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26723 POLICIES 4/5 DISMISSED

CHIEF EXECUTIVE OFFICER
30 SEP 1988
Refer to CPO 30/9
Cleared

Mr D W F Witchell
8, Onslow Drive
THAME
Oxfordshire
OX9 3YX

30 SEP 1988

Your Reference: 233/DW
Our Reference: T/APP/A1910/A/88/093881/P3
Date: 27 SEP 88

Sir

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 9
APPEAL BY EGLINTON ESTATES LTD
APPLICATION NO 4/1883/87

1. 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 one dwelling on a plot adjacent to Baptist Chapel, Cheddington Lane, Long Marston. I have considered the written representations made by you and by the council and also those made by other interested persons. I inspected the site on 26 August, 1988.

2. From my consideration of the written representations and my visit to the appeal site and its surroundings, the principal issues in this case are in my opinion whether the proposal would be in serious conflict with the objectives of the local planning policies, which seek to restrict further residential development in Long Marston normally to that required to meet local needs, or by reason of the parking provision made lead to congestion from parking in nearby roads.

3. The site is a rectangular area of unused land on the northern side of Cheddington Lane, a Baptist Chapel adjoining to the east and a parking area serving a row of cottages in Station Road to the west. The village is largely concentrated around the crossing of these two roads and northwards in Station Road and in recent years there seems to have been a number of infilling developments within the main fabric of the village.

5. The site appears to be one where infilling could be contemplated without serious damage to the structure or appearance of the village, and there would be some advantages to the village to the use of this land which is in a prominent position and at present somewhat untidy. The policies of the adopted Dacorum Local Plan recognise Long Marston among the villages in which further small scale development is to be permitted in the village core, but development in the rural settlements is to be regulated to a rate equivalent to the natural increase in population in the rural part of the District. The council's objection to the proposal rests on there being no specific local need demonstrated within the terms of the policy, the release of village sites otherwise being likely to lead to increased migration into the rural areas rather than providing for the needs of local populations.

6. Planning Policy Guidance Note 4 - Rural Enterprise and Development draws attention to the advantages of permitting infilling where it can be done without harm to the village and also suggests that a wider view is taken of local need than has often been taken in the past. You point out that the proposal would allow for local occupation and that new houses are required if young people are to be able to live in the rural areas and maintain the vitality of the villages. I am nevertheless of the view that in this area where the pressures for development are great and the opportunities for

further building in the villages very limited that the council's policy should be supported and that in the absence of evidence of specific need of the sort the adopted policies require the proposal should not be permitted.

7. As to the second issue, the proposed house would have a single garage approached from the parking area adjacent to the site. The council's normal requirement would be for two spaces, and in general this appears a reasonable provision for what would very likely be a family house. The neighbouring roads are narrow, in places without footpaths and in the evenings and at weekends in particular they appear to be congested already with the cars of residents whose older houses have no off street parking provision and from parking and manoeuvring associated with the public house opposite and the Chapel. Use of the parking area behind the cottages in Station Road to provide additional space, formally or informally, would appear likely to add to the problems, this area seeming to be fully used by the present residents. While the design might be revised to provide an additional parking space within the site, as it stands I accept that the parking provision is insufficient for the likely need and that the proposal could add to the congestion and hazard in and about Cheddington Lane.

8. I have taken into account all other matters raised in the representations but I find in them nothing to lead me to any other conclusion than that the proposal should not be permitted.

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

I am Sir
Your obedient Servant

G E ROFFEY MSc(Econ) DipTP MRTPI
Inspector

Policy 52. There is no doubt that the application site could readily accommodate the proposed dwellings and the County Surveyor has no objection to the access onto Tring Road. Notwithstanding, the development does not appear to be compatible with the maintenance or enhancement of the character of Long Marston. I would consider that, without the formal guidance of an approved policy in the Dacorum District Plan, Policy 52 relates to infill plots within the village . The application site is beyond the defined core of the village and at a point where development becomes more spacious. To allow the development of the site would be to further urbanise the area beyond the village boundary, and to consolidate linear development on Tring Road. It may then be difficult to resist similar applications in the locality, to the detriment of the environment.

RECOMMENDATION - That planning permission be REFUSED (on form DC4) for the following reasons:

1. The site is within a rural area beyond the Green Belt on the adopted Dacorum District Plan wherein permission will only be given for use of land, the construction of new buildings, changes of use of existing buildings for agricultural or other essential purposes appropriate to a rural area or small scale facilities for participatory sport or recreation. No such need has been proven and the proposed development is unacceptable in the terms of this policy.

2. The application site is beyond the defined core of the village of Long Marston and its development would not be compatible with the maintenance or enhancement of the character of the settlement in accordance with the County Structure Plan 1986 Review.

3. The proposal would further urbanise the area and consolidate linear development to the detriment of the environment of the locality.

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