



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref No. 4/0217/91

Mr. & Mrs. D.J. Toth
Cedar View, Deer Leap Drive
Little Gaddesden
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
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Deer Leap Swimming Pool, Ringshall, Lt.Gaddesden,

DEMOLITION OF EXISTING FACILITIES, ERECTION OF SQUASH COURTS, SPORTS HALL,
RESTAURANT & BAR

Your application for *full planning permission* dated 25.10.1990 and received on
14.02.1991 has been *REFUSED*, for the reasons set out on the attached sheet(s).

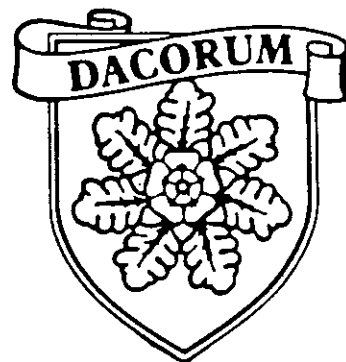
Director of Planning

Date of Decision: 25.04.1991

(ENC Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/0217/91

Date of Decision: 25.04.1991



1. The site is within the rural area beyond the Green Belt on the adopted Dacorum District 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. The proposed development is on a scale above and beyond that appropriate to a rural area, and would have a seriously adverse effect on the character of this area.
2. The existing grassed surface of the parking area would be an inappropriate surface material for the proposal. A hard surfaced parking area would be required, which would have an unacceptable urbanizing effect on this sensitive rural location, within the Chilterns Area of Outstanding Natural Beauty, and would also be detrimental to the health of two preserved trees on the site.
3. The proposed development would have a seriously detrimental effect on the amenities and privacy at present enjoyed by occupants of adjacent dwellings.
4. The increased traffic likely to be generated by the proposed development would prejudice the free flow and safety of traffic on the network of roads serving the site and would adversely affect the character of the area.
5. The adopted Dacorum District 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, since, whilst some additional planting is proposed to the southern boundary of the site, this will not mitigate the large mass of the proposed multi-purpose sports hall and squash courts, which offer bulky, bland and featureless elevations to view from outside the site. These will be very harmful to the surrounding area, to the character and appearance of the Ringshall Conservation Area, and to the setting of a number of Grade II listed buildings in the vicinity. The adverse effects of the proposals will be accentuated by the prominence that the proposed buildings would have in views from outside the site.