



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref No. 4/1362/91

W G Pearce
Appledore
Wood Lane, South Heath,
Great Missenden
BUCKS

Hawkins Eades Associates
23a Crendon Street
High Wycombe
Bucks

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

1 Lower Wigginton, Wigginton,

NEW SEMI-DETACHED DWELLING AND ALTERATIONS AND EXTENSIONS TO EXISTING DWELLING

Your application for *full planning permission* dated 27.09.1991 and received on 08.10.1991 has been **REFUSED**, for the reasons set out on the attached sheet(s).

Director of Planning

Date of Decision: 28.11.1991

(ENC Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/1362/91

Date of Decision: 28.11.1991



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 site is within the designated Chilterns Area of Outstanding Natural Beauty wherein it is the duty of the local planning authority to preserve and enhance the natural beauty of the area. The proposed development due to its design and location would be seriously detrimental to the character of the immediate area and more generally the Area of Outstanding Natural Beauty.



The Planning Inspectorate

A/262X/MH/P

An Executive Agency in the Department of the Environment and the Welsh Office

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HP13	610	D.P.	D.C.	B.C.	Admin.	FD

Your Ref: 2059
Our Ref: T/APP/A1910/A/92/198203/P4

Date:

28 APR 1992

29 APR 1992						
Gentlemen						

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6
APPEAL BY W G PEARCE ESQ
APPLICATION NO:- 4/1362/91

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 planning permission for a new semi-detached dwelling incorporating alterations and extensions to existing dwelling on land at 1 Lower Wigginton, Wigginton. I have considered the written representations made by you and by the Council and also those made by the Parish Council and interested persons including those made directly to the Council and forwarded to me. I inspected the site on 23 March 1992.

2. The appeal site is situated within the Metropolitan Green Belt where Policy 1 of the Structure Plan, in line with national policy, carries a strong presumption against new development unless it relates to agriculture or another appropriate rural use. The site also lies within the Chilterns Area of Outstanding Natural Beauty (AONB) where Policy 2 states, among other things, that the preservation of the beauty of the area will be the prime consideration. Complementary Policies 1, 4 and 23 are included within the adopted Local Plan, and a similar approach is set out in the Deposit Draft Local Plan.

3. From my inspection of the site and the surrounding area, and from the written representations, I consider that the main issue to be addressed in this case is whether there is sufficient justification to permit the development as an exception to Green Belt policy.

4. Development at Lower Wigginton along Wigginton Bottom comprises mainly limited frontage development, clearly divorced from the main built-up area of Wigginton Village which lies to the north. The existing cottage is at the end of a terrace of three, and an existing garage would need to be demolished to accommodate the new dwelling.



5. The facts as I find them are that the proposal, being unrelated to agriculture or other use appropriate to a rural area, as set out in Planning Policy Guidance Note 2, comprises development inappropriate in a Green Belt location. Only in very special circumstances should permission be granted for the construction of new buildings.

6. You argue that the site should be regarded as a small scale infilling plot, the development would not be visually intrusive, and a small dwelling would help to meet a local need. I have already explained that the site is not within the village proper, being separated by open agricultural land, and I do not regard the development as infilling as defined in PPG7, namely the filling of a small gap within a small group of houses. The land is part of the garden of the existing cottage, the dwellings to the west back onto the site, and if permission is given for a new house this would make it extremely difficult for the Council to resist development on other land in the vicinity. The cumulative effect would be to progressively consolidate and intensify development in the area, which would be inconsistent with the main purpose of designating the area as an AONB, namely to preserve and enhance its natural beauty, and would seriously harm the objectives of the Green Belt.

7. As to the proposed design, I accept that the front elevations of the terrace are uncoordinated, and the removal of the existing glazed, lean-to porch, would be a visual improvement. Nevertheless, I find the prominence of the garages within the fronts of the houses, and other design details such as the use of flint panels in the manner proposed, would result in an inappropriate suburban appearance, which would be materially detrimental to the semi-rural character of the locality.

8. In summary, the proposal would seriously harm the objectives of the Metropolitan Green Belt, and in the light of the advice given in PPG2, I do not consider that the special circumstances necessary for overriding the general presumption there is against inappropriate development in the Green Belt, exist in this case.

9. I have taken account of all other matters raised in the written representations, including your desire to modernise and improve the existing dwelling, but nothing which has been raised or anything I saw outweighs the factors which led me to my conclusions on the main issue.

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

I am Gentlemen
Your obedient Servant



R D NEWINGTON FRICS MRTPI
Inspector