

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref No. 4/1099/96

Mr G Stewart  
Milton, 119 Scatterdells Lane,  
Chipperfield  
Herts

Mr M H Seabrook  
4 Bradbery  
Maple Cross  
Rickmansworth, Herts  
WD3 2UD

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

Milton, 119 Scatterdells Lane, Chipperfield, Herts

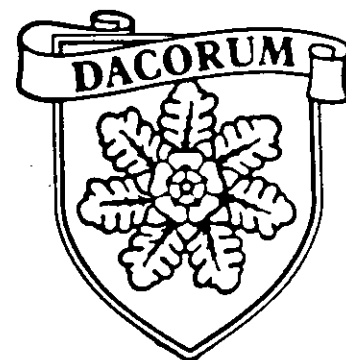
TWO STOREY FRONT EXTENSION

Your application for *full planning permission (householder)* dated 27.08.1996 and received on 28.08.1996 has been **REFUSED**, for the reasons set out on the attached sheet(s).

Director of Planning

Date of Decision: 17.10.1996

(ENC Reasons and Notes)



REASONS FOR REFUSAL  
OF APPLICATION: 4/1099/96

Date of Decision: 17.10.1996

The application site is located in the Metropolitan Green Belt wherein there is strict control over the extension and alteration of existing dwellinghouses. The proposed extension would be detrimental to the setting of the dwellinghouse within the Green Belt and the open character of the area 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

Room 1404  
Tollgate House  
Houlton Street  
Bristol BS2 9DJ

Direct Line 0117-987 8927  
Switchboard 0117-987 8000  
Fax No 0117-987 8769  
GTN 1374

Mr J E Knapp  
PO Box 807  
TRING  
Herts  
HP23 6RB

Your Ref:

DBC 4/96

Our Ref:

T/APP/A1910/A/96/274981/P9

Date:

20

MAR 1997

PLANNING DEPARTMENT						
DACORUM BOROUGH COUNCIL						
Ref.				Ack.		
DoP		D.P.	D.C.	B.C.	Admin.	File
Received				21 MAR 1997		
Comments						

Dear Sir

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6  
APPEAL BY MR G STEWART  
APPLICATION NO: 4/1099/96

1. I have been appointed by the Secretary of State for the Environment to determine this appeal against the decision of the Dacorum Borough Council to refuse planning permission in respect of an application for a double storey front extension at Milton, 119 Scatterdells Lane, Chipperfield. I have considered the written representations made by you and by the Council, and also those made directly to the Council by interested persons which have been forwarded to me. I inspected the site on 25 February 1997.
2. From the representations made and my inspection of the site and its surroundings, I consider the main issues in this case are: first, whether the proposal would be appropriate in the Green Belt; and second, its effect upon the character and appearance of the building and its surroundings.
3. The development plan for the area comprises the Hertfordshire County Structure Plan Alterations 1990, which includes the site within the Metropolitan Green Belt, and the Dacorum Borough Local Plan. In Policy 20, the Local Plan states that an extension to a dwelling in the Green Belt will not be permitted unless it meets specified criteria principally concerning size and design. I also have regard to Planning Policy Guidance 2 (PPG2) 'Green Belts'.
4. Scatterdells Lane is situated on the north-western edge of Chipperfield. It is over 1 kilometre long and takes the form of a cul-de-sac. With the exception of approximately the first 350 metres it is of single vehicle width with residential development on both sides. There are houses and bungalows of various ages, styles and size, many of which appear to have been extended or altered. Most, but not all, stand in large plots, and many are set back some distance from the road behind gardens, hedges and trees. The appeal property is located towards the end of the lane on its north-western side. It is a chalet bungalow with a large, 2-storey extension and a conservatory at the rear, situated on a long plot which also extends behind the neighbouring bungalow, No 117. The area at the front of the property is hard surfaced and is used for the parking and turning of vehicles.
5. Regarding the first issue, there is no dispute between the parties that the site lies in the Metropolitan Green Belt. PPG2 states that there is a general presumption against inappropriate development in the Green Belt, and that such development should not be

approved except in very special circumstances. Limited extension and alteration of existing dwellings is appropriate development, provided that it does not result in disproportionate additions over and above the size of the *original* building. In Policy 20(e), the Local Plan repeats that an extension should be limited in size; and, under criterion (e)(iii), indicates that the amount the original building has already been extended is relevant to judging its acceptability. 'Original' is defined as the house as it was built or as it existed at the beginning of July 1947, whichever is the later. Criterion (e)(ii) says that control over the size of extensions will be applied more tightly in isolated locations and at the edges of established residential areas compared to the centre of those areas. While I agree that much of Scatterdells Lane is built-up and is far from isolated, it is nevertheless on the edge of the village. To my mind it is not an area where the policy of restraint should be applied in a relaxed fashion: the cumulative effect of new development could significantly harm its character. It is clear to me from the history and the appearance of the dwelling that it has already been extended and altered very considerably. In my view the proposed extension, which is in itself substantial, would amount to a further disproportionate addition, contrary to Policy 20(e) and PPG2, and would, therefore, be inappropriate development in the Green Belt.

6. Turning to the second issue, PPG2 states that the visual amenities of the Green Belt should not be injured by proposals which, although they would not prejudice the purposes of including land in Green Belts, might be visually detrimental by reason of their siting, materials or design. Policy 20 of the Local Plan sets out more detailed criteria along the same lines. Having regard to those criteria, I take the view that the proposed extension would not be well related to the present dwelling. I accept that the various extensions and alterations have resulted in a building of unusual proportions and with a lack of coherence in the design. However, in my opinion, the proposal, rather than improving the appearance of the dwelling as you suggest, would achieve the opposite. Even with the use of matching materials the extension would appear incongruous and out of scale; the more so as it is located at the front of the building. In particular, the junction of the side walls and the gable roof to the building would be very awkward and unsightly. Overall, I consider the proposal fails to meet the visual and design criteria of Policy 20.

7. You contend that, despite its rural location, Scatterdells Lane does not have a truly open aspect, and many of the dwellings are well screened. In this context you consider that the proposal would have very limited visual impact. I agree that while the number of dwellings along the lane prevents it from being regarded as open or truly rural, nevertheless its narrowness, the spacing of the buildings and the density of the hedges and trees all contribute to a strong rural character. In such circumstances, and particularly in the Green Belt, it is important that the character of the area is not eroded by visually inappropriate development. In this case I have concluded that the proposal would detract from the appearance of the house. By reason of its location and the lack of any effective screening from the front, I also take the view that it would detract from the character and appearance of the area generally.

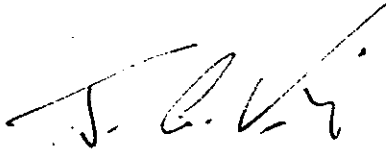
8. I have considered your client's desire to have a secure garage. Though I have sympathy for him in relation to the thefts which have occurred, it seems to me that the present proposal goes far beyond what is necessary to enable safe storage of a vehicle and equipment. I am not convinced, therefore, that the desire for improved security constitutes the very special circumstances required to outweigh the harm I have identified.

9. Having considered all of the evidence before me I have concluded: first, that the proposal would not be appropriate in the Green Belt; and second, by reason of its siting, incongruous design and poor relationship with the existing dwelling, it would detract from the character and appearance of the area. No very special circumstances have been put forward sufficient to outweigh the harm caused by inappropriate development in the Green Belt. It is thereby unacceptable.

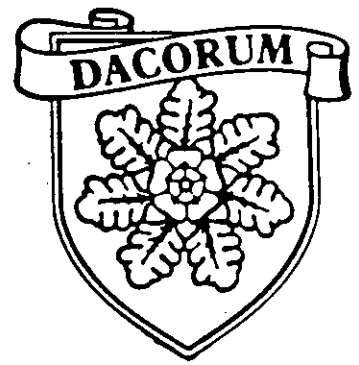
10. In reaching this conclusion I have taken account of all other matters raised, including your reference to other development which has taken place along Scatterdells Lane. It is clear to me that very many of the dwellings on the lane have to one degree or another been extended or otherwise altered, some very recently. You suggest in this context that the Council have acted inconsistently. Though I saw some large extensions, and some at the front of the dwellings, including one under construction at No 75, I am not in possession of the planning history of these developments. I cannot say, therefore, to what extent they are directly comparable with your client's proposal, for example in relation to the original size or appearance of the dwellings. Moreover, I note that the Council have in recent years refused other applications for extensions in the area. Accordingly, I have determined the appeal on its individual merits. None of these matters is sufficient to outweigh the conclusions on the main issues which have led to my decision.

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

Yours faithfully



JONATHAN G KING BA(Hons) DipTP MRTPI  
Inspector



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref No. 4/1099/96

Mr G Stewart  
Milton, 119 Scatterdells Lane,  
Chipperfield  
Herts

Mr M H Seabrook  
4 Bradbery  
Maple Cross  
Rickmansworth, Herts  
WD3 2UD

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

Milton, 119 Scatterdells Lane, Chipperfield, Herts

TWO STOREY FRONT EXTENSION

Your application for *full planning permission (householder)* dated 27.08.1996 and received on 28.08.1996 has been **REFUSED**, for the reasons set out on the attached sheet(s).

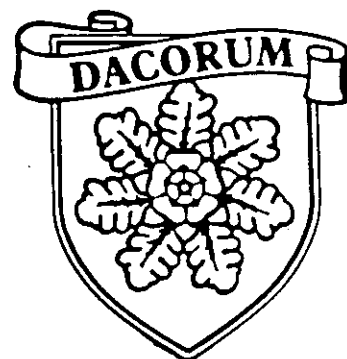
Director of Planning

Date of Decision: 17.10.1996

(ENC Reasons and Notes)

REASONS FOR REFUSAL  
OF APPLICATION: 4/1099/96

Date of Decision: 17.10.1996



The application site is located in the Metropolitan Green Belt wherein there is strict control over the extension and alteration of existing dwellinghouses. The proposed extension would be detrimental to the setting of the dwellinghouse within the Green Belt and the open character of the area 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).