



# The Planning Inspectorate

D/801/VR/P

An Executive Agency in the Department of the Environment and the Welsh Office

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PLANNING DEPARTMENT DACORUM BOROUGH COUNCIL	
Collett Designs Architectural Consultants 17 Collett Road HEMEL HEMPSTEAD Hertfordshire HP1 1HY	Ack. Your Ref: CD/MT Adm. CD/MT Our Ref: T/APP/A1910/A/92/204679/P4
Received	11 AUG 1992
Comments	Date: 10 AUG 1992

Gentlemen

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6  
APPEAL BY MR AND MRS J MIDGLEY  
APPLICATION NO: 4/0053/92

1. I have been appointed by the Secretary of State for the Environment to determine the above mentioned appeal against the decision of the Dacorum Borough Council to refuse planning permission in respect of an application for the erection of a new bungalow with parking spaces on land at the rear of 'Bradfield', Langley Road, Chipperfield. I have considered the written representations made by you and by the Council and also those made by the Chipperfield Parish Council and an interested person, including those made directly to the Council and forwarded to me. I inspected the site on 13 July 1992.

2. From my consideration of the written representations made and my inspection of the site and its surroundings I have come to the conclusion that the main issues in this case are, firstly, whether the proposal would amount to overdevelopment of the appeal site and, secondly, whether the proposed bungalow would, bearing in mind its location in the Green Belt and in a Conservation Area, harm the character of the surrounding area.

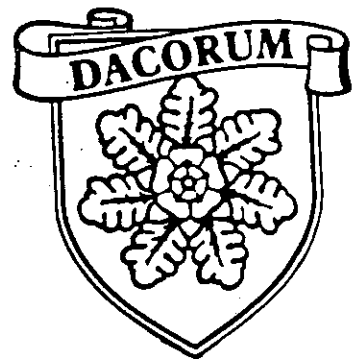
3. The appeal site presently forms part of the garden of 'Bradfield' a 2 storey detached house situated at the junction of Langley Road and Alexandra Road on the outskirts of Chipperfield. In relation to the size of the house the garden is generously proportioned and extends around the side and rear of the property. A low garden wall at the front of the house is splayed at the south-west corner to exclude a small area of land used for casual parking. The appeal site fronts Alexandra Road, for a distance of about 15 m and extends 20 m across the present rear garden to 'Bradfield', up to its north-eastern boundary, reducing in width to about 8 m. A 2 storey semi-detached house is sited immediately to the

north-west of the appeal site. To the north-east are the ends of narrow rear gardens to 2 houses fronting Langley Road.

4. Policies contained in the 1986 Review of the Hertfordshire County Structure Plan are protective towards the character of Green Belt land and rural areas generally. The Dacorum District Plan 1984, now superseded for development control purposes by the Deposit Draft of the Borough Local Plan, develops Green Belt strategy at a local level and reiterates the presumption against inappropriate development within the Green Belt. The District Plan acknowledges that rural settlements are an important feature of the countryside which contribute to its character. Policy 14 sets out detailed policies relating to development within Conservation Areas. In the Draft Plan Chipperfield is identified, for policy purposes, as one of four selected small villages in the Green Belt where limited development to meet local needs may take place without serious environmental detriment. Other policies in the Draft Plan offer guidance on the design of new development and on technical standards. Particular emphasis is placed on the need for development of good architectural quality in Conservation Areas.

5. The 2 bedroom bungalow proposed would be modest in size and would occupy less than half the area of the appeal site. The building would be set 1 m away from the boundary with No 15 Alexandra Road, to the north-west, and about 3 m from a newly created boundary with the garden of 'Bradfield' to the south-east. The front of the building would be 2 m from the carriageway, slightly forward of the general building line in Alexandra Road. At the rear an inset of the appeal site boundary would place part of the rear wall of the bungalow approximately 2.5 m from the boundary to the rear garden of 'Bradfield'. A window to a dining area would be set within this wall. Windows to a bedroom and kitchen adjacent to the dining area would overlook a rear garden of an average depth of 8 m. The general bulk of the building would be significantly less than 2 storey houses nearby.

6. My impression of the extent and proportions of the plot on which 'Bradfield' stands suggests to me that a separate plot might be formed from the present garden, of a size capable of accommodating a single, small dwelling. The depth of the rear garden to 'Bradfield' would be reduced but the existing house is set well back from Alexandra Road, resulting in a garden area at the side of the house with an amenity value approaching that of the rear garden. Whilst the principle of creating an additional plot might be established I am concerned, in this case, about the alignment of the boundary between the appeal site and the garden to 'Bradfield'. The effect would be to bring that part of the proposed bungalow which includes the dining area very close to the appeal site boundary. The distance between the dining area window and the fence proposed along the boundary would allow only a limited outlook but notwithstanding the height of the proposed fence, a window to a habitable room in this position could, in my view, give reasonable cause for concern



TOWN AND COUNTRY PLANNING ACT 1990  
DACORUM BOROUGH COUNCIL

Application Ref No. 4/0053/92

Mr & Mrs J Midgley  
Bradfield  
Langley Road  
Chipperfield  
HERTS

Collett Design  
17 Collett Road  
HEMEL HEMPSTEAD  
Herts  
HP1 1HY

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

r/o Bradfield Langley Rd/ Alexandra Rd Chipperfield  
DETACHED BUNGALOW (RESUBMISSION)

Your application for *full planning permission* dated 15.01.1992 and received on 16.01.1992 has been **REFUSED**, for the reasons set out on the attached sheet(s).

Director of Planning

Date of Decision: 27.02.1992

(ENC Reasons and Notes)



REASON FOR REFUSAL  
OF APPLICATION: 4/0053/92

Date of Decision: 27.02.1992

The proposal represents a gross over-development of the site which would adversely affect the visual and general amenities of the area and have a seriously detrimental effect on the character and appearance of a designated Conservation Area.