



Appeal Decision

Site visit made on 20 November 2023

by J Pearce MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 13 December 2023

Appeal Ref: APP/P1940/D/23/3325565

79 Greenfield Avenue, Carpenders Park, Hertfordshire WD19 5DG

- 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 D Smith against the decision of Three Rivers District Council.
 - The application Ref 23/0625/FUL, dated 14 April 2023, was refused by notice dated 14 June 2023.
 - The development proposed is front and side extensions plus extension of loft space with dormers to sides and rear.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the host dwelling and the area.

Reasons

3. The appeal site comprises a detached dwelling within a residential area. The site forms a corner plot at the junction between Greenfield Avenue and On The Hill and consequently the site occupies a prominent plot, accentuated by the rising land within Greenfield Avenue. Development in the area primarily consists of single-storey and chalet-style dwellings several of which have been altered and extended, including to the roofs to create first floor accommodation.
4. The proposed side extension and enlarged roof would significantly increase the bulk of the dwelling. The considerable depth and increased width would overwhelm the existing building and the disproportionate scale of the additions would harm the character of the host property.
5. The scale of the building would be accentuated by the deep flank wall adjacent to On The Hill and would be appreciable in views from Greenfield Avenue. The dormer windows would have a box-like appearance and would add to the significant scale of the proposal. The substantial mass would be further emphasised by the difference in land levels and the prominence of the site within the area.
6. The crown roof would ensure that the overall height of the dwelling is retained. However, the ridge line would be devoid of articulation and would emphasise the mass of the proposal. There are crown roofs in the locality, including at Nos 88, 89, 123 and 127 Greenfield Avenue. However, these properties are not in such a prominent location being positioned within a row of dwellings where

neighbouring dwellings obscure views of the roof form and the resulting bulk of the buildings.

7. I conclude that the proposal would harm the character and appearance of the host property and the area. The development therefore conflicts with Policies CP1 and CP12 of the Three Rivers District Council Core Strategy (2011) and Policy DM1 and Appendix 2 of the Three Rivers District Council Development Management Policies Local Development Document (2013), which collectively require proposals to be of a high standard of design having regard to the local context and respecting the distinctiveness of the surrounding area.

Other Matters

8. I acknowledge that the proposal seeks to modernise the accommodation and provide improved internal space. However, this is largely a private benefit that would not outweigh the identified harm in respect of the character and appearance of the area and the resulting conflict with the development plan.

Conclusion

9. The proposal would not accord with the development plan as a whole. There are no material considerations, which would indicate that a decision should be made otherwise than in accordance with the development plan. For the reasons given above I conclude that the appeal should be dismissed.

J Pearce

INSPECTOR