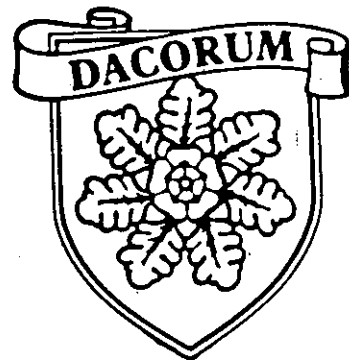


TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref No. 4/0933/91

London & Bath Estates PLC  
135 Hammersmith Road  
London  
W14 0OL

Gordon J Scott  
2 Grange Road  
Tring  
Herts  
HP23 5JP

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

Land at Wilstone Bridge Tring Road Wilstone

ERECTION OF BUNGALOW AND GARAGE (OUTLINE)

Your application for *outline planning permission* dated 28.07.1991 and received on 05.07.1991 has been *REFUSED*, for the reasons set out on the attached sheet(s).

Director of Planning

Date of Decision: 05.09.1991

(ENC Reasons and Notes)

REASON FOR REFUSAL  
OF APPLICATION: 4/0933/91

Date of Decision: 05.09.1991



The site is within a rural area beyond the Green Belt on the Dacorum Borough Local Plan Deposit Draft wherein there is a presumption against general building development. No special circumstances have been established to justify an exception to this presumption and it is considered that the proposed dwelling would be detrimental to the character of the countryside on this site, which is outside the village of Wilstone, and would create a precedent which could be repeated elsewhere in the Borough to the detriment of the wider countryside.



Planning Inspectorate  
Department of the Environment

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DEPARTMENT OF THE ENVIRONMENT  
BROUUGH COUNCIL

GTN 1374

C/47/BR/P

1) ~~210~~ AM  
2) ~~210~~

Gordon J Scott  
2 Grange Road  
TRING  
Hertfordshire  
HP23 5JP

FRICS

Ack.

Your reference

DcP

T.C.P.M.

D.P.

D.C.

L.C.

Adm

File

GJS/267

Our reference

T/APP/A1910/A/91/192502/P2

Received

- 5 FEB 1992

Date

04 FEB 1992

Comments

Sir

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6  
APPEAL BY LONDON AND BATH ESTATES PLC  
APPLICATION NO: 4/0933/91

1. I have been appointed by the Secretary of State for the Environment to determine the above mentioned appeal. This appeal is against the decision of the Dacorum Borough Council to refuse outline planning permission for the erection of a bungalow and garage on land at Wilstone Bridge, Tring Road, Wilstone. I have considered the written representations made by you and by the Council and also those representations made directly to the Council which have been forwarded to me. I inspected the site on 23 December 1991.

2. From what I saw of the site and its surroundings and read in the representations, in my opinion the main issue in this case is whether the proposed bungalow and garage would have a detrimental effect on the character of the surrounding area.

3. The appeal site is a triangular area of 0.15 ha on the eastern side of Tring Road. It is a flat field used for raising pigs at the moment with a line of trees along the bank of the canal to the south. To the north-east there is a bungalow and on the western side of the road there is a house with a coal yard and buildings at the rear. There is another house a short distance along a lane to the north-west.

4. To the east, north and west there is flat open countryside, and it seems to me that the existing buildings are clearly separated from the residential development on the edge of the main part of the village about 160 m to the south by the canal and fields. The 3-bedroomed bungalow proposed by your clients would fill the gap between the bungalow and the house and coal yard, and no matter how well designed it would consolidate and enlarge this small group of buildings. By so doing it would detract from the rural character and appearance of the area surrounding the village.

5. I note what you say about development being allowed at Tring station and Bulbourne, but in reaching this conclusion I have borne in mind that there are other small groups of houses scattered across the surrounding countryside. Allowing this appeal could make it difficult for the Council to resist other applications in these groups which

100%



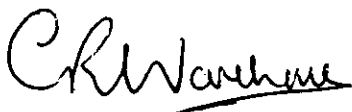
RECYCLED PAPER

cumulatively would have a severe impact on the rural character and appearance of the area.

6. I have considered all the other matters raised. I note what you say about the need for controlled development to prevent the decline of village life and the need for more houses identified in the structure plan, but the deposit draft of the Dacorum Borough Local Plan allows small-scale development in selected small villages of which Wilstone is one, provided that it does not damage the character of the surrounding countryside. This is in line with government advice and other policies in the adopted and draft structure plan which seek to protect the countryside from inappropriate development in order to protect and enhance the character of rural areas. There is some concern about the effect of an access to the site close to the narrow hump-back bridge over the canal and the entrance to the coal yard, but the highway authority have no objection to your clients' proposal in principle provided that certain conditions are met. Given the limited amount of traffic which uses the road I see no reason to disagree with their opinion. My attention was drawn to an appeal at Gubblecote which was dismissed, but each case should be dealt with on its own merits, and I do not think that these or any other matters are of sufficient weight to justify altering my conclusion on the main issue.

7. For the above reasons, and in exercise of the powers transferred to me, I hereby dismiss this appeal.

I am Sir  
Your obedient Servant



C R WAREHAM MRTPI  
Inspector