



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref No. 4/1039/91

T Goldie  
Huntley  
Flaunden  
Herts

Derek Kent & Associates  
Great Wheelers Barn  
The Green  
Sarratt  
HERTS

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

Huntley, Flaunden, Herts

FIRST FLOOR SIDE EXTENSION

Your application for *full planning permission (householder)* dated 25.07.1991 and received on 25.07.1991 has been **REFUSED**, for the reasons set out on the attached sheet(s).

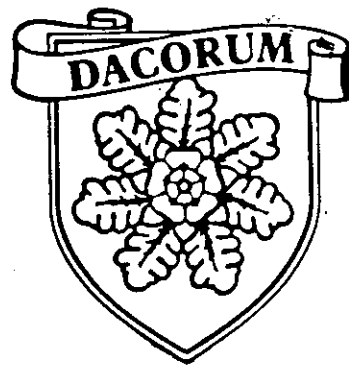
Director of Planning

Date of Decision: 05.09.1991

(ENC Reasons and Notes)

REASON FOR REFUSAL  
OF APPLICATION: 4/1039/91

Date of Decision: 05.09.1991



The proposed development by reason of its size and design would have an over-dominant effect on the existing dwelling and detract from the character and appearance of the Flaunden Conservation Area.



**Planning Inspectorate**  
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**PLANNING DEPARTMENT GTN 1374**  
**DACORUM BOROUGH COUNCIL**

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**The Green**

**SARRATT**

**Herts**

**WD3 6BJ**

Ref. Ack. Your reference

T.C.P.M. D.P. D.C. B.C. Admin. File

Our reference

Received **13 JAN 1992**

T/APP/A1910/A/91/191711/P8

Date

Comments

**10 JAN 92**

Gentlemen

**TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6**  
**APPEAL BY MR T GOLDIE**  
**APPLICATION NO: 4/1039/91**

1. I have been appointed by the Secretary of State for the Environment to determine the above mentioned appeal. This is against the decision of the Dacorum Borough Council to refuse planning permission for a first-floor extension to provide an additional bedroom at "Huntley", Flaunden. I have considered the written representations made by you and by the Council. I visited the site on 25 November 1991.

2. From my inspection of the appeal site and the surrounding area and from my consideration of the written representations it appears to me that there are 2 main issues upon which this case turns. The first is whether the proposed extension would preserve or enhance the character or appearance of the Flaunden Conservation Area. The second is the effect of the proposal on the approved Green Belt where national and local policies carry a presumption against inappropriate developments.

3. Flaunden is a small village arranged about the inter-section of 2 minor country lanes. The main access is along the lane travelling east and west. "Huntley" is to the west of the crossroads on the north side of the lane. The majority of the domestic buildings in the village follow the local vernacular cottage style of architecture. The principal walling material is brick, light red in colour, and there is also some flint walling in evidence. Roofs are predominantly in red clay tiles. To the west of the appeal site is the car park serving the Green Dragon Public House. To the east are 2 large cottages built in tandem. The front cottage is built closer to the road and has been extended so that it abuts the appeal site boundary. The layout of the village is informal. The use of similar materials and an adherence to the local vernacular style of building gives a unity to the village scene.

4. "Huntley" is set back from the road by about 10 m. From the photographs you have submitted in evidence I see that the original dwelling was in the style of a bungalow with a half hipped roof. In recent years this dwelling has been substantially altered and extended. The alterations and extensions have been undertaken with



the benefit of planning permissions. It is now a large detached house bearing little resemblance to the original dwelling. This work has been done in a manner which respects the local vernacular style to a large extent. The external materials are in keeping with neighbouring buildings. In my opinion, "Huntley" is an improvement over the former bungalow and has enhanced the character and appearance of this part of the Conservation Area. In granting planning permission for the alterations, it seems reasonable to assume that the Council considered the proposals to meet the requirements to preserve and enhance the character and appearance of the Conservation Area. However, they now consider that the current proposal would "further erode the open character of this section of the Flaunden Conservation Area". There was obviously more space on either side of the original building than the present house. As a consequence of the past extensions the spatial relationship with the neighbouring dwellings has changed. In my view this has not harmed the village character or appearance. The proposed first-floor extension does not involve a further side extension at ground floor level as the Council imply.

5. I have considered the proposed extension, having paid due regard to Policy 109, "Development in Conservation Areas", in the emerging Dacorum Borough Local Plan. This plan has been on deposit and now awaits consideration of objections at a Public Local Inquiry. Accordingly this plan is a material consideration to which I attach considerable weight. Policy 109 sets out 5 criteria against which proposals in Conservation Areas will be measured. First, the proposal should conform with established building lines, layouts and patterns. There is no common building line in this part of Flaunden. Informality of layout is a characteristic of the village. The proposed extension does not project forward of the existing dwelling. Secondly, the materials and design details proposed for the extension reflect those used on the present house and in my opinion respect the local traditional style. Thirdly, the scale, form and height of the extension is in keeping with the house. Moreover, the extended dwelling would be of similar height to its neighbour on the east. In my view, the latter building, being set well forward, has a more dominant effect within the street scene. Fourthly, the design and detail of the proposed extension is a continuation of the roof and dormer design employed on the present building. The fifth criterion requires conformity with any design guide prepared by the Council for the Conservation Area. The Council have referred to their Environmental Guidelines relating to side extensions. Having carefully considered the guidelines, it seems to me that the proposed extension will satisfy these requirements.

6. When approaching from the east, the existing house is obscured by the neighbouring cottages until level with the site. Similarly, when approaching from the west, the public house restricts the view of "Huntley" until it comes into view across the car park. From this position "Huntley" is seen in conjunction with its neighbours to the east. In their reasons for refusal the Council express the opinion that the size and design of the proposed extension would have an over-dominant effect on the existing house. Clearly, the extension will make the present building look larger. However, I do not consider that it would dominate the overall appearance of the building. In my view the western end of the dwelling is the dominant

element in the design. Neither do I consider that the extended building would be over-dominant within this part of the village. It seems to me to satisfy the Council's criteria for extensions within Conservation Areas. I conclude that the proposal would preserve the character and appearance of the Flaunden Conservation Area.

7. Turning to the second main issue, I have paid due regard to the objectives of national and local Green Belt policies for the control of development. Planning Policy Guidance Note 2, paragraph 13, advises that approval should not be given, except in very special circumstances, for the construction of new buildings for purposes other than agriculture and forestry, outdoor sport and other uses appropriate to a rural area. The approved Structure Plan and the adopted District Plan reflect the generality of this policy extend it to development and not just to new buildings. In this regard the local policies are more restrictive than the national policy guidance would suggest. In accordance with the definition of development in Section 55 of the Town and Country Planning Act 1990, the local policies appear to have wider application than Planning Policy Guidance Note 2. In these terms the proposed extension is development but does not amount to a new building. Paragraph 4 of the Planning Policy Guidance Note 2 sets down 5 purposes for the establishment of the Green Belt. It seems to me that these objectives would not be compromised by the proposed first-floor extension of an existing dwelling within the confines of a village. Moreover, the approval by the Council of the earlier alterations and extensions to your client's house would suggest that they saw no conflict with Green Belt policy objectives on those occasions.

8. I am aware of Policy 20 of the emerging Dacorum Borough Local Plan. This seeks to control the extension of existing dwellings in the Green Belt. The policy sets out 5 requirements against which proposals will be measured. The Council argue that the proposed extension fails on 2 counts, namely requirements b and e of that policy. First, the extension must be well designed having regard to the size and shape of the site and must retain sufficient space around the building to protect its setting and the character of the countryside. Having concluded that the proposal would preserve the character and appearance of the Conservation Area, it is my opinion that requirement b of the draft policy would also be satisfied. Requirement e is that the extension must be limited in size. This is further qualified by taking into account previous extensions. In particular, the enlargement of the original dwelling must not amount to the erection of a new dwelling on the site. When comparing the photograph of the original bungalow with the present house, it appears to me that this requirement has already been breached, with the approval of the Council. Although the original dwelling forms the nucleus of the present house, what now stands on the site bears little resemblance to the former dwelling. It now has the appearance of a new dwelling. In these circumstances, it is my opinion that the proposed extension should be considered as an extension to the house as it now stands, when applying the emerging Policy 20. For this reason, it seems to me that the current proposal would satisfy requirement e. Moreover, the proposed extension would not conflict with the 5 purposes of the Green Belt as defined in Planning Policy Guidance Note 2. I conclude that the proposed development would not

cause demonstrable harm to the objectives of the national and local Green Belt policies.

9. In the event of the appeal being allowed, the Council has suggested that, in addition to the standard time limit condition, a condition requiring matching external materials should be applied. Your application drawing No 236-02 specifies that roof tiles, brickwork and windows are to match with the existing. In the interests of preserving the appearance of the building and its contribution to the Conservation Area, it seems to me that a condition requiring complete accordance with the approved plans and specification would be appropriate in this case.

10. I have considered all the other matters raised in the written representations but I find nothing to outweigh my conclusions on the 2 main issues.

11. For the above reasons, and in exercise of powers transferred to me, I hereby allow this appeal and grant planning permission for a first-floor extension to provide an additional bedroom at "Huntley", Flaunden in accordance with the terms of the application (No 4/1039/91) dated 25 July 1991 and the plans submitted therewith, subject to the following conditions:

1. the development hereby permitted shall be begun before the expiration of 5 years from the date of this letter;

2. the development hereby permitted shall be constructed in complete accordance with the submitted plans and specifications. The materials to be used in external construction shall match those of the existing dwellinghouse in colour and in surface texture.

12. This letter does not convey any approval or consent which may be required under any enactment, byelaw, order or regulation other than Section 57 of the Town and Country Planning Act 1990. Your attention is drawn to the provisions of Section 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires consent to be obtained prior to the demolition of buildings in Conservation Areas.

I am Gentlemen  
Your obedient Servant



ROY WILSON DipTP MRTPI  
Inspector