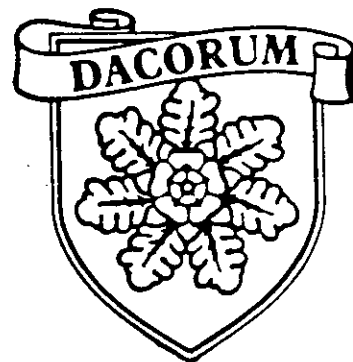


TOWN AND COUNTRY PLANNING ACT 1990
DACORUM BOROUGH COUNCIL



Application Ref No. 4/0098/94

F G Halsey
71 Hauxton Road
Little Shelford
Cambridge
CB2 5HJ

M O'Haire
29 Dennis Road
Gravesend
Kent
DA11 7NN

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

The Look Out, Singlets Lane, Flamstead

ERECTION OF BUNGALOW (OUTLINE)

Your application for *outline planning permission* dated 06.01.1994 and received on 26.01.1994 has been *REFUSED*, for the reasons set out on the attached sheet(s).

Director of Planning

Date of Decision: 21.03.1994

(ENC Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/0098/94

Date of Decision: 21.03.1994



1. The site is located within the Metropolitan Green Belt as identified by the Development Plan. Within the Green Belt permission will only be given, except in very special circumstances, for the construction of new buildings or for the change of use of existing buildings for purposes other than agriculture and forestry, outdoor sport centres, in situations standing in extensive grounds or other uses appropriate to a rural area. The proposed bungalow is not for any of the types of development acceptable within the Green Belt and no special circumstances have been proven. The development is consequently contrary to both national and Development Plan policies applicable to the site, in a locality where residential development has in recent years been similarly refused.
2. The site is located within a Landscape Development Area (LDA) as identified by the Development Plan. Within this LDA it is expected that new development will contribute towards the improvement of the character and appearance of the landscape. The site features trees and hedges of high amenity value which make a valuable contribution to the setting of the site. Due to the slope and size of the site, the local planning authority is of the opinion that, despite the applicants statement that the development does not affect any trees on the site, there will be immediate and long term pressure to remove existing vegetation. This will be to the permanent detriment of the visual quality of the LDA, taking into account the relative prominence of the site within the locality.
3. Due to the position, size and site features, the development would fail to satisfy the standards for new housing, as specified by Policies 8 and 9 of the Dacorum Borough Plan Deposit Draft and Proposed Modifications and other related policies, being detrimental to the visual amenity of the locality, prejudicial to the residential amenity of adjoining dwellinghouses and served by an access road, albeit existing, which is too narrow to enable ingress and egress of service vehicles, in particular a fire tender.