



The Planning Inspectorate

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

Room 1404
Tollgate House
Houlton Street
Bristol BS2 9DJ

Direct Line 0117-987 8927
Switchboard 0117-987 8000
Fax No 0117-987 8769
GTN 1374

Clive Holder
1A Birch Road
Northchurch
Nr BERKHAMSTEAD
Hertfordshire
HP4 3SQ

Your Ref:

Our Ref:

T/APP/A1910/A/96/271858/P9

Date:

PLANNING DEPARTMENT					
24 FEB 1997					
DACORUM BOROUGH COUNCIL					
Ref:					
Off:		D.P.	P.C.		File
Received 25 FEB 1997					
Comments					

Dear Sir

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6
APPLICATION NO: 4/0613/96

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 2 storey side extension comprising of car port, access to rear and bedroom at first floor level at 5 St Margarets Close, Berkhamstead. I have considered the written representations made by you and by the Council. I have also considered those representations made directly to the Council which have been forwarded to me. I inspected the site on 17 December 1996.
2. I am aware that you have submitted modified plans in support of your appeal which increase the distance which the proposed extension would be set back from the front elevation of the existing dwelling. However, I am required to determine the appeal on the basis of the plans for the proposed extension, submitted with your original planning application which was subsequently refused by the Council.
3. From my consideration of the written representations and from my site visit I consider that the main issue is the effect of the proposed development on the character and appearance of St Margarets Close.
4. The statutory development plan for the area includes the Hertfordshire County Structure Plan incorporating Approved Alterations 1991, policies 47 and 48 of which are aimed at protecting and enhancing the character of the urban and rural areas of the County. Also included is the adopted Dacorum Borough Local Plan, policy 8 of which sets out criteria relating to the quality of new development and particularly refers to such matters as scale and visual intrusion in considering such proposals. Policy 9 of the plan refers to the need for new development to meet specific environmental criteria to ensure that the environment is protected.

5. St Margarets Close is a small residential cul-de-sac of semi-detached houses running essentially east-west, with a noticeable fall in level from the south side to the north side. The appeal site is on the north side and on this side the pairs of houses follow a building line parallel to the road. I noticed that further east along the cul-de-sac on the same side as the appeal site two other properties have similar extensions to the one which you propose. It was particularly interesting to me that as I walked along the footpath on the north side these two extensions were not visible until I was very close to the particular properties. The Council make the point that these two extensions are set back by 1 metre from the front elevation of the existing dwelling in order to reduce their impact on the street scene.

6. Your proposal, on the other hand, has a much reduced set back line and I share the Council's concern that this proposed extension would be much more visible and would give the appearance of a terracing effect. Moreover, allowing such a proposed extension would in my view create an unfortunate precedent, as suggested by the Council, and could ultimately, seriously detract from the street scene by resulting in other similar developments which would substantially add to the terracing effect.

7. I also noticed that there are similar extensions at certain properties on the south side of the cul-de-sac where the set back again appears to be of the order of 1 metre. However, the layout of the pairs of houses on this side is in echelon form such that the potential creation of a terracing effect is not a significant problem.

8. I am satisfied therefore that the extensions similar to your proposal, to which you refer in your appeal statement are, in fact, sufficiently different in terms of their set back from the front elevation of the existing dwelling to make them much less intrusive and to overcome any potential terracing effect. Accordingly I conclude that your proposed development would adversely affect the character and appearance of St Margaret's Close.

9. I have taken account of all other matters raised but have found nothing which would outweigh the main considerations that have led me to my decision.

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

Yours faithfully



HOWARD ROSE DMS DipTP MRTPI AInstWM
Inspector

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref No. 4/0613/96

Mr C Holder
1a Birch Road
Northchurch
Herts
HP4 3SQ

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

5 St Margarets Close, Berkhamsted, Herts

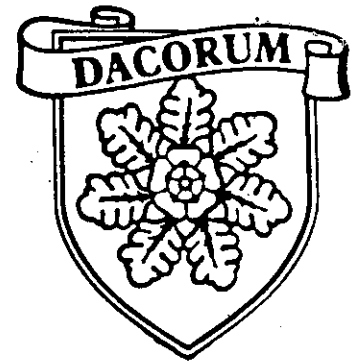
TWO STOREY SIDE EXTENSION

Your application for *full planning permission (householder)* dated 08.05.1996 and received on 13.05.1996 has been **REFUSED**, for the reasons set out on the attached sheet(s).

Director of Planning

Date of Decision: 20.06.1996

(ENC Reasons and Notes)



REASONS FOR REFUSAL
OF APPLICATION: 4/0613/96

Date of Decision: 20.06.1996

The proposed development would result in a terracing effect which would be detrimental to the visual and general amenity of the area and create an undesirable precedent.