

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref No. 4/1049/95

The St. Albans Diocesan
Board Of Finance
41 Holywell Hill
St Albans
HERTS

Rumball Sedgwick
58 St. Peters Street
St. Albans
Herts
AL1 3HG

DEVELOPMENT ADDRESS AND DESCRIPTION
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Plantation Cottage, Fox Road, Wigginton

DEMOLITION OF EXISTING DWELLING AND ERECTION OF TWO DWELLINGS

Your application for *full planning permission* dated 08.08.1995 and received on 15.08.1995 has been **REFUSED**, for the reasons set out on the attached sheet(s).

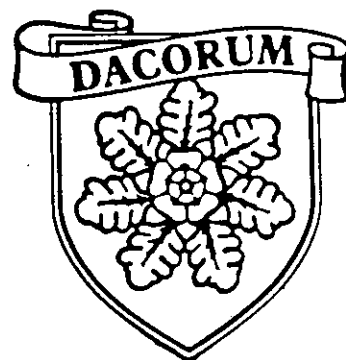
Director of Planning

Date of Decision: 09.10.1995

(ENC Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/1049/95

Date of Decision: 09.10.1995



1. The application site lies within Wigginton, a selected small village in the Green Belt as defined in Dacorum Borough Local Plan. In such villages, residential development will only be permitted where it consists of the replacement of existing buildings, small scale residential infilling or conversion of houses into flats which do not create more than two extra dwellings and which, the applicant can prove, meets a local need of the village or adjoining countryside. No such need has been proven, the houses being substantial four bedroom and three reception room properties, and therefore the development is unacceptable in the terms of this policy.
2. The proposal represents a cramped form of development which would have a detrimental effect on the amenities of adjacent dwellings and the village as a whole.