

**Dacorum Borough Council
Planning Department**

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



BILL HOMES
14 PARK MANSIONS
PRINCE OF WALES DRIVE
LONDON
SW11 4HG

R PETERSON
CHILTERN COTTAGE
HEMP LANE
WIGGINTON, TRING
HERTS
HP23 6HF

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00344/00/FHA

**CHILTERN COTTAGE, HEMP LANE, WIGGINTON, TRING, HERTS, HP236HF
DETACHED DOUBLE GARAGE**

Your application for full planning permission (householder) dated 21 February 2000 and received on 23 February 2000 has been **REFUSED**, for the reasons set out overleaf.

A handwritten signature in black ink, appearing to read 'Colin Karmach'.

Director of Planning

Date of Decision: 12 June 2000

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/00344/00/FHA

Date of Decision: 12 June 2000

1. The application site is located towards the outer perimeter of Wigginton, a small village in the Green Belt and in the Chilterns Area of Outstanding Natural Beauty where there is strict control over development. The proposal would be visually intrusive and is not sympathetically sited. It would constitute inappropriate development in the Green Belt and the Area of Outstanding and Natural Beauty, and would detract from the openness and rural character of the area. For the above reasons, the proposal is contrary to Policies 4 and 90 of the Dacorum Borough Local Plan and Policies 4 and 96 of the Dacorum Borough Local Plan 1991-2011 Deposit Draft and national advice contained in the Department of Environment Planning Policy Guidance Note 7 "The Countryside: Environmental Quality and Economic and Social Development".
2. The proposal would permanently obstruct the visibility sight line along Hemp Lane, leading to highway danger to those using the site and road users in general. Furthermore, there is inadequate space for the parking of vehicles in front of the garage doors clear of the service road. For the above reasons, the proposal is contrary to Policy 51 of the Dacorum Borough Local Plan, Policy 55 of the Dacorum Borough Local Plan 1991-2011 Deposit Draft and national advice contained in Department of the Environment Planning Policy Guidance Note 13 Transport, Annex D Visibility Standards.