

**Dacorum Borough Council
Planning Department**

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



MR A P WHITELEY
BRAMBLE COTTAGE
VALLEY ROAD
STUDHAM
BEDS
LU6 2NN

MR T AUSTIN
BOARSCROFT COTTAGE
STATION ROAD
LONG MARSTON
HERTS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00099/00/FHA

**BOARSCROFT COTTAGE, LONG MARSTON, TRING, HERTS, HP234RA
TWO STOREY SIDE EXTENSION**

Your application for full planning permission (householder) dated 07 January 2000 and received on 21 January 2000 has been **REFUSED**, for the reasons set out overleaf.

A handwritten signature in black ink, appearing to read 'K. Barnard'.

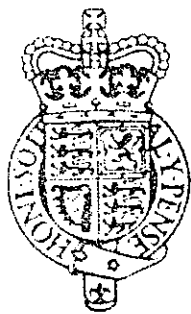
Director of Planning

Date of Decision: 14 March 2000

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/00099/00/FHA

Date of Decision: 14 March 2000

1. The application site is located within the Rural Area beyond the Green Belt and the Chilterns Area of Outstanding Natural Beauty. The proposed extension, by virtue of its bulk and its siting outside of the approved residential curtilage, would be an urbanising feature that would have a seriously harmful effect on the open character, appearance and visual amenities of the surrounding area. The proposal would therefore be contrary to Policies 5 and 20 of the Dacorum Borough Local Plan and Policies 5 and 23 of the Dacorum Borough Local Plan 1991 - 2011 Deposit Draft (including pre - inquiry changes suggested by the Council).



Appeal Decision

Site visit made on 11 July 2000

Rec'd. 27 JUL 2000

by David Metcalfe

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

D.P.	ED	FP	DC	BC	S.J.
D.P.P. RTPI					File
PLANNING DEPARTMENT DBC					

The Planning Inspectorate
Room 1404
Tollgate House
Houlton Street
Bristol BS2 9DJ
☎ 0117 987 8927

Date

25 JUL 2000

Appeal Ref: APP/A1910/A/00/1042112

Boarscroft Cottage, Station Road, Long Marston, Tring.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant full planning permission.
- The appeal is made by Mr & Mrs Austin against the decision of Dacorum Borough Council.
- The application (ref: 4/00099/00/FHA), dated 7th January 2000, was refused by notice dated 14th March 2000.
- The development proposed is a two-storey side extension.

Summary of Decision: The appeal is dismissed.

Procedural Matters

1. The Council's reason for refusal erroneously refers to the site being located within the Chilterns Area of Outstanding Natural Beauty. The site does not lie within this area and the Council's written submissions make this clear. The site lies within the Rural Area.

Main Issue

2. The main issue in this case is the impact of the proposal on the character and appearance of this area of countryside.

Planning Policy

3. The policy framework against which this proposal must be assessed is contained within the Hertfordshire Structure Plan Review 1991-2011 and the adopted Dacorum Borough Local Plan. Policy 20 of the local plan is the most relevant and this sets out the detailed criteria with regard to extensions to dwellings in the rural area. In summary this policy seeks to ensure that, amongst other matters, extensions to dwellings, either individually or collectively, are not of a size that would damage the character or appearance of the countryside – and thereby contradict national and local policies of restraint that exist on general building in the countryside.
4. The emerging local plan maintains a similar approach to dwelling extensions in the Rural Area but provides additional guidance as to the scale of extension that may be appropriate. Although this plan is well advanced it still has some way to go before adoption. Accordingly I give the emerging policy that weight commensurate with its standing.

Reasons

5. My visit confirmed that the appeal property is situated in a relatively exposed location in a flat and open landscape. Despite the hedgerows along Station Road the existing dwelling is clearly visible and stands out as an isolated and conspicuous building. The original dwelling on this site has been replaced with that currently occupying the site. This

replacement was built around 1994 and as a consequence the total amount of floorspace was increased by some 28% over and above the original dwelling. Despite this increase the dwelling remains of a reasonably modest size although its modern appearance and substantially enlarged curtilage from that approved as part of the replacement dwelling permission, clearly increases its impact on the generally open nature of this area of countryside.

6. The proposed side extension would add a further 44.2m² of floorspace thus providing an overall increase of between 66% and 77% in floorspace (depending on which figure is taken) over and above the original dwelling. Although of a design that is sympathetic to the current dwelling this extension would, irrespective of the % increase, add further to the bulk of the property and consequently intensify the impact it would have on the openness of the area.
7. The approved and emerging local plan policies recognise that there should be some scope for householders to adapt and extend their homes to meet their own requirements. In this case, however, the nature and scope of works already undertaken has ensured that the dwelling is now prominent in the landscape and as such has an adverse impact on the overall character and appearance of the area. Moreover, any relaxation of the policy in respect of this dwelling without good cause would undermine the ability of the Council to control other extensions that may come forward for determination – thus seriously compromising national, strategic and local policies that seek to protect the countryside from inappropriate developments.
8. I appreciate that an addition to the family puts pressure on the available living space and that extending the dwelling provides a relatively simple solution to such a problem. However, what has to be remembered is that the dwelling will remain long after the present and immediate future requirements of the present occupiers have passed. Accordingly, I do not consider that the personal requirements of the occupiers in this case are of sufficient weight to justify overriding a well-established policy and imposing harm on this area of open countryside.

Conclusions

9. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be dismissed.

Formal Decision

10. In exercise of the powers transferred to me, I dismiss the appeal.



Inspector