

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref No. 4/0142/96

Mr S Clowes
16 The Flintings
Gaddesden Row
Hemel Hempstead
HP2 6TB

DEVELOPMENT ADDRESS AND DESCRIPTION
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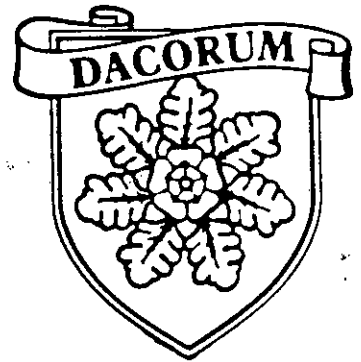
Land r/o Nos. 6, 8, 10, 11, 12 14 and 15 The Flintings, Jockey End, Gaddesden Row
CHANGE OF USE OF AGRICULTURAL LAND TO RESIDENTIAL GARDEN LAND

Your application for *full planning permission* dated and received on 07.02.1996 has been **REFUSED**, for the reasons set out on the attached sheet(s).

Director of Planning

Date of Decision: 18.04.1996

(ENC Reasons and Notes)



REASONS FOR REFUSAL
OF APPLICATION: 4/0142/96

Date of Decision: 18.04.1996

1. The site is within a rural area beyond the Green Belt on the adopted Dacorum Borough Local Plan wherein permission will only be given for 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 unacceptable in the terms of 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.
3. The proposal would set an undesirable precedent for the loss of further agricultural land into residential curtilage to the detriment of the rural environment.