

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF DACORUM

IN THE COUNTY OF HERTFORD

Mr and Mrs T Stone	Mr R M Gold
'Poppin'	33 Hunting Gate
Water End Road	Hemel Hempstead
Potten End	

..... One dwelling
.....
at ... Poppin, Water End Road, Hemel Hempstead
.....

Brief
description
and location
of proposed
development.

In pursuance of their powers under the above-mentioned Acts and the Orders and Regulations for the time being in force thereunder, the Council hereby refuse the development proposed by you in your application dated 28th February 1985 and received with sufficient particulars on 5th March 1985 and shown on the plan(s) accompanying such application..

The reasons for the Council's decision to refuse permission for the development are:-

- (1) The site is within the Metropolitan Green Belt on the adopted Dacorum Plan wherein permission will only be given for development of agricultural or other essential purposes appropriate to a rural area or small scale facilities for participatory sport or recreation. No such need has been proved and the proposed development is therefore unacceptable.
- (2) The proposal is not supported by evidence of local need sufficient to satisfy Policy 4 of the adopted Dacorum District Plan.
- (3) The proposed dwelling by reason of its size and bulk would be a prominent feature on this site and would constitute an undesirable intrusion into an existing open area adversely affecting its character.
- (4) The erection of a dwelling as proposed would be an undesirable form of sporadic development taking no account of the location of surrounding residential development.

Dated 25th day of ... April 19 85 ..

Signed.....

Chief Planning Officer