



The Planning Inspectorate

An Executive Agency in the Dept of the Environment and the Welsh Office

Room 1404
Tollgate House
Houlton Street
Bristol BS2 9DJ

Direct Line		0117-987-8927					
Switchboard		0117-987-8000					
Fax No		0117-987-8769					
GTN		1374 8927					
DeP	T.C.P.M.	D.P.	D.C.	C.C.	Admin.	File	
Received				2 MAR 1995			
Comments							
Your Ref:							
Miss P J Brown							
Our Ref:							
T/APP/A1910/A/94/244212/P5							

Miss P J Brown
Three Gables
7 Queens Street
PITSTONE
Beds

Date: - 1 MAR 1995

Dear Madam

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6
APPLICATION NO: 4/0492/94

- I have been appointed by the Secretary of State for the Environment to determine your appeal against the decision of the Dacorum Borough Council to refuse planning permission for the demolition of existing stables/store building and the erection of a replacement residential bungalow and garage on land at Dairy Stables, adjoining Woodlands Farm, Park Road, Tring. I have considered the written representations made by you and by the Council and also those made by interested persons, including those made directly to the Council and forwarded to me. I inspected the site on 7 February 1995.
- The appeal site is situated within the Metropolitan Green Belt on the southern fringe of Tring, immediately to the north of the A41(T) which passes in cutting. It forms a rectangular parcel of mainly open land, some 0.42ha in area, on the northern part of which is a single storey former stable building and an adjoining store area. There are mature trees along the eastern and northern boundaries of the north part of the site. To the west and east are substantial detached dwellings, and, to the north, are a group of barns now being converted to residential use. The site also lies within the designated Chilterns Area of Outstanding Natural Beauty.
- Government policy for the green belts is set out in Planning Policy Guidance Note (PPG) 2. This states, inter alia, that the general policies controlling development in the countryside apply with equal force in the green belts but there is, in addition, a general presumption against inappropriate development within them. Such development should not be approved, except in very special circumstances. Policies in the approved Hertfordshire County Structure Plan Alterations 1990, the adopted Dacorum District Plan 1984, and the emerging Dacorum Local Plan are consistent with this

guidance, and affirm that within the green belt only a limited range of development may be permitted.

4. The scheme proposes the replacement of an existing small scale structure of utilitarian design by a modest bungalow. However, the existing building has never been in residential use and the proposal cannot therefore be considered as a replacement dwelling as provided for in national and local policy. PPG2 advises that the essential characteristic of green belts is their permanence and that their protection must be maintained as far as can be seen ahead. You contend that because of the neighbouring existing land uses this site has no purpose as green belt. However, it seems to me that, in its predominantly undeveloped state, the site forms part of the generally open countryside to the south of the built up area of Tring and that the protection afforded by green belt policy is entirely justified. The proposal would not, in my view, fall within any of the categories of development listed in national, strategic or local policies as being appropriate in the green belt and it would, therefore, represent inappropriate development.

5. From the foregoing, the written representations and my inspection of the site and its surroundings I consider that the main issues in this appeal are the effect of the proposal on the character and appearance of the area and whether there are very special circumstances to justify an exception to the general presumption against inappropriate development in the green belt.

6. You propose to create a residential curtilage from the northern third of the site, and to position the bungalow centrally on the plot. The existing vegetation would be augmented with plantings along the southern boundary and the remaining land would be used as a paddock. While, like the existing building, the bungalow would not, in my opinion, be unduly conspicuous in its surroundings, PPG7 "The Countryside and the Rural Economy" advises that the fact that a single house in the countryside would be unobtrusive is not, in itself, a good argument for permitting it; it could be repeated too often. The proposal would result in a consolidation of residential development in part of the attractive countryside and, together with the creation of a domestic garden, the character of this part of the green belt would be significantly changed. Notwithstanding the existing development hereabouts and the building on the site, the proposal would not, in my opinion, preserve the openness of the green belt or its essentially rural quality. I consider that the scheme would be contrary to the aims of green belt and landscape protection policies and would, I conclude, harm the character and appearance of the area.

7. On the second issue, PPG2 advises that very special circumstances to justify inappropriate development will not exist unless the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

The removal of the present unsightly collection of structures and associated debris would, I acknowledge, result in an improvement in the appearance of the northern part of the site and the proposed plantings would, over time, enhance its southern aspect. However, such benefits would, to my mind, be outweighed by the policy and environmental objections to even a modest dwelling in this sensitive green belt location. I do not consider therefore that the limited advantages of the proposal amount to very special circumstances sufficient to justify the scheme as an exception to the general presumption against inappropriate development in the green belt.

8. I have taken into account all other matters raised but none lead me to alter my conclusion that the proposal would be unacceptable.

9. For the above reasons, and in exercise of the powers transferred to me, I hereby dismiss this appeal.

Yours faithfully



D W HOWARD BA(Hons) DipTP MRTPI
Inspector



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref No. 4/0492/94

Miss P J Brown
Three Gables
7 Queens Street
Pitstone
Beds

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Dairy Stables, Adj Woodlands Farm, Park Road, Tring.

DEMOLITION OF STORE BUILDING AND ERECTION OF DETACHED BUNGALOW AND GARAGE

Your application for *full planning permission* dated and received on 11.04.1994 has been **REFUSED**, for the reasons set out on the attached sheet(s).

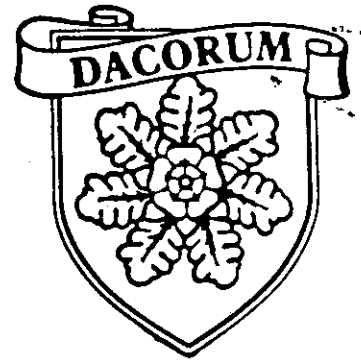
Director of Planning

Date of Decision: 13.05.1994

(ENC Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/0492/94

Date of Decision: 13.05.1994



1. The site is within the Metropolitan Green Belt on the adopted Dacorum District Plan and on the Dacorum Borough Local Plan Deposit Draft 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 and the Dacorum Borough Local Plan Deposit Draft 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.