



Appeal Decision

Site visit made on 8 March 2023

by M Russell BA (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 15 May 2023

Appeal Ref: APP/A1910/D/22/3303596

20 Hempstead Lane, Potten End, Hertfordshire HP4 2SD

- 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 and Mrs Nick and Fleur Hollis against the decision of Dacorum Borough Council.
 - The application Ref 22/00596/FHA, dated 22 February 2022, was refused by notice dated 27 May 2022.
 - The development proposed is removal of existing side lean to and replace with two-storey side extension.
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Decision

1. The appeal is allowed and planning permission is granted for removal of existing side lean to and replace with two storey side extension at 20 Hempstead Lane, Potten End, Hertfordshire HP4 2SD in accordance with the terms of the application, Ref 22/00596/FHA, dated 22 February 2022, subject to the following conditions:
 - (1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
 - (2) The development hereby permitted shall be carried out strictly in accordance with the following approved plans: Drawing Nos 21016 AL (0) 001 (Location Plan), 21016 AL (0) 003 (Proposed Site Block Plan), 21016 AL (0) 110C (Proposed Ground Floor Plan), 21016 AL (0) 111D (Proposed First Floor Plan), 21016 AL (0) 112A (Proposed Roof Plan), 21016 AL (7) 001A (Detailed Room Layout), 21016 AL (7) 002A (Detailed Elevations) and 21016 AL (0) 120D (Proposed Elevations Front and Rear).
 - (3) The materials to be used in the construction of the external surfaces of the development permitted shall match those used in the existing dwelling as indicated on the approved drawings. These materials shall also be applied to the side elevation of the development facing the boundary with No 18 Hempstead Lane and the render and brick course on the side elevation shall align with the materials on the approved front and rear elevations.

Preliminary Matter

2. No existing or proposed side elevations were before the Council when it made its decision nor have any side elevation drawings been provided as part of this appeal. However, the proposed roof plan, floor plans and front and rear elevations provided give sufficient detail to understand the scale, form and

appearance of the side elevation. Therefore, the absence of a side elevation has not prevented me from reaching a decision in this instance.

Main Issue

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

Reasons

4. Hempstead Lane is characterised by mainly two-storey detached, often substantial dwellings which are set within generous plots. Dwellings are of a variety of designs and are set back from front boundaries. Gaps usually exist between the side elevations of neighbouring dwellings although the extent of these gaps varies. Mature landscaping is common within gardens and often lines front boundaries. These factors give the area an attractive appearance and an overriding spacious and verdant character.
5. The appeal dwelling has been previously extended. Its side elevations sit close to the side boundaries of the site. Even so, the relative alignment and gaps between neighbouring dwellings, the spacious frontages and the mature planted front boundaries ensure that the dwelling and its neighbours complement the defining characteristics of the area.
6. The proposal would give the front elevation of the host dwelling a pleasant degree of symmetry. I accept that it would increase the bulk of the dwelling at first floor level in close proximity to the boundary with No 18 Hempstead Lane. Even so, the extension would be clearly distinguishable from the dwelling at No 18 due to the contrasting designs and the relative alignment of these dwellings to the street. The spacious frontages to this section of the street and the subservient design means that the extension would not have an imposing presence in the street scene. In addition, the planting along Hempstead Lane would also heavily filter views of the development. The generous spacing between the side elevations of the host dwelling and No 18 would also remain evident to passers-by, particularly in views through the access point to No 18.
7. Taking all the above factors into account, the development would effectively assimilate into the street scene.
8. I conclude, the development would have an acceptable effect on the character and appearance of the area. In that regard, it would comply with the design and character requirements of Policies CS11 (Quality of Neighbourhood Design) and CS12 (Quality of Site Design) of the Dacorum Borough Council Core Strategy (2013) (CS) and Saved Appendices 3 and 7 of the Dacorum Borough Local Plan (2004). For the same reasons, the proposal would also accord with the requirements to achieve well-designed placed in the National Planning Policy Framework.

Conditions

9. I attach the standard timescale for implementation as well as a condition listing the approved drawings in the interests of certainty. I have also attached a condition requiring the external materials to match the existing dwelling. In the absence of a side elevation, it is necessary to include a requirement for the materials on the side elevation to align with and match those on the front and

rear elevations in the interests of protecting the character and appearance of the host dwelling and its surroundings.

Conclusion

10. For the reasons given, the appeal is allowed.

M Russell

INSPECTOR