



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1527/90

Mr S P Byrne  
18-20 Western Road  
Tring  
Herts

Goldfield Development  
18 Western Road  
Tring  
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

7 Chapel Street, Tring,

ALTERATIONS TO ROOF TO INCREASE RIDGE HEIGHT & FORM 1ST FLOOR WITH DORMER OVER  
EXISTING S/S REAR EXTN. & DETACHED DOUBLE GARAGE

Your application for *full planning permission (householder)* dated 22.10.1990 and  
received on 29.10.1990 has been *REFUSED*, for the reasons set out on the  
attached sheet(s).

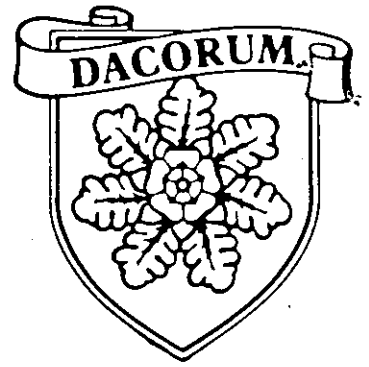
Director of Planning.

Date of Decision: 28.12.1990

(encs. Reasons and Notes)

REASONS FOR REFUSAL  
OF APPLICATION: 4/1527/90

Date of Decision: 28.12.1990



1. The proposed alterations to the roof and the first floor extension would have a seriously detrimental effect on the character of the property itself and the overall street picture in a designated Conservation Area. In addition it would have a seriously detrimental effect on the amenities and privacy at present enjoyed by occupants of adjacent dwellings.
2. The location and size of the proposed garage would be unsightly and detrimental to the visual amenities of properties in Chapel Street and Stanley Gardens.



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Department of the Environment

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PLANNING DEPARTMENT Direct Line 0272-218 927  
DACORUM BOROUGH COUNCIL Board 0272-218811

Ref. Ack. GTN 1376

Goldfield Development Ltd

20 Western Road

TRING

Hertfordshire

HP23 4BB

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Our reference  
T/APP/A1910/A/91/184958/P4

23 OCT 91

Gentlemen

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6  
APPEAL BY MR S P BYRNE  
APPLICATION NO:- 4/1527/90

- 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 an extension above the existing single storey kitchen, alterations to roof and erection of garage at 7 Chapel Street, Tring, Hertfordshire. I have considered the written representations made by you and by the Council and also those made by the Tring Town Council and interested persons. I have also considered those representations made directly by the Town Council and interested persons to the Council which have been forwarded to me. I inspected the site on 20 August 1991.
- Measurements taken during my site inspection showed that there were some inaccuracies in the application drawing insofar as the width of the site of the proposed garage is concerned. I have had regard to the actual measured dimensions taken by your representative in determining this case. I also observed, on my inspection, that the houses on the north-east side of Chapel Street are numbered consecutively starting at the property closest to Western Road and not as shown on the application drawing.
- As the application site is within the designated Tring Conservation Area I have had regard to Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires that special attention is paid to the desirability of preserving or enhancing the character or appearance of a conservation area.
- From the written representations and my inspection of the site and its surroundings, I have formed the view that the principal issues in this case are first, the effect of the proposed development on the character and appearance of the locality having regard to the environmental guidelines contained in the local plan, second, the impact of the proposed development on the Tring Conservation Area and third, the impact upon the amenities enjoyed by nearby residents.
- The appeal site, 7 Chapel Street, comprises a small 2-storey terrace house with a narrow back garden separated by a fence from a wider section of garden containing a shed at the rear. This rear portion has access from Stanley Gardens, a cul-de-sac serving a modern development of 2 storey houses. 7 Chapel Street is at the end of a terrace of 4 dwellings in a street containing similar properties. The terraces step up Chapel Street as it rises from Western Road to Park Road.
- The proposed development is in 2 parts, the extensions to the house and the detached garage. The extensions involve raising the roof level of the house to provide an additional bedroom, a first floor extension over the existing kitchen to



form a further bedroom and associated internal alterations. The proposed garage would be situated within the rear portion of the garden and would have access from Stanley Gardens. In considering these proposals I have had regard to Policy 8 of the deposited local plan which seeks to protect and enhance the environment.

7. The proposed house extension would raise the ridge of the roof by about 0.7 m. Although the plane of the front portion of the roof would be unchanged, the additional height would be quite conspicuous from both ends of Chapel Street and would break the pattern of the present ridge line of this side of the street which only steps up to accompany the rise in ground levels. The abrupt rise in the ridge line created by the proposal would, in my opinion, introduce a discordant element in the skyline of the street. From the rear a similar effect would be apparent and in addition, the raised wall over the first floor window and the extended downward slope of the roof would introduce an incongruous feature clearly visible from the rear of Chapel Street and from Stanley Gardens. I am conscious that there are a variety of existing rear extensions in the street but these are mainly modest and unpretentious, whereas the proposed roof extension and dormer window would introduce a discordant feature.

8. Off street parking provision for 7 Chapel Street making use of the rear garden area would be helpful as there are restrictions on parking in Chapel Street itself and I do not consider that the additional traffic movements generated by this use would create serious hazards or disturbance to the residents of Stanley Gardens. The access, even if it is to be reduced to 2.6 m, would be adequate but the application plan does not demonstrate that it is possible for a vehicle to enter and leave the site conveniently in forward gear which would be desirable. It appears to me however that the bulk and height of the proposed garage, a large building, is emphasised by the form of the pitched roof. Furthermore, it does not relate well to the position of the existing garages and, being on land which is higher than some neighbouring gardens, would be particularly conspicuous and would appear as an obtrusive feature when viewed from the rear of the houses in Chapel Street. The proposals for both the house extensions and the garage, therefore, would in my view be contrary to the aims of the environmental guidelines contained in Policy 8 of the deposited local plan and would have an adverse effect on the character and appearance of the locality.

9. The Chapel Street part of the conservation area, which includes the older parts of this small town, contains mainly residential properties set in a pattern of small streets. Modern infilling has been generally of a sympathetic style and scale. Chapel Street itself contributes much to the general appearance of the conservation area with its harmonious buildings set closely facing each other. Having regard to these characteristics I consider that, as the proposed house extension and garage would be discordant and intrusive for the reasons I have given, they would neither preserve nor enhance the character or appearance of the Conservation Area.

10. Turning to the impact of the proposed development on the amenities enjoyed by nearby residents, I have had regard to the aims of the local plan policy to ensure that no harm results through loss of privacy, visual intrusion, disturbance or pollution. I have had particular regard to daylighting. I find that although the proposed first floor extension to the house slopes down away from the main building, it would nevertheless, mean the erection of side walls above first floor level. This structure, only a few metres away from the windows, would reduce the light reaching both the ground and upper floors of 8 Chapel Street (as well as those of the appeal premises). In addition, because of its narrow width, the outlook of and light reaching to the shared space at the rear of the premises would be seriously affected. The side window, passageway and garden of 6 Chapel Street would also receive less light. Other properties to the south-east would be affected by overlooking from the side window of the proposed bedroom. I am in no doubt therefore that the rear first floor extension would have a significant and

unacceptable impact on the amenities enjoyed by neighbouring residents. The proposed garage would not, however, in my view, have the same adverse effects, other than those of appearance to which I have already referred.

11. I have therefore come to the conclusion that the appeal should be dismissed because of the damaging effect of the development on the character and appearance of the locality, in particular because of its situation within a conservation area and because of the harmful effect on the amenities of nearby residents. I have taken all other matters raised in the written representations including the information received after my site inspection, but find nothing of such weight as to override the considerations which have led to my conclusions.

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

I am Gentlemen  
Your obedient Servant



R M BUSS MSc DipTP RIBA MRTPI MBIM  
Inspector