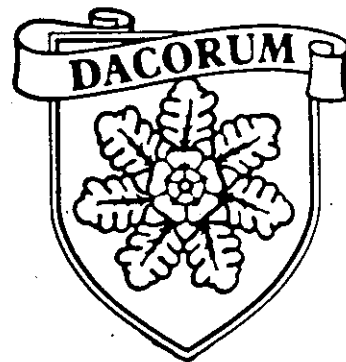


TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref No. 4/0627/91

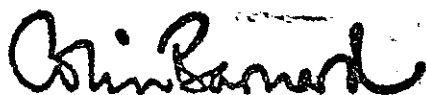
P Jeffrey
46 Chipperfield Road
Kings Langley
Herts

Mr D Clarke
47 Gravel Lane
Hemel Hempstead
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

46 Chipperfield Road, Kings Langley,
DETACHED GARAGE

Your application for *full planning permission (householder)* dated 08.05.1991 and received on 10.05.1991 has been **REFUSED**, for the reasons set out on the attached sheet(s).



Director of Planning

Date of Decision: 21.06.1991

(ENC Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/0627/91

Date of Decision: 21.06.1991



The proposed detached garage will appear incongruous in this location, and, due to its siting and size, will also appear intrusive in the street scene.



Planning Inspectorate
Department of the Environment

Room 1404 Tollgate House Houlton Street Bristol BS2 9DJ

Telex 449321

Direct Line 0272-218 927

Switchboard 0272-218811

GTN 1374

D/767/JBL/P

12/11/91

[Signature]

PLANNING DEPARTMENT
DACORUM BOROUGH COUNCIL

Mr D Clarke
47 Gravel Lane
Boxmoor
HEMEL HEMPSTEAD
Herts
HP1 1SA

ACK.				
C.D.	T.C.P.M.	D.P.	D.C.	D.C.
Admin.	File			
Received 18 NOV 1991				
Comments				

Your reference

9153

Our reference

T/APP/A1910/A/91/187973/P4

Date

15 NOV 91

Sir

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6

APPEAL BY: MR JEFFREY

APPLICATION NO: 4/0627/91

1. I have been appointed by the Secretary of State for the Environment to determine the above mentioned appeal against the decision of the Dacorum Borough Council to refuse planning permission in respect of an application for a detached garage on land at 46 Chipperfield Road, Kings Langley. I have considered the written representations made by you and by the Council. I inspected the site on 24 September 1991.
2. From my inspection of the site and surroundings and the written representations made, I am of the opinion that the main issue in this appeal is whether or not the proposal would harm the character and appearance of the street scene.
3. The appeal site is located along a residential country road connecting Kings Langley with the village of Chipperfield. The road is a mixture of housing types, set well back and often screened by mature trees and hedgerows. The area is included within the Metropolitan Green Belt.
4. In determining this appeal, I will give some weight to the policies referred to by the Council, and contained within the Approved Hertfordshire County Structure Plan Review, the adopted Local Plan, and policies and design guidelines contained within the Dacorum Borough Local Plan Review which was placed on deposit on 15 July 1991. The policies and design guidelines are primarily concerned with the preservation and enhancement of the character and appearance of the rural areas of the borough and in particular those areas within designated Metropolitan Green Belt.
5. In your grounds of appeal, you say that the established planting of the front boundary would be retained to minimise the impact of the proposals. It is my view that the proximity of the proposal would be likely to cause severe damage to root growth, which could cause the planting to die. I note your client's offer to replace lost species, but am of the opinion that replacement of trees so close to the proposal can have no guarantee of success. However, it is my opinion that in any event the proposals would be visually obtrusive and thereby harm the character and appearance of the street scene when approached from Kings Langley because of the absence of any natural vegetation along the entrance driveway.
6. I accept that there is an example of a front sited garage opposite the appeal site within the boundary of a property known as Arbor. This in my view, cannot be used as a comparison, since it is set further back from the road, and has the additional benefit of being well screened by mature trees and hedges. Even if a

100%



RECYCLED PAPER

direct comparison could be found, this would not make the case for your client's proposal which in my view does not relate well with the existing development, and is unsympathetic to its surroundings in terms of scale, character and visual impact.

7. I have taken into account all the other matters that have been raised in the written representations, but find nothing of sufficient weight to override the conclusions I have reached.

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

I am Sir
Your obedient Servant

A handwritten signature in black ink, appearing to read 'Michael Gurney', written in a cursive style.

MICHAEL GURNEY DipArch RIBA
Inspector