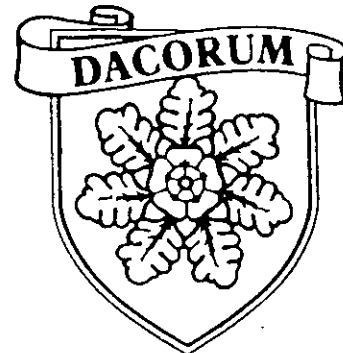




TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref No. 4/1402/96

Mrs B Barrett
11 Chestnut Drive
Berkhamsted
Herts

Tony Moore
The Studio
6 St Johns Close
Welwyn, Herts
AL6 9RB

DEVELOPMENT ADDRESS AND DESCRIPTION
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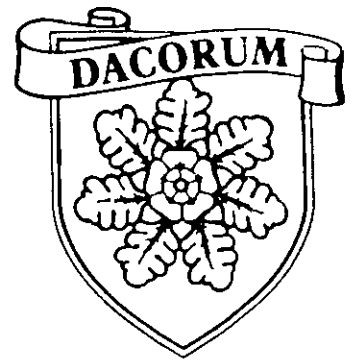
Green Acre Farm, Green Lane, Flamstead
ERECTION OF DETACHED BUNGALOW (OUTLINE)

Your application for *outline planning permission* dated 24.10.1996 and received on 29.10.1996 has been **REFUSED**, for the reasons set out on the attached sheet(s).

Director of Planning

Date of Decision: 24.01.1997

(ENC Reasons and Notes)



REASONS FOR REFUSAL
OF APPLICATION: 4/1402/96

Date of Decision: 24.01.1997

The site is within the Metropolitan Green Belt on the adopted Dacorum Borough Local 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. The application fails to establish that it is essential for one or more persons to live at the site for livestock husbandry or other reasons, and the proposal is also contrary to the advice set out in Planning Policy Guidance Note No 7. The proposed development is inappropriate in a Green Belt, in accordance with Planning Policy Guidance Note No 2 and no very special circumstances (which are necessary to set aside the general presumption against such development) have been shown to exist.