

**Dacorum Borough Council
Planning Department**

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



P W ABBISS FRICS
FLINTWOOD
KINGSDALE ROAD
BERKHAMSTED
HP4 3BS

MR & MRS L BROWN
TOR CREST
HOLLYBUSH CLOSE
POTTEN END, BERKHAMSTED
HERTS
HP4 2SN

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/02027/00/FHA

TOR CREST, HOLLYBUSH CLOSE, POTTEN END, BERKHAMSTED, HERTS,
HP4 2SN
FIRST FLOOR SIDE EXTENSION

Your application for full planning permission (householder) dated 09 November 2000 and received on 10 November 2000 has been **REFUSED**, for the reasons set out overleaf.

Diana Noble.

Development Control Manager

Date of Decision: 10 January 2001

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/02027/00/FHA

Date of Decision: 10 January 2001

1. The application site is within the Green Belt wherein there is strict control over the extension and alteration of dwellinghouses. The proposed extension, by virtue of its height, bulk and proximity to the flank boundary, would result in an undesirable enclosure of the space between dwellings to the detriment of the spacious character of the locality and would reduce the openness and undeveloped character of the Green Belt. Furthermore, when taken cumulatively with previous extensions to the dwelling, the proposed extension would amount to a disproportionate addition over and above the size of the original dwelling. The proposal is therefore contrary to Policy 20 of the Dacorum Borough Local Plan, Policy 23 of the Dacorum Borough Local Plan 1991-2011 Deposit Draft and national advice contained in Planning Policy Guidance Note 2 'Green Belts'.

INFORMATIVE:

If the development had been acceptable in principle to the local planning authority, then amended plans would have been sought showing the cheek of the dormer window moved one metre from the flank boundary and the proposed rear facing window fitted with obscure glazing.