



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

THE DRAWING ROOM
SUITE 3 MASONS YARD
91b MORA ROAD
LONDON
NW2 6TB

MR & MRS McCULLOUGH
2 HIGHCROFT ROAD
FELDEN
HEMEL HEMPSTEAD
HERTS
HP3 0BU

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00696/99/FHA

2 HIGHCROFT ROAD, FELDEN, HEMEL HEMPSTEAD, HERTS, HP3 0BU
TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION

Your application for full planning permission (householder) dated 14 April 1999 and received on 19 April 1999 has been **REFUSED**, for the reasons set out overleaf.

Director of Planning

Date of Decision: 14 May 1999

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/00696/99/FHA

Date of Decision: 14 May 1999

1. The site is located within the Metropolitan Green Belt where there is a general presumption against inappropriate development. Policy 20 of the Dacorum Borough Local Plan and Policy 23 of the Dacorum Borough Local Plan 1991-2011 Deposit Draft allow for small scale extensions to existing dwellings in the Green Belt. The proposed extension is far in excess of what would normally be permitted under Policy 20 (Policy 23) and as such is inappropriate development in the Green Belt.