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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:

7th June 2023 (by email)

Dear Heather Edey,

Application no 23/01083/FUL
Huntsmoor, Stoney Lane, Bovington, Hemel Hempstead HP3 0DP
Proposed single storey two bedroom dwelling with demolition of existing ancillary
outbuildings. New access and associated landscaping works. (Amended scheme).

I write to express our concern with regard to the above application for the construction of a new dwelling in the Green Belt to the rear of Huntsmoor. The Planning Statement accompanying the application asserts that the site should be regarded as previously developed land by virtue of a carp pond and seating, and various buildings incidental to the use of the main house.

The Applicant states that the requirement for very special circumstances to be demonstrated to justify inappropriate development in the Green Belt is thus not seen to apply. Appeal decisions elsewhere are quoted to support this position.

We do not believe that this is an appropriate interpretation of paragraph 149 of the National Planning Policy Framework (NPPF) relating to previously developed land. In any case, the addition of an extra dwelling behind the existing house would inevitably have a greater effect on the openness of the Green Belt than the garden, and it is clear to us that the pond and other minor buildings are incidental to the use of the existing house.

The site is outside the village boundary, as noted by the applicant, and we request the Council to refuse this application on the basis of harm to the openness and character of the Green Belt in this location.

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.

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