

Dacorum Borough Council Planning Department

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MR & MRS H MARIES
HONEYBROOK,
ST. MARGARETS,
GREAT GADDESSEN, HEMEL HEMPSTEAD,
HERTS
HP1 3BZ

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00259/00/FHA

HONEYBROOK, ST. MARGARETS, GREAT GADDESSEN, HEMEL
HEMPSTEAD, HERTFORDSHIRE, HP1 3BZ
CONSERVATORY

Your application for full planning permission (householder) dated 10 February 2000 and received on 14 February 2000 has been **REFUSED**, for the reasons set out overleaf.

A handwritten signature in black ink, which appears to read 'Kim Barnard'. The signature is written in a cursive, flowing style.

Director of Planning

Date of Decision: 25 April 2000

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/00259/00/FHA

Date of Decision: 25 April 2000

1. The application site is located in the Rural Area beyond the Green Belt wherein there is strict control over the extension and alteration of existing dwellinghouses. The proposed conservatory would, by virtue of its footprint, position and visual impact, be detrimental to the open and rural character of the area both on its own and when viewed cumulatively with previous extensions to the dwellinghouse. Furthermore, the conservatory would not appear compact nor well-related to the existing building. The proposal is therefore contrary to Policy 20 of the Dacorum Borough Local Plan and Policy 23 of the Dacorum Borough Local Plan 1991-2011 Deposit Draft.

2. The application site is located in the Chilterns Area of Outstanding Natural Beauty wherein the prime planning consideration is the preservation of the beauty of the area. The proposed conservatory would, by virtue of its siting to the front of the dwelling, appear unduly prominent within the landscape and would detract from the special character of the area. The proposal is therefore contrary to Policy 90 of the Dacorum Borough Local Plan and Policy 96 of the Dacorum Borough Local Plan 1991-2011 Deposit Draft.