



# The Planning Inspectorate

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

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*Handwritten notes:*  
JDN  
2/Jan  
3) 08

Mr C Baldwin AMSST  
29 Alma Road  
Chesham  
Buckinghamshire  
HP5 3HD

Your Ref: -

Our Ref:

T/APP/A1910/A/92/212532/P8

Date:

15 JAN 1993

Sir

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6  
APPEAL BY: MR L RANCE  
APPLICATION NO: 4/0390/92

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 extensions and alterations to an existing bungalow at 'Arizona', Northchurch Common, Berkhamstead. I have considered the written representations made by you and by the Council, and also those made by the Parish Council and interested persons, including those made directly to the Council and forwarded to me. I inspected the site on 30 November 1992.

2. The appeal property is a small 2 bedroomed bungalow set within a large plot of 0.41ha. It is part of a group of low density dwellings situated in the countryside, a short distance beyond the northern urban edge of Berkhamstead. The area is located within the Metropolitan Green Belt, and the Chiltern's Area of Outstanding Natural Beauty as defined in the approved Hertfordshire Structure Plan 1991, the Dacorum District Plan 1984, and the Dacorum Borough Local Plan Deposit Draft, which has been the subject of a local inquiry.

3. Policy 20 of the draft local plan permits extensions to dwellings in the Green Belt and rural areas, providing certain criteria are met. These require extensions to be compact; well related to the existing building in terms of scale, design, bulk, and materials used; to have regard to the site, and retain sufficient space around the building to protect its setting and the character of the countryside; and, to be limited in size, bearing in mind the requirement of other policies to safeguard the character and appearance of the Green Belt and areas of outstanding natural beauty.



4. Therefore, from my inspection of the site and its surroundings, and from the written representations made, I am of the opinion that the main issue in this appeal is whether or not the proposed bungalow extensions are consistent with the aims and objectives of prevailing policies for the extension of dwellings within the Green Belt, and development within areas of outstanding natural beauty.

5. Your client's bungalow is one of 13 south facing properties which lie to the north of an unmade track on the edge of a field which separates a residential area of Berkhamstead from Northchurch Common. The dwellings are predominantly small scale bungalows or chalet style buildings, although 'Dolphins', the dwelling to the east of 'Arizona' is a 2 storey house. All of the homes are set within substantial plots.

6. From my inspection of the other properties which lie off of the track, it seems to me that originally most would have been of similar design and construction, for whilst many have been altered or extended, there is an underlying similarity between the dwellings, whether extended or not. Your proposal would make a substantial change to the size of the existing dwelling, by extending almost 9m beyond the front building line with a structure the full frontage width of the existing bungalow, and with accommodation on 2 floors. In order to maximise the usable first floor accommodation within the plan configuration created, you have gabled the new front wall, retaining only a token hip at the apex of the roof, as a reminder of the original design. Whilst the proposal would represent a substantial increase in floor area, it would, more importantly in my view, significantly alter the character and appearance of the original bungalow, and its setting. In my opinion, this gable, so far forward of the original building line, would, because of its width and increased height, appear unduly dominant, be visually intrusive, and encroach upon the countryside.

7. I acknowledge that the bungalow to the west of 'Arizona' has been extended, and has a front wing projecting as far forward as you propose. However, that frontage extension is for garaging, is much narrower than your proposal, and is only single storey height. Its impact is, therefore, much less, in my opinion, than your proposal would be.

8. It seems to me, in this sensitive location, that alterations to dwellings should be sufficiently faithful to the scale and design of the original buildings in order to maintain the intrinsic character and appearance of the area, and safeguard the countryside from further encroachment. Thus, in its present form, your proposal would not be consistent with the aims and objectives of the emerging policies, and your appeal should be dismissed.

9. I have taken into account all the other matters raised in the written representations, including your clients personal

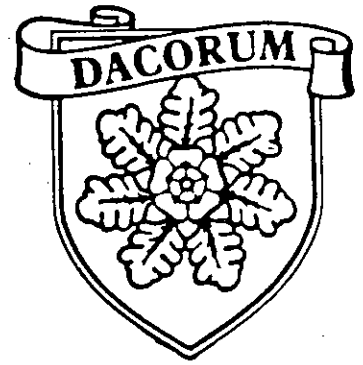
circumstances, for which I have sympathy, but I regret that they cannot be allowed to override the planning objections identified above.

10. 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 handwritten signature in cursive script, reading "Michael R Gurney". The signature is written in dark ink and is positioned above the printed name.

MICHAEL R GURNEY Dipl Arch RIBA  
Inspector



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref No. 4/0390/92

Mr L Rance "Arizona"  
Northchurch Common  
Berkhamsted  
Herts

C.F.S. Baldwin  
2 Alma Road  
Chesham  
Bucks

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

"Arizona" Northchurch Common, Northchurch,

SINGLE STOREY FRONT AND REAR EXTN. ALTERATIONS TO ROOF TO FORM 1ST FLOOR  
ACCOMMODATION & 2 DORMER WINDOWS

Your application for *full planning permission (householder)* dated 28.03.1992 and received on 31.03.1992 has been **REFUSED**, for the reasons set out on the attached sheet(s).

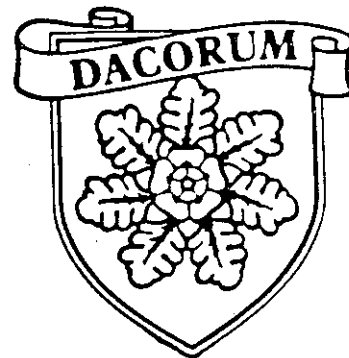
Director of Planning

Date of Decision: 16.07.1992

(ENC Reasons and Notes)

REASONS FOR REFUSAL  
OF APPLICATION: 4/0390/92

Date of Decision: 16.07.1992



The proposed extension is, by virtue of its size, incompatible with national and development plan policies which presume against all but very small scale building within the Metropolitan Green Belt and would, if permitted, create an undesirable precedent for similar development on other sites within the Borough.