

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1508/90

Mr G Mills
17 Austins Mead
Bovingdon
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

17 Austins Mead, Bovingdon,

SINGLE AND TWO STOREY REAR EXTENSION

Your application for *full planning permission (householder)* dated 22.10.1990 and received on 24.10.1990 has been **REFUSED**, for the reasons set out on the attached sheet(s).

Director of Planning.

Date of Decision: 21.12.1990

(encs. Reasons and Notes)



REASONS FOR REFUSAL
OF APPLICATION: 4/1508/90

Date of Decision: 21.12.1990

The proposed extension will give rise to conditions detrimental to the amenities of adjoining properties by reason of its intrusive and overbearing appearance and overshadowing and loss of light.



Planning Inspectorate

Department of the Environment

Room 1404 Tollgate House Houlton Street Bristol BS2 9DJ

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PLANNING DEPARTMENT
DACORUM BOROUGH COUNCIL

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GTN 1374

Ref.					Ack.	
C.P.O.	T.C.P.M.	D.P.	D.C.	R.C.	Admin.	File
Received					25 APR 1991	
Comments						

Mr G Mills
17 Austins Mead
BOVINGDON
Herts HP3 0JX

our Reference:

Our Reference:

T/APP/A1910/A/91/175395/P3

Date: 23 APR 91

Sir

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6
APPLICATION NO :- 4/1508/90

1. As you know I have been appointed by the Secretary of State for the Environment to determine your appeal which is against the decision of the Dacorum Borough Council to refuse planning permission for the erection of a lounge and bedroom extension at the rear of 17 Austins Mead, Bovington. I have considered the written representations made by you and by the council. I have also considered the representations made directly by an interested person to the council which have been forwarded to me. I inspected the site on Monday 15 April 1991.

2. From my inspection of the appeal site and its surroundings and from the representations made, I am of the opinion that the main issues in this appeal are whether the proposed extension would cause undue harm to the general living conditions of adjoining residents by reason of firstly, its intrusive and overbearing appearance and secondly, by overshadowing and loss of light.

3. The appeal premises comprise a two-storey dwelling house located at the south-eastern end of a terrace of three properties. They are situated within a small housing estate of mainly similar properties laid out along both sides of Austins Mead.

4. The Development Plan consists of the Hertfordshire Structure Plan, modifications approved in 1988, and the Dacorum District Plan, adopted January 1984. The council refer to Policies 18, 19 and 66 of the District Plan. These policies seek to protect the character of the neighbourhood and the amenities of the neighbours.

5. The existing property has been extended at the side and rear. The proposed extension would extend the existing rear extension by some 3.4 metres at ground floor level, which would be about 4.6 metres from the rear wall of the original dwelling, and by some 1.2 metres at first floor level.

6. The council are concerned with the size and depth of the proposed extension and its effects on the adjacent property, No. 16 Austins Mead. They maintain that the extension would cause a loss of sunlight to the rear garden of that property during morning hours and that the side wall of the extension would give rise to a visually dominating and overbearing effect, detrimental to the residents' enjoyment of their back garden.



7. You state that the single storey extension would be of a similar size to other extensions of neighbouring properties and that the loss of light would be negligible because it is a north facing rear garden. You maintain that the local planning authority have verbally accepted the first floor extension and that they would have approved the proposal if the length of the extension had been one metre less. You could not agree to that because you require a 10ft x 10ft room.

8. Dealing with the main issue, although a number of the existing properties have rear extensions all those that I was able to see from your property are single storey with flat roofs. It seems to me that the proposed extension would extend the building significantly more than those extensions. Additionally, although the ground floor part of the proposed extension would have a flat roof the first floor extension would have a gable ended ridge roof which would increase the height of the extension to close to the ridge height of the existing building. The side wall of the proposed extension would run along the side boundary of the site with No. 16. I have come to the view that the mass of brickwork of this side elevation would have a dominating effect on the outlook from No. 16 both from the windows in the rear elevation of the property and the rear garden. It would result in a substantial loss of open outlook that an occupier might reasonably expect to enjoy in this kind of housing area.

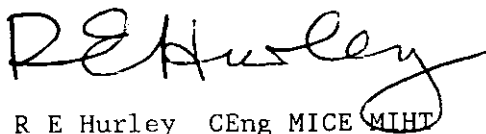
9. Turning now to the second issue, the proposed extension would be aligned in a north-easterly direction and I find that that the bulk of the extension would cast a large shadow that would cause a noticeable reduction in the natural light available to the part of the rear garden of No. 16 adjoining the property. The area that would be effected by this large shadow has been crazy paved and at the time of inspection there were two garden seats standing thereon.

10. Although the proposed extension would provide useful additional living accommodation I conclude that the proposed extension would cause such harm to the general living conditions of adjoining residents by reason of its intrusive and overbearing appearance and overshadowing and loss of light that this outweighs that advantage and the normal presumption in favour of development.

11. I have taken account of all the other matters in the representations but I am of the opinion that they do not outweigh the considerations that have led me to my decision.

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

I am Sir
Your obedient Servant



R E Hurley CEng MICE MIHT
Inspector