

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0052/92

P Melitus
'The Gables'
Tring Road
Gubblecote
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
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The Gables, Tring Road, Gubblecote, Tring

SINGLE STOREY REAR EXTENSION

Your application for *full planning permission (householder)* dated 15.01.1992 and received on 15.01.1992 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning

Date of Decision: 10.03.1992

(encs. - Conditions and Notes)



CONDITIONS APPLICABLE
TO APPLICATION: 4/0052/92

Date of Decision: 10.03.1992

The development to which this permission relates shall be begun within a period of five years commencing on the date of this notice.

REASON:

To comply with the provisions of s.91 of the Town and Country Planning Act 1990.

by future occupiers of 'Bradfield' that their privacy would be affected.

7. The relationship of the proposed dwelling to No 15 Alexandra Road would follow a pattern already established by other houses in the road and the amenities of the occupiers of that property would be unlikely to be affected by a single storey building on the appeal site. Bearing in mind that the proposal would take the form of a bungalow I am satisfied that the development would be sufficiently distant from the gardens of houses to the north-east for the amenity of the occupiers of these properties not to be affected. Taking all these factors together I am drawn to the conclusion that, while the principle of development might well be established, the design and layout of the proposed bungalow fails to respond satisfactorily to constraints imposed by the appeal site, in particular to conditions at the break point in the south-eastern boundary of the site. My overall conclusion on the first issue is, therefore, that development in the manner proposed would constitute overdevelopment of the appeal site.

8. Turning to the second issue, the proposed bungalow would form part of the built up area of Chipperfield and would continue the linear pattern of development already established by houses on the north-east side of Alexandra Road. Bearing in mind the strict policies that apply to new development in the Green Belt I have considered whether the proposal would seriously conflict with Green Belt policy for the area. You have referred to the planning history of 'Bradfield' and some previous indication, at the time that 'Bradfield' was built, that development might take place at the rear of this property. In the absence of any firm evidence to this effect I am unable to attach any weight to your representations on this point. Nevertheless, the size of the plot presently occupied by 'Bradfield' is, in my opinion, more than adequate for the needs of its occupiers and, bearing in mind also its shape and corner location, I have taken the view that the development proposed could reasonably be regarded as infilling. So far as local need is concerned, you have outlined your clients' personal circumstances. I have no reason to doubt these and I am satisfied that they amount to a material consideration in this case. On balance therefore I do not consider that the proposed development would fundamentally conflict with Green Belt policies for the area, or that the granting of planning in this case would undermine the effectiveness of Green Belt policies in dealing with future development proposals in Chipperfield.

9. In dealing with the second issue and in determining this appeal I have borne in mind the duty under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas. The special character of Chipperfield derives, in my view, from the informal layout of the village where buildings of diverse architectural character and appearance are interspersed with attractive areas of grassy

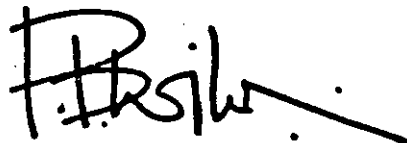
open spaces and woodland. The appeal site is situated at the edge of the Chipperfield Conservation Area where its character is less pronounced, but still pleasing. In this context the proposed development would not appear out of place and I conclude, therefore, that the character of the Conservation Area would be preserved in this case.

10. To summarise, I consider that the development proposed could take place without conflicting with local planning policies in respect of the Green Belt and Conservation Areas. The character of the surrounding area would not be unduly affected but a conflict arises between the size and form of the proposed bungalow and the configuration of the appeal site, and in my judgement this would amount to overdevelopment. I do not therefore propose to grant planning permission in this case. It may be that the form of the building or the boundaries of the site could be modified to overcome the difficulty that I have identified but it would be for the local planning authority to determine any future proposal on its particular planning merits.

11. I have taken into account all the other matters raised in representations but none are of sufficient weight as to outweigh the considerations that have led to my conclusion in this case.

12. For the above reasons, and in exercise of the powers transferred to me, I hereby dismiss this appeal.

I am Gentlemen
Your obedient Servant

A handwritten signature in black ink, appearing to read 'P D Wilson', with a long horizontal stroke extending to the right.

P D WILSON DipArch DipTP RIBA MRTPI
Inspector