



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1472/90

Mr J Wadlow
Phillimore, Bovingdon Green
Bovingdon
Herts

DPA Architects
25 High Street
Bovingdon
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Phillimore, Bovingdon Green, Bovingdon,

TWO STOREY SIDE /REAR EXTENSION

Your application for *full planning permission* dated 05.10.1990 and received on 16.10.1990 has been **REFUSED**, for the reasons set out on the attached sheet(s).

Director of Planning.

Date of Decision: 18.12.1990

(encs. Reasons and Notes)



REASON FOR REFUSAL
OF APPLICATION: 4/1472/90

Date of Decision: 18.12.1990

The proposed extension will give rise to conditions detrimental to the amenities of adjacent properties by reason of overlooking and intrusive appearance.



Planning Inspectorate
Department of the Environment

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PLANNING DEPARTMENT GTN 1374
DACORUM BOROUGH COUNCIL

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Ref.					Ack.		Your reference	
C.P.O.	T.C.P.M.	O.P.	D.C.	B.C.	Admin.	File		
							Our reference	
Received					T/APP/A1910/A/91/185659/P4			
30 OCT 1991					Date			
Comments					29 OCT 91.			

Gentlemen

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6
APPEAL BY MR J WADLOW
APPLICATION NO:- 4/1472/90

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 demolition of single storey outbuilding and erection of 2 storey extension to dwelling at Phillimore, Bovington Green. I have considered the written representations made by you and by the Council and also those made by other interested persons. I have also considered those representations made directly by the Bovington Parish Council and other interested persons to the Council which have been forwarded to me. I inspected the site on 12 August 1991.

2. From my consideration of the representations made and from my inspection of the site and the surrounding area, I consider that the main issue is whether or not the proposal would materially harm the living conditions of adjoining occupiers with particular reference to privacy, visual impact, daylight and sunlight.

3. The appeal site is in Bovington Green and is part of a pleasant, well established settlement characterised by the lack of any uniformity in the pattern or style of the dwellings and an openness from spaces and trees around them, complemented by the Green itself.

4. Phillimore is one of a pair of semi detached houses set well back down a narrow drive and mainly obscured from highways by being tucked in behind The Lodge and The Little House, both of which are substantial dwellings, and by being bounded at the side and rear of a newer estate development around Green View Close.

5. Local planning policies are set out in the Hertfordshire Structure Plan and in the Dacorum District Plan, which is being replaced by the Dacorum Borough Local Plan (now on deposit). The emphasis of these policies is on the maintenance and enhancement of the environment in existing residential areas and they seem to me to provide up to date policy guidance which accords with national policy. Environmental Guidelines in paragraph 10 of Part 5 of the draft local plan relate to extensions, and seek to protect both the environment and residential amenity.

6. While your client's scheme does not meet the guidelines in as much as it does not leave space between the house and side boundary I do not believe in this case, because of the secluded nature of the appeal site, that there would be any serious loss of spaciousness to the locality.

100%



RECYCLED PAPER

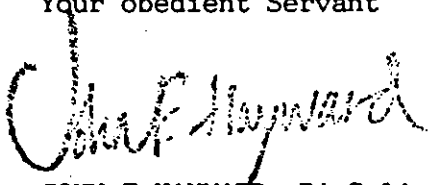
7. However I am certain that the proposed extension would have an impact on The Little House and No 1 Green View Close, both of which would have boundaries adjoining it. The rear garden and windows of The Little House are already overlooked from the landing and upstairs bedroom windows of Phillimore and whilst, in my opinion, this is not to a significant extent because of the distances between the properties, it would materially increase with another bedroom window being added closer to the boundary.

8. Turning now to No 1 Green View Close, this house, uniquely in the Close, has another dwelling to its rear from which it is overlooked. This overlooking from Phillimore would be removed by the blank south elevation of the proposed extension, and with a north facing rear garden the loss of sunlight and daylight would not be significant. However, the rear outlook would change. At present, there are single storey outbuildings about 12 m away on the rear boundary, and about 3.5 m from the boundary, the 2 storey gable wall of Phillimore, less than 4.5 m wide and relieved by windows and by the trees and space around it. These would be replaced by a 2 storey blank elevation, with a pitched roof, extending for 10 m along the boundary itself, which is only some 16 m wide. In my opinion, by reason of bulk, scale and proximity, the proposed extension would be visually intrusive and would dominate the outlook from the rear and have an overpowering effect from parts of the garden. The house would have an environment quite unlike that of any dwelling nearby and, in my opinion, significantly out of keeping with the character of the locality. In the light of this and the impact on The Little House, I, therefore, conclude that there would be material harm to the living conditions of adjoining occupiers.

9. I have noted why the extension is considered to be necessary, but in my opinion the improvement to the accommodation would not justify a proposal which would have such a material effect on adjoining occupiers. You also refer to the approval of a rear extension to The Lodge and whilst I have not seen the details, I have looked at the site and I am satisfied that the proposal is not on all fours; in any event, each application has to be looked at on its merits. I have taken into account all the other matters in the written representations, but none are of sufficient weight to affect my conclusion that this appeal should be dismissed.

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

I am Gentlemen
Yqur obedient Servant



JOHN F HAYWARD BA Solicitor
Inspector