

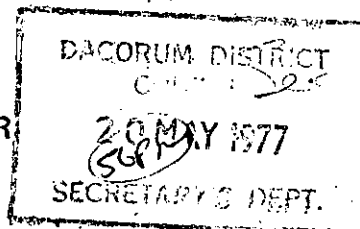
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547/76D

**Department of the Environment**

Becket House Lambeth Palace Road London SE1 7ER

Telephone 01-928 7855 ext 400



Messrs Parsons, Evans & Francis
Solicitors
122 High Street
Harlesden
LONDON
NW10 4SR

Your reference

PAR/AP/MEO

Our reference

T/APP/5252/A/76/10591/G5

Date

18 MAY 1977

Gentlemen

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 9
APPEAL BY MRS A PARSONS
APPLICATION NO:- 547/76D

1. I refer to this appeal, which I have been appointed to determine, against the decision of the Dacorum District Council to refuse outline planning permission for the construction of a pair of semi-detached houses on land adjoining 46 Chipperfield Road, Bovington. I have considered the written representations made by you and by the council and also those made by other interested persons. I inspected the site on 5 April 1977.
2. From my inspection of the site and surroundings and from the representations made, I have decided that the determining issue in this case is the effect that the proposal would have on the appearance and character of the area of which the appeal site forms part.
3. The appeal site is a flat vegetable garden with a frontage of about 56 ft to the south-west side of Chipperfield Road, a depth of some 190 ft and area of approximately 0.243 acre.
4. To the north-west are 3 terraced 2-storeyed traditional cottages of particular charm and character, whilst for some distance in either direction from the appeal site on both sides of the highway there are mostly 2-storeyed detached houses of different age, external appearance and character. To the south-east these houses are larger, more widely dispersed and include a few older traditional buildings.
5. Chipperfield Road near the appeal site is an unlit country lane with a carriageway some 18 ft wide between broad grass verges.
6. The original rural charm and character of this length of highway has been eroded throughout the years by the erection of houses along its frontages, particularly to the north-west of the appeal site, where they are smaller, closer together and on narrower plots.
7. The appeal site is within a built up residential area, which is outside but close to the Metropolitan Green Belt Area, where residential development is strictly limited. In this location there is a strong presumption in favour of housing. In my opinion, the construction of a pair of well designed semi-detached houses represents a natural extension of existing development and is comparable with the size, character, location and setting of the 3 terraced 2-storeyed cottages to the north-west and for this reason, I find the proposal is acceptable.

8. I am impressed by the sketch plans and elevations, which accompanied your client's written statement and showed a first floor link with the adjoining cottages extending them to a terrace of 5 cottages of traditional external appearance and character. I believe this design approach produces a better appearance than a separate pair of houses and hope that, bearing in mind my decision, your client and the council will pursue negotiations to achieve a development of this character.

9. I have considered all other matters raised, but am of the opinion that they are of insufficient weight to alter my decision. For the above reasons, and in exercise of the powers transferred to me, I hereby allow this appeal and grant outline planning permission for the construction of a pair of semi-detached houses on land adjoining 46 Chipperfield Road, Bovington in accordance with the terms of the application (No 547/76D) dated 30 March 1976 and the plans submitted therewith, subject to the following conditions:-

1. a. approval of the details of the siting, design and external appearance of the buildings, the means of access thereto and the landscaping of the site (hereinafter referred to as "the reserved matters") shall be obtained from the local planning authority;
- b. application for approval of the reserved matters shall be made to the local planning authority not later than 3 years from the date of this letter.
2. the development hereby permitted shall be begun on or before whichever is the later of the following dates:-
 - a. 5 years from the date of this letter; or
 - b. the expiration of 2 years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter approved.

10. Attention is drawn to the fact that an applicant for approval of the reserved matters referred to in this permission has a statutory right of appeal to the Secretary of State if approval is refused or granted conditionally or if the authority fail to give notice of their decision within the prescribed period.

11. This letter does not convey any approval or consent which may be required under any enactment, byelaw, order or regulation other than section 23 of the Town and Country Planning Act 1971.

I am Gentlemen
Your obedient Servant

R. Hodge.

R HODGE MRTPI DipTP(Notts)
Inspector