



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1235/90

G N Howard & M F C Erik
Innisfree
Tinkers Lane
Wigginton
Tring, Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
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Innisfree, Tinkers Lane, Wigginton

REPLACEMENT DWELLING AND GARAGE

Your application for *full planning permission* dated 24.08.1990 and received on 03.09.1990 has been **REFUSED**, for the reasons set out on the attached sheet(s).

Director of Planning.

Date of Decision: 29.11.1990

(encs. Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/1235/90

Date of Decision: 29.11.1990



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 adopted Dacorum District 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. Policy 6 of the adopted Dacorum District Plan allows for the replacement of existing dwellings by properties of a similar size and no more intrusive in the landscape than the original dwelling. The proposal by reason of its size and overall massing is unacceptable in the terms of this policy.