

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1671/96

Mr & Mrs J R Smith
Greenways
Tinkers Lane
Wigginton, Tring
Herts

Alan J Payne
Courtfield
South Street
Wendover, Bucks
HP22 6EF

DEVELOPMENT ADDRESS AND DESCRIPTION
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Land adj Greenways, Tinkers Lane, Wigginton

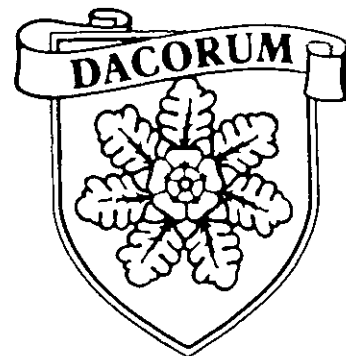
ERECTION OF DWELLING (OUTLINE)

Your application for *outline planning permission* dated 11.12.1996 and received on 17.12.1996 has been **REFUSED**, for the reasons set out on the attached sheet(s).

Director of Planning

Date of Decision: 30.01.1997

(ENC Reasons and Notes)



REASONS FOR REFUSAL
OF APPLICATION: 4/1671/96

Date of Decision: 30.01.1997

1. The site is within the Metropolitan Green Belt on the adopted Dacorum Borough Local 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 Borough Local Plan shows the site to be within 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 development is unacceptable in the terms of this policy.
3. A dwelling on the proposed site would appear unsympathetic to the character of adjacent and nearby development, having a detrimental effect on the environment of the locality.