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Standing up for Hertfordshire's countryside

Heather Edey
Planning & Development
Dacorum Borough Council
The Forum, Marlowes
Hemel Hempstead
Herts. HP1 1DN

Our Ref:

Your Ref:

19th May 2023 (by email)

Dear Heather Edey,

Application no. 23/01056/LDP
Wingletang, Bulstrode Lane, Felden, Hemel Hempstead
Construction of 5 no. outbuildings which are incidental to the enjoyment of the building

I write with reference to the above application for a Lawful Development Certificate for a Proposed Use or Development to express CPRE Hertfordshire's concern regarding this proposal for "outbuildings" in the Green Belt. The Planning Statement accompanying the application notes that the proposed development should be considered as permitted, due to the total of the proposed buildings not exceeding 50% of the total area of the curtilage.

It is clear from the limited information provided with the application that the number of buildings and their location as individual separate rooms will have a significant impact on the openness and character of the Green Belt in this location. We accept that permitted development rights apply in the Green Belt, but this proposal relates to the provision of individual rooms for specific purposes which would normally be incorporated into a house.

The Council should satisfy itself that the calculations of curtilage, which appear to include a long driveway, are appropriate for the calculation of site area with regard to the permitted development rights, and that the proposed buildings are truly "incidental to the enjoyment of the building". It would appear that the domestic nature of the activities proposed should be more appropriately incorporated into the main building rather than a series of individual small buildings requiring external movements between them in all conditions.

Yours sincerely,

Chris Berry
Planning Manager

NOTE: We would request that this letter is published on the Council's website as a document relating to this application and should be grateful if you would notify us of the date of the appropriate meeting if it is to be determined by planning committee.

CPRE is working nationally and locally for a beautiful and living countryside

CPRE Hertfordshire is a Charitable Incorporated Organisation

President: Sir Simon Bowes Lyon, KCVO

Chairman: Allan McNab

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