



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref No. 4/0101/91

J.A. Ostle
Grovefield, The Common
Berkhamsted
Herts

M J G Wotherspoon
Brambles End
The Common
Berkhamsted

DEVELOPMENT ADDRESS AND DESCRIPTION
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Grovefield/Brambles End, The Common, Berkhamsted,
TWO HOUSES (OUTLINE)

Your application for *outline planning permission* dated and received on 24.01.1991 has been *REFUSED*, for the reasons set out on the attached sheet(s).

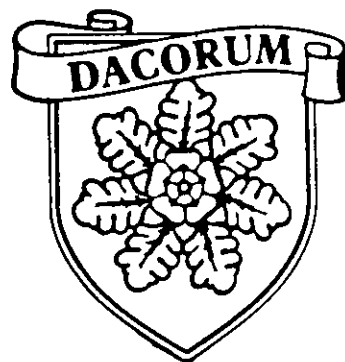
Director of Planning

Date of Decision: 19.03.1991

(ENC Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/0101/91

Date of Decision: 19.03.1991



The site lies on the edge of the built-up area of Berkhamsted adjacent to Berkhamsted Common and the Chilterns Area of Outstanding Natural Beauty; adjoining land is within the Green Belt in the Dacorum District Plan. The proposed development would result in an unacceptable urbanisation of the site with consequential harmful effects on the rural character of the area because of the presence in an exposed position, on the edge of the town, of substantial new buildings, their cramped layout in relation to the existing houses, the poor access (improvements to which to meet highway requirements would themselves be unacceptably intrusive and injurious to the rural character of the area). Furthermore, the site is shown to be included within the Green Belt in the Draft Dacorum Borough Local Plan, which was approved by the Council on 23 January 1991 for submission to the County Council to obtain a certificate of general conformity with the Structure Plan the purpose of which is to strengthen the protection provided by the Green Belt designation. The proposed development would clearly be contrary to the Council's expressed aim of keeping this site open and free from development in the longer term, and it would also be harmful to the maintenance of the character of the existing adjoining Green Belt.