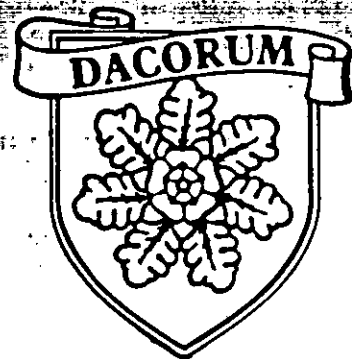


TOWN AND COUNTRY PLANNING ACT 1990
DACORUM BOROUGH COUNCIL



Application Ref No. 4/1604/92

Mrs L Rayment
Ferne Cottage
Hollybush Close
Potten End
Herts

Mr.D.Clarke
47 Gravel Lane
Hemel Hempstead
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Land Adj Easden House, Hollybush Close, Potten End

DETACHED DWELLING AND GARAGE (OUTLINE)

Your application for *outline planning permission* dated 14.12.1992 and received on 18.12.1992 has been **REFUSED**, for the reasons set out on the attached sheet(s).

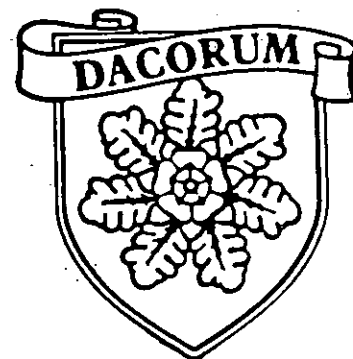
Director of Planning

Date of Decision: 09.02.1993

(ENC Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/1604/92

Date of Decision: 09.02.1993



1. The site is within the Metropolitan Green Belt on the adopted Dacorum District 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. No such need has been proven and the proposed development is unacceptable in the terms of this policy.
2. The adopted Dacorum District Plan shows the site to lie adjacent to the boundary of the Chilterns Area of Outstanding Natural Beauty wherein the policy of the local planning authority seeks to preserve the appearance of the area, encourage agriculture and conserve wildlife by the restriction of further development having particular regard to the siting, design and external appearance of buildings. The proposed dwelling would have the effect of urbanising the soft edge of, and by virtue of its prominent location would be visually intrusive to views from, the open countryside to the detriment of the character of the Chilterns Area of Outstanding Natural Beauty.
3. The proposed plot, by virtue of its limited size and narrow width, is out of keeping with the general pattern of development in the locality, and the proposed dwelling if permitted would give rise to a cramped form of development which would detract from and prove harmful to the established character of the area.
4. The proposed dwelling together with the formation of a vehicle driveway on this plot would prejudice the retention of a number of trees covered by a Preservation Order. These trees make an important contribution to the character and visual amenity of the area and surrounding open countryside and their loss is unacceptable in terms of Policies 8 and 93 of the Dacorum Borough Local Plan Deposit Draft and proposed modifications.