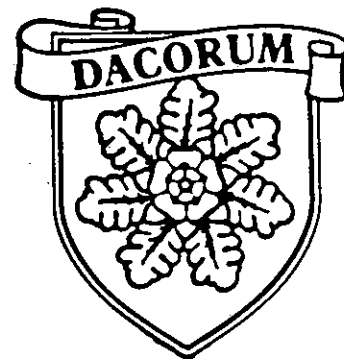


TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref No. 4/1421/92

R J Hughes
11 High Street
Tring
Herts

Lardi Cox & Partners
Maylands House
Maylands Avenue
Hemel Hempstead
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Broadwater, Dagnall Road, Great Gaddesden.

DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF REPLACEMENT DWELLING

Your application for *full planning permission* dated 23.10.1992 and received on 10.11.1992 has been **REFUSED**, for the reasons set out on the attached sheet.

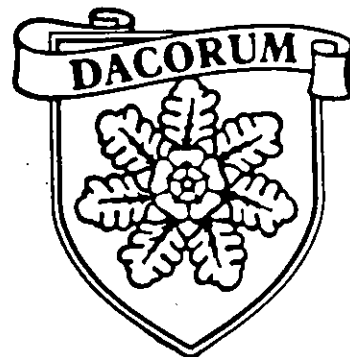
Director of Planning

Date of Decision: 18.02.1993

(ENC Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/1421/92

Date of Decision: 18.02.1993



1. The site is within the rural area of the Borough wherein there is a presumption against general building development and the replacement of existing dwellings, although acceptable in principle, is subject to strict planning control. The proposed replacement dwelling is, by virtue of its size and floorspace, incompatible with the Council's adopted policies for the protection of the rural area and would, if permitted, create an undesirable precedent for similar development on other sites within the Borough.
2. The formation of a lake in this sensitive river valley location is incompatible with development plan policies which seek to preserve the natural beauty of the area, which forms part of the Chilterns Area of Outstanding Natural Beauty.