



The countryside charity
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Standing up for Hertfordshire's countryside

Samuel Miller
Planning and Building Control
St. Albans City and District Council
Civic Centre, St. Peter's Street
St. Albans
Herts AL1 3JE

Our Ref:

Your Ref:

20th December 2024 (by email)

Dear Samuel Miller,

Application no. 5/2024/1789

**Land at junction of Ayres End Lane and Harpenden Road, St Albans
Construction of a self-build dwelling, formation of new vehicular access on
Ayres End lane and associated works**

I write with reference to the above application, to which CPRE Hertfordshire objects for the follow reasons.

1. The site lies within the London Metropolitan Green Belt where development is inappropriate according to the National Planning Policy Framework (NPPF) unless very special circumstances can be demonstrated to clearly outweigh the harm caused by the proposed development.
2. The proposal is for a substantial dwelling well outside the settlement boundary which will have an impact on the openness of the countryside in this location. The Design and Access Statement notes that "the benefits of the scheme, taken as a whole, are sufficiently unique to amount to very special circumstances". No further issues relating to the proposed development are identified and we request that the Council refuses permission for this inappropriate development.

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: Peter Waine

Registered Charity 1162419

CPRE Patron: His Majesty The King