

Dacorum Borough Council Planning Department

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



PROSPECT PLANNING
7 HUNTINGDON ROAD
STEVENAGE
HERTS
SG1 2PA

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00798/00/ROC

**CHEQUERS MEADOW, CHEQUERS HILL, FLAMSTEAD, ST. ALBANS, HERTS,
AL3 8ET**

**VARIATION OF CONDITION 3 OF PLANNING PERMISSION
4/01284/88(AGRICULTURAL WORKERS DWELLING, OUTLINE)**

Your application for removal of a condition on a previous permission dated 25 April 2000 and received on 26 April 2000 has been **REFUSED**, for the reasons set out overleaf.

Daniel Nobley.

Development Control Manager

Date of Decision: 07 September 2000

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/00798/00/ROC

Date of Decision: 07 September 2000

1. There is no established equestrian use on the site or in the vicinity at present and as such no financial evidence exists against which to assess the viability and sustainability of such a use. No evidence has been put forward to demonstrate a functional need for an equestrian worker to be present on this site night and day, or the unavailability of other suitable and available accommodation to serve such a need. Notwithstanding the above no evidence has been produced which demonstrates that there is a need for an agricultural dwelling on the site or in the immediate vicinity. The proposed variation of condition 3 of the extant planning permission 4/01284/88 to allow the occupation of the dwelling by an equestrian worker is therefore considered to fail the functional and financial tests set out in Policy 22 of the Dacorum Borough Local Plan, Policy 25 of the Dacorum Borough Local Plan Deposit Draft and Annex I of Planning Policy Guidance Note 7 'The Countryside – Environmental Quality and Economic and Social Development'.