

Dacorum Borough Council Planning Department

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



DEREK KENT ASSOCIATES
THE COTTAGE OFFICES
LATIMER PARK
LATIMER
CHESHAM
HP5 1TU

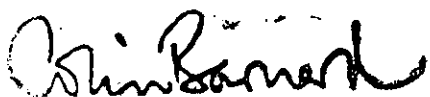
MR AND MRS L BYARD
C/O DEREK KENT ASSOCIATES
THE COTTAGE OFFICES
LATIMER PARK
LATIMER CHESHAM
HP5 1TU

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00603/00/FHA

THE BRIARS, WATER LANE, BOVINGDON, HEMEL HEMPSTEAD, HERTS, HP3
0NA
RE-ROOFING, DORMERS AND EXTENSIONS

Your application for full planning permission (householder) dated 23 March 2000
and received on 28 March 2000 has been **REFUSED**, for the reasons set out
overleaf.



Director of Planning

Date of Decision: 09 May 2000

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/00603/00/FHA

Date of Decision: 09 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 to existing dwellings in the Green Belt. However, this property has previously been substantially extended. The extension now proposed, taken together with the previous extensions to this property, would amount to a disproportionate addition over the size of the original dwellinghouse, and would constitute inappropriate development in a Green Belt area. 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.