

REASONS FOR REFUSAL  
OF APPLICATION: 4/1090/92

Date of Decision: 22.10.1992



1. The site is within a rural area beyond the 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 would be detrimental to the natural beauty of the landscape by virtue of the introduction of residential curtilage onto agricultural land and the erection of fencing and hedging to enclose the land. The use of the access by residential and agricultural traffic could lead to possible future conflict which would lead to pressure for a new agricultural access. Within the Chilterns Area of Outstanding Natural Beauty, the prime planning consideration is the preservation of the natural beauty of the area and the proposed development is unacceptable in terms of this policy.