



The Planning Inspectorate

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Handwritten initials and signature

Mr J D A Morse
32 Cow Roast
NR TRING
Hertfordshire
HP23 5RF

PLANNING DEPARTMENT DACORUM BOROUGH COUNCIL						
D.P.	L.C.	D.P.	D.C.	B.C.	S.S.	FILE
Received			01 DEC 1998			
Comments			Your Ref:			
			Our Ref:			
			T/APP/A1910/A/98/300012/P7			
			Date: 30 NOV 1998			

Dear Sir

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6 APPLICATION NO: 4/01163/98/FHA

1. The Secretary of State for the Environment, Transport and the Regions has appointed me to determine your appeal. This is against the decision of Dacorum Borough Council to refuse planning permission for a two storey side extension at 32 Cow Roast, Nr Tring. I have considered all the written representations together with all other material submitted to me. I inspected the site on 24 November 1998.

2. From my inspection of the site and its surroundings, and from my examination of the written representations, I consider that there are two main issues in this case. The first is whether the proposal amounts to inappropriate development in the Green Belt and, if so, whether there are any very special circumstances sufficient to overcome the presumption against such development. The second is the effect on the character and appearance of the Chilterns Area of Outstanding Natural Beauty (AONB) within which the appeal site is located.

3. I am required to decide your appeal having regard to the development plan and to make my determination in accordance with the plan unless material considerations indicate otherwise. In this respect, the development plan includes the Hertfordshire Structure Plan Review 1991-2011 and the Dacorum Borough Local Plan. In my opinion, the most relevant policies are to be found in the Local Plan. Policy 3 indicates that, within the Green Belt, there is a presumption against building development. Very small scale building which is necessary to sustain an acceptable use will be permitted provided it has no adverse impact on the character, function and appearance of the Green Belt. Detailed criteria in respect of house extensions are set out in Policy 20. This indicates that the extension of dwellings in that part of the Green Belt and in the rural area within which the appeal site is located will not be permitted unless, amongst other things, the extension is well designed, limited in size and not visually intrusive. Policy 90 relates to the Chilterns AONB where the prime planning consideration will be the preservation of the beauty of the area.

4. Policy 20 of the Local Plan reflects central Government advice as set out in Planning Policy Guidance Note No 2, "Green Belts". Paragraph 3.6 states that, provided that it does not result in disproportionate additions over and above the size of the *original* building, the extension



or alteration of dwellings is not inappropriate in Green Belts. The replacement of existing dwellings need not be inappropriate, providing the new dwelling is not materially larger than the dwelling it replaces. The Guidance Note also indicates that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

5. Using the figures provided by the Council, and in relation to the first main issue, I calculate that, with the proposed extensions, your house would be some 2.27 times its original size. Even taking into account the demolition of the existing garage, the rear lean-to and the external WC, I do not consider that the proposals could be described as "very small scale" or "limited in size". In my opinion, the extensions would be disproportionate in size to the original house and your scheme would constitute inappropriate development in the Green Belt. As such, I have considered whether there are any very special circumstances sufficient to overcome the presumption against such development.

6. I appreciate that a significant proportion of the ground floor area would be taken up by the integral garage. However, I consider that the most important consideration is the direct and indirect impact upon the openness of the Green Belt. In my opinion, an extension of the size proposed, incorporating as it does the double garage, reduces the openness of the Green Belt. If repeated too often, the openness of the Green Belt would be seriously eroded.

7. I saw that other houses in the area have been considerably extended including 20, 22 and 26 Cow Roast. You also drew to my attention extensions to a property which I took to be The Gate House, Hemp Lane. I do not have full details of the background to these cases and whether there were any very special circumstances. However, it is necessary for me to determine your appeal in the light of current policy consideration. In this respect, the Council states that the most recent permission for a two storey extension in this part of Cow Roast was in 1986. I do not consider that a precedent has been set for extensions of the size represented by your current scheme notwithstanding your view that the house would be no larger than others in the road and far smaller than others at the eastern end of Cow Roast.

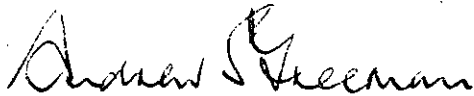
8. With regard to the second main issue, I acknowledge that the house is not readily visible, particular in views along the A4215 to the east and west; also that additional screening could be provided. I am also aware that there are other developments in the vicinity which are harmful to the general attractiveness of the AONB. However, in my view, the scale of the proposed extensions is excessive. The extended house would not be in keeping with the modest proportions of the existing detached house or the pairs of semi-detached houses in this part of Cow Roast. The net result would be an incongruous development which would detract from the intrinsic character and appearance of the AONB.

9. My overall conclusions are that your proposal amounts to inappropriate development in the Green Belt. There are no very special circumstances sufficient to overcome the presumption against such development. In addition, the extensions would be detrimental to the character and appearance of the AONB. The scheme would not accord with related objectives of the development plan or of Government advice.

10. I have taken into account all of the other matters raised in the representations including your pre-application discussions with the Council, your views on the unsuitability of the house for a modern family and the original development proposals for this area. However, I have found no evidence that would outweigh the considerations which have led me to my decision.

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'Andrew S. Freeman'. The signature is fluid and cursive, with the first name 'Andrew' and last name 'Freeman' clearly distinguishable.

ANDREW S FREEMAN BSc(Hons) DipTP DipEM FRTPI MIMgt FIHT MIEnvSc
Inspector



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TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01163/98/FHA

32 COW ROAST, TRING, HERTS, HP235RF
TWO STOREY SIDE EXTENSION

Your application for full planning permission (householder) dated 05 July 1998 and received on 06 July 1998 has been **REFUSED**, for the reasons set out overleaf.

Director of Planning

Date of Decision: 13 August 1998

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/01163/98/FHA

Date of Decision: 13 August 1998

1. 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 result in a disproportionate addition over the size of the original dwellinghouse and by reason of its size, siting and design would appear visually intrusive and thereby detrimental to the open character of the area. For the above reasons the extension would be contrary to the aims and objectives of Policies 3 and 20 of the Dacorum Borough Local Plan and national advice contained in Planning Policy Guidance Note 2: Green Belts.

2. By reason of its size, siting and design the proposed extension would appear visually intrusive in the open countryside and would, therefore, detract from the appearance of the Chilterns Area of Outstanding Natural Beauty. The proposal would therefore be contrary to the aims and objectives of Policy 94 of the Dacorum Borough Local Plan.