

Dacorum Borough Council Planning Department

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



THE DRAWING OFFICE
UNIT 1 HOLLYTREE FARM
LOWER ICKNIELD WAY
GREAT KIMBLE
AYLESBURY

BIERTON PROPERTIES
BRAMBLEDOWN GATE
HUDNALL COMMON
LITTLE GADDESSEN
HERTS
HP4 1QN

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01571/00/FHA

**BARN COTTAGE, LITTLE GADDESSEN, BERKHAMSTED, HERTS, HP4 1PH
GROUND AND FIRST FLOOR REAR EXTENSION**

Your application for full planning permission (householder) dated 24 July 2000 and received on 31 August 2000 has been **REFUSED**, for the reasons set out overleaf.

Daniel Noble

Development Control Manager

Date of Decision: 24 October 2000

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/01571/00/FHA

Date of Decision: 24 October 2000

1. The application site is located in the Rural Area beyond the Green Belt. In such areas, Local Plan policies provide for a general restraint on the extension of existing dwellinghouses. The proposed extension, because of its height, bulk, scale and design, would be contrary to Policy 20 of the adopted Dacorum Borough Local Plan. Furthermore, when previous extensions to the dwelling are taken into account, the total amount of extensions to the original dwelling that would result if this application were permitted would be contrary to the provisions of Policy 23 of the Dacorum Borough Local Plan 1991-2011 Deposit Draft.

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