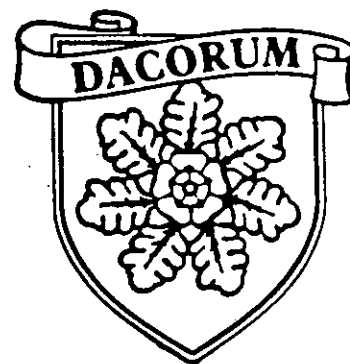


TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref No. 4/0272/94

Round Bush Estates Ltd
c/o 21 Mallard Way
Garston
Watford
WD2 4KP

Bickford Sawkings Associate
26/27 Market Place
Kingston upon Thames
KT1 1JH

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Land on Southside of Wick Road, Wigginton, Herts

ERECTION 16 ONE BED FLATS 16 TWO BED FLATS 8 HOUSES FOR LOW COST HOUSING AND
FORMATION OF ACCESS (RESUBMISSION)

Your application for *outline planning permission* dated 22.02.1994 and received on
25.02.1994 has been **REFUSED**, for the reasons set out on the attached sheet(s).

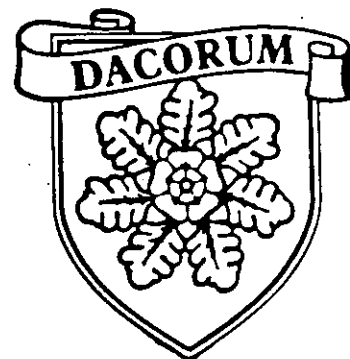
Director of Planning

Date of Decision: 07.04.1994

(ENC Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/0272/94

Date of Decision: 07.04.1994



1. The site is within the Metropolitan Green Belt on the adopted Dacorum District Plan and Deposit Draft Dacorum Borough Local Plan, 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. No such need has been proven and the proposed development is unacceptable in the terms of this policy.
2. The adopted Dacorum District Plan, and the Deposit Draft Dacorum Borough Local 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.