



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref No. 4/0090/96

Mr A Bryant
Cherry Bounce
The Common
Berkhamsted
HERTS

D R Gough
Ridge House
134 Eskdale Avenue
Chesham, Bucks
HP5 3BD

DEVELOPMENT ADDRESS AND DESCRIPTION
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Cherry Bounce, The Common, Berkhamsted

REMODELLING OF HOUSE, EXTENSIONS AND FORMATION OF FIRST FLOOR SELF CONTAINED ANNEXE

Your application for *full planning permission (householder)* dated 25.01.1996 and received on 25.01.1996 has been **REFUSED**, for the reasons set out on the attached sheet(s).

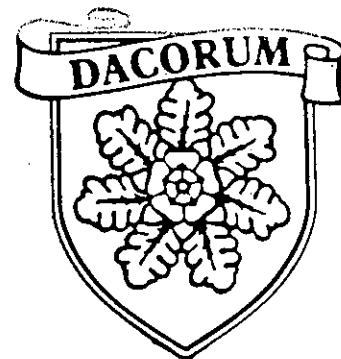
Director of Planning

Date of Decision: 16.05.1996

(ENC Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/0090/96

Date of Decision: 16.05.1996



1. The site is within the Metropolitan Green Belt on the adopted Dacorum Borough Local Plan wherein permission will only be given for use of land, construction of new buildings, change of use of existing buildings for agriculture or other essential purposes appropriate to a rural area or small scale facilities for participatory sport or recreation. No such need has been proven. The proposed remodelling and extensions to the property 'Cherry Bounce' at Berkhamsted Common far exceed what would normally be permitted as an extension under Policy 20 of the Dacorum Borough Local Plan. Very special circumstances to the satisfaction of the local planning authority have not been shown to justify an exception to this policy.
2. The adopted Dacorum Borough Local Plan shows the site to be within the Chilterns Area of Outstanding Natural Beauty wherein the policy of the local planning authority seeks to preserve the appearance of the area, encourage agriculture and conserve wildlife by the restriction of further development having particular regard to the siting, design and external appearance of buildings. The proposed development is unacceptable in the terms of this policy.