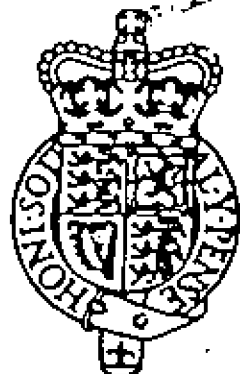


Team S 36/94



The Planning Inspectorate

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

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Bristol BS2 9DJ

PLANNING DEPARTMENT
DACORUM BOROUGH COUNCIL
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1374-

A P Phillips
10a Parkhill Road
HEMEL HEMPSTEAD
Herts
HP1 1TW

22 JUN 1994

Your Ref:

Our Ref:

T/APP/A1910/A/94/235088/P2

Registers ✓
Computer ✓

Date: 21 JUN 1994

Dear Sir

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6
APPLICATION NO: 4/1328/93

1. I have been appointed by the Secretary of State for the Environment to determine your appeal against the decision of the Dacorum Borough Council to refuse planning permission in respect of an application for a single storey rear extension at 10a Parkhill Road, Hemel Hempstead. I have considered the written representations made by you and by the Council and also those made by interested persons directly to the Council which have been forwarded to me. I inspected the site on 10 May 1994.

2. From my inspection of the site and its surroundings and from the written representations made I consider that the main issues in this case are first the effect of the proposal on the character and appearance of the area and secondly the implications for neighbours' living conditions with particular reference to impact on outlook.

3. The appeal site comprises a modern bungalow standing in the corner of an estate of houses and bungalows in a residential part of the town. Land at the rear of the dwelling drops sharply down to a footpath, beyond which are the short back gardens of terraced houses fronting the east side of Glenview Road.

4. The development plan for the area comprises the approved Hertfordshire County Structure Plan and adopted Dacorum District Plan. Policies in the former plan seek to concentrate development in towns but to ensure that such development enhances the quality of the built environment and protects existing settlements. The Council have cited a number of policies from the local plan but those of particular relevance require development to pay regard to layout, external appearance, amenity, the physical characteristics of the site and the design of adjacent development.



5. I note that the Council have also produced a draft of a new Borough Local Plan. In particular, policy 8 of that plan seeks to resist development unless it is appropriate on the site itself and in relation to adjoining property, harmonises with the general character of the area and avoids harm to the surrounding neighbourhood and adjoining properties. Supplementary environmental guidelines provide additional guidance on the achievement of high design standards. Although this plan has not apparently been formally adopted and can therefore be given less weight than a plan that has, it appears to me that the underlying thrust of the relevant draft policies is similar to that of those in the adopted plan.

6. The proposed rear extension would not alter the fundamental use of the property and it seemed to me that it would not be generally visible from Parkhill Road, because of the orientation of the site, the extent of the adjacent dwelling to the south-east and the presence of trees in front of your garage. I consider that it would be visible to users of the footpath running at the rear of the site, but it would be well above them and partly hidden by trees and bushes. Furthermore, it would be seen in the context of the backs of other houses, some of which also possess rear single storey extensions. The design of the extension is intended to reflect the appearance of the existing bungalow and public views of the proposal would be very limited. In all the circumstances I conclude that the proposal would not have a significant effect on the character and appearance of the area as a whole.

7. I turn now to the matter of neighbours' living conditions. In my view, the neighbours most likely to be affected are those living in the houses which border the back of your land. I saw that these houses have rear facing windows to habitable rooms on 3 levels and that some of these windows on the ground floor are quite close to the rear plot boundaries. The proposed extension would come very close to your rear boundary and therefore be close to the path and the backs of some of the houses. Moreover, it would be situated high above their ground floor windows because of the marked difference in ground level. In effect, the extension would tower above the relevant rear windows and gardens of those houses at close quarters and in my opinion appear overpowering and oppressive to the occupants in a way that would be unneighbourly and unacceptable. I conclude that the proposal would have a harmful impact on neighbours' living conditions through impact on outlook and conflict with the intentions of the relevant planning policies.

8. In summary therefore, although I do not consider that the proposal would harm the area as a whole, I find it unacceptable because of its injurious effect on neighbours. I have taken account of all the other matters raised in the written representations but find no reason to outweigh the considerations that have led me to my conclusion.

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

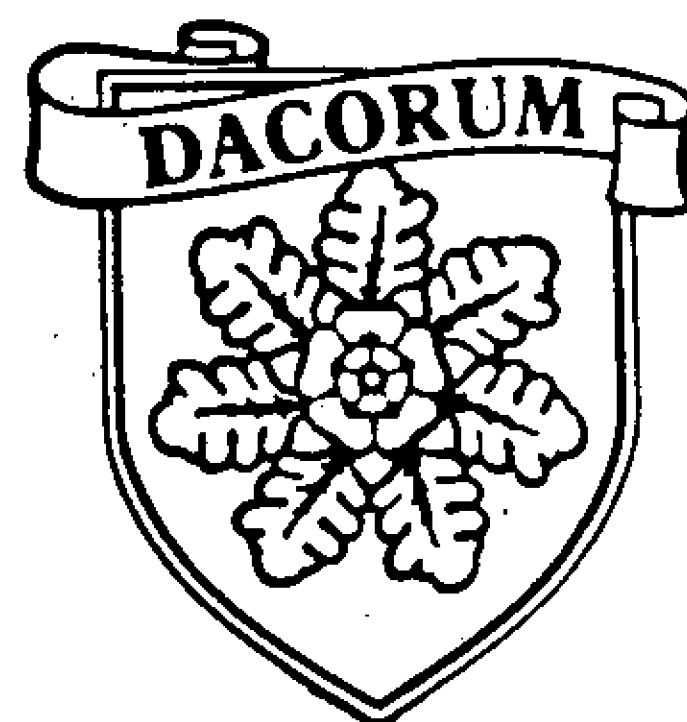
Yours faithfully

D. J. Mumford

D J MUMFORD BA MRTPI
Inspector

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref No. 4/1328/93

A Phillips
10a Parkhill Road
Hemel Hempstead
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION

=====

10a Parkhill Road, Hemel Hempstead, Herts

GROUND FLOOR REAR EXTENSION

Your application for *full planning permission (householder)* dated 27.09.1993 and received on 30.09.1993 has been **REFUSED**, for the reasons set out on the attached sheet(s).

A handwritten signature in black ink, appearing to read 'Colin Barker', is written in a cursive style.

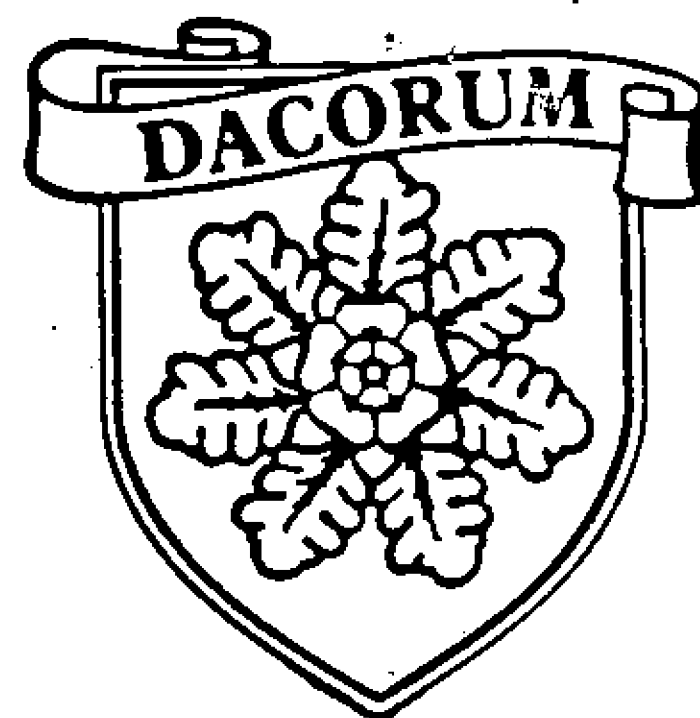
Director of Planning

Date of Decision: 22.11.1993

(ENC Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/1328/93

Date of Decision: 22.11.1993



1. The proposed extension, by reasons of its position, height, massing and overall design, would be seriously detrimental to the residential amenity of nearby dwellinghouses in Glenview Road due to its resultant overbearing and oppressive impact. These dwellinghouses, which are very close to the application site, would also be affected by some loss of light.
2. The proposed extension, by reason of its position, height, massing and overall design, would be out of character with and seriously detrimental to, the appearance of this established residential area.