



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref No. 4/0424/92

P Barbuti
31 Rambling Way
Potten End
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
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31 Rambling Way, Potten End,

FIRST FLOOR AND TWO STOREY FRONT EXTENSION

Your application for *full planning permission (householder)* dated 08.04.1992 and received on 09.04.1992 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: 4/0424/92

Date of Decision: 25.06.1992

The proposed first floor and two storey front extension, due to its prominence, design and size, will appear out of character with adjacent and nearby development. This development would be harmful to the appearance of the street scene.



The Planning Inspectorate

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

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1) D
2) AM
3) [Signature]

PLANNING DEPARTMENT						Your ref: -	
DACORUM BOROUGH COUNCIL						Ack. Our ref:	
Mr Paul Barbuti 31 Rambling Way POTTEN END Herts HP4 25E						T/APP/A1910/A/92/212238/P8	
CoP	T.C.P.M.	C.P.	B.C.	B.C.	Admin.		
Received				16 DEC 1992		Date: 14 DEC 1992	
Comments							

Sir

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6
APPLICATION NUMBER: 4/0424/92

1. I have been appointed by the Secretary of State for the Environment to determine your appeal against the decision of the Dacorum Borough Council to refuse planning permission in respect of an application for a first floor and two storey front extension at 31 Rambling Way, Potten End. I have considered the written representations made by you and by the Council and also those made by the Nettleden and Potten End Parish Council. I have also considered the representations made by interested persons including those made directly to the Council and forwarded to me. I inspected the site on 16 November 1992.

2. The appeal site is located on the west side of a cul-de-sac of mixed dwellings and is occupied by a detached chalet bungalow with dormers to the front and rear roof slopes. The proposed two storey extension would present a gable end to the front of the property and would contain an integral garage with living accommodation above. The present garage would be removed, leaving a side access adjacent to the boundary with No 32 Rambling Way. Despite the manner in which the proposed development is described in the form of application, I have described it as shown in paragraph 1 above, since in my view this is a more accurate description.

3. From the representations received and my inspection of the site and its surroundings, I have formed the view that the principal issue is the effect of the proposed development on the character and appearance of the area.

4. Local Planning Policy is contained in the Dacorum District Plan which was adopted in 1984. However, this plan is being reviewed and was superseded for development control purposes by the Dacorum Borough Local Plan Deposit Draft (plus Proposed Modifications) of March 1991. Within this plan Potten End is identified as a Selected Small Village in the Green Belt, where house extensions are controlled under



Policy 4. This policy, in addition to indicating the type of development permitted in such villages, seeks to ensure that the character of the area, including the adjoining countryside, is not unduly harmed by the design and appearance of development.

5. Rambling Way consists of a varied assortment of properties. Those located on the east side are mainly substantial detached houses. However, on the west side the character is more varied, and despite the manner in which the Council describe the properties on this side, I observed there to be a significant number of two storey houses located towards its northern end. The remainder of the properties on the west side are bungalows of varying size and design. Noticeable amongst these are No 33, which is of unconventional appearance, and No 30, which, like the appeal property, is a substantial chalet bungalow.

6. The proposed extension would greatly alter the front elevation of the appeal dwelling. However, bearing in mind the varied character of the cul-de-sac which I have described, I do not consider that it would unduly harm the appearance of the cul-de-sac. Furthermore, although the Council describe the site as located on the outside of a bend, the road appeared to be generally straight for significant distances to both sides of the appeal site. Consequently, the proposed extension would not be located in a noticeably prominent position in the cul-de-sac.

7. If extended as proposed, the appeal property would be notably larger than No 32. On the other hand, the distance between the two dwellings would be sufficient, in my opinion, for that bungalow not to appear visually dominated by the extended dwelling, given that the slope of the proposed roof faces that neighbouring property. Taking all these circumstances into consideration, I conclude that the proposed development would not cause significant harm to the character and appearance of the area and accords with the principal aim of Policy 4 of the emerging Local Plan.

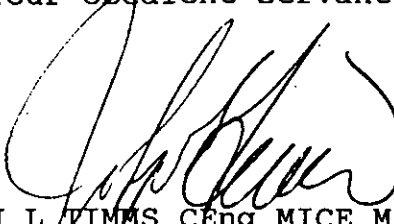
8. I have taken fully into account all the other matters raised in the representations but consider none to be of such weight as to alter my conclusions.

9. For the above reasons and in exercise of powers transferred to me, I hereby allow this appeal and grant planning permission for a first floor and two storey front extension at 31 Rambling Way, Potten End in accordance with the terms of the application (NO 4/0424/92FH) dated 8 April 1992 and the plans submitted therewith, namely 01 and 03, subject to the condition that the development hereby permitted shall be begun before the expiration of 5 years from the date of this letter.

10. This letter does not convey any approval or consent which may be required under any enactment, bye-law, order or

regulation other than section 57 of the Town and Country
Planning Act 1990.

I am Sir
Your obedient Servant



J L TIMAS CEng MICE MIHT MBIM
Inspector