



# Appeal Decision

site visit held on Monday 9 August 1999

by R E Hurley C Eng MICE MIHT

an Inspector appointed by the Secretary of State for the  
Environment, Transport and the Regions

The Planning Inspectorate  
Toilgate House,  
Houlton Street  
Bristol BS2 9DJ  
☎ 0117 967 8927

09 SEP 1999

Appeal : T/APP/A1910/A/99/1023506/P5

- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is brought by Mr & Mrs D Gladstone against Dacorum Borough Council.
- The site is located at 13, Belham Road, Kings Langley.
- The application (ref: 4/00088/99/FHA), dated 22 December 1998 was refused on 18 February 1999.
- The development proposed is a loft conversion.

**Decision:** The appeal is dismissed.

## Development Plan

1. Policy 8 of the Dacorum Borough Local Plan, adopted April 1995, seeks to ensure a high standard in all development proposals; it indicates that development will not be permitted unless it is in accordance with the criteria set out in the policy. Policy 9 amplifies Policy 8 by seeking to ensure that new development meets the Environmental Guidelines set out in the Plan.

## The main issues

2. The main issues are the effects of the proposal on, firstly, the appearance of the existing house and, secondly, the character and appearance of the area.

## Inspector's reasons

3. The appeal premises are the southern half of a pair of semi-detached houses standing on the western side of Belham Road. The proposal would provide additional accommodation in the roof space. The external works include changing the hipped roof to a gable end and the insertion of a dormer window in the rear roof plane of the property.
4. The proposal would more than double the length of the ridge line of the existing roof. I consider that there would be a large increase in the mass of the roof which would change significantly the appearance of the existing building. The enlarged roof line would disturb severely the symmetry of the pair of semi-detached houses. I find that the proposed gable roof would be inappropriate to the existing building in terms of scale, form and appearance.
5. The character of the area derives mainly from the appearance and layout of the residential development which stands on both sides of Belham Road. This development contains a large number of pairs of semi-detached houses, the appearance of which is similar to the appeal premises and its neighbour. All those buildings and many of the others have hipped roofs with a similar pitch to that on the appeal premises. The enlarged roof with the

proposed gable end would be noticeably different from the roof line of all those properties. It would create an unbalanced building. The extended building would be clearly seen by passers-by along Belham Road as an incongruous feature in the street scene. I find that the proposal would harm the character and appearance of the area. The proposal would not be in accordance with Policy 8 of the adopted Borough Local Plan

6. The appellants refer to other houses in Belham Road and the surrounding area which have been extended, particularly at roof level. Having seen most of them from the public highway and considered the bundle of photographs they have submitted I see no good reason to change my decision in this case.

**Conclusions**

7. For the reasons given above I conclude that the appeal should not, on balance, succeed and I shall exercise the powers transferred to me accordingly.

*Loy Harley*



# PLANNING

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH

MR P CASSIDY  
203 TOMS LANE  
KINGS LANGLEY  
HERTS  
WD4 8PA

MR & MRS P GLADSTONE  
13 BELHAM ROAD  
KINGS LANGLEY  
HERTS  
WD4 8BX

TOWN AND COUNTRY PLANNING ACT 1990

**APPLICATION - 4/00088/99/FHA**

**13 BELHAM ROAD, KINGS LANGLEY, HERTFORDSHIRE, WD4 8BX**  
**ALTERATIONS TO ROOF AND INSTALLATION OF DORMER WINDOW**

Your application for full planning permission (householder) dated 22 December 1998 and received on 19 January 1999 has been **REFUSED**, for the reasons set out overleaf.

Director of Planning

Date of Decision: 18 February 1999

**REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/00088/99/FHA**

Date of Decision: 18 February 1999

**1. Policies of the development plan aim to safeguard the local environment. Policy 8 of the Dacorum Borough Local Plan, which is supported by the associated Environmental Guidelines for Small Extensions, seeks to promote good design practice on house extensions in order to protect the environment. The proposed alteration to the roof from a hipped form to a gable will detract from the appearance of the dwellinghouse and the street scene contrary to the above policy.**