



TOWN AND COUNTRY PLANNING ACT 1990  
DACORUM BOROUGH COUNCIL

Application Ref No. 4/0807/91

Mr Lord  
28 Chipperfield Road  
Kings Langley  
Herts

Mr.S.York  
22 Oakwood Road  
Bricketwood  
St.Albans  
HERTS

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

28 Chipperfield Road, Kings Langley,

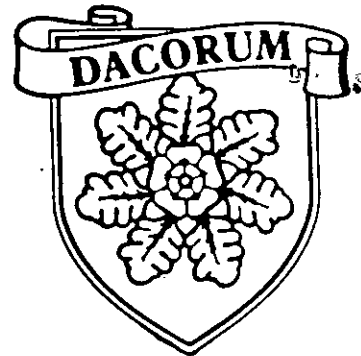
TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSION INCORPORATING GRANNY FLAT

Your application for *full planning permission (householder)* dated 12.06.1991 and received on 12.06.1991 has been **REFUSED**, for the reasons set out on the attached sheet(s).

Director of Planning

Date of Decision: 09.07.1991

(ENC Reasons and Notes)



REASONS FOR REFUSAL  
OF APPLICATION: 4/0807/91

Date of Decision: 09.07.1991

1. The site is within the Metropolitan Green Belt on the adopted Dacorum District Plan wherein permission will only be given for use of land, the construction of new buildings, changes of use of existing buildings for agricultural or other essential purposes appropriate to a rural area or small scale facilities for participatory sport or recreation. No such need has been proven and the proposed development is unacceptable in the terms of this policy.
2. The proposed extension, by reason of its mass and design, represents an overdevelopment of the site, resulting in a detrimental effect on the amenities of the adjacent property and the area as a whole.



The Planning Inspectorate  
Department of the Environment  
Room 1404  
Tollgate House  
Houlton Street  
BRISTOL BS2 9DJ

B/448/JLC/P

Telephone: 0272-2189273  
Facsimile: 0272-218769

PLANNING DEPARTMENT					
DACORUM BOROUGH COUNCIL					
Mr S York	Ref.	Your Ref:			Ack.
22 Oakwood Road	Ref.	PM	DE	DC	DC
Bricket Wood					
ST ALBANS					
Herts AL2 2BX					
30 MAR 1992				T/APP/A 910/A/92/197589/P8	
Comments				Date.	
27 MAR 1992					

Sir

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6  
APPEAL BY MR R LORD  
APPLICATION NO: 4/0807/91

1. I have been appointed by the Secretary of State for the Environment to determine the above mentioned appeal. This appeal is against the decision of the Dacorum Borough Council to refuse planning permission in respect of an application for double and single-storey side extension, incorporating a granny flat on land at 28 Chipperfield Road, Kings Langley, Herts. I have considered the written representations made by you and by the Council and also those made by the Kings Langley Parish Council and interested persons directly to the Council at application stage and forwarded to me. I inspected the site on 2 March 1992.

2. The appeal site is within the Metropolitan Green Belt where there is a presumption against new development save for the purposes of agriculture and other appropriate uses. This long established government policy has been included in the approved Hertfordshire Structure Plan and the adopted Dacorum District Plan and restated in Planning Policy Guidance Note 2 on Green Belts.

3. From my inspection of the site and its surroundings and the representations made, I consider the main issue in this case to be the likely effect of the proposal on the character and appearance of the area having regard to the aims of adopted policy for the control of new development in the Green Belt.

4. In the adopted District Plan it is an objective of Policy to protect and enhance the character of urban and rural areas and this is carried through into the Deposit Dacorum Borough Local Plan. Policy 20 of the emerging plan seeks to ensure that extensions to dwellings in the Green Belt do not harm the character of the countryside or conflict with policies of restraint in general building.

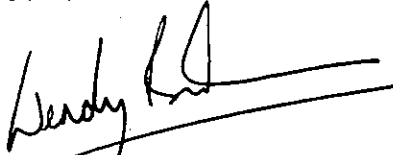
5. Chipperfield Road has frontage development to both sides in the vicinity of the appeal site, which is characterised by detached dwellings standing in large grounds and in my view the area has a semi-rural quality. Although the scheme would be an extension to an existing house, it would create an independent dwelling and I consider that new residential development would not normally be appropriate in the Green Belt. Furthermore, whilst the site is of sufficient size to accommodate the scheme, and many similar properties have side extensions, the proposal would take up the undeveloped garden to the side of the house. As a result I consider that the built-up appearance of this part of Chipperfield Road would be consolidated, to the detriment of the semi-rural character and appearance of the area and contrary to the objectives of approved and emerging Development Plan policies.

6. Windows facing the neighbour's house would be at a high level and in view of the distance between the proposal and the side of No. 30, I consider it unlikely that any significant loss of privacy or overshadowing would occur. However, whilst I sympathise with the appellant's wish to provide a granny flat, in my view these matters do not outweigh the harm which I have identified.

7. I have had regard to all the other matters raised but these do not alter or outweigh the considerations which led to my conclusions.

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



WENDY J BURDEN BA(Hons) DipTP MRTPI  
Inspector