
Appeal Decision

Site visit made on 16 May 2017

by L Fleming BSc (Hons) MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date:

Appeal Ref: APP/B1930/D/17/3171886

7 Grant Gardens, Harpenden, Herts AL5 4QD

- 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 Mr & Mrs D James against the decision of St Albans City & District Council.
 - The application Ref 5/16/3438, dated 15 November 2016, was refused by notice dated 8 February 2017.
 - The development proposed is a two storey front extension incorporating a part first floor front extension and insertion of new window to side elevation.
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Decision

1. The appeal is allowed and planning permission is granted for a two storey front extension incorporating a part first floor front extension and insertion of new window to side elevation at 7 Grant Gardens, Harpenden, Herts AL5 4QD in accordance with the terms of the application Ref 5/16/3438, dated 15 November 2016, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with approved plans: Existing Floor Plans and Section A-A Drawing No 01, Existing Elevations Drawing No 02, Existing Roof Plan and Site Plan Drawing No 03, Proposed Floor Plans Drawing No PL01 Revision A, Proposed Roof Plan and Section A-A Drawing No PL02 Revision A, Proposed Elevations Drawing No PL03 Revision A and Proposed Block Plan and Site Plan Drawing No PL04 Revision A.
 - 3) The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Main Issue

2. The main issue is the effect of the proposed development on the character and appearance of the area bearing in mind it would be within the setting of the Harpenden Conservation Area (CA).
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Reasons

3. The appeal property is a relatively large modern detached dwelling in a corner of a cul-de-sac in a residential area mainly comprising detached dwellings arranged in a relatively informal layout.
4. I acknowledge that the proposed extension would be a relatively large addition to the front of the appeal dwelling. I also note that the extended dwelling would be larger than other properties on Grant Gardens.
5. However, the proposed development would not be overly prominent as the appeal property is tucked deep into the corner of the cul-de-sac. Furthermore, the proposed stepped front elevation would reduce the overall visual mass of the front elevation and would follow the staggered alignment of the properties on the street. Moreover, the proposed extension would be constructed from materials which would match the original dwelling.
6. For these reasons, I find the proposed extension would not harm the character and appearance of the area. For the same reasons and given the landscaping adjacent to the appeal site boundary with the CA the setting of the CA would be preserved.
7. Thus, the proposed development would accord with the good design aims of the National Planning Policy Framework and saved Policies 69 and 72 of the City and District of St Albans District Local Plan Review (1994) which aim to ensure that new development is in keeping with the character of its surroundings.

Conditions

8. The conditions imposed are those which have been suggested by the Council. In addition to the standard timescale condition, I have imposed a condition specifying the relevant drawings as this provides certainty. I have also imposed a condition which requires materials to match the existing dwelling in the interests of safeguarding the character and appearance of the area.

Conclusion

9. For the reasons set out above the proposed development would accord with the development plan and thus the appeal should be allowed.

L Fleming

INSPECTOR