

# Appeal Decision

Hearing held on Wednesday, 2 August 2000

by A C Pickering JP FRTP

an Inspector appointed by the Secretary of State for the Environment, Transport and the Regions

|                   |    |    |    |      |
|-------------------|----|----|----|------|
| ED                | DP | DC | BC | ES   |
| Rec'd 06 SEP 2000 |    |    |    | File |

The Planning Inspectorate  
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Date

- 4 SEP 2000

Appeal Ref: APP/A1910/A/00/1042195

8 Cow Roast, near Tring

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by D A and M Gorry against the decision of Dacorum Borough Council.
- The application (ref: 4/01655/99/FHA), dated 23 September 1999, was refused by notice dated 30 November 1999.
- The development proposed is a two storey side extension.

**Summary of Decision: The appeal is dismissed.**

## Main Issue

1. The main issue is the effect of the development on the appearance of the locality.

## Planning Policy

2. It was suggested by an interested person that the development plan applies a percentage floorspace limit to extensions to Green Belt dwellings. This is contemplated in policy 23 of the emerging review of the Local Plan, but this could change before the review Plan is adopted and I do not consider it more important than policy 20 of the adopted Local Plan. I accept that the proposed addition, having regard to the building flexibility exercised by the Council in the vicinity, would be limited in size in the terms of criterion (e) of policy 20.

## Reasons

3. The appeal development would restore balance to the pair of semi-detached dwellings at 8 and 10 Cow Roast. The simple point of difference between the appellant and the Council is whether the roof should be hipped or gable ended.
4. I noted that whilst some dwellings in Cow Roast retain their early form, many have been altered in different ways. Single storey and two storey extensions have been added, some with hipped roofs, others with flat roofs and one with a gable end. It is fair to say that the dwellings, individually and collectively, are not architecturally distinguished.
5. Nevertheless, a noticeable feature in this commonplace row of houses is the continuity of their original roof profiles. Even though some roofs have been re-tiled, and others have been added to, the pattern of sloping hipped roofs over the main buildings has – with one exception – endured without major disturbance for many years. I find it a significant characteristic of this small development.
6. The exception is the property at 24 Cow Roast where the Council has permitted a gable-

ended extension. The Council accepts that this was a mistake and I agree that the greatly enlarged roof and sharply truncated end in that situation, as a result of the gable-ended form, is incongruous and looks very much out of place.

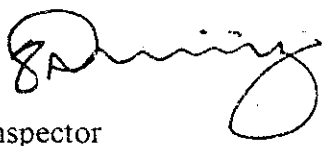
7. In my judgement similar visual disadvantages would arise with the design proposed for the appeal project. The gable end would be strikingly out of character with the prevailing roof shapes and sit in uneasy juxtaposition with the hipped slope of the dwelling at 6 Cow Roast. The condition would be readily visible to users of the A4125 and I do not believe that the front gable projection would mitigate the unfortunate effect. Whilst there would be no impact on the declared natural beauty of the surroundings I consider that the proposal would adversely affect the appearance of the dwelling and the immediate locality to an extent that would conflict unacceptably with the objectives of policy 20 of the Local Plan and national planning guidance promoting good building design.

### **Conclusions**

8. For the reasons given above and having regard to all other matters raised, including the adjoining approved extension and other decisions taken by the Council, I conclude that the appeal should be dismissed.

### **Formal Decision**

9. In exercise of the powers transferred to me, I dismiss the appeal.

  
Inspector

**APPENDIX**

**Ref: APP/A1910/A/00/1042195**

**APPEARANCES**

**For the Appellant**

Mr P Brown

Planning Consultant

**For the Council**

Mr P Jackson

Planning Officer

**Interested person**

Mr M Dowling

6 Cow Roast Nr Tring

**Documents**

1. Attendance list
2. Notice of the Hearing and circulation list
3. Statement for the Appellant
4. Statement for the Council

# Dacorum Borough Council Planning Department

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH



D A AND M GORRY  
8 COW ROAST  
TRING  
HERTS  
HP235RF

TOWN AND COUNTRY PLANNING ACT 1990

**APPLICATION - 4/01655/99/FHA**

**8 COW ROAST, TRING, HERTS, HP235RF  
TWO STOREY SIDE EXTENSION**

Your application for full planning permission (householder) dated 23 September 1999 and received on 23 September 1999 has been **REFUSED**, for the reasons set out overleaf.

A handwritten signature in black ink, appearing to read 'A. B. B. B.', written in a cursive style.

Director of Planning

Date of Decision: 30 November 1999

## **REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/01655/99/FHA**

Date of Decision: 30 November 1999

1. Policies of the development plan aim to safeguard the local environment. Policy 20 of the adopted Dacorum Borough Local Plan (and Policy 23 of the Dacorum Borough Local Plan 1991-2011 Deposit Draft) which relates to extensions in the Green Belt and Policy 8 (Policy 9 of the Deposit Draft), which is supported by the associated Environmental Guidelines for Small Extensions, seek to promote good design practice for house extensions in order to protect the environment. The proposed alteration to the roof, from a hipped form to a gable, will detract significantly from the appearance of the dwellinghouse and the street scene contrary to the above policies.