



# The Planning Inspectorate

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

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A E King and Associates  
Folly Bridge House  
Bulbourne  
TRING  
Hertfordshire  
HP23 5QG

Your Ref:

Our Ref:

T/APP/A1910/A/95/255265/P5

Date:

25 MAR 1996

Received

26 MAR 1996

Comments

Dear Sirs

**TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6**  
**APPEAL BY HURLOCK REFURBISHMENT**  
**APPLICATION NO: 4/0293/95**

1. I have been appointed by the Secretary of State for the Environment to determine this appeal against the decision of the Dacorum Borough Council to refuse planning permission for the construction of a detached house on land at the rear of 1 Crossways fronting Barncroft Road, Berkhamsted, Hertfordshire. I conducted a hearing into the appeal on 12 March 1996.
2. The statutory development plan comprises the approved Hertfordshire County Structure Plan and the adopted Dacorum Borough Local Plan. Berkhamsted is one of the towns listed in the plan to which development will generally be directed, and appropriate residential development is encouraged. Policy 8 of the Local Plan sets down criteria against which proposals for all development will be assessed. Densities of new housing proposals will be given careful consideration against criteria in policy 101. Government advice on housing is given in Planning Policy Guidance Note 3 (PPG3).
3. From what I have heard, read and seen, I consider the key issue to be the impact of the scheme on the character of appearance of Barncroft Road.
4. The residential district around the appeal site is characterised by mainly large detached dwellings built in a variety of styles and set in generous, landscaped plots. I noticed that Barncroft Road itself is a long winding cul-de-sac containing well-spaced houses and bungalows with wide frontages, but with plots of varying depth. Towards its southern end there is a wider gap in the frontage formed by the rear gardens of 3 dwellings in Crossways, one of which includes the appeal site. Crossways by comparison is a straight cul-de-sac of more regular layout.
5. The sub-division of the garden would result in both the new dwelling and the existing one standing in small plots. I appreciate that here and there within the wider area are other examples of small plots, in Shootersway Park for instance. However, in the context of



Barncroft Road and Crossways, both plots would be substantially smaller in area than prevailing plot sizes, except for the one at 2 Barncroft Road.

6. It seems to me that, in itself, the plot would be large enough to accommodate a small dwelling. There would be sufficient space between the backs of the 2 houses to meet the Council's 23 metre minimum standard to ensure privacy. The rear elevation has also been designed without first floor bedroom windows with privacy in mind. Since there is such a variety of architectural styles in the area, I can see little objection to the design of the house itself.

7. My principal concern is the impact of the development on the street scene. The house would be on the east side of the road amongst bungalows. Consequently, it would be somewhat higher than the neighbouring bungalow 'Ponderosa'. It would also be located closer to the highway which would result in a front garden of restricted size. Although not a large house in comparison with many in the road, its forward location on the plot, coupled with the projecting first floor bedroom would, to my mind, give the dwelling an undue dominance in the street scene, even allowing for retention of part of the existing hedge. It would also be sited close to the outside of a bend where it would be readily visible when coming along the close from the north, adding to its prominence.

8. I accept that there would be some space between the sides of the dwelling and the plot boundaries, although such space would be restricted because of the relative narrowness of the plot. In a road where most dwellings are set back with spacious front gardens and ample room at the sides, I consider that the whole effect of the scheme would be one of a cramped development, harmful to the character and appearance of Barncroft Road. As a result, the project would conflict in particular with criterion (c) in each of Local Plan policies 8 and 101. I find the scheme to be unacceptable.

9. In reaching my conclusion, I have also had regard to advice in PPG3 that full and effective use should be made of urban land. The advice also states that development proposals should be considered in terms of their relationship to their setting and by reference to the character and quality of the local environment. I have considered the other appeals referred to in Barncroft Road which were dismissed, as well as the one at No 2 which was allowed in 1987, pre-dating the other appeals and the adoption of the current Local Plan. That outline scheme was for a bungalow next to another and, although on a small triangular plot, the site has a wide road frontage. I have taken into account all the other matters raised but none affect the considerations which have been influential in my determination of this appeal.

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

Yours faithfully



D G HAYES DipTP MRTPI  
Inspector

## **APPEARANCES**

### **FOR THE APPELLANTS**

Mr A E King

A E King and Associates.

Mr and Mrs Hurlock

Appellants.

### **FOR THE LOCAL PLANNING AUTHORITY**

Mrs A Bochnacki

Planning officer, Dacorum B C.

### **INTERESTED PERSONS**

Mr J Reed

2 Crossways, Berkhamsted, Herts, HP4  
3NH.

## **DOCUMENTS**

- |            |   |   |
|------------|---|---|
| Document 1 | - | List of persons present at the hearing.       |
| Document 2 | - | Notification of hearing and circulation list. |

## **PLANS**

- |              |   |                                    |
|--------------|---|------------------------------------|
| Plan A.1-A.2 | - | Location map and application plan. |
|--------------|---|------------------------------------|

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref No. 4/0293/95

Hurlock Refurbishment  
West Bray, Wyatts Road  
Chorleywood  
Herts

Mr A King  
Folly Bridge House  
Bulbourne  
Tring, Herts  
HP23 5QG

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

1 Crossways (land rear of), fronting Barncroft Road, Berkhamsted

DETACHED HOUSE

Your application for *full planning permission* dated 10.03.1995 and received on 13.03.1995 has been **REFUSED**, for the reasons set out on the attached sheet(s).

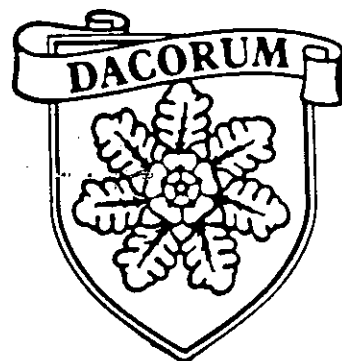
Director of Planning

Date of Decision: 18.04.1995

(ENC Reasons and Notes)

REASONS FOR REFUSAL  
OF APPLICATION: 4/0293/95

Date of Decision: 18.04.1995



Barncroft Road is a residential cul-de-sac characterised by generous size plots with ample spacing around and between dwellings. The proposed development would appear cramped in relation to the adjacent properties to the detriment of the appearance and character of the area.