

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref No. 4/1184/91

Kings Langley Constr.& Devl
Sunderlands Yard
Church Lane, Kings Langley
Herts
WD4 8DX

Hewitt Overall Associates
Mill Studio
Crane Mead
Ware
SG12 9PY

DEVELOPMENT ADDRESS AND DESCRIPTION

Greenways Barnes Lane, Kings Langley,

THREE DETACHED HOUSES AND INCORPORATION OF WOODLAND WITHIN RESIDENTIAL CURTILAGE

Your application for *full planning permission* dated 23.08.1991 and received on 28.08.1991 has been **REFUSED**, for the reasons set out on the attached sheet(s).

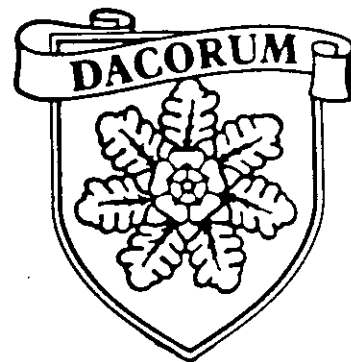
Director of Planning

Date of Decision: 17.10.1991

(ENC Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/1184/91

Date of Decision: 17.10.1991



1. The section of land which it is proposed to incorporate within the site for residential purposes forms part of a visually important strip of woodland which defines the common boundary between the designated Green Belt and the outer edge of the built-up area of Kings Langley. Policies of the adopted development plan specify that there is a presumption against development within the Green Belt. The proposal will result in the encroachment of the Green Belt on this visually sensitive and prominent transitional point which will be to the detriment of the existing appearance of the area. If permission is granted, a precedent will be established for other similar proposals, the cumulative effect of which will result in the gradual encroachment of urban uses within the wooded strip to the long term detriment of visual amenity of the Green Belt.
2. Notwithstanding that outline planning permission (reference 4/0278/88) has been granted for the erection of three detached dwellings on the site the local planning authority is of the opinion that as the incorporation of the wooded strip within the site is unacceptable, the amenity space associated with the dwellinghouse proposed on Plot 1 is of inadequate size to serve the development which will consequently appear cramped.