

Dacorum Borough Council Planning Department

Civic Centre Marlowes
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GEOFFREY BUNYAN ASSOCIATES
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MR & MRS R COLLISON
TRINGFORD FARM
TRINGFORD, TRING
HERTS
HP23 4NS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00820/00/FHA

TRINGFORD FARM, TRINGFORD, TRING, HERTS, HP234NS
TRIPLE GARAGE INCORPORATING FITNESS ROOM AT FIRST FLOOR

Your application for full planning permission (householder) dated 27 April 2000 and received on 28 April 2000 has been **REFUSED**, for the reasons set out overleaf.



Director of Planning

Date of Decision: 13 July 2000

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/00820/00/FHA

Date of Decision: 13 July 2000

1. The site is within the Rural Area beyond the Metropolitan Green Belt on the adopted Dacorum Borough Local Plan and the Dacorum Borough Local Plan 1991-2011 Deposit Draft wherein there is strict control over development. The proposed triple garage, by virtue of its height, bulk and siting to the front of the dwellinghouse, would dominate views of the dwelling and would appear unduly prominent within the locality. Both on its own and when considered cumulatively with the previous extensions to the original dwellinghouse, the garage would be detrimental to the setting of the dwellinghouse within the Rural Area and Area of Outstanding Natural Beauty and the open character and natural beauty of the countryside. Therefore the proposal is contrary to Policies 5, 20 and 90 of the adopted Dacorum Borough Local Plan and Policies 5, 23 and 96 of the Dacorum Borough Local Plan 1991-2011 Deposit Draft including pre-inquiry modifications proposed by the Council.