

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref No. 4/1139/93

Miss J Burgin
Pantile Farm
Middle Lane
Bovingdon
Herts

David Scotton
14 Greenfield Crescent
Edgbaston
Birmingham
BIS 3AV

DEVELOPMENT ADDRESS AND DESCRIPTION

Hollycot, Long Lane, Hogpits Bottom, Flaunden

REPLACEMENT DWELLING

Your application for *full planning permission* dated 08.08.1993 and received on 19.08.1993 has been **REFUSED**, for the reasons set out on the attached sheet(s).

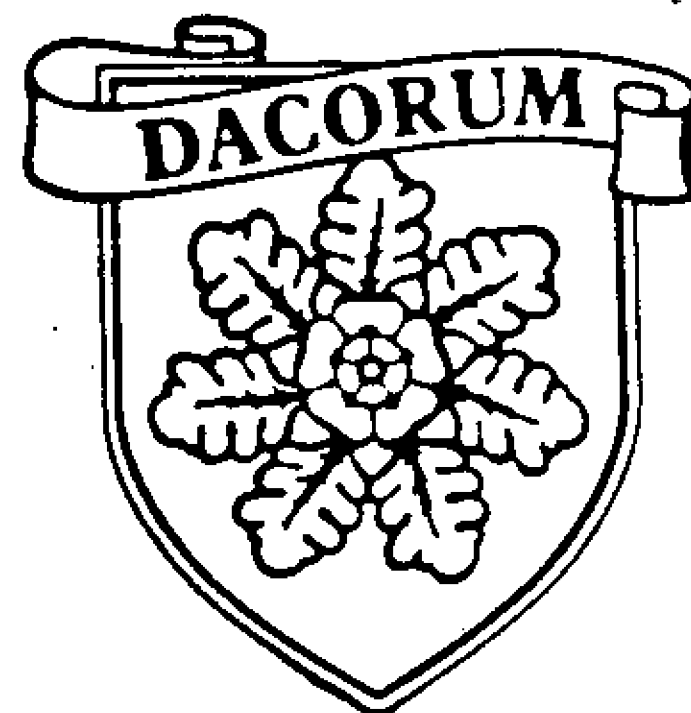
Director of Planning

Date of Decision: 30.09.1993

(ENC Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/1139/93

Date of Decision: 30.09.1993



1. The site is within the Metropolitan Green Belt on the adopted Dacorum District 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 proposed replacement dwellings will by reason of its position and appearance appear intrusive within the locality to the detriment of the rural street scene. This contrasts to the existing setting of 'Hollycot' where the arrangement of the dwelling to the orchard is more sympathetic to the character of the locality.