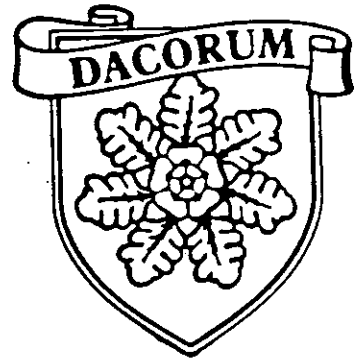


TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref No. 4/1190/92

Tring Transport
c/o G J Scott
2 Grange Rd
Tring
Herts
HP23 5JP

Gordon J Scott
2 Grange Road
Tring
Herts
HP23 5JP

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Land adj 16 Station Road, Long Marston,
TWO DETACHED HOUSES

Your application for *full planning permission* dated 18.09.1992 and received on 18.09.1992 has been *REFUSED*, for the reasons set out on the attached sheet(s).

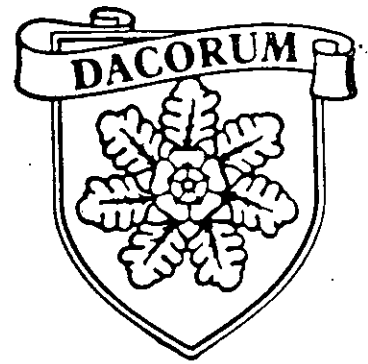
Director of Planning

Date of Decision: 22.10.1992

(ENC Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/1190/92

Date of Decision: 22.10.1992



The site is situated within a designated conservation area wherein it is the duty of the local planning authority to encourage the conservation and enhancement of features of architectural or historic interest. In the opinion of the local planning authority the proposal would have a seriously detrimental effect on the general character and amenity of the conservation area. The proposed houses together with garaging and access will have a harmful effect on the setting of the adjacent listed building and on the amenities of its occupants by virtue of their design and layout. Integral garages are not a feature of the traditional buildings on the northern side of Station Road and the large areas of hardstanding and the opening up of the frontage will introduce an alien feature in the Conservation Area.



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 0272-218927
Switchboard 0272-218811
Fax No 0272-218
GTN 1374

PLANNING DEPARTMENT DACORUM BOROUGH COUNCIL									
Gordon J Scott FRICS					Your Ref: GJS/364				
2 Grange Road					Ack.				
TRING	D.P.	T.C.P.	I	D.C.	B.C.	Admin.	File	Our Ref: P/APP/A1910/A/93/218115/P4	
Herts									
HP23	5JP								
Received					25 MAY 1993				
Comments					Date: 24 MAY 1993				

Sir

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6
APPEAL BY TRING TRANSPORT LTD
APPLICATION NO: 4/1190/92

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 pair of detached houses with integral garages on land adjoining 16 Station Road, Long Marston, Herts. I have considered the written representations made by you and by the Council and also those from Tring Parish Council and other interested persons made directly to the Council which have been forwarded to me, including one from Mr Robert Jones MP. I have also taken account of your most recent letter of 29 April. I inspected the site on Monday 26 April 1993.

2. The appeal site is an untended piece of open land situated on the north-eastern side of Station Road in the centre of Long Marston. No 16 Station Road, the former farmhouse of the holding known as Little Farm, lies immediately to the south-east and is linked to 2 barns. All three buildings are Grade II listed and have been converted into residential units. To the north-west lies the village hall set well back from the road. On the opposite side of the road is a junior/infants school and a long row of 2 storey terraced houses with an open landscaped grass area between the buildings and the road. The appeal site lies within the Long Marston Conservation Area.

3. From my inspection of the site and its surroundings and the written representations made I consider there are 2 main issues in this case. The first is the effect of the proposal on the character and appearance of the Conservation Area, having particular regard to the setting of the listed house. The second is its effect on the amenities of the occupiers of No 16 Station Road.

4. Turning to the first issue, I note that the Council have no policy objections to the principle of residential development on this site. The Council's main concerns relate to the design and layout of the buildings, particularly the setting back from the road frontage and the inclusion of integrated garages. You maintain those objections are unfounded and have included evidence of development in the village where such features exist.

5. From what I saw the Conservation Area derives its character mainly from the variety of domestic scale buildings comprising groups of houses of different styles and ages. The layout of the buildings follows an irregular pattern within a predominantly linear form on either side of the main street. I saw some examples of buildings and groups of buildings set back from the road in the locality of the appeal site which, in my view, complimented the general pattern and form of development in the village as a whole. Some buildings had integrated garages, the nearest ones being in the barn adjoining the existing house and the converted cowshed to the rear of it.

6. In this case, I consider the scale and appearance of the proposed dwellings would be in keeping with the surrounding development. However, the form and siting of the development would appear cramped in relation to the adjoining house, whereby the set back of the nearest dwelling would leave a narrow gap some 2 m wide between the 2 buildings and extend some 10 m to the rear of the existing house. The flank end wall of that dwelling would be particularly dominant and form an oppressive sense of enclosure to the rear of the house. In my view, therefore, the proposed layout would relate poorly with the surrounding development on the northern side of the road. Having regard to the requirements of Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, I conclude that the siting and layout of the buildings would fail to preserve or enhance the character or appearance of the conservation area as a whole.

7. Looking at the setting of the listed building, I consider the nearest dwelling would seriously encroach on the open space which surrounds the north-western side and rear of the existing house. Bearing in mind the requirements of Section 66(1) of the above mentioned 1990 Act, I conclude that the proposal would fail to preserve the setting of the listed building.

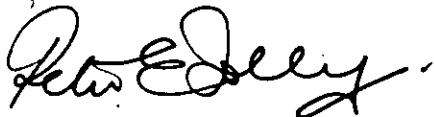
8. Turning to the second issue, the rear windows of the living room of the house are set low in the wall with the head of the windows below eye level. The small private space at the rear of the building is partly enclosed by a high brick wall and a block of 2 garages. In my view, the flank end wall of the nearest dwelling would create an oppressive sense of enclosure to such a small space, reducing the level of daylight entering the living room and restricting the outlook.

Such conditions would significantly harm the amenities of future occupiers of No 16 Station Road.

9. I have taken account of all other matters raised in the written representations but find nothing of such weight as to override the considerations which led to my decision.

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

I am Sir
Your obedient Servant

A handwritten signature in cursive script, appearing to read 'Peter E Jolly'.

PETER E JOLLY Dip Arch (Oxford) RIBA MBIM
Inspector