

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref No. 4/0993/91

Mr & Mrs B Pyner
2 Barnsway
Kings Langley
Herts

Capener Cross Partnership
Salter House, Cherry Bounce
Hemel Hempstead
Herts
HP1 3AS

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

2 Barnsway, Kings Langley,

SINGLE STOREY FRONT AND REAR EXTENSION AND DETACHED CAR PORT

Your application for *full planning permission (householder)* dated 15.07.1991 and received on 17.07.1991 has been **REFUSED**, for the reasons set out on the attached sheet(s).

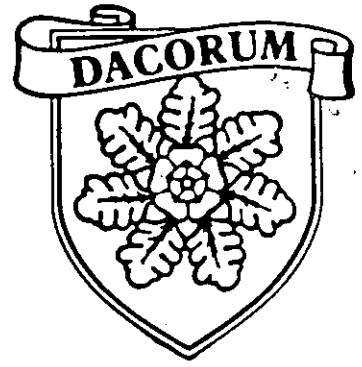
Director of Planning

Date of Decision: 09.09.1991

(ENC Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/0993/91

Date of Decision: 09.09.1991



The proposed car port, due to its height, mass and design would appear incongruous and visually dominant and would prove detrimental to the general character of the street scene.



Planning Inspectorate

Department of the Environment

Room ¹⁴⁰⁴ Tollgate House Houlton Street Bristol BS2 9DJ

Telex 449321

Direct Line 0272-218 927

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GTN 1374

copy

TEAM 1 C/346/WP/P

file 4/0993/91

P Cross Esq
Capener Cross Partnership
Salter House
Cherry Bounce
HEMEL HEMPSTEAD
Herts HP1 3AS

Your reference

9105

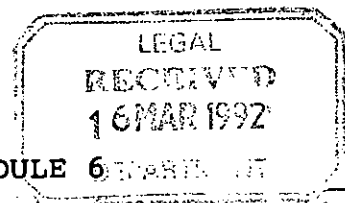
Our reference

T/APP/A1910/A/91/195018/P2

Date

12 MAR 1992

Sir



TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6
APPEAL BY MR AND MRS B POYNER
APPLICATION NO: 4/0993/91

1. I have been appointed by the Secretary of State for the Environment to determine the above mentioned appeal. This appeal is against the decision of the Dacorum Borough Council to refuse planning permission for an extension to the kitchen and dining room at the rear of 2 Barnsway, Kings Langley, an extension to the study and hall at the front, and the erection of a covered parking area at the front. I have considered the representations made by you and by the Council. I have also considered those representations made directly by the Parish Council and interested persons to the Council which have been forwarded to me. I inspected the site on 30 January 1992.

2. I note that the Council do not raise objection to the front and rear extensions and from my examination on site I consider both of them to be acceptable. Consequently, from my inspection of the site and its surroundings and from consideration of all the representations made, I consider the main issue in this case to be the effect of the covered parking area on the street scene through its height, mass and design.

3. The approved Hertfordshire County Structure Plan, the adopted Dacorum District Plan and the Dacorum Borough Local Plan, which is in the form of a deposit draft and in my view carries some weight, all contain policies which aim to protect the character of both urban and rural areas. Policy 18 of the adopted District Plan refers to the need to pay regard to, among other things, the layout, site coverage and external appearance of new development; in addition to these items policy 8 of the deposit Local Plan indicates that design, scale and bulk should be appropriate and that development should harmonise with the townscape and should not cause harm by being visually intrusive.

4. In my opinion the closed end of Barnsway has a rather tightly developed character, but, in contrast, I consider that the open appearance of the front gardens to 1 and 2 Barnsway give a spacious character to the Love Lane end of the cul-de-sac. The front extension and garage of 3 Barnsway largely terminate the view across the front gardens of these houses when seen from Love Lane, but with their relatively neutral brick walls softened by planting, these buildings do not appear to me to be obtrusive when seen from this end of the road.

100%



RECYCLED PAPER

5. The covered parking area would be neither as long nor as high as the neighbouring front extension and garage. Nevertheless I consider that it would be very prominent in this position, for 2 reasons. Firstly, I consider that it would take up a considerable part of the garden in front of the house and would thus erode the open appearance of this part of the cul-de-sac. Secondly, its entrance elevation would, I believe, be seen from the Love Lane end of the road across the gardens of 1 and 2 Barnsway; this in my opinion would present a dark and unattractive opening which could not be screened or softened in the same way as the flank wall of the neighbouring garage. I consider that the structure would be much more intrusive than open parking.

6. Consequently although the structure would not be particularly high and would not block views past the neighbouring garage towards the head of the cul-de-sac, I consider that it would be prominent and obtrusive because of its position and design. In my view, this part of your client's proposal would harm the street scene and would be contrary to the objectives of the Structure Plan, adopted District Plan and the deposit Local Plan which seek to protect the character of urban and rural areas.

7. You state that the covered parking area would give privacy to the study extension, and that the tree would be retained, but this does not change my views on the visual impact of the structure.

8. Whether or not alternative extensions and forms of garaging might be required if this scheme were refused, as you suggest, such proposals are not before me as part of this appeal. If a planning application were necessary for a different scheme, it would have to be considered on its merits.

9. I have taken note of your comments regarding other garages and structures which have been permitted in the locality. However, I do not consider any of these schemes to be so similar to the appeal proposals as to have much bearing on this case.

10. I have considered all the other matters raised in the written representations but do not find them to be of such weight as to alter the balance of my conclusions.

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

I am Sir
Your obedient Servant



JONATHAN L BORE BA DipUD MRTPI
Inspector



Planning Inspectorate
Department of the Environment

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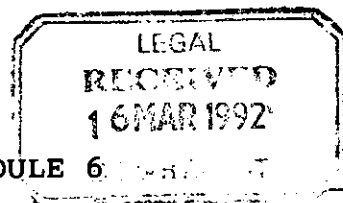
C/346/WP/P

1) ~~DA~~
2) ~~AM~~
3) ~~CB~~

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PLANNING DEPARTMENT DACORUM BOROUGH COUNCIL					
Ref.			Your reference		
DoP			Ack. Our reference		
T.C.P.M.	D	D.C.	B.C.	Admin.	T/APP/A1910/A/91/195018/P2
Received			Date		
20 MAR 1992					
Comments					

12 MAR 1992



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