

Dacorum Borough Council Planning Department

Civic Centre Marlowes
Hemel Hempstead
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GLANVILLE CONSULTANTS
CATHERINE HOUSE
BOUNDARY WAY
HEMEL HEMPSTEAD
HERTS
HP2 7RP

THE GRASS ROUTES GROUP PLC
PENNYROYAL COURT
STATION ROAD
TRING
HERTS
HP23 5QZ

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00988/00/FUL

**COW LANE LODGE, COW LANE, TRING, HERTS, HP235NS
TWO STOREY SIDE EXTENSION**

Your application for full planning permission dated 17 May 2000 and received on 30 May 2000 has been **REFUSED**, for the reasons set out overleaf.

Daniel Noble

Development Control Manager

Date of Decision: 16 October 2000

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/00988/00/FUL

Date of Decision: 16 October 2000

1. The application site is located within the Metropolitan Green Belt on the adopted Dacorum Borough Local Plan (DBLP) and the Dacorum Borough Local Plan 1991-2011 Deposit Draft (DBLP DD). 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 DBLP and Policy 3 of the DBLP DD. Policy 20 of the DBLP and Policy 23 of the DBLP DD allow for extensions to existing dwellings in the Green Belt. However, due to its size and scale, the extension now proposed would have an adverse impact on the openness of the Green Belt in this location. Furthermore, it would amount to a disproportionate addition over the size of the original dwellinghouse, and would constitute inappropriate development in a Green Belt area. The proposal is therefore contrary to Policy 20 of the DBLP, Policy 23 of the DBLP DD and national planning policy as set out in PPG 2.

2. Cow Lane Lodge is a Grade II listed building. The proposed extension, due to its size and massing, would have a seriously detrimental effect on the character of this listed building. The proposals would therefore be contrary to the aims and objectives of Policy 109 of the Dacorum Borough Local Plan, Policy 115 of the Dacorum Borough Local Plan 1991-2011 Deposit Draft and national advice contained in Department of the Environment Planning Policy Guidance Note 15.