



Department of the Environment and
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Common Services

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26 AUG 1983
Relay to ...
Committee

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26 AUG 1983

Your reference

Our reference

T/APP/5252/A/83/002913/PH3

Date

25 AUG 83

Gentlemen

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 9
APPEAL BY J. JOHNSTON ESQ
APPLICATION NO:- 4/1019/82

1. I refer to your client's appeal, which I have been appointed to determine, against the decision of the Dacorum District Council to refuse outline planning permission for the proposed erection of a detached bungalow on land at the rear of "Dunedin", Chesham Road, Wiggington, Hertfordshire. I have considered the written representations made by you, by the council, by the Parish Council and those made by an interested persons. I inspected the site on 28 June 1983.

2. From the representations made, and my inspection of the site and its surroundings, in my opinion the main issue is whether or not there are sufficient special circumstances to justify a departure from the presumption against residential development within the extension of the Metropolitan Green Belt.

3. The site, comprising rough grassland containing pieces of building equipment, is south of a made-up cul-de-sac road with 3 modern houses on its western side. The road turns off a track which leads in a south-westerly direction, past a bungalow with a nursery garden and workshop, towards a farm, from a turning off Chesham Road. The site is in an area of scattered development including recent dwellings within pleasant wooded countryside. It is a substantial distance to the south-east of Wiggington village.

4. The site lies behind a pair of old-established cottages, 'Dunedin' and 'Ivy Cottage' which front the south-western side of Chesham Road. South of the site there is a storage area. West of the site is garden land of the bungalow adjoining the track. North of the site there is the blank flank wall of one of the 3 houses on the western side of the cul-de-sac.

5. There are hedges and trees along the eastern and southern sides of the site. Along the western side of the site there is a post and wire fence and on the northern side there is an interwoven wooden fence. At the southern end of the cul-de-sac there is an open access to the site.

6. I understand that on 28 May 1968 planning permission was granted for a dwelling on part of the site but I consider that there has been a material change in planning circumstances, ie planning policy for the area, since that time. The site is in an area without notation in the approved County Development Plan but it is now in an area referred to as an extension to the Metropolitan Green Belt in the Approved

County Structure Plan and Dacorum District Plan. The site is therefore within an area which is treated in the same manner as if it was in an approved Green Belt to which that policy applies.

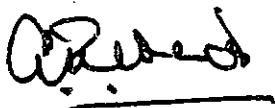
7. In my opinion the proposal would add undesirably to the scatter of dwellings in the countryside well away from any village where public services and facilities exist or can be provided more economically and where new dwellings would be encouraged. I consider that the proposal would detract significantly from the generally open character of the countryside which should be protected for the enjoyment of the public. There is scattered development in the area but I consider that this does not warrant the grant of permission for an addition to the scatter of dwellings and thus further detract from the nature of the extended Metropolitan Green Belt, particularly as the site is within the Chilterns Area of Outstanding Natural Beauty. Any further deterioration in the appearance of the site would not merit permission being granted for the proposal.

8. In my opinion there are insufficient special circumstances to justify a departure from the presumption against residential development or need within the area forming an extension of the Metropolitan Green Belt in the Approved County Structure Plan and the Dacorum District Plan.

9. I have considered all the other matters raised in the representations, including the intention to landscape the site. I have taken account of the guidance contained in Circular 22/80 including the economic effects. I am satisfied that there is a clear planning purpose and sound clear cut reasons have been given for rejection of the proposal. In my opinion none of these matters is strong enough to outweigh the above considerations leading to my decision that your client's proposal should not be allowed.

10. For the above reasons, and in exercise of the powers transferred to me, I hereby dismiss your client's appeal.

I am Gentlemen
Your obedient Servant



A R HEAD FRTPI DipTP(Lond) FRCS
Inspector