

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref No. 4/0562/94

Mrs M Mead
Gubblecote Farm Cottage
Gubblecote
Tring
Herts

Derek Rogers Associates
48 High Street
Tring
Herts
HP23 5AG

DEVELOPMENT ADDRESS AND DESCRIPTION
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Gubblecote Farm Cottage, Gubblecote, Nr Tring

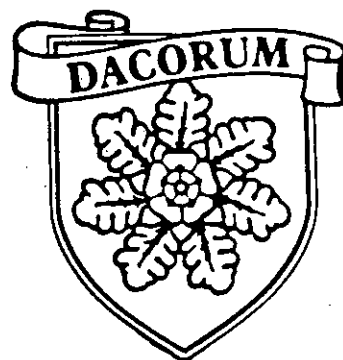
CONVERSION OF OUTBUILDINGS TO DWELLING AND ERECTION OF DETACHED GARAGE

Your application for *full planning permission* dated 26.04.1994 and received on 27.04.1994 has been **REFUSED**, for the reasons set out on the attached sheet.

Director of Planning

Date of Decision: 02.06.1994

(ENC Reasons and Notes)



REASONS FOR REFUSAL
OF APPLICATION: 4/0562/94

Date of Decision: 02.06.1994

1. The site lies within the rural area beyond the Green Belt on the Dacorum Borough Local Plan Deposit Draft wherein permission will only be given for conversion of farm buildings if the proposal does not result in the displacement of the existing use or the requirement for new building, there would be no substantive change to the character and appearance of the building, the building is of a substantive nature and worthy of retention and the new use is appropriate. The building is not considered to be of any intrinsic merit and the loss of this building would not be detrimental to the area. Furthermore the proposal involves a new extension to the rear of the structure which indicates that the structure is unsuitable for conversion into a dwelling.
2. The proposal involves the construction of a detached garage, parking and turning area and the change of use of part of the adjacent field into the residential curtilage. This results in the loss of agricultural land contrary to general structure and local plan policies, and would have an adverse impact on the visual amenities of this rural area.