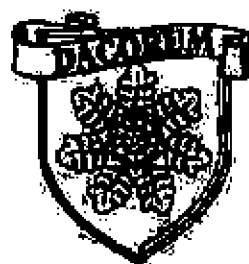


TOWN & COUNTRY PLANNING ACTS, 1971 and 1972



DACORUM BOROUGH COUNCIL

To  
Mr & Mrs J P French  
White House  
Pie Corner  
Church End  
Flamstead  
Herts

Bryant Laing Partnership  
The Studio  
Mackyre End  
Harpenden  
Herts

<p>One Dwelling</p> <p>.....</p> <p>.....</p> <p>at .... Land at White House, Pie Corner, Flamstead, Herts</p> <p>.....</p>	<p>Brief description and location of proposed development.</p>
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In pursuance of their powers under the above-mentioned Acts and the Orders and Regulations for the time being in force thereunder, the Council hereby refuse the development proposed by you in your application dated ..... 29.9.88 ..... and received with sufficient particulars on ..... 12.10.88 ..... and shown on the plan(s) accompanying such application..

The reasons for the Council's decision to refuse permission for the development are:—

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 or 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 context of this policy.
2. The proposal is not supported by evidence of local need sufficient to satisfy Policies 4 and 5 of the adopted Dacorum District Plan.
3. The proposal would constitute a prominent extension of existing development resulting in a visual intrusion into views from the open countryside to the south and east of the site.

Dated ... First ..... day of ..... December ..... 19 88

Signed..... .....

SEE NOTES OVERLEAF  
P/D. 15

Chief Planning Officer

NOTE

1. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment, in accordance with s.36 of the Town and Country Planning Act 1971, within six months of receipt of this notice. (Appeals must be made on a form obtainable from the Secretary of State for the Environment, Tollgate House, Houlton Street, Bristol, BS2 9DJ). The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order.
2. If permission to develop land is refused, or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Borough Council in which the land is situated, a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act 1971.
3. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in s.169 of the Town and Country Planning Act 1971.

4/1895/88. ONE DWELLING.  
LAND AT WHITE HOUSE, PIE CORNER, FLAMSTEAD.  
APPLICANT: MR & MRS J P FRENCH

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DESCRIPTION - The application site comprises a rectangular, 795 sq m (0.3 acre), plot currently forming part of the residential curtilage of the White House. The site is at the head of a relatively modern residential cul-de-sac which is characterised by detached chalet type bungalows. Housing development lies to the north and west of the site, with open countryside to the south and east. A public footpath runs along the rear (southern) edge of the plot, and mature trees and hedges mark the boundary. The proposal is to construct a chalet type bungalow, offering 182 sq m (1959 sq ft) of accommodation. The design of the dwelling reflects that of other properties in the locality.

POLICIES

Hertfordshire County Structure Plan 1986 Review

Policies 1, 27, 47 and 51

Dacorum District Plan

Metropolitan Green Belt; Policies 1, 3, 4, 5, 18, 19 and 66

REPRESENTATIONS

Flamstead Parish Council

Objects because of Policies 4 and 5 of the District Plan.

CONSIDERATIONS - Flamstead is a village specified in Policy 5 of the District Plan wherein planning permission may be granted for small scale residential development within the main core of the village, subject to conformity with Policy 4. The application site is within the main village core. However, for planning permission to be granted, the applicant must identify a specific need for the development as required by Policy 4. No supporting evidence has been provided with the application to justify an exception to the strict rural policies. Additionally, the existence of the public footpath to the rear, and the fact that open countryside lies on 2 sides of the site, mean that the development will be prominent and create a visual intrusion into the countryside.

RECOMMENDATION - That planning permission be REFUSED (on form DC4) for the following reasons:

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 proposal is not supported by evidence of local need sufficient to satisfy Policies 4 and 5 of the adopted Dacorum District Plan.
3. The proposal would constitute a prominent extension of existing development resulting in a visual intrusion into views from the open countryside to the south and east of the site.

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