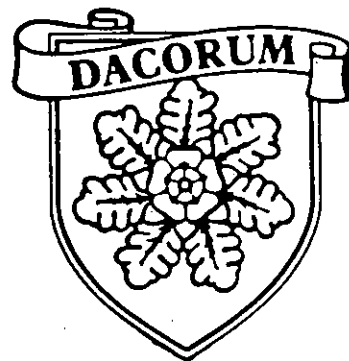


TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref No. 4/0896/91

Mr & Mrs P Farrier
11 Marlborough Rise
Hemel Hempstead
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

11 Marlborough Rise, Hemel Hempstead,

ROOF EXTENSION TO FORM SECOND FLOOR ACCOMMODATION

Your application for *full planning permission (householder)* dated 25.06.1991 and received on 28.06.1991 has been *REFUSED*, for the reasons set out on the attached sheet(s).

A handwritten signature in black ink, appearing to read 'C. B. B. B.', is written over the printed name of the Director of Planning.

Director of Planning

Date of Decision: 22.08.1991

(ENC Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/0896/91

Date of Decision: 22.08.1991



1. The proposed roof extension would appear incongruous due to it extending above the existing ridge levels and would prove detrimental to the general character of the street scene.
2. The proposed extension will result in overlooking of surrounding properties and would have a seriously detrimental effect on the amenities and privacy at present enjoyed by occupants of adjacent dwellings.



The Planning Inspectorate

C/668/WP/P

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

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PLANNING DEPARTMENT					
DACORUM BOROUGH COUNCIL					
Ref.					Ack.
DoP	T.C.P.M.	D.P.	D.C.	B.C.	Admin. File
Mr & Mrs P Farrier					Your Ref:
11 Marlborough Rise					8 MAY 1992
HEMEL HEMPSTEAD					Our Ref:
Herts					T/APP/A1910/A/92/197815/P8
HP2 6DU					
Comments					
					Date: 07 MAY 1992

Sir and Madam

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6
APPLICATION NO: 4/0896/91

1. I have been appointed by the Secretary of State for the Environment to determine your appeal against the decision of the Dacorum Borough Council to refuse planning permission for a roof extension providing additional bedroom with bathroom/WC en suite at 11 Marlborough Rise, Hemel Hempstead. I have considered the written representations made by you and by the Council. I inspected the site on 9 March 1992.

2. The appeal property is situated on an estate of modern development on rising land to the north-east of Hemel Hempstead town centre. It is part of a small group of linked properties on the southernmost side of Marlborough Rise. All of the properties on this part of the estate are of broadly similar design, being 2 storeys high with mono-pitched roofs and small gardens, and are served by a network of pedestrian ways divorced from the main estate roads.

3. From the written representations and my inspection of the site and its surroundings, I consider that the principal issues in this case are the effect of the proposal on the character and appearance of the house and its immediate surroundings, and the implications for the neighbours' living conditions at Nos 9 and 15 Marlborough Rise, and 6 Severnmead, in terms of privacy.

4. Policies in the Hertfordshire County Structure Plan and the emerging Dacorum Local Plan encourage a high standard of design in all new developments. Policy 9 of the Local Plan refers in particular to a set of environmental guidelines produced by the Council and, amongst other things, these contain advice on the design of roof alterations and the provision of adequate levels of privacy.

5. The proposed roof extension would require the highest part of the existing roof to be raised by about a metre, and

about two-thirds of the existing sloping roof would be altered into a flat roof. The property is set back some distance from Marlborough Rise but the roof extension would, I observed, be visible from here as well as from neighbouring properties, from the network of pedestrian ways to the south, east and west, and from nearby Link Road. I accept that the roofs of the dwellings on this estate are at a variety of levels because of the rise of the land and that, when viewed from certain directions, some of the roofs appear to be flat because only their highest side is visible. Nevertheless, the overall impression is of an estate of pitched roofed dwellings of similar size and height, closely following the contours of the land. The appeal proposal would depart from this general pattern and the flat roof proposed would be noticeably higher than the sloping roofs of the neighbouring dwellings. It would submerge the original design of the house and create an unattractive and discordant box-like structure which, in my judgement, would be wholly out of keeping with the adjoining dwellings.

6. You have drawn my attention to a cluster of dwellings on the opposite side of the road where flat roofed extensions have been added, and I note that the design of your own proposal is based upon one of these. These dwellings opposite are however the only similar ones on the estate which I could see to have been altered in this way, and the Council states that these extensions were permitted before its environmental guidelines were produced. My inspection leaves me in no doubt that such alterations, if widely repeated, would seriously damage the architectural integrity of this estate of houses and that the Council's desire to restrain inappropriate alterations in the future is fully justified. You have also drawn my attention to a nearby estate where all of the properties have flat roofs. However, unlike this nearby estate, the mono-pitched style of roof is one of the most important design components of the appeal property and of the particular estate within which it is situated. The Council's environmental guidelines lay particular emphasis on avoiding the disruption of roof lines and maintaining the unity of design of groups of dwellings.

It is my conclusion that the appeal proposal would conflict with this guidance and have an unacceptably damaging effect on the character and appearance of the house and its immediate surroundings.

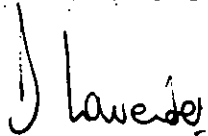
7. Insofar as privacy is concerned, the submitted plans show windows in 3 elevations of the proposed roof extension. The Council's environmental guidelines indicate that there should be a minimum distance of 23 m between windows in facing main walls if overlooking is to be avoided. The view westwards, towards 15 Marlborough Rise, is however screened at least in part by mature vegetation and you have suggested that the nearest of the proposed windows to that property could be glazed with obscure glass. I also note that the occupier of No 15 has withdrawn his earlier objections to the scheme. Overlooking from the proposed east facing window towards No 9 Marlborough Rise would not be significantly greater than that from the similar existing window at first floor level.

You have suggested that the proposed window facing south, towards the garden of 6 Severnmead, could be omitted altogether. I accept therefore that there need be no serious implications for any of these neighbours' living conditions in terms of privacy.

8. I have considered all other matters raised in the representations but neither my finding on the privacy issue, nor any other matter, are sufficient to outweigh my conclusion that the proposal is unacceptable in appearance terms.

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

I am Sir and Madam
Your obedient Servant



D LAVENDER MRTPI
Inspector