



# Planning Inspectorate

Department of the Environment

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Mr and Mrs E J Starck

Siesta

Roughdown Villas Road

Hemel Hempstead

Herts HP3 0AX

PLANNING DEPARTMENT  
DACORUM BOROUGH COUNCIL

Ack.

Admin.

File

Your reference

Our reference

T/AP/A1910/A/89/138965/P8

12 MAR 1990

Date

8 MAR 90

Sir and Madam

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 9  
APPEAL BY YOURSELVES  
APPLICATION NO 4/0584/89

1. I have been appointed by the Secretary of State for the Environment to determine the above mentioned appeal. This appeal is against the decision of the Dacorum Borough Council to refuse planning permission for ground and first floor extensions at "Siesta", Roughdown Villas Road, Hemel Hempstead. I have considered the written representations made by you and by the Council. I inspected the site on 20 February 1990.
2. From the written representations made and from my inspection of the site and its surroundings I have concluded that the main issues in this appeal are whether the proposed extensions would be out of character with the dwellings in the immediate vicinity and whether they would be detrimental to the appearance of the street scene generally.
3. Roughdown Villas Road is an unmade road off Felden Lane lined on its north side with houses of varying styles, apparently erected some years ago, and on the south side by newer development at the western end of the road. At the eastern end of the road there are four pairs of stuccoed Victorian semi-detached villas set back some distance from the road.
4. Your property is at present a bungalow with a garage at its eastern side. Your proposal is to extend the ground floor of the bungalow and construct four bedrooms and two bathrooms within a new extended roof space.
5. The Council consider that the proposed design will result in an inordinately large roof area and a built form very prominent in relation to the adjoining properties and will be obtrusive in the street scene generally. No one dwelling stands out from its neighbours whereas your house, if extended in the manner proposed would, in the Council's view, have a marked prominence.
6. I accept your submissions that there are many diverse types of dwellings in Roughdown Villas Road and that the properties are generally quite large. I also accept that there are no uniform roof heights. However, in my opinion, the objections raised by the Council are valid. Your house as extended would be considerably higher than the adjoining houses and because of the type of construction proposed, in my view, would appear out of character with the adjoining properties. While accepting your contention that the houses in the road are not



readily visible from public viewpoints, it seems to me that this particular length of Roughdown Villas Road, with the Victorian stuccoed villas set back behind trees, has a pleasant quality which would be marred if your house were extended as proposed.

7. I have taken into account all the other matters raised in the representations but do not find them to be so cogent or compelling as to outweigh the considerations that led me to my conclusion.

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

I am Sir and Madam  
Your obedient Servant

*Daniel Frith*

D W FRITH DipTP FRTPI FRICS  
Inspector

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972



**DACORUM BOROUGH COUNCIL**

To Mr & Mrs Starck  
Siesta  
Roughdown Villas Road  
Boxmoor  
Herts

Mr K Todd  
Hideaway  
Caddington Common  
Markyate  
St Albans  
Herts

.....Ground and first floor side and rear extensions.....  
.....  
at .....Siesta.....  
.....Roughdown Villas Road, Hemel Hempstead.....

Brief  
description  
and location  
of proposed  
development.

In pursuance of their powers under the above-mentioned Acts and the Orders and Regulations for the time being in force thereunder, the Council hereby refuse the development proposed by you in your application dated .....28. March. 1989..... and received with sufficient particulars on .....30. March. 1989..... and shown on the plan(s) accompanying such application..

The reasons for the Council's decision to refuse permission for the development are:—

The proposed extension, by reason of the height of the roof, is considered excessive and will result in a building out of character with those dwellings immediately adjacent and detract from the general visual amenity of the area.

Dated .....16th..... day of .....June..... '89

Signed.....*Wm Barnard*.....

SEE NOTES OVERLEAF  
P/D.15

Chief Planning Officer

#### NOTE

1. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment, in accordance with s.36 of the Town and Country Planning Act 1971, within six months of receipt of this notice. (Appeals must be made on a form obtainable from the Secretary of State for the Environment, Tollgate House, Houlton Street, Bristol, BS2 9DJ). The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order.
2. If permission to develop land is refused, or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Borough Council in which the land is situated, a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act 1971.
3. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in s.169 of the Town and Country Planning Act 1971.