

Appeal Decision

Site visit made on 27 May 2022

by N McGurk BSc (Hons) MCD MBA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 24 June 2022

Appeal Ref: APP/A1910/D/22/3296120

4 Nettleden Road North, Little Gaddesdon, HP4 1PA

- 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 Mark Gill against the decision of Dacorum Borough Council.
 - The application Ref 21/03846/FHA, dated 7 October 2021, was refused by notice dated 25 January 2022.
 - The development proposed is modify the roof of existing side extension to accommodate a second storey offering a 25sqm new master suite.
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Decision

1. The appeal is dismissed.

Procedural Matter

2. The description of development is taken from the application form. In its decision notice, the Council describes the development as "addition of 2nd storey to existing side extension with associated modification to roof."

Main Issue

3. The main issue in this case is the effect of the proposed development on the character and appearance of the Little Gaddesdon Conservation Area.

Reasons

4. The appeal property is a two storey end of terrace dwelling. The brick and slate dwelling is set back from the road behind a long front garden and a long driveway, which leads to a single storey extension at the side of the house.
 5. The appeal property is located within the Little Gaddesdon Conservation Area and is located in the Chilterns Area of Outstanding Natural Beauty (AONB). The Council is satisfied that the proposed development would conserve the special qualities of the AONB.
 6. Little Gaddesdon Conservation Area is notable for its linear character and estate village characteristics, affording the appearance of a well-preserved historic village. The village has developed as a ribbon and is characterised by the presence of an attractive range of period dwellings, generally well set back from the road.
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7. Whilst there are a range of architectural styles, with a variety of building materials being accommodated and many houses having been altered over time, the overall appearance of the area is dominated by the presence of attractive, characterful, distinctive and well-preserved historic buildings within a verdant setting.
8. The terrace of which the appeal property forms part is notable for its simple, traditional brick and slate appearance. Whilst the appeal property has already been extended to the side, this extension comprises a modest single storey addition which appears subservient to the host property.
9. By way of significant contrast, the proposed development would result in a considerably larger two storey side extension. To provide for first floor accommodation, the proposal would introduce a crown roof. I find that this would result in the addition of a flat-roofed element that would appear as an awkward and somewhat clumsy addition, out of character with the host property and that of the simple traditional qualities of the rest of the terrace.
10. As such, the proposed development would draw attention to itself as an incongruous feature. The harm arising from this would be exacerbated as a result of the raising of the roof ridge and the addition of built development in a prominent location adjacent to the host property's eaves, leading the proposal to appear unduly bulky.
11. Taking all of the above into account, I find that the proposed development would fail to conserve the character and appearance of the Little Gaddesdon Conservation Area. Having regard to paragraph 202 of the National Planning Policy Framework (the Framework) and to Planning Practice Guidance, I consider that the harm to the character and appearance of the Little Gaddesdon Conservation Area would be less than substantial. There are no public benefits arising from the proposed development that would outweigh the harm identified.
12. The proposed development would fail to conserve the character and appearance of the Little Gaddesdon Conservation Area, contrary to the National Planning Policy Framework; to Core Strategy¹ Policies CS11, CS12 and CS27; and to Local Plan² Saved Policy 120, which together amongst other things, seek to protect local character.

Conclusion

13. For the reasons given above, the appeal does not succeed.

N McGurk

INSPECTOR

¹ Dacorum's Local Planning Framework Core Strategy 2006-2031 (2013).

² Dacorum Borough Council Local Plan 1991-2011 (2004) (Saved 2007).