



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref No. 4/1293/91

C.R.P.Builders
R/o 18/19 Henry Street
Tring
Herts

Mr.D.Clarke
47 Gravel Lane
Hemel Hempstead
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

R/o 18/19 Henry Street, Tring.

TWO STOREY REAR EXTENSION TO FORM DWELLING

Your application for *full planning permission* dated 18.09.1991 and received on 20.09.1991 has been **REFUSED**, for the reasons set out on the attached sheet.

Director of Planning

Date of Decision: 18.12.1991

(ENC Reasons and Notes)



REASONS FOR REFUSAL
OF APPLICATION: 4/1293/91

Date of Decision: 18.12.1991

The proposal represents a gross overdevelopment of the site which would affect adversely the visual and general amenities and detract from the character of the area.



The Planning Inspectorate
Department of the Environment
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Tollgate House
Houlton Street
BRISTOL

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A/261X/MH/P

1) D.D.
2) A.M.
3) B.B.

PLANNING DEPARTMENT					
D Clarke Esq			Dacorum Borough Council		
47 Gravel Lane			Your Ref: 9190		
Boxmoor			Ack.		
HEMEL	HEMPSTEAD	D.P.	D.C.	B.C.	Admin.
Herts					
HP1 1SA					
Received		15 APR 1992		Date:	
Comments					

Sir

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6
APPEAL BY C R P BUILDERS
APPLICATION NO:- 4/1293/91

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 a new two-storey dwelling on land at the rear of 18/19 Henry Street, Tring. I have considered the written representations made by you and by the Council and also those made by the Town Council and interested persons including those made directly to the Council and forwarded to me. I inspected the site on 23 March 1992.

2. The appeal site is within the Tring Conservation Area, and as required by Section 72 of the Planning (Listed Buildings and Conservation Areas) Act, 1990, I shall pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area. From the written representations and my inspection of the site and surroundings, I consider that the main issues to be addressed are firstly, the effect of the proposal on the character and appearance of the locality, and secondly whether the development would harm the residential amenities of nearby residents, with particular reference to overlooking.

3. In addition to the conservation area, the policy context is provided by Policy 14 of the adopted Dacorum District Plan, which sets out criteria to be applied to new development proposals in conservation areas. The District Plan also contains Environmental Guidelines which explain in some detail matters which are taken into account when assessing new proposals. Similar policies are included in the Deposit Draft Local Plan.

4. The appeal site is now vacant, but apparently was last used as a builders yard. It is proposed to demolish the existing two-storey brick and slate building on the south-east boundary, to allow for the construction of the new house. The small building to the north-west, plus the larger store would

also be removed, and the land used for the parking and turning of vehicles, and as a garden.

5. Dealing with the first main issue, the conservation area covers a substantial part of the town, its character deriving in particular from the variety in types and ages of buildings; Henry Street contains small cottages and the site is surrounded by residential development. I believe that in principle redevelopment for residential purposes would enhance the character and appearance of the area. When operating, the builders yard use would no doubt have caused some disruption to the residential qualities of the area, in terms of noise and general activity, deliveries and traffic movements. Visibility at the access with Henry Street is restricted by the buildings on either side, and a reduction in vehicular traffic, particularly by commercial vehicles, would be beneficial from both the highway safety and environmental points of view. The removal of the large flat roofed store building would also be visually beneficial to the appearance of the immediate neighbourhood.

6. However, I find the proposal before me is unacceptable for a number of reasons. The submitted drawing contains inadequate information on points of detail, for example doors, windows and external plumbing, which assist in assessing whether the building is appropriate for the site and conservation area. Moreover, in my opinion the basic shape of the building fails to respect the small scale nature of the dwellings in the area, and the fenestration appears unco-ordinated. I also consider that the use of concrete tiles would be inappropriate, having regard to the more traditional roofing materials used on much of the surrounding development.

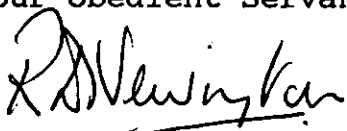
7. On the second main issue, the proposed bedroom windows at first floor level would face towards the rear gardens of the cottages to the north-west, resulting in overlooking and loss of privacy. The houses which front Henry Street have no private front gardens, and in my judgement such overlooking would seriously detract from the relative seclusion and privacy of the back gardens.

8. In summary, although the removal of the builders yard use would, in principle, be beneficial to the immediate locality, the detailed objections to the current proposal are such that the development would be incongruous and harmful to both the character and appearance of the conservation area.

9. I have taken account of all other matters raised in the written representations, but nothing which has been raised or anything I saw outweighs the factors which led me to my conclusions on the main issues.

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 'R D Newington', written over a horizontal line.

R D NEWINGTON FRICS MRTPI
Inspector