

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref No. 4/0750/91

Mr C Newton
44 St Mary's Avenue
Berkhamsted
Herts
HP4 3RW

Mr K Little
5 Chaucer Close
Berkhamsted
Herts
HP4 3PP

DEVELOPMENT ADDRESS AND DESCRIPTION
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The Smallholding, Bank Mill Lane, Berkhamsted,

DEMOLITION OF EXISTING DWELLING AND ERECTION OF THREE DETACHED DWELLINGS AND
GARAGES

Your application for *full planning permission* dated 31.05.1991 and received on
03.06.1991 has been **REFUSED**, for the reasons set out on the attached sheet(s).

Director of Planning

Date of Decision: 26.07.1991

(ENC Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/0750/91

Date of Decision: 26.07.1991



1. The site is within the Metropolitan Green Belt on the adopted Dacorum District Plan wherein permission will only be given for use of land, the construction of new buildings, changes of use of existing buildings for agricultural or other essential purposes appropriate to a rural area of small scale facilities for participatory sport or recreation. No such need has been proven and the proposed development is unacceptable in the terms of this policy. There is already adequate land available to meet the needs for residential development in the Dacorum area in accordance with the requirements of the County Structure Plan 1986 Review.
2. Notwithstanding its semi-derelict condition, the site, by reason of its location abutting the south-eastern built-up edge of Berkhamsted, forms part of an important visual and transitional buffer between the urban area and open countryside. The proposal would result in the partial encroachment of this buffer to the detriment of the character of this semi-rural edge and if permitted would encourage similar proposals on adjoining land which would result in further urbanisation of this visually important wedge of land.
3. The additional traffic generated by the proposed development on Bank Mill Lane, which is of inadequate width, is likely to give rise to conditions prejudicial to highway safety. The provision of road works which would be required to upgrade the road would be severely detrimental to the rural character of the area.
4. The provision of adequate sight lines associated with the proposed vehicular accesses would necessitate the removal of trees to the detriment of the overall appearance of Bank Mill Lane.
5. It is the Council's stated policy in the Dacorum Borough Local Plan Deposit Draft that development adjoining the Grand Union Canal will be expected to make a positive contribution to the canalside environment. The proposals by virtue of their design and scale are not appropriate to the environmental character of the canal.