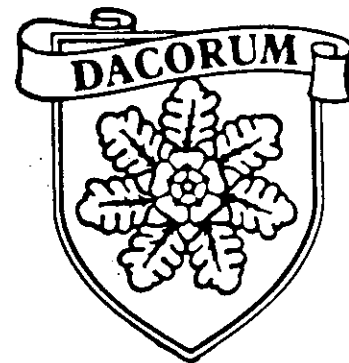


TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref No. 4/0798/92

Mr G Ellis
14 Bell Lane
Berkhamsted
Herts

D R Stanley
26 Glebe Close
Hemel Hempstead
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION

=====

14a Bell Lane, Northchurch

FIRST FLOOR REAR EXTENSION

Your application for *full planning permission (householder)* dated 24.06.1992 and received on 26.06.1992 has been **REFUSED**, for the reasons set out on the attached sheet(s).

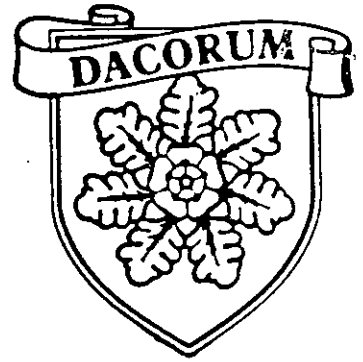
Director of Planning

Date of Decision: 10.09.1992

(ENC Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/0798/92

Date of Decision: 10.09.1992



The proposal would have a seriously detrimental effect upon the character of the property itself and the general character and amenity of a designated Conservation Area.



The Planning Inspectorate

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

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Tollgate House
Houlton Street
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Mr D R Stanley
26 Glebe Close
HEMEL HEMPSTEAD
Herts
HP3 8PA

PLANNING DEPARTMENT				DACORUM BOROUGH COUNCIL	
DATE	DO	EC	AS	T/APP	DATE
22 MAR 1993					
Comments					

/A1910/A/92/217237/P5

19 MAR 1993

Sir

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6
APPEAL BY: GORDON ELLIS
APPLICATION NO: 4/0798/92

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 the erection of a first floor bedroom extension at 14a Bell Lane, Northchurch. I have considered the written representations made by you and by the Council. I inspected the site on the 22 February 1993.

2. The appeal property is located within the built up area of Northchurch and is the easternmost of a row of Victorian terraced houses situated at right angles to Bell Lane, south of the High Street. It lies within the Northchurch Conservation Area.

3. From the written representations and my inspection of the site and its surroundings I consider that the main issue in this appeal is the effect of the proposal on the character and appearance of the existing dwelling and the Northchurch Conservation Area.

4. Policies in the deposit version of the Dacorum Borough Local Plan seek to ensure that alterations and extensions to buildings in conservation areas blend with their surroundings and are sympathetic to the overall character of the area. Environmental guidelines, appended to Policy E9 of the Plan, state that in conservation areas traditional materials should be used and pitched roofs normally provided. The Plan has progressed beyond its Inquiry stage and, in accordance with the advice in PPG1, I attach considerable weight to it.

5. I saw that this small group of terraced dwellings has been considerably altered and extended. No 11 has a 2 storey extension with a flat roof which fronts the road while No's 12, 13 and 14 all have 2 storey rear flat roofed extensions.



It would appear that the appeal property has been created from a previous side extension to No 14 and permission has subsequently been granted for a further 2 storey side and single storey rear extension to be added to it. While the intrinsic merit of the terrace has been reduced by these and other alterations, it nevertheless retains the typical characteristics of small brick and slate roofed dwellings of the period and, as such, contributes to the overall pleasant character of this part of the Conservation Area. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that, in considering proposals within a conservation area, special attention has to be paid to the desirability of preserving or enhancing its character or appearance. The Council's desire to achieve a high standard of design and to improve environmental quality within conservation areas is in line with this requirement.

6. You argue that the permitted single storey rear extension, by incorporating a sloping pitched roof, makes it look completely different from the rest of the terrace and you contend that a flat roof over the proposed bedroom extension would match all previous extensions. You also refer in general terms to other extensions and conversions in the Conservation Area and contend that as No 14 has been extended with the Council's approval, the general character of the area has, in any event, changed.

7. The Council raises no objection to the principle of a further extension to the property although it argues that the proposal would create a property disproportionate in scale to the adjoining small terraced units. In the context of previous extensions permitted to properties in this terrace I do not consider that the proposal is, of itself, unduly large or out of scale. However, the inclusion of a flat roof would not represent a traditional feature of the terrace or reflect its original character and would thus be in conflict with emerging policy. In my opinion, it would create an uneasy visual relationship with the end gable of the extended terrace and be to the detriment of the appearance of the dwelling. Although the property is not unduly prominent in its surroundings I nevertheless consider that the scheme would not preserve or enhance the character or appearance of this part of the Conservation Area.

8. In reaching this view I acknowledge the precedents set by other two storey rear extensions in this terrace. However, I note these predate the emerging Local Plan and, furthermore, I saw that flat roofs are not a characteristic feature of the Conservation Area as a whole. Their existence should not, in my judgement, override the need for any further extensions to be sympathetic to the style of the original dwellings. I conclude that the appeal proposal would not be consistent with emerging local policies or with national requirements and would be detrimental to the character and appearance of the existing dwelling and the Northchurch Conservation Area.

9. I have taken into account all other matters raised but none are so important as those which have led to my conclusion. 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 cursive script, appearing to read 'D W Howard', written over a horizontal line.

D W HOWARD BA(Hons) DipTP MRTPI
Inspector