

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1323/90

L Atkinson
"The White House"
Featherbed Lane, Felden
Hemel Hempstead
Herts

Mr D Clarke
47 Gravel Lane
Hemel Hempstead
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Adj. "The White House", Featherbed Lane, Hemel Hempstead

6 DETACHED DWELLINGS AND ACCESS ROAD (OUTLINE).

Your application for *outline planning permission* dated 19.09.1990 and received on 21.09.1990 has been **REFUSED**, for the reasons set out on the attached sheet(s).

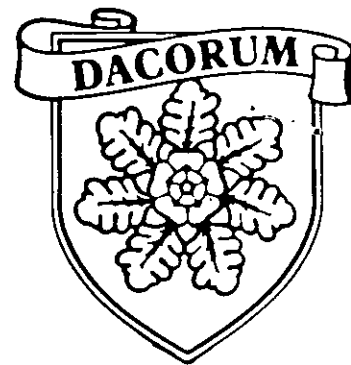
Director of Planning.

Date of Decision: 08.11.1990

(encls. Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/1323/90

Date of Decision: 08.11.1990



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.



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PLANNING DEPARTMENT DACORUM BOROUGH COUNCIL							GTN 1374
Ref.					Ack.		
C.P.O.	T.C.P.M.	D.P.	D.C.	B.C.	Admin.	File	
Received				24 MAY 1991			
Comments							

our reference

9076

our reference

T/APP/A1910/A/91/177524/P8

Date

23 MAY 91

Sir

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6
APPEAL BY L ATKINSON ESQ
APPLICATION NO: 4/1323/90

1. I have been appointed by the Secretary of State for the Environment to determine the above mentioned appeal. This appeal is against the decision of the Dacorum Borough Council to refuse outline planning permission for the erection of 6 dwellings on land at "The White House", Featherbed Lane, Felden, Hemel Hempstead, Herts. I have considered the written representations made by you and by the Council and I inspected the site on 8 May 1991.
2. Following my inspection of the appeal site and surroundings and after considering the written representations my conclusion is that this case turns on one main issue which is whether or not the erection of 6 dwellings on the appeal site would cause demonstrable harm to any of the interests which Green Belt policy seeks to preserve.
3. The appeal site comprises parts of the large gardens of 4 properties sited in Featherbed Lane and Highcroft Road. There are some mature trees within the site and the western boundary which divides the site from arable land is tree lined and fenced. The proposed access is currently part of the garden of "The White House".
4. The appeal site is within the Metropolitan Green Belt as indicated on the adopted Dacorum District Plan. Green Belt policies have been formulated with a view to limiting development to that which is appropriate in the Green Belt and PPG2 and the Dacorum District Plan clearly indicate what types of development are considered to be appropriate. Housing development other than that required for agricultural or other specified purposes is not considered to be appropriate and you have not claimed that the development proposed by your client is required for any of the specified purposes. For these reasons I find that the proposed development is not appropriate in the Green Belt.
5. The site is quite well shielded by virtue of existing dwellings and the tree lined western boundary and I accept that 6 dwellings could be accommodated on the site in positions where they would not be detrimental to the residential amenities of any existing property. It is also a fact that no loss of agricultural land would be involved but even so I consider that the Green Belt would be harmed by the introduction of a small estate of 6 dwellings even though they would be within the gardens of existing dwellings. One of the purposes of the Green Belt policy is to safeguard the surrounding countryside from further encroachment and in my opinion your client's proposal including the residential activity generated would represent such an encroachment which would be harmful to the character of the countryside and

100%



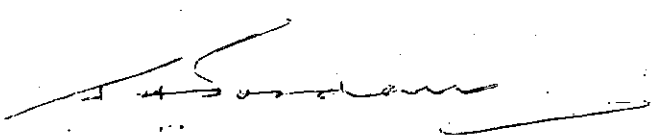
RECYCLED PAPER

the Green Belt. There are no very special circumstances in this appeal which outweigh that harm which would be caused to the Green Belt.

6. I have considered all the other matters referred to in the written representations but they are insufficient to influence me to reach any other decision. I must also say that the grant of planning permission in this case would set a most undesirable precedent which could result in further pressure for development within the general Green Belt.

7. For the above reasons, and in exercise of the powers transferred to me, I hereby dismiss this appeal.

I am Sir
Your obedient Servant



J H JORDAN CEng MICE MRSH
Inspector