



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref No. 4/0222/93

D Robinson
2 Brownlow Road
Berkhamsted
Herts

Mr. D. Clarke
47 Gravel Lane
Hemel Hempstead
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

2 Brownlow Road, Berkhamsted, Herts

TWO STOREY SIDE EXTENSION

Your application for *full planning permission (householder)* dated 16.02.1993 and received on 18.02.1993 has been **REFUSED**, for the reasons set out on the attached sheet(s).

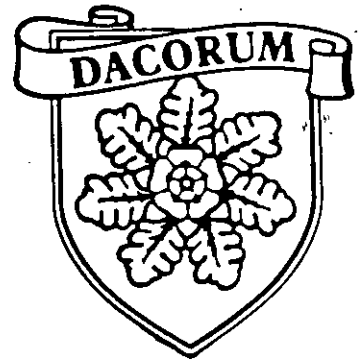
Director of Planning

Date of Decision: 31.03.1993

(ENC Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/0222/93

Date of Decision: 31.03.1993



The proposal would have a seriously detrimental effect on the character of the property and the resulting loss of space at first floor level between this dwelling and the adjoining property will adversely effect the character of the area and the overall street picture.



The Planning Inspectorate

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

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~~1/DA~~
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Hertfordshire
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PLANNING DEPARTMENT DACORUM BOROUGH COUNCIL						
Ref.				Ack.		
DoP	T.C.P.M.	D.P.	D.C.	B.C.	Admin.	File
Received		13 JUL 1993				
Comments						

Your Reference: 9340

Our Reference:
T/APP/A1910/A/93/222130/P8

Date: 12 JUL 1993

Dear Sir

TOWN AND COUNTRY PLANNING ACT 1990
SECTION 78 AND SCHEDULE 6
APPEAL BY MR DAVID ROBINSON
APPLICATION NUMBER: 4/0222/93

1. I have been appointed by the Secretary of State for the Environment to determine the above-mentioned appeal. This appeal is against the decision of the Dacorum Borough Council to refuse planning permission in respect of an application for two storey flank extension on land at 2 Brownlow Road, Berkhamstead, Hertfordshire. I have considered the written representations made by you and by the Council and also those made by interested persons directly to the Council and forwarded to me. I inspected the site on 16 June 1993.
2. The property comprises a detached house erected in the 1930's with rendered elevations under a tiled roof. It is one of six similar dwellings erected in Brownlow Road and Castle Hill opposite the ruins of Berkhamstead Castle which is an Ancient Monument. The proposal involves the construction of a two storey and single storey extension to the side of the property.
3. From my inspection of the appeal site and surrounding area and consideration of the representations, I am of the opinion that the principal issue in this case is whether the proposed extensions would be likely to have an adverse effect upon the character and appearance of the street scene.
4. The Hertfordshire County Structure Plan Alterations 1990 were approved in June 1992. Policy 47 seeks to preserve and enhance the essential character of the County's urban and rural areas and, in so doing, to have regard not only to the impact of individual developments but also their cumulative effect. The Council have referred me to Policies 18 and 66 of the adopted Dacorum District Plan which lists the matters to which attention should be paid in the case of all new development including the physical characteristics of the site and the location and design of adjoining development. More detailed guidance is, however, included in the Dacorum Borough Local Plan - Deposit Draft which has been certified as being in accordance with the Structure Plan and has been placed on deposit since July 1991. Policy 8 sets out criteria against which development will be judged, whilst Policy 9 makes reference to Environmental Guidelines which proposals will normally be expected to meet. In particular, the section on small-scale house extensions requires that they should maintain the common design characteristics of the street.

A further section relating to side extensions refers to the need to maintain a minimum 1m or 2m gap between dwellings. It is suggested, however, that "a greater distance will be required where it is necessary to maintain the spaciousness of a particular neighbourhood."

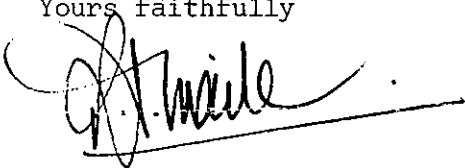
5. In designing the extensions you have had regard to the Council's guidelines and, in particular, you have sought to retain a 1m gap between the boundary with No 3 next door, even though this would make the extension more expensive to construct. You have also set the first floor element back from the front building line in order to lessen its impact upon the street scene. In assessing your Client's proposals it is necessary to have regard to their location. The guidelines refer to a minimum of 1m or 2m. In my opinion, however, the location of the appeal site, the type, spaciousness and uniformity of the houses along this section of the street directly opposite the grounds of the Castle, make it important to ensure that the gap between the existing houses is maintained. The average frontage of the six dwellings is some 20m, whilst the individual siting of the houses within their plots is such as to set off the open appearance of their surroundings and, in particular, that of the Castle grounds on the opposite side of the road. The grant of consent in this case would have the effect of reducing this spaciousness in respect of the appeal site which is strategically located within the block of six houses. Furthermore, such consent could act as a dangerous precedent for other such extensions, in particular to the adjoining house, the cumulative effect of which would further damage the appearance of the surrounding area.

6. I do not find the proposed single storey element of the proposals unacceptable given the existence of other single storey side extensions to nearby dwellings. It is, however, the upper floor and roof and the potential terracing effect of the proposals which would, in my judgement, be so damaging to the character and appearance of this sensitive location.

7. I have had regard to the other matters raised in the representations, including your reference to the flat roofed extension at No 3 Castle Hill, but none is of sufficient strength to outweigh my conclusion that the proposed extension should not be permitted.

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'R J Maile', is written over a horizontal line. The signature is cursive and somewhat stylized.

R J Maile BSc FRICS
Inspector