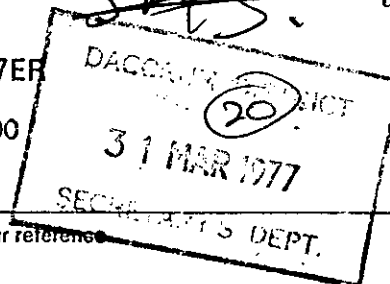




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P J Turnham Esq  
23 Yeading Gardens  
HAYES  
Middlesex  
UB4 0DL

Your reference

Our reference

T/APP/5252/A/76/8137/G5

Date

30 MAR 1977

Sir

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 9  
APPLICATION NO: 917/76D

1. I refer to your appeal, which I have been appointed to determine, against the decision of the Dacorum District Council, to refuse outline planning permission for the erection of one dwellinghouse on land between "Two Bays" and "Beggars' Roost", Long Lane, Bovington, Hertfordshire. I held a local inquiry into the appeal on Tuesday 8 February 1977.
2. From my inspection of the site and surroundings and the representations made, I am of the opinion that the determining issue in this case is whether or not the proposed development would result in harm to the appearance and character of the area in which the site is located.
3. The rectangular appeal site comprises approximately one acre of pasture land with some scrub and small newly planted trees presenting a frontage of about 215 ft to the north-west side of Long Lane some one mile south of the centre of Bovington. The south-east boundary of the appeal site separating it from the highway is marked by a hedgerow about 12 ft high which incorporates one large mature tree. To the north-east of the appeal site are a bungalow and greenhouse standing on a plot divided from the site by a hedge and chain link fence. The north-west boundary of the appeal site is undefined and beyond this boundary is further extensive pasture land. To the south-west of the site is a 2-storey house set close to the boundary marked by a hedge which includes many semi-mature trees. Facing the appeal site across Long Lane are 3 bungalows. Between its junction with Water Lane to the north and Venus Hill to the south Long Lane is some  $\frac{1}{2}$  mile in length. Within this length on both sides of the carriageway Long Lane has been developed. This development is relatively dense at its extreme northern end and becomes more sporadic with small groups of dwellings, mostly long established, interspersed with areas of open land as the Lane progresses southwards. Long Lane comprises a carriageway running between grass verges and in the vicinity of the appeal site this gives a rural appearance to the highway which is accentuated by the considerable quantity of planting close to both sides of the carriageway.
4. The appeal site is within an area without notation on the County Development Plan where the council applies Green Belt policy. In this context I have looked carefully at your claim that the development you propose is infilling and that the erection of a dwelling on the appeal site would have little if any visual effect on the appearance of Long Lane, particularly in view of the height of the hedgerow to the frontage of the appeal site. In the vicinity of the site Long Lane does not present a completely built-up frontage. The existing development generally comprises small groups of dwellings separated by open or unused land. In these circumstances I do not view the proposed development as infilling.

5. The effect of the erection of a dwelling on the appeal site would be to consolidate the existing sporadic development by linking existing groups of dwellings. A new house would also introduce an additional element of an urban character which could be seen across the front garden of "Two Bays" from a point on the highway to the north-east of the appeal site as well as being viewed through the hedge fronting the site particularly during the winter months. Development as proposed would be harmful to the rural setting of Long Lane, moreover the loss of rural character would be emphasised by the provision of a new access to the highway which would necessitate the clearance of part of the hedgerow fronting the site.

6. I have considered all other matters raised, including the reasons you have given for wishing to reside at the appeal site which relate to personal needs not associated with agricultural requirements or other specific and important matters. I do not find these matters to be of sufficient importance to affect my decision.

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

I am Sir  
Your obedient Servant

A. J. Bingham.

A J BINGHAM TD DiplArch ARIBA  
Inspector