

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref No. 4/1139/91

A Thompson  
"Lyndale" Redbourn Road  
Hemel Hempstead  
Herts

Mr.D.Clarke  
47 Gravel Lane  
Hemel Hempstead  
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

"Lyndale" Redbourn Road, Hemel Hempstead.

TWO STOREY SIDE EXTENSION AND DEMOLITION OF GARAGE

Your application for *full planning permission* dated 15.08.1991 and received on 19.08.1991 has been **REFUSED**, for the reasons set out on the attached sheet(s).

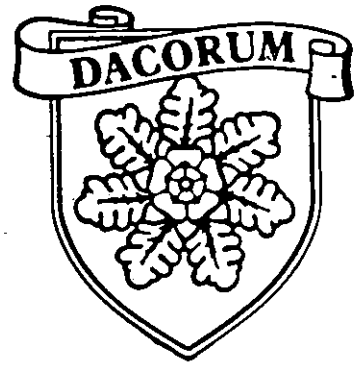
Director of Planning

Date of Decision: 09.10.1991

(ENC Reasons and Notes)

REASONS FOR REFUSAL  
OF APPLICATION: 4/1139/91

Date of Decision: 09.10.1991



1. The proposed extension will be detrimental to the residential amenity of the adjoining dwellinghouse, "Antonette", by reason of its overbearing and oppressive impact and the loss of light which it will cause to the rear of this dwellinghouse.
2. The proposed front dormer window will together with the existing two front dormer windows, which are inaccurately shown by the submitted plans, dominate the appearance of the dwellinghouse to the detriment of the visual amenity of the street scene.



Planning Inspectorate  
Department of the Environment

B/68/SM/P

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2) *[Handwritten signature]*

Mr D Clarke  
47 Gravel Lane  
Boxmoor  
HEMEL HEMPSTEAD  
Herts  
HP1 1SA

PLANNING DEPARTMENT						
DACORUM BOROUGH COUNCIL						
Ref.					Ack.	9149
D.P.	T.C.P.M.	D.I.	D.C.	B.C.	Adm.	File
Received		26 FEB 1992			Date	
Comments						

Your reference

9149

Our reference

T/APP/A1910/A/91/195698/P2

Date

25 FEB 1992

Sir

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6  
APPEAL BY MR A THOMPSON  
APPLICATION NO:- 4/1139/91

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 the erection of a side extension at Lyndale, Redbourn Road, Hemel Hempstead. I have considered the written representations made by you and by the Council and also those made by interested persons. I have also considered those representations made directly to the Council which have been forwarded to me. I inspected the site on 3 February 1992.

2. From what I saw of the site and its surroundings and read in the representations, in my opinion there are 2 main issues in this case. The first is whether the proposed extension would have an adverse effect on the amenity of people living in neighbouring property. The second is whether it would be detrimental to the street scene.

3. Lyndale is a chalet bungalow on the south-eastern side of Redbourn Road. The ridge of the roof runs parallel to the road and there are dormers on both the front and rear slopes. At the moment there is a single storey, flat-roofed garage attached to the north-eastern side of the house. Your client wants to demolish it and extend the main part of the bungalow sideways with an additional extension to the rear.

4. The neighbouring property, Antonette, is a bungalow with a flat roofed, single storey extension on the side towards your client's property. This is part of the lounge and the area behind it between the bungalow and the fence along the common boundary is laid out as a patio. A full length window in the lounge looks on to the patio and a window in a bedroom looks across it at the side of Lyndale. While the lounge has other windows, the bedroom has only one. Being to the south-west Lyndale already overshadows and encloses the patio and the windows to some extent particularly in the afternoon and evening. However the gable end of the new extension would be about 3.5 m closer and very near the common boundary. The rear wall of Lyndale is at the moment set forward from that of Antonette whereas that of the proposed extension would be roughly level with it. In my view the new extension would increase the amount of overshadowing and extend the

100%



RECYCLED PAPER

time over which it would occur. Its proximity would also increase the sense of enclosure. Together I think that the extent of these changes would have a detrimental effect on the amenity of the people living in the neighbouring property.

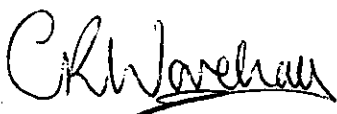
5. On the second issue there is a line of bungalows, chalet bungalows and houses on this side of Redbourn Road between a petrol filling station to the south-west and a junction to the north-east. They are set back from the road behind a wide, open, grass verge and substantial hedges or groups of shrubs facing an area of open space. The buildings vary widely in age and appearance. Antonette and its neighbour to the north-east are similar having a low profile with gables to the road and single storey extensions or garages on both sides. This contrasts with the buildings beyond which appear larger and give the impression of being more closely spaced. Your client's property also looks larger than Antonette and its bulk is emphasised by the 2 large dormers on the front. Outline planning permission has been granted for a dwelling to be built on the garden area which separates it from the pair of semi-detached houses to the south-west. I note that planning permission has been refused for one detailed design but from the size and shape of the plot it seems to me that the development on that site is likely to give this end of the line of properties a similar character to the other end.

6. The existing garage provides something of a transition between the bulk of Lyndale and the part of the road where the buildings have a lower profile and appear more widely spaced. In my view not only would the proposed extension substantially increase the bulk of your client's chalet bungalow but the new gable would extend its mass virtually up to the boundary of the site. The new dormer on the front slope would emphasise its bulk. Furthermore as I saw the existing dormers on the bungalow are wider and higher than is shown on the plans submitted. If the dormer on the new extension were to be built as shown on the plans it would look incongruous and unbalanced beside the existing ones. If it were increased in size to match them it would add even more to the impact of the bulk and massing of the extension. I have borne in mind the environmental guidelines for development referred to in the draft deposit version of the Dacorum Borough Local Plan (1991), and taking these points together I am satisfied that the new extension would have an adverse effect on the street scene.

7. I have considered all the other matters raised but I do not think that any are of sufficient weight to justify overriding my conclusions on the main issues.

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

I am Sir  
Your obedient Servant



C R WAREHAM MRTPI  
Inspector