



The Planning Inspectorate

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

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PLANNING DEPARTMENT DACORUM BOROUGH COUNCIL							
Ref.				Ack.			
Mrs S Newton		Dep.	T.C.P.M.	D.P.	D.C.	D.C.	Admn.
13 Western Road							
Tring							
Herts							
HP23 BG4							
Received				7 DEC 1992			
Comments				A. T/APP/A1910/A/92/212672/P7 B. T/APP/A1910/E/92/809358/P7			

Your reference:
Our reference:
Date - 4 DEC 1992

Madam

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990, SECTION 74 AND SCHEDULE 3

APPLICATION NOS: A. 4/0306/92 B. 4/0305/92

1. I have been appointed by the Secretary of State for the Environment to determine your appeals against the decisions of the Dacorum Borough Council to A. refuse planning permission for the erection of 2 semi-detached dwellings and garaging including a garage for 13 Western Road and B. refuse conservation area consent for the demolition of the existing garage and part of the boundary wall at 13 Western Road, Tring. I have considered the written representations made by you and by the Council and also those made by the Town Council of Tring. I have also considered the written representations made by interested persons, including those made at the application stage. I inspected the site on 23 November 1992.

2. From my inspection of the site and its surroundings and my examination of the representations submitted, I consider that the main issues in this case are firstly, the effect of the proposals on the character and appearance of the Tring Conservation Area in which the site is situated and secondly, whether an unacceptable loss of parking facilities would result.

3. On the first main issue, in accordance with Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, I have paid special attention to the desirability of preserving or enhancing the character or appearance of the conservation area. These aims are reflected in the conservation area policies of the Dacorum District Plan and the emerging Dacorum Borough Local Plan, which, among other criteria, require proposals to be of a high standard of design and conform with the established pattern of development.

4. The appeals site forms part of the large rear garden of your corner house and fronts Queen Street. In September, 1991, appeals relating to the erection of 2 pairs of semi-detached houses and 1 pair of semi-detached with one linked detached house on the site were dismissed, essentially on grounds of overdevelopment. The Council do not object to the principle of residential development on the site, but they and many local people consider that the reduced scheme now proposed would still appear too cramped and out of character with this part of the conservation area.

5. The gardens of 3 - 13 Western Road are a good deal larger than most of those of the neighbouring smaller scale housing in Western Road, Queen Street and King Street. The sense of space they together provide can be appreciated from Queen Street, notwithstanding the tall boundary wall on the frontage of the appeal site. However, the one pair of dwellings now proposed would be sited as far as is practicable from your existing house and the intervening area would be largely opened up to give access to garaging and parking with landscaping. In my opinion, this would reasonably preserve the characteristic spaciousness of this part of the conservation area and would not result in an unduly cramped setting for the existing and proposed buildings.

6. In terms of their siting close to the footway, their form, scale, detailed design and use of local bricks with slate roofs, it appears to me that the proposed houses would appropriately reflect the characteristics of the pleasant Victorian and Edwardian domestic building which predominates locally. The demolition of the large existing flat roofed garage on the site and the provision instead of pitched roofed garages in materials to match the proposed houses would in my view be a visual benefit. In all these respects, I find that the character or appearance of the conservation area would be enhanced. In these circumstances, I consider the demolition of part of the existing boundary wall, which is a pleasant but not special feature, unobjectionable.

7. Turning to the second main issue, having regard to the general lack of off-street parking facilities in the area and the competition that must result for the available on-street parking space, I understand the local concern about the appeal proposal in this context. However, the development would provide a garage with a car standing space in front for each of the proposed houses and a further space for visitors, in accordance with the Council's standards. There would be a replacement double garage and hardstanding for your property. I consider that this amounts to a realistic provision and is therefore unlikely to create an extra demand for on-street parking. Moreover, I do not find that the loss of on-street parking space resulting from the net creation of one additional access would be so great as to be unacceptable.

8. I have taken into account all the other matters raised in the representations. In particular, I note that the depth of the back gardens proposed falls short of the Council's guidelines but I believe that in overall size they would adequately meet the needs of the residents of the modest houses involved. Since the houses would be sited adjacent to the garage at the end of the garden of 11 Western Road, I do not consider that they would unacceptably overlook or otherwise be harmfully intrusive in relation to this adjoining property. Furthermore, I realize that the Council is well within the Structure Plan housing land supply targets, but this does not preclude additional housing within towns such as Tring which is acceptable on its merits. Neither these nor any other points made outweigh the considerations leading to my decisions.

9. In addition to the standard conditions concerning time limits, I am imposing conditions of planning permission similar to those suggested by the Council concerning external materials, landscaping and the removal of certain permitted development rights which I consider are justified having regard to the location of the site within a conservation area. I am not convinced of the need for different access detail to that shown the submitted site layout plan but in the interests of highway safety I consider the maintenance of unobstructed sight lines is warranted.

10. For the above reasons and in exercise of the powers transferred to me, I hereby allow these appeals and grant:

A. planning permission for the erection of 2 semi-detached dwellings and garaging including a garage for the existing property at 13 Western Road, Tring in accordance with the terms of the application No 4/0306/92 dated 12 March 1992 and the plans submitted therewith, subject to the following conditions:

1. the development hereby permitted shall be begun before the expiration of 5 years from the date of this letter.
2. the development hereby permitted shall be constructed in materials as stated on the submitted plans or such other materials as may be agreed in writing with the local planning authority.
3. The front boundary wall shall be constructed in bricks and coping bricks retained from the existing boundary wall bedded in lime mortar with flush rubbed pointing.
4. The roofs of the buildings hereby permitted shall be constructed using natural slate.
5. The windows and doors to the development hereby permitted shall be constructed of timber and shall receive a paint finish.
6. There shall be no obstruction to visibility within the sight lines shown on the submitted drawing no 1001/2C between 600mm and 2m above carriageway level.
7. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection during the course of development.
8. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.
9. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (or any order revoking and re-enacting that Order), no extension or alteration to the buildings shall be carried out and no buildings shall be erected within the curtilages of the dwellinghouses.

B. conservation area consent for the demolition of the existing garage and part of the boundary wall at 13 Western Road, Tring in accordance with the terms of the application No 4/0305/92 dated 12 March 1992 and the plans submitted therewith subject to the condition that the works to which this consent relates shall be begun before the expiration of 5 years from the date of this letter.

11. An applicant for any consent, agreement or approval required by a condition of this permission has a statutory right of appeal to the Secretary of State if consent, agreement or approval is refused or granted conditionally or if the authority fail to give notice of their decision within the prescribed period.

12. This letter does not convey any approval or consent which may be required under any enactment, by-law, order or regulation other than Section 57 of the Town and Country Planning Act 1990 and Section 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

I am Madam
Your Obedient Servant



T J WRIGHT ARICS
Inspector



The Planning Inspectorate

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

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Mrs S Newton						
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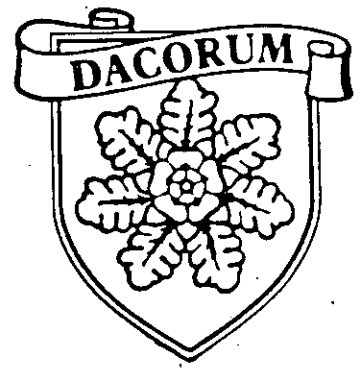
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I am Madam
Your Obedient Servant


T J WRIGHT ARICS
Inspector



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref No. 4/0306/92

Mrs S Newton
13 Western Road
Tring
Herts

Payne, Cullen Partnership
101 High Street
Tring
Herts
HP23 2AB

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Land r/o 13 Western Road, Tring,

TWO DWELLINGS WITH GARAGES AND PARKING, REPLACEMENT DOUBLE GARAGE FOR NO 13

Your application for *full planning permission* dated 11.03.1992 and received on 13.03.1992 has been **REFUSED**, for the reasons set out on the attached sheet(s).

Director of Planning

Date of Decision: 25.06.1992

(ENC Reasons and Notes)



REASONS FOR REFUSAL
OF APPLICATION: 4/0306/92

Date of Decision: 25.06.1992

1. The proposed development would result in a loss of off-street and on-street parking leading to increased pressure for parking on surrounding streets, where parking provision is already limited and difficult.
2. In the opinion of the local planning authority, the amount of development proposed on this site would appear cramped and out of character with nearby and adjacent development, and would consequently be harmful to the appearance and character of this part of the Tring Conservation Area.