

# Dacorum Borough Council Planning Department

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH



JOHNSON AND PARTNERS  
39a HIGH STREET  
HEMEL HEMPSTEAD  
HERTS  
HP1 3AA

MESSRS. D WAKEFIELD & J BOULTER  
WATER END GARAGE  
WATER END, HEMEL HEMPSTEAD  
HERTS  
HP1 3BD

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01424/00/FUL

WATER END GARAGE, LEIGHTON BUZZARD ROAD, WATER END, HEMEL  
HEMPSTEAD, HERTS, HP1 3BD  
NEW GARAGE TO REPLACE GARAGE, SHED AND CAR PORT

Your application for full planning permission dated 18 July 2000 and received on 04 August 2000 has been **REFUSED**, for the reasons set out overleaf.

*Diana Noble*

Development Control Manager

Date of Decision: 19 October 2000

**REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/01424/00/FUL**

Date of Decision: 19 October 2000

**1. The application site is located in the Metropolitan Green Belt on the adopted Dacorum Borough Local Plan and the Dacorum Borough Local Plan 1991-2011 Deposit Draft. Within the Green Belt, planning permission will only be granted for appropriate development, in accordance with national advice contained in Department of the Environment Planning Policy Guidance Note 2 - Green Belts, Policy 3 of the adopted Dacorum Borough Local Plan and Policy 3 of the Dacorum Borough Local Plan 1991-2011 Deposit Draft. The proposal represents inappropriate development and no very special circumstances have been advanced to show why planning permission should be granted. The proposal is therefore contrary to national and local planning policies for the Green Belt, and is also contrary to Policy 30 of the adopted Local Plan and Policy 32 of the Deposit Draft.**