

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref No. 4/1225/96

Mr & Mrs W Tiller
17 Hunting Gate
Hemel Hempstead
Herts
HP2 6NK

Mr A Thornton
316 Northridge Way
Hemel Hempstead
Herts
HP1 2AB

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

17 Hunting Gate, Hemel Hempstead, Herts

SINGLE STOREY FRONT AND TWO STOREY SIDE EXTENSIONS (RE-SUBMISSION)

Your application for *full planning permission (householder)* dated 24.09.1996 and received on 24.09.1996 has been **REFUSED**, for the reasons set out on the attached sheet(s).

Director of Planning

Date of Decision: 11.11.1996

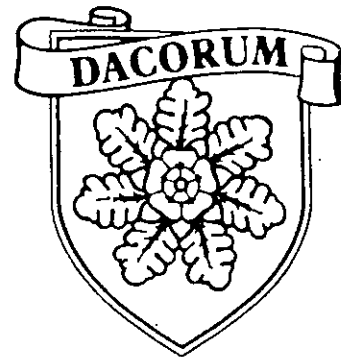
(ENC Reasons and Notes)



REASONS FOR REFUSAL
OF APPLICATION: 4/1225/96

Date of Decision: 11.11.1996

Policies of the Development Plan aim to safeguard the residential character of the Borough. To this effect, policies 8 and 9 of the Dacorum Borough Local Plan specify that development will not be permitted if it fails to satisfy a range of criteria. By virtue of the proposal extending to the boundary, and the consequential requirement for a parapet wall, the proposed development will conflict with the aims of these policies to the detriment of the street scene.



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The Planning Inspectorate

CS4

An Executive Agency in the Department of the Environment and the Welsh Office

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Mr A Thornton.
316 Northridge Way
Hemel Hempstead
Herts
HP1 2AB

Your Ref:

Our Ref:

T/APR/A1910/A/97/279915/P8

Date:

PLANNING DEPARTMENT					
T/APR/A1910/A/97/279915/P8					
Ret.					
15-AUG 1997	DP	DC	ET	PL	De
18 AUG 1997					
Comments					

Dear Sir

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6
APPEAL BY MR AND MRS J TILLER
APPLICATION NO: 4/1225/96

1. I have been appointed by the Secretary of State for the Environment to determine this appeal. This is against the decision of Dacorum Borough Council to refuse planning permission for 2 storey side extension and single storey front extension at 17 Hunting Gate, Hemel Hempstead. I have considered the written representations made by you and the Council, and from an interested person. As you know, I inspected the site on 22 July 1997.
2. The appeal house is detached except for a garage linked to that of the adjoining house. It is in a residential street, on an estate, and local policy aims to protect the environment of the locality and the amenities of neighbours. Environmental guidelines are part of the adopted plan, and these require that a side extension should leave a minimum distance of 1m between the flank wall and the side boundary. Where an existing single storey extension is built to the side boundary, it will not normally be acceptable to build over its full area, and I see no basis for a different approach where the ground floor of the original house is already so built.
3. The side extension would not comply with this spacing, as its flank walls would be built upon the garage wall on the common boundary. The front extension is not objected to by the Council; although a neighbour has concern about a restricted view, it would project no further than an adjoining front elevation and be at the most only an oblique view from any main window.
4. From what I have read and seen, I think that the main issue is whether or not the height, bulk and design of the side extension would unacceptably harm the street scene.
5. The extension's roof ridge would be as high as the existing ridge to the front gable, but at right angles to it. Much of the roof would be hipped, ending below a parapet to the flank wall above the first floor eaves height. A front dormer would be set in the slope above

the garage. The design would be unlike any other in the street, and the difference in ground levels between the linked houses would emphasise the parapet, rising well above the next door eaves height. The hipped end is an attempt to reduce the amount of openness lost above the garage, and to avoid the dominating effect of an end gable close to the adjoining house. However, I think that it would be a jarring feature, and that both this and the parapet would make the house appear incongruous in the street.

6. The spaces above garages make an important contribution to a pleasant street scene, where the gaps between houses are relatively narrow. Some openness has already been lost by side extensions; these have bulkier roofs than that proposed, but as far as I could tell, all have left some space at both sides of buildings. The proposed extension would not do this, because of the linked garages, and the extent of openness would then depend upon the adjoining house being restricted as to any future extension above its garage. Now, there is an attractive view over the garages of the mature trees behind, and this would be significantly reduced, despite the hip.

7. The extension would not be seen for any distance along the street, due to the front building lines and tree screening, but the views would be wider than just from immediately in front. I think that the incongruous effect and the loss of openness would be harmful enough to the street scene to justify rejecting the scheme. This harm would arise from the extension not being in accord with the local guidelines, which I believe should be observed as a means of securing the local policy aim.

8. I have already mentioned the various other extensions, but none drew attention by being incongruous. Further, I am told that all but one predate the existing local policy, which has the clear aim of preventing further losses of openness to the same extent.

9. You mention the family needs for the extra space, but the extension would outlast these, and I find them not so compelling as to outweigh the harm and to justify non compliance with the local policy. Accordingly, I agree with the Council's concern that permitting the scheme could well undermine the policy aims.

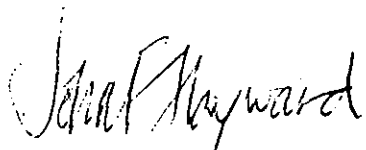
10. The adjoining neighbour is concerned about the wall rising alongside her house, and this is understandable, particularly with the ground levels. However, I believe that the effect on living conditions would be marginal only, as the wall would not project beyond the rear building line so as to be in any direct view from main windows; nor would it unduly cut off sunlight at the rear.

11. There is a discrepancy in the drawings as to the extent of the front projection of the dormer. This does not affect the essential features of the scheme, and my decision makes it unnecessary for this to be sorted out. Finally, I have not been asked to deal with the two extensions separately, and I am, therefore, not granting permission for the front extension. If this is to be built on its own, the Council should be asked about the necessary steps.

12. I have taken into account all the other matters in the representations, which include your comments about the construction of the wall between the garages and the condition of the boundary behind. I find nothing as important as the factors which have led me to my decision.

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

Yours faithfully

A handwritten signature in cursive script, appearing to read 'John F Hayward'.

JOHN F HAYWARD BA Solicitor
Inspector