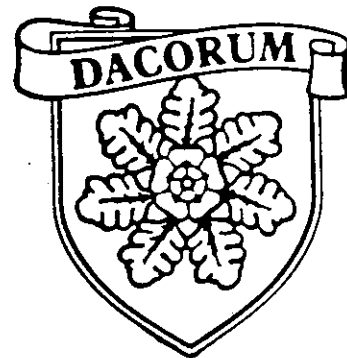


TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref No. 4/1590/91

Mrs A J Oakins
Red House Barn Potash Lane
Long Marston
Herts

C Baldwin
29 Alma Road
Chesham
Bucks
HP5 3HD

DEVELOPMENT ADDRESS AND DESCRIPTION

Land Adj. Red House Barn, Potash Lane, Long Marston.

FIELD SHELTER (REVISED)

Your application for *full planning permission* dated 15.11.1991 and received on 26.11.1991 has been **REFUSED**, for the reasons set out on the attached sheet.

Director of Planning

Date of Decision: 16.04.1992

(ENC Reasons and Notes)



REASONS FOR REFUSAL
OF APPLICATION: 4/1590/91

Date of Decision: 16.04.1992

Due to the topography of the land, being generally very flat and open to wide ranging views, the proposed field shelter, located in an isolated position unrelated to existing buildings and of poor design, would have a seriously adverse impact on the character and amenities of this rural area.



The Planning Inspectorate

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

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1200
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PLANNING DEPARTMENT						
DACORUM BOROUGH COUNCIL						
Mr C Baldwin	AMSST					Your Ref:
29 Alma Road	Ack.					
CHESHAM	Our Ref:					
Bucks	DoP	T.C.P.M.	D.P.	D.C.	B.C.	Asmn.
HP5 3HD						
Received		3 DEC 1992			Date: - 2 DEC 1992	
Comments						

Sir

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6
APPEAL BY MRS A J OAKINS
APPLICATION NO: 4/1590/91 FL

1. I have been appointed by the Secretary of State for the Environment to determine the above mentioned appeal against the decision of the Dacorum Borough Council to refuse planning permission in respect of an application for the construction of a field shelter on land at Red House Barn, Potash Lane, Long Marston. I have considered the written representations made by you and by the Council and also those made by the Tring Rural Parish Council and interested persons, including those made directly to the Council and forwarded to me. I inspected the site on 26 October 1992.

2. Having read the representations and visited the site and the surrounding area, I consider the main issues in this case to be, firstly, the likely impact of the proposed field shelter on the surrounding countryside and, secondly, the design of the proposed field shelter in relation to its setting.

3. The 1986 Review of the Hertfordshire County Structure plan sets out in Policy 52 a presumption against development in rural areas other than in selected settlements or for the purposes of agriculture and forestry or for any proven need for local community services that cannot be met within the settlement. The Dacorum District Plan 1984 has been superseded for development control purposes by the Deposit Draft of the Borough Local Plan. Its policies in relation to development in rural areas reflect those contained in the structure plan and in the earlier local plan. Long Marston is identified in Policy 6 of the Draft Borough Plan as a settlement where small scale development may be permitted, but the appeal site lies beyond the limits of the settlement.



4. The appeal site consists of two fields separated by a rough track leading to Red House Farm, a Grade II listed building with adjacent barns converted to residential use. Red House Barn is a dwelling located at the eastern end of the main group of buildings with a weatherboarded and slate roofed barn set slightly apart from it. This building is used mainly for garaging and it adjoins a narrow strip of land which leads to the field in which it is proposed that the field shelter be sited.

5. Land in the vicinity of the appeal site is flat and is subdivided by hedgerows into fields of irregular shape. The complex of buildings centred upon Red House Farm feature prominently in this setting. The countryside in the area has a pleasantly rural character with a predominantly open landscape which makes it especially vulnerable to the effects of development. This sensitivity is reflected in the Article 4 Direction, made by the Council to control development that might otherwise be undertaken without express permission.

6. Policies to protect the countryside from inappropriate development must clearly be applied with firmness and consistency if its attractive qualities are to be preserved. Notwithstanding this, Planning Policy Guidance note 1 advises that the planning system, as well as preventing development which is not acceptable, should guide development to the right place. It should operate on the basis that development should be permitted, having regard to the development plan and all material considerations, unless it would cause demonstrable harm.

7. The field shelter proposed would measure 7.2 m by 3.6 m with an overall height of about 3.2 m. The building would be sited near to the field boundary where it would be seen in relation to the buildings of Red House Barn and be directly related to the use of the appeal site for the keeping of horses, a use not inappropriate to a rural location. In the position proposed the field shelter would be seen against the background of a tall hedge containing mature hedgerow trees. In comparison with other buildings in the immediate area the structure proposed would not appear unduly large, neither would it feature prominently in views of the countryside surrounding Red House Farm.

8. During my visit my attention was drawn to 2 sets of stables close to the north and west of Red House Farm that have been constructed with the benefit of planning permission, and to a nearby field shelter. Having regard to these structures, I consider that there is a need for sensitive planning control if an uncoordinated and unsightly form of development is to be avoided. This is particularly relevant where new development would, as in this case, form part of a complex containing a listed building.

9. Taking these considerations into account I am of the opinion that a field shelter of acceptable design and

appearance and in the position proposed would not have a harmful effect on the countryside in the vicinity of the appeal site and that no serious conflict with national or local planning policies would be likely to arise in this case. While I am satisfied that the principle of development is acceptable the design of the field shelter would make it, in my view, an inappropriate addition to the countryside in this location. The form of the building has the virtue of simplicity but the use of shiplap boarding as a cladding material would be uncharacteristic of buildings in rural areas. The traditional timber cladding in this locality is weatherboarding for which there is an obvious precedent in the nearby barn which forms part of the appeal property.

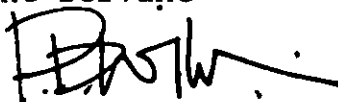
10. The roof finish proposed is a synthetic product which does not possess the weathering qualities of natural materials. A low pitched roof covered with a manufactured, sheet material would not, in my view, be appropriate to a comparatively small building in a rural location. The overall effect of a building constructed in the manner proposed would be one of an insubstantial and impermanent structure out of keeping with other buildings of traditional design and appearance nearby. The planting of isolated trees around the site proposed for the field shelter cannot be relied upon as a permanent or effective screen, in my opinion, and such an arrangement would be as likely to draw attention to the presence of the building as to obscure it from view.

11. I have considered whether, in this case it might be appropriate to grant a conditional planning permission requiring details of design and finishes to be submitted to and approved by the local planning authority, but variations from the scheme submitted for planning permission could well involve significant modifications to the design, to an extent that material differences could arise. In the light of all the circumstances I have decided that such a course of action would not be appropriate. It would, of course, be for the local planning authority to determine any future planning application on its particular planning merits, but with regard to my conclusions in this case.

12. I have taken into consideration all other matters raised in representations but I find nothing of sufficient weight to affect the considerations that have led to my decision.

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

I am Sir
Your obedient Servant



P D WILSON DipArch DipTP RIBA MRTPI
Inspector