



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

JOHN PERRIN & CO
885 GREEN LANES
WINCHMORE HILL
LONDON
N21 2QS

Applicant:
DR O P CHAWLA
LOTUS LODGE
HICKS ROAD
MARKYATE
ST ALBANS, HERTS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00607/98/FHA

LOTUS LODGE, HICKS ROAD, MARKYATE, ST ALBANS, HERTS
GRANNY ANNEXE

Your application for full planning permission (householder) dated 26 March 1998 and received on 02 April 1998 has been **REFUSED**, for the reasons set out overleaf.

Director of Planning

Date of Decision: 29 May 1998

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/00607/98/FHA

Date of Decision: 29 May 1998

. The application site is located in the Rural Area beyond the Green Belt wherein there is strict control over the extension and alteration of existing dwellinghouses. The proposed extension would amount to a disproportionate addition over the size of the original dwellinghouse and would be detrimental to the setting of the building and the open character of the rural area. In addition, the proposal would amount to the creation of a new dwelling on the site. For the above reasons, the proposal is contrary to Policy 20 of the Dacorum Borough Local Plan and national advice contained in Department of the Environment Planning Policy Guidance Note 7: The Countryside - Environmental Quality and Economic and Social Development.