



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

GORDON J SCOTT FRICS
2 GRANGE ROAD
TRING
HERTS
HP23 5JP

MR I REID
BERKELEY LODGE
CHESHAM ROAD
WIGGINTON TRING
HERTS
HP23 6HH

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01943/98/FHA

**BERKELEY LODGE, CHESHAM ROAD, WIGGINTON, TRING, HERTS
TRIPLE GARAGE WITH GAMES ROOM OVER**

Your application for full planning permission (householder) dated 12 November 1998 and received on 16 November 1998 has been **REFUSED**, for the reasons set out overleaf.

Director of Planning

Date of Decision: 07 January 1999

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/01943/98/FHA

Date of Decision: 07 January 1999

1. The application site is located in the Green Belt in the adopted Dacorum Borough Local Plan. Within the Green Belt, planning permission will only be granted for appropriate development, in accordance with national advice contained in the Department of the Environment Planning Policy Guidance Note 2 Green Belts and Policy 3 of the Dacorum Borough Local Plan. 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 proposal adds a further element of built development on the site which, taken together with the substantial additions that have been made to the original dwelling, is inappropriate in and harmful to the Chilterns Area of Outstanding Natural Beauty.