

# Dacorum Borough Council Planning Department

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TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01271/00/FUL

LAND ADJOINING OLD RIVER HALL, CHAD LANE, FLAMSTEAD, ST. ALBANS,  
HERTFORDSHIRE, AL3 8HN  
DETACHED DWELLING

Your application for full planning permission dated 19 April 2000 and received on 10 July 2000 has been **REFUSED**, for the reasons set out overleaf.

Development Control Manager

Date of Decision: 28 September 2000

## **REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/01271/00/FUL**

Date of Decision: 28 September 2000

1. The application site is located in the Metropolitan Green Belt on the adopted Hertfordshire Structure Plan Review 1991-2011 and as proposed in the Dacorum Borough Local Plan 1991-2011 Deposit Draft incorporating pre-inquiry changes suggested by the Council. Within the Green Belt, planning permission will only be granted for appropriate development, in accordance with national advice contained in Department of the Environment Planning Policy Guidance Note 2 - Green Belts, Policy 3 of the adopted Dacorum Borough Local Plan and Policy 3 of the Dacorum Borough Local Plan 1991-2011 Deposit Draft. The proposal involves a new dwelling which is inappropriate development in a Green Belt. No very special circumstances have been put forward in support of the proposal, which is therefore contrary to both national and local planning policies for the area.

2. The siting of the proposed dwelling and the removal of the vegetation that this would entail would adversely affect the semi-rural character of the area, to the detriment of the character and appearance of the Green Belt.

### **NOTE:**

The following policies of the development plan are relevant to this decision:

#### **Hertfordshire Structure Plan Review 1991 - 2011**

Policies 1, 5 and 45

#### **Dacorum Borough Local Plan**

##### **Part 3 General Proposals**

Policies 3, 8, 9, 10, 13, 54, 89, 92, 94 and 97

##### **Part 5 Environmental Guidelines**

Sections 2, 6, 7 and 8

#### **Dacorum Borough Local Plan 1991 - 2011 Deposit Draft**

##### **Part 3 General Proposals**

Policies 3, 8, 9, 10, 15, 59, 95, 98, 100 and 103

##### **Part 5 Environmental Guidelines**

Sections 2, 6, 7 and 8