



# The Planning Inspectorate

Room 1404  
Tollgate House  
Houlton Street  
Bristol BS2 9DJ

Direct Line 0117 - 987 8927  
Switchboard 0117 - 987 8000  
Fax No 0117 - 987 8139  
GTN 1374 - 8927  
E-mail ENQUIRIES.PINS@GTNET.GOV.UK

DA  
LK

Mr J D A Morse  
32 Cow Roast  
TRING  
Hertfordshire  
HP23 5RF

PLANNING DEPARTMENT					
DACORUM BOROUGH COUNCIL					
1	2	3	4	5	6
					Your Ref:
Received 24 MAR 1999				Our Ref:	
Comments				T/APP/A1910/A/98/1015089/P2	
				Date:	

23 MAR 1999

Dear Sir

## TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6 APPLICATION NO: 4/01614/98/FHA

1. The Secretary of State for the Environment, Transport and the Regions has appointed me to determine your appeal against the decision of the Dacorum Borough Council to refuse planning permission for a two storey side extension at 32 Cow Roast, Tring. I have considered all the written representations together with all other material submitted to me. I inspected the site on 15 March 1999.
2. The appeal property is within both a designated Green Belt, and the Chilterns Area of Outstanding Natural Beauty. National guidance establishes categories of development considered appropriate to the Green Belt, and which include limited extensions to dwellings. The appeal proposal would amount to a substantial extension; I consider that it would constitute inappropriate development. Therefore, from my inspection of the site and its surroundings, and from the representations received, I consider there to be two main issues. These are firstly whether there are very special circumstances which would justify the proposed development in an area of designated Green Belt, and secondly the impact of the appeal proposal on the openness of the Green Belt and the character and appearance of the Area of Outstanding Natural Beauty.
3. Cow Roast is a small hamlet of linear proportions adjacent to the A4251 London Road. 32 Cow Roast is a detached property, being the last in a row of similar dwellings located on the southern side of the A4251 and to the north west of The Cow Roast Inn. Access is by way of a service road off the A4251. As stated, the appeal property is within both the Metropolitan Green Belt, and the Chilterns Area of Outstanding Natural Beauty. The curtilage of the appeal property also lies within an Area of Archaeological Significance, and adjacent to Scheduled Ancient Monument No. 91. The proposal before me would provide a hall, lounge and cloakroom at ground level, and two bedrooms, bathroom and landing at the first floor. The extension would also incorporate a new staircase; the original being removed thereby permitting further alterations within the existing part of the overall scheme. Documentation before me makes reference to the removal of both a glazed lean-to and external toilet at the rear of the property. However, as I saw during my site visit, the toilet has already been demolished.

4. The Town and Country Planning Act 1990 requires me to determine this appeal in accordance with the development plan, unless material considerations indicate otherwise. The development plan in this instance comprises the Hertfordshire Structure Plan Review 1991-2011, and the Dacorum Borough Local Plan. Whilst the Council have made reference to a number of policies within both documents, within the context of the issues referred to above and the Council's determination of the planning application, I consider the following pertinent to this appeal.

5. Structure Plan Policies 5 and 42 provide guidance pertaining to development within the Green Belt and the Chilterns Area of Outstanding Natural Beauty respectively. Within the Borough Local Plan, Policy 3 provides detailed guidance with regard to development in the Green Belt, whilst with regard to quality of development, Policy 8 establishes criteria which must be met in order to secure a high standard in all development proposals. Policy 20 also details criteria pertaining to extensions to dwellings in the Green Belt; criterion (e) requiring that such extensions be limited in size. Policy 89 establishes a landscape strategy which includes the Chilterns Area of Outstanding Natural Beauty, with more detailed guidelines being contained in Policy 90. With regard to important archaeological remains, Policy 108 provides guidance regarding conditions which might be applied to planning permissions.

6. The Council have also drawn my attention to policies within the Dacorum Borough Local Plan 1991-2011 Deposit Draft, which has recently concluded its 'on deposit' period. Whilst a number of these policies are either similar to or are carried forward from those within the extant Local Plan, this emerging Local Plan is at an early stage within the adoption process. Therefore, in accordance with advice within paragraph 48 of Planning Policy Guidance (PPG)1 (Revised) - General Policy and Principles, I will afford it little weight. The Council have also drawn my attention to national guidance pertaining to Green Belts - PPG2.

7. With regard to the first issue, the appeal proposal is for a substantial two storey extension of some 102 square metres. The Council contend that this would represent an 88.7% increase in the size of the overall dwelling; you have not contested this figure. I am mindful of guidance within paragraph 3.6 of PPG2, which states that provided that it does not result in disproportionate additions over and above the size of the original building, the extension or alteration of dwellings is not inappropriate in Green Belts.

8. I acknowledge that neither the above guidance, nor Policy 20 of the extant Borough Local Plan, specify precise percentage increases. Nevertheless, I am of the opinion that an extension of the size proposed would indeed result in a disproportional addition over and above the original size of the appeal property. You state that the appeal proposal would provide holiday accommodation for disabled relatives; however, you concede that this would be an intermittent activity. Consequently, whilst I recognise your desire to support your relatives, I take the view that such activities do not constitute very special circumstances which would justify the proposed development in the Metropolitan Green Belt. As such, the proposal before me would not accord with Structure Plan Policy 5, Borough Local Plan Policy 3 and criterion (e) of Policy 20; and guidance within PPG2.

9. Having regard to the second issue, whilst the front of the appeal property is screened to an extent by an established hedge alongside the aforementioned access road, the north western side elevation is clearly visible from the A4251 to the west. At present, such views

are almost 'end on' to the row of properties which terminates with your dwelling. Therefore, in most views from the west, the development to the south of the A4251 has a limited influence on the overall rural character of the area. To my mind, the full visual impact of the row of properties is not readily apparent until close to Cow Roast.

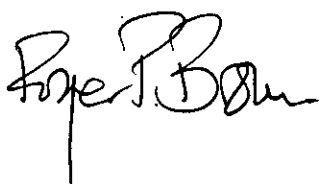
10. However, by virtue of its location, the proposed extension would significantly extend the western elevation of your property. Whilst I do not place too great a reliance on dimensions taken from application drawings which may well have been copied, I conclude that the revised western elevation would extend for nearly 11.5 metres. When considered in conjunction with the extended hipped roof, to my mind development of this scale would be a highly visible feature within the aforementioned views from the A4251 and the west. Therefore, in the context of the present limited visual impact of the appeal premises, as described above, I am of the opinion that the appeal proposal would be harmful to the openness of the Metropolitan Green Belt, and the character and appearance of the Chilterns Area of Outstanding Natural Beauty. As such, it would not accord with Structure Plan Policy 42, and the main thrust of Borough Local Plan Policies 8, 89 and 90.

11. Turning now to the detailed design of the proposed extension, by virtue of the window proportions and the walling and roofing materials suggested, to my mind it would relate well to the existing property. Indeed, the Council concede that it is neither overdevelopment of the site nor unattractive. Therefore, in terms of design alone, I consider that the appeal proposal would accord with some of the criteria attached to Borough Local Plan Policy 8. However, such a judgement does not outweigh my earlier conclusions. Indeed, these conclusions render unnecessary the requirements of Borough Local Plan Policy 108.

12. I have had regard to the conditions suggested by the Council, but in the light of the above judgements I do not consider that they would render the appeal proposal acceptable. Mention has been made of conclusions attributed to my colleague who conducted an appeal into a proposed extension larger than that before me. However, I do not have enough information before me to enable me to deduce that such conclusions are directly comparable to the scheme before me, which in any case must be determined on its merits. Similarly, I can draw no conclusions from examples of other properties in the area which have been extended.

13. I have taken into account all other matters raised, including the dimensions of the existing staircase within your property, but have found nothing which would outweigh the main considerations which have led me to my conclusion. For the above reasons, and in exercise of the powers transferred to me, I hereby dismiss this appeal.

Yours faithfully



Roger P Brown DipArch DipTP ARIBA MRTPI  
Inspector



# PLANNING

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH

MR J MORSE  
32 COW ROAST  
TRING  
HERTS  
HP23 5RF

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01614/98/FHA

32 COW ROAST, TRING, HERTS, HP235RF  
TWO STOREY SIDE EXTENSION

Your application for full planning permission (householder) dated 14 September 1998 and received on 15 September 1998 has been **REFUSED**, for the reasons set out overleaf.

Director of Planning

Date of Decision: 05 November 1998

**REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/01614/98/FHA**

Date of Decision: 05 November 1998

1. The application site is located in the Metropolitan Green Belt wherein there is strict control over the extension and alteration of existing dwellinghouses. The proposed extension would result in a disproportionate addition over the size of the original dwellinghouse and by reason of its size, siting and design would appear visually intrusive and thereby detrimental to the open character of the area. For the above reasons, the extension would be contrary to the aims and objectives of Policies 3 and 20 of the Dacorum Borough Local Plan and national advice contained in Planning Policy Guidance Note 2: Green Belts.

2. By reason of its size, siting and design the proposed extension would appear visually intrusive in the open countryside and would, therefore, detract from the appearance of the Chilterns Area of Outstanding Natural Beauty. The proposal would therefore be contrary to the aims and objectives of Policy 90 of the Dacorum Borough Local Plan.