



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

MR J MCMANUS
O'SHEA GROUP
1 GRANARD BUSINESS CENTRE
BUNNS LANE MILL HILL
LONDON
NW7 2DZ

MR & MRS STEWART
LONGDEANS
CHIPPERFIELD ROAD
BOVINGDON HEMEL HEMPSTEAD
HERTS
HP3 0JS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/02093/98/OUT

LONGDEANS, CHIPPERFIELD ROAD, BOVINGDON, HEMEL HEMPSTEAD,
HERTS, HP3 0JS
DWELLING AND GARAGE

Your application for outline planning permission dated 07 December 1998 and received on 11 December 1998 has been **REFUSED**, for the reasons set out overleaf.

Director of Planning

Date of Decision: 22 January 1999

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/02093/98/OUT

Date of Decision: 22 January 1999

- 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 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 proposed dwelling would significantly detract from the rural character and appearance of this area of open countryside, contrary to policies in the adopted Dacorum Borough Local Plan.**