

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref No. 4/0377/91

E.W.Rayment & Co Ltd  
Woodland Works  
Potten End, Berkhamsted

Lardi Cox And Partners  
One The Old School House  
George Street  
Hemel Hempstead, Herts  
HP2 5HJ

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

Land at Water End Road, Potten End.

3 NO TWO/THREE BEDROOM DWELLINGS (OUTLINE)

Your application for *outline planning permission* dated and received on 19.03.1991 has been *REFUSED*, for the reasons set out on the attached sheet.

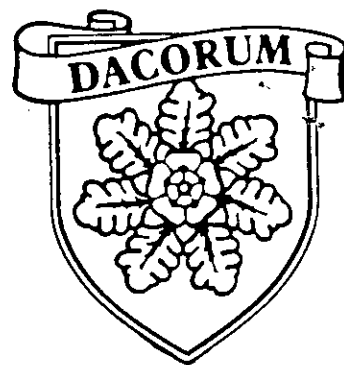
Director of Planning

Date of Decision: 25.07.1991

(ENC Reasons and Notes)

REASONS FOR REFUSAL  
OF APPLICATION: 4/0377/91

Date of Decision: 25.07.1991



The site lies in the Metropolitan Green Belt where there is a general presumption against inappropriate development. Residential development (except that essential for the purposes of agriculture or forestry) is inappropriate development and is, therefore, contrary to the policies for the protection of the Metropolitan Green Belt. The proposed development of three houses on land currently used as a paddock would conflict with the purposes of the Green Belt by causing the encroachment of built development into the countryside. The proposal would result in the consolidation of frontage development on the south side of Water End Road which will detract from the appearance of the countryside.

Although Policy 23 of the Dacorum Borough Local Plan Deposit Draft acknowledges that low cost housing schemes may be accepted on sites that are otherwise not appropriate for general housing development, such provision is aimed at meeting a genuine local need and is not to be outside the selected small villages. This policy does not override the general presumption against inappropriate development in the Metropolitan Green Belt.

The proposed development is not supported by clear evidence of a genuine local need in Potten End, and it has not been demonstrated as to how the proposed accommodation could be managed so as to meet local needs in perpetuity. There is, therefore, no overriding reason to permit development contrary to the general presumption against development in the Metropolitan Green Belt.



The Planning Inspectorate  
Department of the Environment  
Room 1404  
Tollgate House  
Houlton Street  
BRISTOL BS2 9DJ

D/937/KJE/P

DEPARTMENT DACORUM BOROUGH COUNCIL	
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Received 10 APR 1992	
Comments	
T/APP/A1910/A/91/192181/P2	

*10/4/91*  
*3/10/91*

Lardi Cox & Partners Ltd  
One the Old School House  
George Street  
HEMEL HEMPSTEAD  
Hertfordshire  
HP2 5HJ

Your Ref: RMG/MLCD1424  
Our Ref: T/APP/A1910/A/91/192181/P2

Date:

- 9 APR 1992

Gentlemen

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6  
APPEAL BY E W RAYMENT & CO LTD  
APPLICATION NO:- 4/0377/91

1. I have been appointed by the Secretary of State for the Environment to determine the above mentioned appeal against the decision of the Dacorum Borough Council to refuse outline planning permission for three 2/3 bedroom dwellings, garaging, car parking and access land adjoining "Dellcot", Water End Road, Potten End, Berkhamstead. I have considered the written representations made by you and by the Council and I inspected the site on 18 December 1991.

2. The appeal site is in the Metropolitan Green Belt and national policy on green belt set out in Planning Policy Guidance Note 2 advises that there is a general presumption against inappropriate development. The Hertfordshire County Structure Plan Review approved in 1988, the Dacorum District Plan adopted in 1984 and the Dacorum Borough Local Plan, which was placed on deposit in 1991, follow national policy and reaffirm the restrictions on development in green belt. Policies in these plans define the types of development which are appropriate in green belt and new housing is not included in this category.

3. Within this general guidance, the Council have identified Potten End, in Policy 4 of the District Plan, as one of a number of villages where planning permission may be granted for small-scale residential development within the main core provided that, among other criteria, the site is a small gap in the frontage and development would not detract from the character of the village or the surrounding area. This type of development, according to Policy 5, should be related to the housing needs of the local rural activities and facilities. Policy 4 of the draft Borough Plan sets out similar provisions.

4. From the representations and my visit to the site and surroundings, I consider that the main issue in deciding this appeal is whether the proposed development would be contrary

to the purposes of green belt policy and, if so, whether there are very special circumstances which justify an exception being made in this case.

5. You say that the site is within the village core but I concur with the Council that development would represent an extension of the main part of the village. The approved village core plan (1981) defines, in my opinion, a very clear edge to development to the rear of properties in Rambling Way to the south-east and along the side of Longhunters, the adjoining dwelling, which is the last property in a continuous line of development stretching into the centre of the village. In contrast, the land to the south and east on the south side of Water End Road, including the appeal site, is predominantly open. I regard the bungalow to the east of the site and the bus garage as separate from the core of the village.

6. I consider that development of the appeal site would narrow the gap between Longhunters and the bus garage and the consolidation would result in significant encroachment into the countryside. I accept that there is development in depth for some distance to the east on the north side of Water End Road but, to my mind, this does not compromise the openness of the land on the south side including the appeal site.

7. PPG2 advises that the essential characteristic of green belts is their permanence. The Council's policies seek to ensure that additional development in Potten End takes place within the village in support of the purpose of green belt to safeguard the surrounding countryside from further encroachment. I find that this development would be contrary to that purpose and would threaten the permanence of the green belt.

8. The appellant wishes to construct low-cost houses on the site and you have produced supporting evidence which shows that there are a number of local people, particularly young adults, who would wish to stay in Potten End if they could afford a house. Whilst I have no doubt that the letters sent to your client following an advertisement are a reflection of the shortage of low-cost housing, I am concerned, like the Council, that such expressions of interest would arise whether or not there is a genuine need.

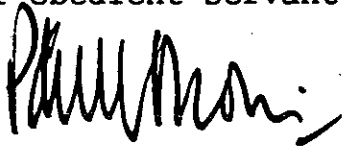
9. Policy 23 of the Draft Borough Local Plan deals with low-cost housing in green belt and it states that no sites outside a selected small village will be accepted. Whilst the plan is still in draft form, I have borne in mind the advice in Annex A of Planning Policy Guidance Note 3 that the case for releasing additional land which would not normally receive planning permission for housing, in order to secure provision of low-cost housing for local needs, will be essentially a matter for local judgement.

10. I have found that the site is outside the settlement and that there would be material harm to the green belt if it were developed. PPG3 advises that consideration of low-cost housing does not alter the general presumption against

inappropriate development in the green belt and the Council have made a local judgement to reject your case for the release of the land. For these reasons, I conclude that the proposal is unacceptable.

11. In coming to my conclusions, I have taken account of all the other matters raised but none of these alter the considerations which have led to my decision. For the reasons I have given, and in exercise of the powers transferred to me, I hereby dismiss this appeal.

I am Gentlemen  
Your obedient Servant



PAUL V MORRIS    DipTP MRTPI  
Inspector