



# The Planning Inspectorate

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*Handwritten initials: DA, AM, RB*

Mr R D Pearson  
63 Granville Road  
Northchurch  
Berkhamsted  
Herts  
HP4 3RN

Your Ref:

Our Ref:  
T/APP/A1910/A/96/265922/P2

Date:

- 3 SEP 1996						
PLANNING DEPARTMENT DACORUM BOROUGH COUNCIL						
DATE	TIME	BY	ACK.	FILE		
- 5 SEP 1996						
TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6						
APPLICATION NO: 4/0011/96FH						

Dear Mr Pearson

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6  
APPLICATION NO: 4/0011/96FH

- I have been appointed by the Secretary of State for the Environment to determine your appeal against the failure of the Dacorum Borough Council to give within the prescribed period notice of their decision in respect of an application for a first floor extension over the existing garage and kitchen at 63, Granville Road, Northchurch, Berkhamsted. I have considered the written representations made by you and by the Council, and those made to the Council which have been forwarded to me. I inspected the site on 13 August 1996.
- The Council have indicated that they would have refused the application because its excessive size and bulk and poor and inappropriate design would have a seriously detrimental effect on the character and appearance of the existing house and the street scene.
- From what I saw of the site and its surroundings and read in the representations, in my opinion the main issue in this case is whether your proposal would have an adverse effect on the street scene.
- 63 Granville Road is an end of terrace house on the northern side of the road on the corner of Bell Lane. In 1973 permission was given for a single storey, flat roofed extension about 5 m wide at the side which extends slightly in front of the house and over 3 m to the rear. You want to put an upper floor with a pitched roof on the extension.
- Apart from the extension, your house is similar in design to the others in the terrace and the other terraces on both sides of Granville Road to the west. Small front projections, different colours of render, different levels because of the local topography and walls, hedges and fences around the front gardens help to create a more varied and interesting street scene than the plainer design and open frontages of the semi-detached houses and 2 storey blocks of flats on both sides of Westfield Road east of Bell Lane.

6. The front of your garage is roughly in line with the other projections on the terrace. The ridge of the roof on the extension would be about 0.65 m higher than that of the main house, but neighbouring terraced houses have different ridge heights because the land rises to the west. The gable facing the road is not a feature in the design of nearby houses, although a new house built recently on Bell Lane at the rear of 68 Granville Road has a half hipped roof which gives a similar impression. As far as I could see there are no dormer windows, small round windows or rooflights on other houses, but recently built properties on Bell Lane have introduced significant variations from the standard house designs in the area. The side elevation would lack the symmetry and regularity of other elevations, but this is in part due to the design of the existing extension. In any event it would be partially screened from Westfield Road and Bell Lane by mature trees.

7. The extension would substantially increase the bulk of your house compared to its neighbours, but in my view the result would tend to read more like an additional dwelling extending the terrace than an excessive enlargement. Because the land slopes steeply down to the north, your house is more prominent in views up Bell Lane. The hipped roof on the rear of the proposed extension and mature trees along the road would reduce its visual impact from that direction.

8. PPG1 says that obviously poor designs should be rejected, but in my view taking all these points together your proposal would not be so out of scale that it would detract from the street scene. Similarly it would add new design elements but overall remain sufficiently in character with your house and its surroundings that the appeal should be allowed. In reaching this conclusion, I have borne in mind that policies in the Hertfordshire County Structure Plan Review and the Dacorum Borough Local Plan seek to conserve and enhance the quality of the urban environment and ensure that development is appropriate in relation to adjoining property and longer views and respects the townscape and general character of the surrounding area. There are also environmental guidelines on house extensions.

9. I have considered all the other matters raised, including examples of development allowed in Northchurch and the implications of the round window and rooflights for the use of the roofspace. In my view eliminating the round window and rooflights would not affect the overall impression of the extension nor reduce its apparent height and size.

10. From the dormer window it would be possible to look down the slope at the recently built bungalow next to Bell Lane. The length of your rear garden and the distance between the 2 buildings may be somewhat less than the minimum considered desirable in new development in the local plan, but a high fence and planting help to screen the paved parking area, front door and window on this side of the bungalow. In addition I assume that potential overlooking from the existing bedroom windows in your house was taken into account when planning permission was given for the bungalow. A window on the north-eastern side of the extension would look across the back of your house at the garden of no 61. There is a partial screen of conifers along the boundary and existing main bedroom windows look down on the garden at closer quarters. The ground floor of your house is roughly level with the first floor of the flats of the far side of Bell Lane. There are 2 windows in the side of the flats and their rear garden is not screened. The windows in this side of the extension would not be main windows, and they would be separated from the flats by wide verges and footpaths on both sides of the road and 2 large trees. All in all I think that the extension would not result

in an unacceptable loss of privacy for those living in neighbouring property. I am satisfied that none of these nor any other matters are of sufficient weight to justify altering my decision on the main issue.

11. I have considered what conditions, if any, should be attached to the planning permission. The application says that the walls and roof of the extension would be finished in materials which would match the existing house. Because of the potential effect on the street scene, I think that details of the materials to be used should be approved by the Council before development begins. For the reasons given in the previous paragraph I believe that it is not necessary for the window in the north-eastern side of the extension to be glazed in obscure glass.

12. For the above reasons and in exercise of powers transferred to me, I hereby allow this appeal and grant planning permission for a first floor extension over the existing garage and kitchen at 63, Granville Road, Northchurch, Berkhamsted in accordance with the terms of the application (No 4/0011/96FH) dated 3 January 1996 and the plans submitted therewith, subject to the following conditions:

1. the development hereby permitted shall be begun before the expiration of 5 years from the date of this letter;

2. no development shall take place until details of the materials to be used externally on the extension have been submitted and approved in writing by the local planning authority.

13. An applicant for any consent, agreement or approval required by a condition of this permission has a statutory right of appeal to the Secretary of State if consent, agreement or approval is refused or granted conditionally or if the authority fail to give notice of their decision within the prescribed period.

14. This letter does not convey any approval or consent which may be required under any enactment, bye-law, order or regulation other than Section 57 of the Town and Country Planning Act 1990.

Yours faithfully



C. R. WAREHAM MRTPI  
Inspector