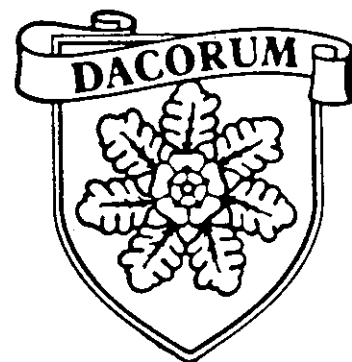


TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref No. 4/0103/91

Mr & Mrs M Kendall
Poles Hill House
Bragmans Lane
Sarratt

D R Gough
Ridge House
134 Eskdale Ave
Chesham
Bucks

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Longfield, off Long Lane, Hogpits Bottom, Flaunden

REPLACEMENT DWELLING

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).

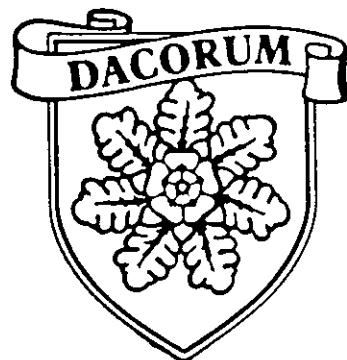
Director of Planning

Date of Decision: 14.03.1991

(ENC Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/0103/91

Date of Decision: 14.03.1991



1. The site is located within the Metropolitan Green Belt on the adopted Dacorum District Plan wherein permission can only be given for the use of land, the construction of new buildings, changes of use of existing buildings for agricultural or other essential purposes appropriate to a rural area or small scale facilities for participatory sport or recreation. The local planning authority is of the opinion that the erection of the dwellinghouse, in a different position to the existing, and the likelihood of the long term retention of the existing dwellinghouse due to personal circumstances would effectively involve the erection of an additional dwellinghouse and, therefore, prejudice the long term objectives of the Green Belt as one of the primary aims of the policy is to restrict residential development to the towns and larger villages of the Borough.
2. The proposal would adversely affect the visual amenity of the Metropolitan Green Belt and the Landscape Conservation Area by reason of the loss of trees and vegetation and the encroachment of development into an area of land at an important transitional point between existing development and the open countryside.