

Dacorum Borough Council Planning Department

Civic Centre Marlowes
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TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01691/00/OUT

ADJ. CATHERINE COTTAGES, THE OLD ORCHARD, WIGGINTON BOTTOM,
WIGGINTON, TRING, HERTS
ONE DETACHED 4-BEDROOM DWELLING

Your application for outline planning permission dated 14 September 2000 and received on 20 September 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: 07 November 2000

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/01691/00/OUT

Date of Decision: 07 November 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 5 of the Hertfordshire Structure Plan Review 1991-2011, 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 area.

2. The Hertfordshire Structure Plan Review 1991-2011 seeks to enable activities and development in Hertfordshire to be carried out consistently with the principles of sustainable development. The Plan aims to encourage economic growth consistent with environmental constraints, provide for housing and social needs in ways which minimise the need to travel with an emphasis on urban concentration, improve quality of life without prejudicing that of future generations or the environment, avoid pollution in all its forms, contain road traffic growth whilst encouraging alternative means of travel, conserve important environmental assets, safeguard the Green Belt, conserve natural resources and make efficient use of land, minerals, buildings, energy, water and waste. The proposed development would prejudice this strategy and is therefore contrary to Policy 1 of the Hertfordshire Structure Plan Review 1991-2011.

3. The application site is located within the Chilterns Area of Outstanding Natural Beauty (AONB). The proposed dwelling would be located in predominantly open countryside and would be a suburbanising feature that would have a seriously harmful effect on the open character, appearance and visual amenities of the Chilterns AONB. The proposal would therefore be contrary to the aims of Policy 90 of the Dacorum Borough Local Plan, Policy 96 of the Dacorum Borough Local Plan 1991-2011 Deposit Draft and national advice contained in Department of the Environment Planning Policy Guidance Note 7.