



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref No. 4/0281/92

Mr R Connor
12 Vicarage Close
Flamstead
Herts

John C.A. Proctor
24 Egerton Road
Berkhamsted
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
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Land Adj Sunny Ridge Delmerend Lane Flamstead

DWELLING & GARAGE (OUTLINE)

Your application for *outline planning permission* dated 05.03.1992 and received on 10.03.1992 has been **REFUSED**, for the reasons set out on the attached sheet(s).

Director of Planning

Date of Decision: 01.05.1992

(ENC Reasons and Notes)



REASONS FOR REFUSAL
OF APPLICATION: 4/0281/92

Date of Decision: 01.05.1992

1. The site is located within the Green Belt, outside the village of Flamstead, where permission for agricultural workers' dwellings will be granted only in exceptional circumstances. No such circumstances have been demonstrated in respect of the proposed dwelling and it has not been demonstrated that a viable agricultural operation is established on the holding, nor that it is essential to locate a dwelling on the holding and that suitable alternative accommodation does not exist.
2. The site is located in the Metropolitan Green Belt wherein there is a presumption against general building development. The proposal would cause demonstrable harm to the character and function of the Green Belt by virtue of encroachment into the countryside and consolidation of an existing group of scattered dwellings.