

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref No. 4/1097/96

Mr J Norwood
Little Poppins
London Road
Bourne End.Hemel Hempstead
HERTS

Mr P W Abbiss
'Flintwood'
Kingsdale Road
BERKHAMSTED
HP4 3BS

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Little Poppins, London Road, Bourne End.Hemel Hempstead

ERECTION OF GARAGE,GARDEN STORE WITH GAMES ROOM OVER

Your application for *full planning permission (householder)* dated 24.08.1996 and received on 27.08.1996 has been **REFUSED**, for the reasons set out on the attached sheet(s).

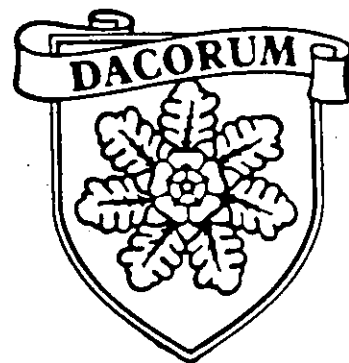
Director of Planning

Date of Decision: 10.10.1996

(ENC Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/1097/96

Date of Decision: 10.10.1996



The application site is located in the Metropolitan Green Belt wherein there is strict control over built development. The proposed extension would be detrimental to the open character of the area by reason of its size, bulk and scale and would be contrary to the aims of Policy 20 of the adopted Dacorum Borough Local Plan and National Advice contained in Department of the Environment Planning Policy Guidance Note 2 (Green Belts)



The Planning Inspectorate

An Executive Agency in the Department of the Environment and the
Welsh Office

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Peter W Abbiss FRICS
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Kingsdale Road
BERKHAMSTED
Herts
HP4 3BS

Your Ref:

9433/3

Our Ref:

T/APP/A1910/A/96/275189/P8

Date: **PLANNING DEPARTMENT**
DACORUM BOROUGH COUNCIL

Ref					Date	
DOP		D.P.	D.C.	B.C.	1/1/97	1/1/97

Received -4 APR 1997

Comments
TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6

Dear Sir

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6
APPEAL BY MR J NORWOOD
APPLICATION NO: 4/1097/96

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 in respect of an application for a games room over garages at Little Poppins, London Road, Bourne End. I have considered the written representations made by you and by the Council. I inspected the site on 6 March 1997.

2. The site forms part of the extensive garden of Little Poppins, a bungalow sited in the small rural settlement of Bourne End. Bourne End is situated within the Metropolitan Green Belt. From the representations made, and from my inspection of the site and its surroundings I consider that the main issues are whether the proposal would result in an inappropriate form of development in the Green Belt, and if not, whether it accords with planning policies which seek to prevent the appearance of the Green Belt from being harmed.

3. Policy 3 of the adopted Dacorum Borough Local Plan contains a general presumption against building development in the Green Belt, but nonetheless allows for very small-scale buildings including house extensions. Policy 20 aims to ensure that such extensions are compact and well related to the existing building; well designed; not visually intrusive; limited in size; and that they would retain an adequate area of space around the existing building and not prejudice the retention of any significant trees. National policy regarding Green Belts is set out in Planning Policy Guidance 2, and contains a general presumption against inappropriate development within them. However, limited extensions to existing dwellings are not regarded as inappropriate. Paragraph 3.15 states that the visual amenities of the Green Belt should not be injured by proposals for development which might be detrimental by reason of their siting, materials or design.

4. Although the proposal does not involve an extension to your client's dwelling itself, I consider that it is reasonable and appropriate to assess its merits in the light of these

policies relating to domestic extensions. I note that the Council has previously granted planning permission in respect of two proposals for extensions to the existing garage on the appeal site, neither of which has yet been implemented. The present proposal is similar in character to the second scheme with planning permission (reference 4/1325/95), the main differences being a slightly larger garden store and a taller roof with three dormer windows in the front slope of the roof.

5. I take the view that the proposal would result in a limited and small-scale extension for Little Poppins. As such I consider that it would comprise an appropriate form of residential development in the Green Belt, in accordance with the provisions of the local plan and Planning Policy Guidance 2.

6. I therefore turn to its effect on the appearance of this part of the Green Belt. The small-scale nature of the development would mean that it would basically blend with the small-scale character of the bungalow, and would not intrude into its spacious surroundings or into the setting of the nearby listed mill. Furthermore, it would not prejudice the retention of any significant trees. However, I consider that the row of three substantial dormers would appear as large and dominating features in relation to the otherwise modest character and unassuming appearance of the building. Bearing in mind that the scheme involves the removal of a hedge which presently helps to screen the site from the highway, I take the view that the large dormers would result in the building appearing as an intrusive new feature within the pleasant rural surroundings of Bourne End.

7. Thus, the scheme would serve to harm the appearance of the Green Belt, contrary to the aims of the relevant planning policies. You have drawn attention to other buildings in the locality which have dormer windows, but I have concluded that these have a less prominent appearance than those proposed because the tops of the dormers are set well below the ridge of the main roof. I have also considered whether it would be possible to employ a planning condition to overcome the harmful effect of the roof design, but since I consider the design of the dormers to be fundamentally flawed in terms of their size I do not find this to be a feasible course of action.

8. I have taken into account all other matters raised but find these to be of insufficient weight as to override the considerations which have led me to my conclusion.

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

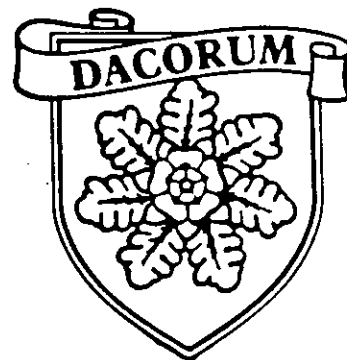
Yours faithfully

Terence N Povey

TERENCE N POVEY BA BArch MA FRTPI RIBA MIMgt
Inspector

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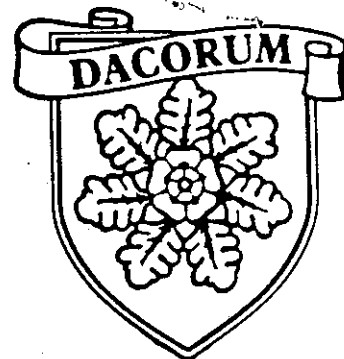
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