



The Planning Inspectorate

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PLANNING DEPARTMENT					
DACORUM BOROUGH COUNCIL					
YOUR REF: 014/94					DATE: 014/94
Dep	FCPM	DP	DC	BC	T/APP/A19
O/A/94/240748/P5					
Received			- 3 NOV 1994		Date: 2 NOV 1994
Comments					

Dear Sir

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6
APPEAL BY MR POTTS
APPLICATION NO: 4/0598/94

1. I have been appointed by the Secretary of State for the Environment to determine this appeal against the decision of the Dacorum Borough Council to refuse planning permission in respect of an application for a 2 storey side and single storey front extension at 7 Chalfont Close, Hemel Hempstead. I have considered the written representations made by you and by the Council. I inspected the site on 19 October 1994.

2. From the written representations and my inspection of the site and the surrounding area, I consider that the main issue in this case is whether the proposed extensions would have an unacceptably detrimental effect upon the character of the area.

3. The appeal property lies towards the northern edge of Hemel Hempstead, forming part of a neighbourhood built in the 1970s. The area is built to a relatively high density, consisting largely of short culs-de-sac, of which Chalfont Close is one, accessed from distributor roads, in this case Shenley Road. One of a pair of semi-detached houses, your client's property occupies a wedge shaped plot at the end of the Close and faces south along an arm of that cul-de-sac. The proposed 2 storey extension would project towards No 7's common boundary with Shenley Road, while the single storey part, which would include a garage and study, would be built onto the front of that extension and face east.

5. It seems to me that the planning policies of greatest relevance to this appeal are those contained within the Dacorum Borough Local Plan Deposit Draft. As that plan is close to adoption, I intend to accord these considerable weight. Policy 8 states, inter alia, that a high standard of design is expected in all developments; these are expected to

harmonise with the general character of the area in which they are set and to avoid harm to the surrounding neighbourhood through visual intrusion. Regarding front extensions, the environmental guidelines to the plan indicate that these may be acceptable where they are small and do not project beyond the front wall of the dwelling in a way that dominates the street scene.

6. Notwithstanding the relatively high density of Chalfont Close, it seems to me that it has quite a spacious feel to it. To my mind, this results from the varied orientation of the buildings along the curving roadways, and the occasional wide gaps which, with their planting, provide a degree of visual relief. One such gap is that between Nos 6 and 7 which face each other across the end of the Close.

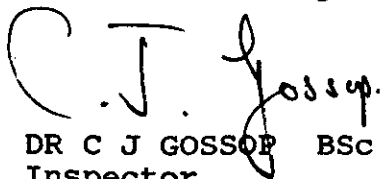
7. The proposed 2 storey extension would not, in my view, markedly diminish this spaciousness. Also, I believe that it would be reasonably in keeping with the existing dwelling and with the character of other development in the immediate vicinity. In this light, I agree with the Council's conclusion that this part of the scheme is acceptable.

8. However, I am concerned about the impact of the proposed single storey extension. It would occupy a significant proportion of the front garden to No 7, extending some two-thirds of the way to the dwelling's southern boundary, and, in my view, significantly erode the impression of spaciousness that now exists. For those approaching this end of the Close, I believe that it would have a dominating and intrusive effect. While the conifer hedge along the southern boundary to No 7 would provide a degree of screening, I consider that the extension would, nevertheless, be very clearly visible.

9. In reaching my conclusion that the proposals would have an unacceptably detrimental effect upon the character of this area contrary to the aims of local planning policy, I have taken into consideration the other extensions to which you drew my attention. However, in each case, the circumstances would seem to differ from those of the present proposal which I have, therefore, determined very largely on its own merits. I have taken into account all of the other matters raised in the representations. However, neither these nor anything else before me are of sufficient weight to override my conclusion based on the main issue.

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

Yours faithfully



DR C J GOSSOP BSc MA PhD MRTPI
Inspector