



Appeal Decision

Site Visit made on 22 February 2021

by M Chalk BSc (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 11 March 2021

Appeal Ref: APP/N1920/W/20/3263191

14 Links Drive, Radlett WD7 8BE

- 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 John Kinread of Adrian George Estates against the decision of Hertsmere Borough Council.
 - The application Ref 20/1295/FUL, dated 18 August 2020, was refused by notice dated 9 November 2020.
 - The development proposed is demolition of existing detached bungalow and construction of new detached 2 storey 5 bedroom house, with habitable accommodation in the roof space and a games room at lower ground floor level.
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Decision

1. The appeal is allowed and planning permission is granted for demolition of existing detached bungalow and construction of new detached 2 storey 5 bedroom house, with habitable accommodation in the roof space and a games room at lower ground floor level at 14 Links Drive, Radlett WD7 8BE in accordance with the terms of the application, Ref 20/1295/FUL, dated 18 August 2020, subject to the conditions set out in the attached schedule.

Procedural Matters

2. The Radlett Plan has been through its independent examination and is set for a public referendum leading to its adoption. That has been delayed by the COVID-19 pandemic, but nevertheless given its advanced stage of preparation its policies attract significant weight.

Main Issue

3. The main issue is the effect of the development proposed on the character and appearance of the area.

Reasons

4. The existing bungalow is one of several in Links Drive. Policy HD7 of the emerging Radlett Plan Referendum Version October 2020 (the RP) requires the protection or enhancement of the contribution made by identified bungalows such as this one. Policy HD7 further requires that the replacement of such a bungalow be broadly commensurate in terms of its existing ridge height and respect its wider setting.
5. The existing bungalow is in poor condition requiring extensive works both to the interior and exterior to bring it up to a modern, liveable standard of accommodation. In addition, the rear garden is at a substantially lower level

than the house and significant works would be required to provide a safe access. These considerations weigh in favour of the replacement of the dwelling as part of the redevelopment of the site.

6. The Links Drive street scene comprises a mix of bungalows and two-storey houses of varying design. Unbroken runs of bungalows at both junctions with Goodyers Avenue contribute to the character of the street scene. While the appeal property is close to one of these runs, it is not a part of it. Instead it is seen in the context of the two-storey houses to either side and sits within an otherwise unbroken run of nine such houses on this side of the street.
7. The proposed house would be two storeys in height facing Links Drive and set off both side boundaries. This would be consistent with the overall scale of such houses within the street scene and maintain a sense of space to the neighbouring houses.
8. Within this context, and having regard to the condition of the existing bungalow, the replacement of this individual bungalow would therefore result in little harm to the overall value of the Radlett Bungalows. Whilst policy HD7 of the RP attracts significant weight, the RP has not been adopted and does not yet form part of the Council's development plan. In this instance, the above considerations lead me to give greater weight to policy CD22 of the Hertsmere Core Strategy 2013 and SADM3 and SADM30 of the Hertsmere Site Allocations and Development Management Policies Plan 2016. These policies require, amongst other considerations, that development recognise and complement the particular local character of the area in which it is located and respect the visual amenity of the area by virtue of its scale, mass, bulk, height and urban form.
9. Having regard to these considerations, the appeal proposal would not result in unacceptable harm to the character and appearance of the area.

Conditions

10. I have had regard to the conditions suggested by the Council. Where necessary I have amended their wording to better reflect national Planning Practice Guidance.
11. I have imposed standard conditions relating to the commencement of work, confirmation of the approved plans and requiring submission of details of the external materials of construction.
12. A condition relating to landscaping of the site is necessary given the scope of works proposed, and the importance of the site within the Links Drive street scene. This condition includes provision for the storage of refuse and recycling so a separate condition for this is not required.
13. Given the significant difference in levels from front to back of the site, a condition relating to the management of surface water is necessary to ensure it does not result in harm to future or neighbouring occupiers.
14. I have considered whether it would be appropriate to include conditions relating to renewable energy, and the removal of Permitted Development rights for the new house. With regards to the former, there is no justification in the Council's evidence to support the inclusion of this condition. As to the latter, there is no

evidence that it would be reasonable or necessary in this case. Accordingly, I have not imposed either suggested condition.

Conclusion

15. For the reasons set out above, the appeal succeeds.

M Chalk

INSPECTOR

Schedule of Conditions

1. The development hereby permitted shall begin not later than 3 years from the date of this decision.
2. The development hereby permitted shall be carried out in accordance with the following approved plans: 1:1,250 site plan, P100, P110
3. No development shall take place above ground level until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved samples.
4. No development shall take place above ground level before details of a hard and soft landscaping and boundary treatment in and around the site have been submitted to and agreed in writing with the local authority, including a programme of implementation and management. This shall include details of hard surfacing (to be permeable paved), parking, refuse and recycling storage and the height, position and materials of boundary treatment.

The landscaping works shall be carried out in accordance with the approved details before any part of the development is first occupied in accordance with the agreed implementation programme. The completed scheme shall be managed in accordance with the approved scheme of management.

5. Prior to the first occupation of the building a scheme for the on-site storage and regulated discharge of surface water run-off shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.