

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref No. 4/0854/92

Mr & Mrs Hughes
28 Rambling Way
Potten End
Herts

Mr P W Abbiss
'Flintwood'
Kingsdale Road
BERKHAMSTED
HP4 3BS

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

28 Rambling Way, Potten End.

FRONT DORMER WINDOW

Your application for *full planning permission (householder)* dated 06.07.1992 and received on 08.07.1992 has been **REFUSED**, for the reasons set out on the attached sheet.



Director of Planning

Date of Decision: 13.08.1992

(ENC Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/0854/92

Date of Decision: 13.08.1992



The proposed front dormer window due to its size and design would be out of character with adjacent and nearby development and would be harmful to the appearance of the street scene.



The Planning Inspectorate

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

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Handwritten notes:
- JDN
- 2) AM
- 3) AB

Mr and Mrs K J Hughes
28 Rambling Way
Potten End
Berkhamsted
Hertfordshire

PLANNING DEPARTMENT DACORUM BOROUGH COUNCIL						
Ref: HP4 2SF						Ack.
DoP	T.C.F.M.	D.P.	D.C.	E.C.	Adm.	File
Received		16 DEC 1992				
Comments						

Our reference

T/APP/A1910/A/92/212790/P5

Date 14 DEC 1992

Sir and Madam

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6
APPLICATION NO: 4/0854/92

1. I have been appointed by the Secretary of State for the Environment to determine your appeal which is against the decision of the Dacorum Borough Council to refuse planning permission for the construction of a front dormer window at 28 Rambling Way, Potten End. I have considered the written representations made by you and by the council. I inspected the site on 1 December 1992.
2. It seems to me that the issue to be determined in this case is the likely effect of the proposed dormer on adjacent and nearby dwellings and on the street scene.
3. I noted that your home is a small bungalow, gabled ended with the ridge parallel to the site frontage and a gable ended roof extending forward over a sitting room. There is a flat roofed detached garage to the side and a full width dormer has been constructed across the rear. This is barely visible from the street. There are mainly bungalows on your, ie the west side, of Rambling Way with few houses intermixed while on the opposite side they are mainly two storey houses, some quite large. The bungalows on either side of you have hipped roofs with hipped roof extension in similar positions. Again there are flat roofed detached garages. I did note the bungalow, a little way down from you, with the predominantly flat roofed design.
4. The impression that I gained was of a pleasant, quiet cul-de-sac, now well established, spacious, with plenty of trees, and the pleasing feature of the bed within the turning circle. But I did not gain any feeling of any cohesive design, with houses and bungalows well mixed, different in massing and scale, and in style. There is a variety of roof styles and types, some with dormers, some quite prominent, albeit with hipped roofs. I did see, further down and on the section parallel with Water End Road, the dormer windows to which you have referred.

5. There are already differences between your dwelling and the immediate neighbours on either side. I do not consider that a dormer of the type that you propose would sit well with a hipped roof but with the prominence of your ridged, gable ended roof, the proposed dormer would not, in my opinion, look out of place either in scale or character. I do not consider that it would have any adverse effect on the adjacent or nearby dwellings or on the street scene as a whole. I have noted the Council's references to policy guidance and particularly to extensions not dominating the existing house, and roof form matching the existing house in terms of design, angle of pitch and materials. Except for the flat roof of the dormer I see no conflict and since I do not see any common design characteristics in this street scene I see no conflict there.

6. I have noted your comments to the effect that there have been no adverse responses from neighbours or the Parish Council. I have considered all other matters raised in the representations but I find nothing that I have not already referred to above or which would lead me to alter the conclusions leading to my decision.

7. For the above reasons, and in the exercise of the powers transferred to me, I hereby allow this appeal and grant planning permission for the construction of a front dormer window at 28 Rambling Way, Potten End, in accordance with the application (number 4/0854/92) dated 6 July 1992 and the plans submitted therewith, subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this letter;

2. The development shall be carried out in accordance with drawing 9215, using external finish materials as indicated, particularly with hung tiles to match existing, or as may be agreed with the Local Planning Authority.

8. An applicant for any consent, agreement or approval required by a condition of this permission has a statutory right of appeal to the Secretary of State if approval, consent or agreement is refused or granted conditionally or if the authority fail to give notice of their consent within the prescribed period.

9. This letter does not convey any approval or consent which may be required under any enactment, byelaw, order or regulation other than Section 57 of the Town and Country Planning Act 1990.

I am Sir and Madam
Your obedient Servant



N E HEIJNE CBE BSc ARICS
Inspector