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HB/TB
per central

Your reference
WFJ/DMJ/209
Our reference
T/APP/5252/A/75/8586/G8
Date
2 19 JAN 1976

Sir

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 9
APPEAL BY R CULLEN ESQ
APPLICATION NO 240/75

1. I refer to this appeal, which I have been appointed to determine, against the decision of the Dacorum District Council to refuse planning permission for the conversion of a tack room and garden store to a dwelling at The Laurels, Station Road Tring. I have considered the written representations made by you and by the council and also those made by one other interested person. I inspected the site on 18 December 1975.
2. From my inspection of the appeal site and its surroundings, and the representations made, I am of the opinion that the determining issue is how the proposed dwelling would relate to the existing dwelling at The Laurels.
3. I note that the proposal is for a self-contained dwelling linked by a roof extension to the large semi-detached house at The Laurels, and that this is required to provide accommodation for elderly relatives. There would be no separate garden area for the proposed dwelling, which would face side windows and doors in the rear wing of The Laurels across a small courtyard. Access to the proposed dwelling would be along the drive to The Laurels, which passes across the front and down the side of that house.
4. There is no doubt that the proposed dwelling would be satisfactory from the point of view of meeting your client's immediate requirements, but it is clear that in the long term, when such requirements may no longer exist, the relation of a self-contained dwelling in this location to the main building at The Laurels would be unsatisfactory. There would be no independent curtilage and the occupants of both dwellings would suffer a loss of privacy to an unacceptable degree.
5. It seems to me that other solutions may be available to meet your client's requirements and I note that there is some potential for conversion of part of the existing dwelling to provide old persons' accommodation. I have considered all the other matters raised in the written representations but in my opinion they are not strong enough to outweigh the considerations that have led me to my decision.
6. For the above reasons, and in exercise of the powers transferred to me, I hereby dismiss this appeal.

I am Sir
Your obedient Servant

A H GIBB MBIM
Inspector