

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref No. 4/1057/96

Mrs A Foote
Pear Tree House
Ringshall
Berkhamsted
Herts

Mr A P Whiteley
Bramble Cottage
Valley Road
Studham
Nr Dunstable
Beds

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Pear Tree House, Ringshall, Little Gaddesden

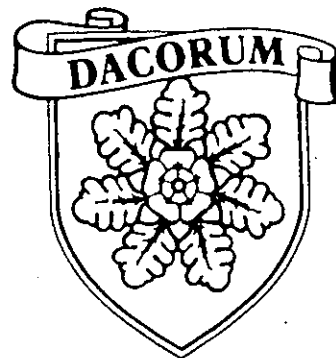
DEMOLITION OF EXISTING GARAGE AND OFFICES AND ERECTION OF TWO COTTAGES, PARKING
AND ALTERATION TO ACCESS

Your application for *full planning permission* dated 13.08.1996 and received on
16.08.1996 has been **REFUSED**, for the reasons set out on the attached sheet(s).

Director of Planning

Date of Decision: 28.11.1996

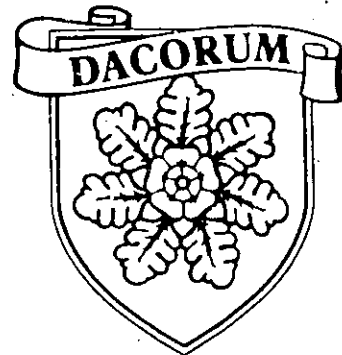
(ENC Reasons and Notes)



REASONS FOR REFUSAL
OF APPLICATION: 4/1057/96

Date of Decision: 28.11.1996

1. The site is within a rural area beyond the Green Belt on the adopted Dacorum Borough Local 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 Borough Local 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. The proposal would have a seriously detrimental effect on the general character and amenity of a designated Conservation Area.
4. The proposed development is excessive on the site which is inadequate satisfactorily either to accommodate the proposal together with sufficient amenity space or to avoid overlooking from existing nearby dwellings.



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