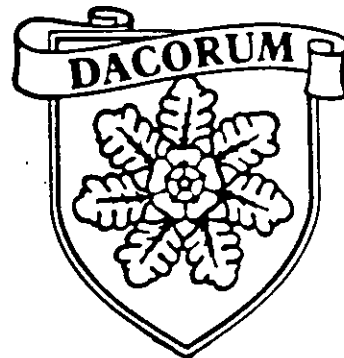


TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref No. 4/0886/92

Mr & Mrs Beardshaw
The Lodge
Cholesbury

Thomas DMS Ltd Kinta House
Botley Road
Chesham
Bucks
HP5 1XG

DEVELOPMENT ADDRESS AND DESCRIPTION
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The Lodge, Tring Grange Farm, Cholesbury Road, Nr Tring

REPLACEMENT DWELLING

Your application for *full planning permission* dated 13.07.1992 and received on 14.07.1992 has been **REFUSED**, for the reasons set out on the attached sheet(s).

Director of Planning

Date of Decision: 10.09.1992

(ENC Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/0886/92

Date of Decision: 10.09.1992



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 or 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.
2. The adopted Dacorum District Plan shows the site to be within the Chilterns Area of Outstanding Natural Beauty wherein the policy of the local planning authority seeks to preserve the appearance of the area, encourage agriculture and conserve wildlife by the restriction of further development having particular regard to the siting, design and external appearance of buildings. The proposed development is unacceptable in the terms of this policy.
3. Policy 6 of the adopted Dacorum District Plan and policy 21 of the Dacorum Borough Local Plan Deposit Draft allows for the replacement of existing dwellings by properties of a similar size and no more intrusive in the landscape than the original building. Despite the lack of detail in terms of design and information submitted to fully assess the impact of the development it is evident by reason of its size and bulky appearance that the proposal is unacceptable in the terms of these policies.
4. The proposed access track through open countryside would prove severely injurious to the Chilterns Area of Outstanding Natural Beauty.