



# PLANNING

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH

MR T DAWSON  
RANGERS COTTAGE  
TRING PARK  
WIGGINTON  
HERTS  
HP2 6EB

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00105/99/FUL

RANGERS COTTAGE, HIGHFIELD ROAD, WIGGINTON, TRING, HERTS, HP236EB  
SITING OF 2NO TRANSPORTABLE LOG CABINS FOR BED & BREAKFAST  
ACCOMMODATION

Your application for full planning permission dated 20 January 1999 and received on 20 January 1999 has been **REFUSED**, for the reasons set out overleaf.

Director of Planning

Date of Decision: 25 March 1999

**REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/00105/99/FUL**

Date of Decision: 25 March 1999

- 1. The site is within the Metropolitan Green Belt on the adopted Dacorum Borough Local Plan wherein permission will 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. No such need has been proven and the proposed development is therefore inappropriate in terms of national guidance set out in PPG2 "Green Belts" and Policy 3 of the Dacorum Borough Local plan.**
- 2. The Dacorum Borough Local Plan shows the application 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 log cabins and associated domestic paraphernalia will be visually intrusive when viewed from the Ridgeway path. The proposal is therefore contrary to national guidance set out in PPG7 The Countryside - Environmental Quality and Economic and Social Development and Policy 90 of the Dacorum Borough Local Plan.**
- 3. The proposed log cabins would represent an unacceptable precedent for the provision of separate buildings for bed and breakfast accommodation in the Metropolitan Green Belt and the Chilterns Area of Outstanding Natural Beauty.**