



Department of the Environment

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PLANNING DEPARTMENT
DACORUM DISTRICT COUNCIL

Ref.	Ack.
C.P.O.	D.P.

10 FEB 1982

Messrs H G Designs
84 High Street
MARKYATE
Herts

Your reference

RPC/SS/3110

Our reference

T/APP/5252/A/81/12281/32

Date

8 FEB 1982

4) TEAM 1
RETURN TO MR FOR
COMMITTEE REPORT 4509

CHIEF EXECUTIVE

C. J. R.

10 FEB 1982

Gentlemen

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 9
APPEAL BY MR McCLOSKEY
APPLICATION NO:- 4/0942/81

Referred to

Cleared

- I refer to this appeal, which I have been appointed to determine, against the decision of the Dacorum District Council to refuse planning permission for a first floor front extension at No. 34 Blair Close, Hemel Hempstead. I held a local inquiry into the appeal on 7 January 1982.
- On the basis of the submissions and evidence at the inquiry, the letters received and my visit to the site the principal issues in this case are, in my opinion, firstly, whether the proposed extension will be seriously detrimental to the appearance of the house and of Blair Close and, secondly, whether the extension would have such an adverse effect on the amenity of the neighbouring house as to be unacceptable.
- You pointed out on your client's behalf that No. 34 is one of the only pair of semi-detached houses in Blair Close but it is already different in appearance from its neighbour No. 33 as a result of the addition of the entrance hall and water closet to the projecting garage, stone cladding and other alterations to the ground floor. The extension now proposed would provide a much-needed larger third bedroom for your client's family by the simple expedient of carrying the present forward projection of the ground floor to the first floor within the present building line. The appearance of the house would in your opinion be improved. The essential feature of the staggered terrace of houses opposite, that each succeeding house is set forward of its neighbour, would be given to these 2 houses with a result which would be wholly in accord with the appearance of Blair Close. The extension would reflect the main lines, materials and details and thus be well integrated with the design of the existing house.
- As to the first issue, that the extension would be within the building line established by the ground floor and its additions is not to my mind of very great significance. The alterations that have already been made although quite substantial have had little effect on the appearance of the pair of houses as a whole even if they have served to differentiate one from the other. The proposal, in relation to the appearance of the houses, is, however, of a different order. At first floor level the extension would be more obvious than its modest size suggests and would be made more so by the prominent siting of the house on higher ground at the entrance to Blair Close. While some matters of the design have still to be resolved to my mind the extension would be unsympathetic to the pleasant symmetry of these 2 houses, and, boldly obtrusive, to the appearance of Blair Close. The flat roof, while unobjectionable at ground floor level would seem likely to appear particularly incongruous in

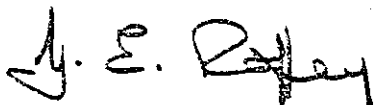
close relationship to the pitched roof of the 2 houses. I cannot see a useful parallel in the staggered houses opposite even if there is some resemblance between them and what would result from the proposal. They seem to have been designed in this way to fit a difficult part of the site, and achieve their effect by each house stepping forward of the previous one in a regular progression rather than by uncoordinated projections.

5. As to the second issue, the proposal would extend the dividing wall between Nos 33 and 34 forward some 2.8 m. The windows on the first floor of No. 33 would suffer a loss of light and of outlook where the occupier could reasonably have expected his house to be safeguarded by the original design. There is again to my mind a contrast between the situation which would be imposed on the occupier of No. 33 and the houses opposite which were designed, built and occupied in their present form.

6. I have noted all other matter raised, and have sympathy for your client's wish to improve the accommodation for his family, but I find nothing in them to lead me to come to any other conclusion.

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

I am Gentlemen
Your obedient Servant



G E ROFFEY MSc(Econ) DipTP MRTPI
Inspector

APPEARANCES

FOR THE APPELLANT

Mr R P Cooper

- Secretary, H G Designs, 84 High Street, Markyate, Herts.

He called:

Mrs McCloskey

- wife of the appellant.

FOR THE PLANNING AUTHORITY

Mr Grynowski

- Senior Assistant Solicitor, Dacorum District Council.

He called:

Mr J E Knapp DipTP MRTPI

- Principal Assistant Planner, Dacorum District Council.

INTERESTED PERSON

Mr I Robertson

- 33 Blair Close, Hemel Hempstead, Herts.

DOCUMENTS

- Document 1 - List of persons present at the inquiry.
- " 2 - Copy of notice of inquiry and list of persons notified.
- " 3 - Copies of 2 letters from Mr I Robertson, 33 Blair Close.
- " 4 - Copy of letter from Mr E Williams, 1 Blair Close.

PLANS

- Plan A - Drawing by H G Designs dated June 1981.
- " B - Site plan.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other
Ref. No.

THE DISTRICT COUNCIL OF DACORUM

IN THE COUNTY OF HERTFORD

To Mr. McCloskey,
34 Blair Close,
Hemel Hempstead,
Herts.Messrs. H.G. Designs,
84 High Street,
Markyate,
Herts.

..... First floor front extension,

.....

at 34 Blair Close,

.....

..... Hemel Hempstead.....

Brief
description
and location
of proposed
development.

In pursuance of their powers under the above-mentioned Acts and the Orders and Regulations for the time being in force thereunder, the Council hereby refuse the development proposed by you in your application dated 11th July 1981 and received with sufficient particulars on 14th July 1981 and shown on the plan(s) accompanying such application..

The reasons for the Council's decision to refuse permission for the development are:—

The proposed development by reason of its design would create an unsatisfactory and obtrusive feature of undue prominence which would be detrimental to the appearance and amenities of the locality.

Dated 20th day of August 19 81

Signed



Designation Chief Planning Officer

NOTE

- (1) If the applicant wishes to have an explanation of the reasons for this decision it will be given on request and a meeting arranged if necessary.
- (2) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment, in accordance with section 36 of the Town and Country Planning Act 1971, within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Secretary of State for the Environment, Whitehall, London, S.W.1.) The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order.
- (3) If permission to develop land is refused, or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the District Council in which the land is situated, a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act 1971.
- (4) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 169 of the Town and Country Planning Act 1971.