



# PLANNING

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH

J G PRUNTY  
THE SUMMERHOUSE,  
13 MALTING LANE,  
ALDBURY, TRING,  
HERTS,  
HP23

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00269/99/FHA

THE SUMMERHOUSE, 13 MALTING LANE, ALDBURY, TRING, HERTS, HP23  
DEMOLITION OF EXISTING GARAGE/STORE AND CONSTRUCTION OF NEW  
DOUBLE GARAGE, STORE AND STUDIO AT FIRST FLOOR LEVEL

Your application for full planning permission (householder) dated 31 January 1999 and received on 16 February 1999 has been **REFUSED**, for the reasons set out overleaf.

Director of Planning

Date of Decision: 31 March 1999

**REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/00269/99/FHA**

Date of Decision: 31 March 1999

- 1. The application site is located within the selected small village of Aldbury, as referred to in Policy 6 of both the adopted Dacorum Borough Local Plan and the Dacorum Borough Local Plan 1991 - 2001 Deposit Draft, wherein small scale development can be permitted if harm to the rural character of the village and the adjoining countryside is avoided. The proposed development by virtue of its design, excessive height, bulk and scale is contrary to Policy 6 of both the Dacorum Borough Local Plan and the Dacorum Borough Local Plan 1991 - 2001 Deposit Draft and would therefore cause serious harm to the rural character of Aldbury.**
- 2. The application site is located within the Aldbury Conservation Area and the Chilterns Area of Outstanding Natural Beauty. Within these areas Policy 42 of the Hertfordshire Structure Plan Review 1991 - 2001, Policies 110 and 90 of the Dacorum Borough Local Plan and Policies 116 and 96 of the Dacorum Borough Local Plan 1991-2011 Deposit Draft are applicable. These policies seek to ensure both that any development that is permitted preserves or enhances the character and appearance of Aldbury Conservation Area and that the rural character of the Area of Outstanding Natural Beauty is conserved and enhanced. The proposed development, because of its scale, massing, location and non-traditional design, is seriously detrimental to the character and appearance of the Aldbury Conservation Area and the Chilterns Area of Outstanding Natural Beauty and is therefore contrary to the policies of the development plan referred to above.**
- 3. The means of access to the first floor studio in the east elevation would have a seriously detrimental effect on the amenities and privacy at present enjoyed by the occupants of the neighbouring property 'Stoneridge'.**