

Dacorum Borough Council Planning Department

Civic Centre Marlowes
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MR & MRS J McCULLOUGH
2 HIGHCROFT ROAD
FELDEN, HEMEL HEMPSTEAD
HERTS
HP3 0BU

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01448/00/FHA

2 HIGHCROFT ROAD, FELDEN, HEMEL HEMPSTEAD, HERTS, HP3 0BU
CONSERVATORY

Your application for full planning permission (householder) dated 08 August 2000 and received on 09 August 2000 has been **REFUSED**, for the reasons set out overleaf.

A handwritten signature in black ink, which appears to read 'Daniel Noble'.

Development Control Manager

Date of Decision: 08 September 2000

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/01448/00/FHA

Date of Decision: 08 September 2000

1. The site is located within the Metropolitan Green Belt where there is a presumption against inappropriate development and strict control over the extension of existing dwellinghouses. Policy 20 of the Dacorum Borough Local Plan and Policy 23 of the Dacorum Borough Local Plan 1991-2011 Deposit Draft allow for small scale extensions to existing dwellings in the Green Belt. Taken cumulatively with previous extensions to the property, the extension now proposed would amount to a disproportionate addition over the size of the original dwellinghouse, thus constituting inappropriate development in a Green Belt area. The proposal is therefore contrary to national government advice contained in Planning Policy Guidance Note 2, and is also contrary to Policy 20 of the adopted Dacorum Borough Local Plan and Policy 23 of the Dacorum Borough Local Plan 1991-2011 Deposit Draft.