



Appeal Decision

Site visit made on 8 August 2022

by Sian Griffiths BSc(Hons) DipTP MScRealEst MRTPI MRICS

an Inspector appointed by the Secretary of State

Decision date: 1ST September 2022

Appeal Ref: APP/A1910/D/22/3301844

16 Harcourt Road, Tring HP23 5JJ

- 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 James Peterson against the decision of Dacorum Borough Council.
 - The application Ref 22/00656/FHA, dated 25 February 2022, was refused by notice dated 7 April 2022.
 - The development proposed is the erection of a two storey front extension.
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Decision

1. The appeal is allowed, and planning permission is granted for a two storey front extension at 16 Harcourt Road, Tring HP23 5JJ in accordance with the terms of the application, Ref 22/00656/FHA, dated 25 February 2022 and the plans submitted with it, subject to the following 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: Site Location Plan and Block Plan 02222 02; Proposed Ground Floor Plan 02222 09; Proposed First Floor Plan 02222 10; Proposed Roof Plan 02222 11; Proposed Front Elevation 02222 12; Proposed Side Elevation 02222 13; Proposed Side Elevation 02222 14.
 - 3) the materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building

Preliminary Matters

2. During the determination of the application, the council changed the description of development to include only those elements requiring planning permission. I have therefore used the description of development on the decision notice.

Reasons

3. The main issue is the effect of the appeal proposals on the character and appearance of the area.
4. Harcourt Road is a pleasant post-war residential street of detached two storey houses with a suburban character, located to the north west of Tring. Dwellings are varied in their designs which include features such as double box bay windows, front porch projections with catslide roofs and integral garages. All

have front gardens and driveways set behind hedgerow, planting or low walls. At the site visit, I noticed a number of dwellings on Harcourt Road had been subject to various extensions and improvements.

5. Either through the original varied designs of the dwellings or because of improvement and personalisation over time means there is little uniformity within the street scene, which adds to its interest and character.
6. No. 16 is a detached two storey house with a double driveway to the front along with a small front garden. The appeal proposals would result in a new home office on the ground floor and an enlarged front bedroom on the first floor and would project to the front of the dwelling by approximately 2m.
7. I have considered Policy CS11 (Quality of Neighbourhood Design) of the Dacorum Core Strategy (2013) (CS) which states that development should protect attractive streetscapes as well as respecting and enhancing general character. Further, Policy CS12 (Quality of Site Design) of the CS also seeks development that will integrate with streetscape character.
8. Because both the building line and designs of the individual dwellings are so varied along Harcourt Road, I consider the proposed extension would not be harmful and would integrate well with its neighbours over time.
9. I therefore do not consider the proposals would offend policies CS11 or CS12 of the CS.

Conditions

10. I have applied condition 1 in order to ensure the timely delivery of the development and condition 2 stipulating the approved plans for precision and certainty. I have also stipulated a materials condition to preserve the character and appearance of the area.

Conclusions

11. For the reasons given, and having regard to all other matters raised, the appeal is allowed, subject to the conditions set out above.

Sian Griffiths

INSPECTOR