

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref No. 4/0487/91

Mr & Mrs N Franks
Norcott Cottage
Dudswell, Berkhamsted,
Herts

D J S Partnership
172-174 Colne Road
Twickenham
Middx
TW2 6RE

DEVELOPMENT ADDRESS AND DESCRIPTION
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Norcott Cottage, Dudswell, Berkhamsted,, Herts

GARAGE & STORES

Your application for *full planning permission (householder)* dated 12.04.1991 and received on 15.04.1991 has been **REFUSED**, for the reasons set out on the attached sheet(s).

Director of Planning

Date of Decision: 14.06.1991

(ENC Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/0487/91

Date of Decision: 14.06.1991



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 adopted Dacorum District 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.
3. The proposed building, due to its height, mass and design, is unsympathetic to the character of adjacent and nearby development and by reason of its prominent location would be detrimental to the character of the locality.