



DACORUM BOROUGH COUNCIL

PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

MR D CLARKE
47 GRAVEL LANE
HEMEL HEMPSTEAD
HERTS

Applicant:
MRS L FARROW
C/O MAYLAND
LONG LANE
BOVINGDON
HERTS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01146/97/FUL

ADJ BROAD LAWNS, FLAUNDEN LANE, BOVINGDON, HEMEL HEMPSTEAD,
HERTS, HP3
ERECTION OF DWELLING AND GARAGE

Your application for full planning permission dated 15 July 1997 and received on 16 July 1997 has been **REFUSED**, for the reasons set out overleaf.

Director of Planning

Date of Decision: 2 September 1997

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/01146/97/FUL

Date of Decision: 2 September 1997

- 1. The site is within the Metropolitan 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 sports or recreation. No such need has been proven and the proposed development is unacceptable in terms of this policy.**
- 2. The erection of a dwelling on this site, within an area of open countryside, would significantly detract from the character and appearance of this rural area.**
- 3. The visibility at the existing access is substandard and the likely increase in the use of this access resulting from the development could give rise to conditions prejudicial to highway safety. The provision of satisfactory visibility sight lines would result in the removal of some 150 metres of the existing substantial hedge which runs along the frontage to Flaunden Lane, resulting in considerable harm to the character and appearance of the street scene.**