



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

ROBINSON AND HALL
118 BROMHAM ROAD
BEDFORD
BEDS
MK40 2QN

R A IVORY
BALLINGDON FARM
GADDESSEN ROW
HEMEL HEMPSTEAD
HERTS
HP2 6HY

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00227/99/FUL

BALLINGDON FARM, GADDESSEN ROW, HEMEL HEMPSTEAD, HERTS, HP2
6HX
AGRICULTURAL DWELLING

Your application for full planning permission dated 08 February 1999 and received on
10 February 1999 has been **REFUSED**, for the reasons set out overleaf.

Director of Planning

Date of Decision: 27 May 1999

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/00227/99/FUL

Date of Decision: 27 May 1999

1. The site is within the rural area beyond the Green Belt in the adopted Dacorum Borough Local Plan and the Dacorum Borough Local Plan 1991 - 2011 Deposit Draft. Within this area there is a presumption against built development, save for the purposes of agriculture or other essential purposes appropriate to a rural area, small scale facilities for outdoor sport or recreation or the conversion of existing buildings. The current proposal involves the erection of a large dwellinghouse and complex of farm buildings. Insufficient evidence has been provided to demonstrate that there is functional and financial justification for the size and scale of the dwellinghouse proposed or that the farm buildings are reasonably necessary for the purposes of agriculture. The proposal is therefore clearly contrary to the aims and provisions of Policies 5 and 22 of the adopted Dacorum Borough Local Plan, Policies 5 and 25 of the Dacorum Borough Local Plan 1991 - 2011 Deposit Draft and national advice contained in PPG7: The Countryside - Environmental Quality and Economic and Social Development.

2. The application site is located within the Chilterns Area of Outstanding Natural Beauty. Within this area Policy 42 of the Hertfordshire Structure Plan Review 1991 - 2011, Policy 90 of the adopted Dacorum Borough Local Plan and Policy 96 of the Dacorum Borough Local Plan 1991 - 2011 Deposit Draft aim to conserve and sustain the beauty of the area as a prime consideration. Due to its scale, design, siting and massing, the proposed dwelling would adversely affect the visual quality and rural character of the area, nor would the development be satisfactorily assimilated into the landscape. For the above reasons, the proposal would be contrary to the development plan policies previously referred to, as well as contrary to national planning guidance contained in PPG7: The Countryside - Environmental Quality and Economic and Social Development.