



Department of the Environment

Room 13/09

Tollgate House Houlton Street Bristol

Telex 449321

PLANNING DEPARTMENT DACORUM DISTRICT COUNCIL					
Ref.				Ack.	
C.P.O.	D.P.	D.C.	B.C.	Admin.	File
BS2 9DJ					
Received Direct line 0272-218111 N 863 Switchboard 0272-218811 Comments GTN 2074					
Your reference					

Collett Design
17 Collett Road
HEMEL HEMPSTEAD
Herts
HP1 1HY

4019

Our reference

T/APP/5252/A/82/1439/G9

Date

26 APR 1982

CHIEF EXECUTIVE

Gentlemen

27 APR 1982

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 9
 APPEAL BY MR G PITBLADO
 APPLICATION NO: 4/0980/81

1. 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 garage and single storey front extension at No 17 Glenview Gardens, Glenview Road, Hemel Hempstead. I have considered the written representations made by you and by the council and also those made by interested persons. I inspected the site on 22 March 1982 but have taken account of representations received after that date.

2. The appeal site comprises a modern semi-detached house, one of a pair situated in a gap half way along a terrace of long established houses, Nos 1-29 Glenview Gardens, in a residential area of Hemel Hempstead. The main parts of your client's proposal are the conversion of his existing garage into living accommodation and the erection of a new garage in front of it in the front garden of his house.

3. I recognise that the proposed development would provide adequate standing space for a car in front of the new garage and adequate daylighting to the new living accommodation and that careful thought has been given to the design of the proposed garage. However the development would affect the front garden of the house, the side of the property most open to public view, and Glenview Road is part of a lengthy local road with some passing traffic. From my inspection of the appeal site and its surroundings and the representations made I consider that the main issue in this case is whether or not the proposed garage building would do material harm to the appearance of the street.

4. During my inspection I concluded that the sizeable area of garden in front of Nos 1-29 Glenview Gardens is an important feature in this part of the road. There are 2 pre-fabricated garages, and a considerable amount of vegetation, including evergreen hedging, in this garden area. Nonetheless it has a generally open character. It provides a setting for the row of dwellings, Nos 1-29. The terraced dwellings here have very regular features, and form an attractive facade, albeit one broken in the centre by the pair of semi-detached houses. I noted that there is a conifer hedge some 8 ft high on the southern boundary of Mr Pitblado's front garden, a belt of sizeable shrubs on the northern boundary of the garden of the adjoining semi-detached house, and some tall vegetation on the road frontage of the 2 houses. This vegetation would provide some screening of

the proposed garage. However in my opinion it would not hide the structure, although it would soften its appearance. The garage would create a substantial building mass in front of the building line of the dwellings and I consider that it would be clearly visible from the road, immediately in front of the house and also from a northerly direction where the land rises steeply. In my opinion it would appear as an obtrusive feature in the street scene, unrelated to the layout of the adjoining row of houses and the generally open area of gardens in front of it; and would do material harm to the appearance of the street.

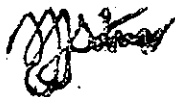
5. You have drawn my attention to the 2 garages in the front garden area, and consider that since these both received planning permission your client's proposal should also be permitted. Mr Pitblado's garage would be constructed of more attractive materials than the 2 existing structures. However in my judgement the existing garages also relate unsatisfactorily to the design and layout of this part of the street and I regret that in my opinion they do not provide an adequate justification for your client's proposals for the new garage.

6. I have no objections to the remainder of Mr Pitblado's plans, but since the other parts of the scheme are closely bound up with the erection of the proposed new garage I do not consider it appropriate to grant permission for part of the proposed development only.

7. I have examined all the other matters raised, including the representations made by Mr and Mrs Syms, but find they do not outweigh the considerations leading to my decision.

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

I am Gentlemen
Your obedient Servant



A J J STREET
Inspector

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other

Ref. No.

THE DISTRICT COUNCIL OF DACORUM

IN THE COUNTY OF HERTFORD

To G. Fitblado Esq., Collett Design Associates Ltd.,
 17 Glenview Gardens, 69 Marlowes,
 Hemel Hempstead, Hemel Hempstead,
 Herts. Herts.

Garage and single storey front extension,

at 17 Glenview Gardens,
 Hemel Hempstead, Herts.


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
 20th July 1981 and received with sufficient particulars on
 22nd 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 would create an unsatisfactory and obtrusive feature which would be detrimental to the appearance and amenities of the locality.

Dated 16th day of .. September 1981

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.