



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref No. 4/0301/92

Mrs C Willette & Mr G Burn
St Anne's Cottage, The Thatch
Dunny Lane, Chipperfield
Herts

Maurice Phillips Partnership
10 Sovereign Park
Cleveland Way
Hemel Hempstead
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
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St Anne's Cottage, The Thatch, Dunny Lane, Chipperfield

DEMOLITION OF EXISTING DWELLINGS AND ERECTION OF TWO REPLACEMENT DWELLINGS
(OUTLINE)

Your application for *outline planning permission* dated 20.12.1992 and received on 13.03.1992 has been **REFUSED**, for the reasons set out on the attached sheet(s).

Director of Planning

Date of Decision: 04.06.1992

(ENC Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/0301/92

Date of Decision: 04.06.1992



1. The site is within the Metropolitan Green Belt on the adopted Dacorum District 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 proposed siting of the dwellings in tandem form is considered unacceptable as it will result in the loss of an important vegetated area which acts as a buffer between the open fields and developed areas, and will also result in the creation of an unsatisfactory access which is likely to lead to disturbance and a lack of privacy to adjacent dwellings.