

# Appeal Decision

Site visit made on 19 October 2022

**by N McGurk BSc (Hons) MCD MBA MRTPI**

**an Inspector appointed by the Secretary of State**

**Decision date: 15 November 2022**

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**Appeal Ref: APP/P1940/D/22/3301998**

**Cherry Tree Corner, 37 Wyatts Road, Chorleywood, WD3 5TB**

- 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 Amedume against the decision of Three Rivers District Council.
  - The application Ref 22/0343/FUL, dated 24 February 2022, was refused by notice dated 18 May 2022.
  - The development proposed is a garage conversion along with enlargement of existing dormers and raising of the ridge to accommodate new gable ends.
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## Decision

1. The appeal is dismissed.

## Procedural Matter

2. The description of the proposed development is taken from the application form. The Council's decision notice describes the proposed development as "conversion of garage to habitable accommodation, roof alterations including increase in ridge height and barn-hip extensions, construction of front and rear dormer windows, rooflights and alterations to fenestration."

## Main Issue

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

## Reasons

4. The appeal property is a detached bungalow with first floor accommodation provided by front and rear dormers. It has gardens to the front and side and a driveway to the side, providing access to Chess Way. At the time of the site visit, the dwelling was largely covered by scaffolding and weather protection.
  5. The appeal property is located in a prominent position, on the inside bend of a corner plot along Wyatts Road. The topography of the area is such that the dwelling is situated considerably higher than dwellings on the opposite side of Wyatts Road. I also observed, during my site visit, that the main frontage of the dwelling is situated much closer to Wyatts Road itself than other dwellings along the same side of the Road. These are factors which add significantly to the prominence of the property in its surroundings.
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6. The surrounding area is residential and is characterised by the presence of one and two storey detached dwellings set back from the road behind front gardens and parking areas and with long gardens to the rear. Dwellings appear to sit comfortably in large garden plots and the presence of set-backs, hedgerows, gardens and planting provides for a pleasant green, open and spacious character.
7. During my site visit, I noted that, whilst many dwellings have been altered and/or extended, such changes tend to appear in keeping with the host property and the surrounding area.
8. The proposal would replace the dwelling's existing modest hipped roof form with a considerably taller and bulkier roof. I find that this would combine with the dwelling's prominent siting to result in the creation of a roof that would appear unduly bulky and overly dominant in its surroundings.
9. The harmful impact of this would be exacerbated by the presence of three dormers – which would, due to their varying sizes, introduce a sense of discordance with the new roof. This discordance would be most noticeable to the front elevation facing Wyatts Road, where the roofscape would appear prominently and the two differently sized dormers would appear awkward against and in contrast with, the more symmetrical appearance of the proposed ground floor fenestration.
10. Further to the above, the proposed large front dormer and the proposed rear dormer would draw further attention to the prominence and bulkiness of the roof as a result of their considerable width.
11. Taking the above into account, I find that the proposed development would harm the character and appearance of the area, contrary to the National Planning Policy Framework; to Core Strategy<sup>1</sup> Policy CP12; to DMP<sup>2</sup> Policy DM1; and to Policy 2 of the Chorleywood Neighbourhood Development Plan (2020), which together amongst other things, seek to protect local character.

### **Other Matters**

12. In support of the proposal, the appellant draws attention to other developments elsewhere. However, there is nothing before me to demonstrate that any other development is so similar to that proposed as to provide for direct comparison. Notwithstanding this, I have found that the proposal would result in harm and this is not a matter mitigated or outweighed by the presence of other developments elsewhere.

### **Conclusion**

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

*N McGurk*

INSPECTOR

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<sup>1</sup> Reference: Three Rivers District Council Local Development Framework Core Strategy (2011).

<sup>2</sup> Reference: Three Rivers District Council Local Plan Development Management Policies Local Development Document (2013).