



PLANNING

MR M H SEABROOK
4 BRADBURY
MAPLE CROSS
RICKMANSWORTH
HERTS
WD3 2VD

Applicant:
MR G STEWART
119 SCATTERDELLS LANE
CHIPPERFIELD
KINGS LANGLEY
HERTS
WD4 9EY

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00674/97/FHA
SINGLE STOREY FRONT EXTENSION
119 SCATTERDELLS LANE, CHIPPERFIELD, KINGS LANGLEY,
HERTFORDSHIRE, WD4 9EY

Your application for full planning permission (householder) dated 29 April 1997 and received on 1 May 1997 has been **REFUSED**, for the reasons set out overleaf.

Director of Planning
Dacorum Borough Council
Civic Centre
Marlowes
Hemel Hempstead
Herts
HP1 1HH

Date of Decision: 19 June 1997

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/00674/97/FHA

Date of Decision: 19 June 1997

The application site is located in the Metropolitan Green Belt wherein there is strict control over the extension and alteration of existing dwellinghouses. The proposed extension would amount to a disproportionate addition over the size of the original dwellinghouse and would be detrimental to the open character of this rural Green Belt area. For the above reasons, the proposal is contrary to Policy 20 of the Dacorum Borough Local Plan and national advice contained in Department of the Environment Planning Policy Guidance Note 2, Green Belts.



The Planning Inspectorate

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Your Ref:

Our Ref:

T/APP/A1910/A/97/285837/P7

PLANNING DEPARTMENT
DACORUM BOROUGH COUNCIL

Date: - 2 JAN 1998

D.P.

D.C.

File

- 5 JAN 1998

Dear Sir

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6
APPEAL BY MR G STEWART
APPLICATION NO: 4/00674/97/FHA

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 single storey front extension at Milton, 119 Scatterdells Lane, Chipperfield. I have considered the written representations made by you and by the Council. I have also considered those representations made by the Chipperfield Parish Council directly to the Council which have been forwarded to me. I inspected the site on 17 November 1997.

2. From the representations received, and from my visit to the site and its surroundings, I consider that the main issue in this case is whether or not this proposal would be inappropriate development in the Green Belt or if not, whether there are very special circumstances which would overcome the normal presumption against inappropriate development in the Green Belt.

3. The development plan for this area comprises the Hertfordshire County Structure Plan together with the Dacorum Borough Local Plan, adopted in 1995. The appeal property lies within the Metropolitan Green Belt. Policy 1 in the structure plan and Policy 3 in the local plan set out a presumption against development in the Green Belt except in very special circumstances. Policy 20 deals with extensions to dwellings in the Green Belt, stating that they must be limited in size and that this will be judged according to the amount the building has already been extended. I have also taken into account the advice in Planning Policy Guidance Note 2 (PPG2), "Green Belts", in particular that the extension of existing dwellings in the Green Belt is not inappropriate providing it does not result in disproportionate additions over and above the size of the original building.

4. The Council is satisfied that this proposal meets those criteria in Policy 20 in the local plan concerning design and materials, and its relationship with the existing property, the site and the character of the area. The Council's objection relates to criterion (e) in Policy 20

100%



An Executive Agency in the Department of the Environment, Transport and the Regions, and the Welsh Office

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and the cumulative increase in size over the original floorspace. According to drawings submitted to the Council in 1986, the original building was a bungalow with a total floor area of some 112.5 sq.m.. The building has now been considerably extended, partly using permitted development rights, partly in accordance with planning permissions granted and now has a floor area which the Council has calculated to be 257.2 sq.m..

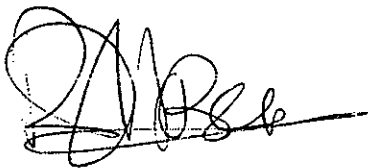
5. You do not dispute that the present building is very much larger than the original building, by a margin of over 128% according to the Council's calculations. Policy 20 in the local plan is quite clear in the requirement that extensions to dwellings in the Green Belt will be judged according to the amount the building has already been extended. To my mind, this building has already been extended to an extent where any further additions would be disproportionate over and above the size of the original building. It is my conclusion that this proposal would be inappropriate development in the Green Belt and contrary to Policy 20 in the local plan and the guidance in PPG2.

6. I appreciate that this proposal is now modest in scale and considerably reduced in size from a previous scheme for which permission was refused by the Council in October 1996 and against which decision an appeal was dismissed in March 1997. However, bearing in mind the advice in PPG2 that inappropriate development is, by definition, harmful it is necessary to consider whether or not there are any very special circumstances in this case to outweigh that harm. You have submitted that the appellant has a particular need for a garage to provide security for specialist electrical equipment which he uses in connection with his business. While I understand that the appellant has experienced security problems, it does not seem to me that this need in connection with a business amounts to very special circumstances so as to justify an extension to a dwelling which would be inappropriate development in the Green Belt.

7. I have taken into account all other matters raised, but have found nothing which outweighs the factors which have led me to my decision.

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

Yours faithfully



R D HISCOX MA(Oxon) DipTP ARICS MRTPI
Inspector