

**Dacorum Borough Council  
Planning Department**

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH



S CLARK  
4 NETTLECROFT  
HEMEL HEMPSTEAD  
HERTS  
HP1 1PQ

MR M GRAINGER  
FELDEN ORCHARD  
BULSTRODE LANE  
FELDEN, HEMEL HEMPSTEAD  
HERTS  
HP3 0BP

TOWN AND COUNTRY PLANNING ACT 1990

**APPLICATION - 4/00512/00/FHA**

**FELDEN ORCHARD, BULSTRODE LANE, FELDEN, HEMEL HEMPSTEAD,  
HERTS, HP3 0BP  
DETACHED TRIPLE GARAGE**

Your application for full planning permission (householder) dated 25 February 2000 and received on 20 March 2000 has been **REFUSED**, for the reasons set out overleaf.

A handwritten signature in black ink, appearing to read 'Kim Barker'.

Director of Planning

Date of Decision: 10 May 2000

## **REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/00512/00/FHA**

Date of Decision: 10 May 2000

1. The application site is located within the Metropolitan Green Belt on the adopted Dacorum Borough Local Plan (DBLP) and the Dacorum Borough Local Plan 1991-2011 Deposit Draft (DBLP DD). Within the Green Belt, planning permission will only be granted for appropriate development, in accordance with national advice contained in Department of the Environment Planning Policy Guidance Note 2 - Green Belts, Policy 3 of the DBLP and Policy 3 of the DBLP DD. Policy 20 of the DBLP and Policy 23 of the DBLP DD allow for extensions (including curtilage buildings) to existing dwellings in the Green Belt. However, a considerable amount of new development has previously been permitted at this property. Furthermore, this proposal would introduce another large building which would be positioned in front of the original dwellinghouse and its associated outbuildings. The proposed development would therefore be detrimental to the openness and setting of the site, and would constitute inappropriate development in a Green Belt. The proposal is therefore contrary to Policy 20 of the DBLP, Policy 23 of the DBLP DD and national planning policy as set out in PPG 2.