



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

DESIGN & MATERIALS LTD
LAWN ROAD
CARLTON IN LINDRICK
NOTTS

MR & MRS J PALMER
WITCHACRE
RINGSHALL DRIVE
ASHRIDGE PARK
LITTLE GADDESSEN, BERKHAMSTED
HP4 1NT

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01216/99/FUL

WITCHACRE, RINGSHALL DRIVE, ASHRIDGE PARK, LITTLE GADDESSEN,
BERKHAMSTED, HERTS, HP4 1NT
REPLACEMENT DWELLING (REVISED SCHEME)

Your application for full planning permission dated 29 June 1999 and received on 05 July 1999 has been **REFUSED**, for the reasons set out overleaf.



Director of Planning

Date of Decision: 25 August 1999

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/01216/99/FUL

Date of Decision: 25 August 1999

- 1. The site lies within the Chilterns Area of Outstanding Natural Beauty and the proposed replacement dwelling is inappropriate in design, bulk, scale and materials and would be detrimental to the character and appearance of the designated landscape.**
- 2. In the Dacorum Borough Local Plan policy 20 and in the Dacorum Borough Local Plan 1991-2001 Deposit Draft, the site lies within the rural area wherein replacement dwellings should not be larger than the original which it replaces except insofar that allowance may be made for an extension under policy 20 (DBLP) and policy 24 (DBLPDD). Small scale extensions in the rural area are considered to be less than 50% of the original dwelling. The proposed dwelling will result in an increase of 139%. In addition, due to the height of the property, there is scope to provide additional accommodation within the roof which would further add to the increase in volume. The proposed dwelling is considered to be excessive in size contrary to the local plan policy.**