



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

MR R H STUBBINGS
SEPTEMBER COTTAGE
LEVERSTOCK GREEN ROAD
HEMEL HEMPSTEAD
HERTS
HP3 8QD

Applicant:
MR R NIX
PETERLEY
FEATHERBED LANE
FELDEN HEMEL HEMPSTEAD
HERTS
HP3 0BT

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01358/97/FUL

ADJ. PETERLEY, FEATHERBED LANE, FELDEN, HEMEL HEMPSTEAD, HERTS
DETACHED DWELLINGHOUSE

Your application for full planning permission dated 26 August 1997 and received on 26 August 1997 has been **REFUSED**, for the reasons set out overleaf.

Director of Planning

Date of Decision: 15 October 1997

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/01358/97/FUL

Date of Decision: 15 October 1997

- 1. The site is within the Metropolitan Green Belt on the adopted Dacorum Borough Local Plan wherein there is a presumption against built development. Policy 3 of the Dacorum Borough Local Plan and Department of the Environment Planning Policy Guidance Note 2 list forms of development that may be appropriate within the Green Belt. The proposed development does not fall within one of the categories listed and the development is therefore inappropriate in terms of these policies. No evidence has been put forward to demonstrate very special circumstances sufficient to override normal Green Belt policy objections.**
- 2. The proposed development represents a gross overdevelopment of the site which if permitted would prove severely injurious to the open rural character and amenity of the area.**
- 3. The increased use of the existing substandard access onto Featherbed Lane is likely to give rise to conditions prejudicial to highway safety.**