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| <p>26 MAR 1988</p> <p>File No. <i>CFO 28/3</i></p> <p>Refer <i>CFO 28/3</i></p> <p>Class <i>28/3</i></p> | <p>26 MAR 1988</p> <p>2-3 MAR 88</p> |
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Your reference

Our reference

T/APP/A1910/A/87/082428/P3

Date

Sir

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 9
APPEAL BY MR R G JEFFERY
APPLICATION NO:- 4/1149/87

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 outline planning permission, all detailed matters reserved for subsequent approval, for one dwelling on land adjacent to 11 Manor Road, (Crofton), Tring. I have considered the written representations made by you and by the Borough and Town Councils and also those made by other interested persons. I inspected the site on 25 February 1988.

2. From my inspection of the site and its surroundings and the representations made I am of the opinion that the main issues are:-

a. whether or not the proposal would adversely affect the character of the area;

b. whether or not the proposal would create a traffic hazard in terms of inadequate on-site parking.

3. Manor Road is a quiet, residential street of houses and bungalows dating in the main from the 1930s. No 11 is a semi-detached house with a detached brick and tile garage on its southern side, occupying a part of the appeal site. The remainder of the site is apparently unused land.

4. In considering this proposal I have been mindful of Policies 18, 19 and 66 of the adopted District Plan which aim to achieve an acceptable standard of design, layout and parking.

5. The Council submit that parking space cannot be provided to meet the standards laid down in the District Plan and that insufficient attention has been paid to the character of the surrounding residential development.

6. The sketch scheme submitted with your Grounds of Appeal shows, to my satisfaction, that adequate car parking can be provided to both No 11 and the proposed dwelling.

7. As regards the design of the proposed house, in my opinion this is very well considered and is in sympathy with the prevailing character of existing properties. There is already a mixture of styles of properties on Manor Road and I cannot

agree with the Council's view that this proposal will harm the prevailing character. The fact that the frontage is less than the existing average does not, in my view, justify a refusal. I find the design solution illustrated on the sketch plan acceptable in both scale, detailing and relationship to existing properties.

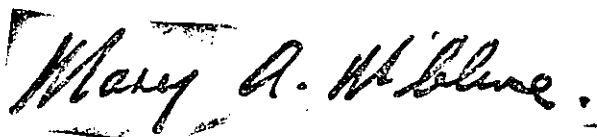
8. As regards the question of precedent, every proposal must be treated upon its merits and therefore any other similar applications would be considered on the particular site and design characteristics of that proposal.

9. For the above reasons, and in exercise of powers transferred to me, I hereby allow this appeal and grant planning permission for one dwelling on land adjacent to 11 Manor Road, (Crofton), Tring, Herts in accordance with the terms of the application No 4/1149/87 dated 30 July 1987 and the plans submitted therewith, subject to the following conditions:

1. a. approval of the details of the siting, design and external appearance of the building, the means of access thereto and the landscaping of the site (hereinafter referred to as 'the reserved matters') shall be obtained from the local planning authority;
- b. application for approval of the reserved matters shall be made to the local planning authority not later than 3 years from the date of this letter;
2. the development hereby permitted shall be begun on or before whichever is the later of the following dates:
 - a. 5 years from the date of this letter; or
 - b. the expiration of 2 years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter approved.

10. Attention is drawn to the fact that an applicant for any consent, agreement or approval required by a condition of this permission and for approval of the reserved matters referred to in this permission has a statutory right of appeal to the Secretary of State if approval is refused or granted conditionally or if the authority fail to give notice of their decision within the prescribed period. This letter does not convey any approval or consent which may be required under any enactment, byelaw, order or regulation other than section 23 of the Town and Country Planning Act 1971.

I am Sir
Your obedient Servant



MARY A McCLUNE DipTP MRTPI
Inspector