

# Dacorum Borough Council Planning Department

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH



PAUL BURDESS ARCHITECT  
31 RINGSHALL  
BERKHAMSTED  
HERTS  
HP4 1ND

MR C PRICE  
244 GALLEY HILL  
HEMEL HEMPSTEAD  
HERTS  
HP1 3LR

TOWN AND COUNTRY PLANNING ACT 1990

**APPLICATION - 4/00869/00/OUT**

**ADJ., PICCOTTS END LANE, HEMEL HEMPSTEAD, HERTS**  
SINGLE STOREY DWELLING AND DOUBLE GARAGE, NEW VEHICULAR  
ACCESS OFF PICCOTTS END LANE

Your application for outline planning permission dated 08 May 2000 and received on 09 May 2000 has been **REFUSED**, for the reasons set out overleaf.



Director of Planning

Date of Decision: 03 August 2000

**REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/00869/00/OUT**

Date of Decision: 03 August 2000

**1. The application site is located in the Metropolitan Green Belt on the adopted Dacorum Borough Local Plan and the Dacorum Borough Local Plan 1991-2011 Deposit Draft. Within the Green Belt, planning permission will only be granted for appropriate development, in accordance with national advice contained in Department of the Environment Planning Policy Guidance Note 2 - Green Belts, Policy 3 of the adopted Dacorum Borough Local Plan and Policy 3 of the Dacorum Borough Local Plan 1991-2011 Deposit Draft. The proposal represents inappropriate development and no very special circumstances have been advanced to show why planning permission should be granted. The proposal is therefore contrary to national and local planning policies for the area. Furthermore the proposed development would have an adverse effect on the appearance of the rural character of the area.**