

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref No. 4/0353/91

L Atkinson  
"The White House"  
Featherbed Lane, Felden,  
Hemel Hempstead

Mr.D.Clarke  
47 Gravel Lane  
Hemel Hempstead  
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

"The White House", Featherbed Lane, Felden,, Hemel Hempstead

TWO STOREY SIDE EXTENSION

Your application for *full planning permission (householder)* dated 11.03.1991 and received on 14.03.1991 has been **REFUSED**, for the reasons set out on the attached sheet(s).

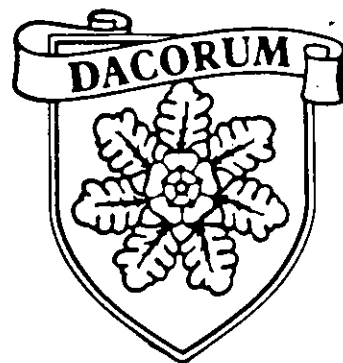
Director of Planning

Date of Decision: 18.04.1991

(ENC Reasons and Notes)

REASONS FOR REFUSAL  
OF APPLICATION: 4/0353/91

Date of Decision: 18.04.1991



The site is within the Metropolitan Green Belt on the adopted Dacorum District Plan wherein permission will only be given for use of land, the construction of new buildings, changes of use of existing buildings for agricultural or other essential purposes appropriate to a rural area or small scale facilities for participatory sport or recreation. No such need has been proven and the proposed development by reason of its mass and visual encroachment contributing to suburbanisation of the countryside is unacceptable in terms of this policy.

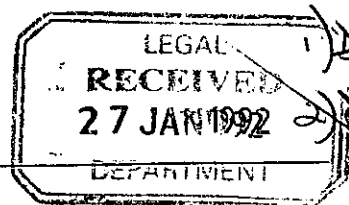


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D/768/HB/P



PLANNING DEPARTMENT DACORUM BOROUGH COUNCIL							
Mr D Clarke 47 Gravel Lane Boxmoor HEMEL HEMPSTEAD Hertfordshire HP1 1SA		Ref.			Ack.		
		G.P.O. T.C.P.M. D.P. D.C. B.C.			Admin. File		
		Date			Date		
		Received 29 JAN 1992			24 JAN 1992		
		Comments					

Your reference 9121  
Our reference T/APP/A1910/A/91/187292/P4

Sir

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6  
APPEAL BY MR L ATKINSON  
APPLICATION NO:- 4/0353/91

1. I have been appointed by the Secretary of State for the Environment to determine the above mentioned appeal against the decision of the Dacorum Borough Council to refuse planning permission in respect of an application for a two-storey side extension at The White House, Featherbed Lane, Feldon. I have considered the written representations made by you and by the Council. I inspected the site on 24 September 1991.

2. From my inspection of the site and surroundings, and the written representations made, I am of the opinion that the main issue in this appeal is whether or not the proposals are appropriate development in the Green Belt, and if not, whether they would harm the character and appearance of this part of the Green Belt.

3. The appeal site is located on the south side of Featherbed Lane to the west of its junction with Highcroft Road. It consists of a detached two-storey house with white painted brickwork under a hipped tiled roof. A garage is attached to its eastern flank, its roof running into that of a large single storey part of the main house. The boundaries to the south and west adjoin open farmland, while opposite on the north side of the lane is a grass paddock. The eastern boundary separates a neighbouring property in the lane, and two rear gardens of houses in Highcroft Road.

4. For the proposal to fall within the definitions of appropriate development in the Green Belt as listed in paragraph 13 of Planning Policy Guidance Note 2, the approved structure plan or the adopted local plan, it must be for the purposes of agriculture or forestry, ancillary to the needs of countryside recreation or other uses appropriate to the Metropolitan Green Belt. Whilst the development clearly falls outside any of these definitions, Policy 20 of the Dacorum Borough Local Plan, Deposit Draft, recognises the need for householders to extend their properties in Green Belt locations. The policy sets out criteria against which such development should be judged, bearing in mind the sensitivity of the location in which it is proposed. Accordingly, in determining this appeal, I will consider these criteria and the purposes of the Green Belt in assessing the impact of the proposals before me.

100%



RECYCLED PAPER

5. In your grounds of appeal, you refer to the appeal decision dated 27 September 1988, wherein the Inspector in considering one part of the proposal stated that demolition of the garage, and its replacement by a two-storey addition would not result in the outward expansion of the residential area into open countryside, and was satisfied that Green Belt policy would not be harmed. The appeal was dismissed because of the western extensions, and their encroachment into a sensitive part of the Green Belt. The Council's case is that this eastern extension is wider and therefore materially different from that example, as it increases the eastward projection of the house, and correspondingly its bulk and massing. They also consider that the proposals inclusion of the previously approved garage and its link to the house with a wall, presents a developed frontage which results in insufficient space around the building.

6. The approved garage building is a substantial addition to the property. Extensions are favourably considered under Policy 20 of the deposit draft local plan if they are compact and well related in scale or character to the main building, if they have regard to the size of the site and the character of the countryside or if they are not visually intrusive. Most importantly, consideration must be given to the amount the building has already been extended. It is clear from the written representations that the house has already been extended and is the subject of an extant approval for the garage building. In my view, bearing in mind the site's position on Featherbed Lane the cumulative effect of these extensions when considered with the proposal would increase greatly the visual mass of the building in relation to its site, such that it would be harmful to the character and appearance of this part of the Green Belt.

7. Furthermore, it is my opinion that if this proposal were allowed, it would create difficulties for the Council to effectively apply such restraint policies, and would therefore exacerbate the harm which could be done to the Green Belt by the proliferation of similar approvals.

7. I have taken into account all the other matters that have been raised in the written representations, but find nothing of sufficient weight to override the conclusions I have reached.

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

I am Sir  
Your obedient Servant



MICHAEL GURNEY DipArch RIBA  
Inspector