



Appeal Decision

Site visit made on 5 August 2025

by A Phillips MPlan BA CertHE MRTPI

an Inspector appointed by the Secretary of State

Decision date: 26 August 2025

Appeal Ref: APP/P1940/W/25/3365069

1 Green Lane, Croxley Green, Hertfordshire WD3 3HR

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr and Mrs Torres against the decision of Three Rivers District Council.
 - The application Ref is 25/0048/FUL.
 - The development proposed is described as: Demolition of existing detached dwelling, garage and outbuilding, construction of two storey detached dwelling with accommodation in the roof space severed by front/side and rear rooflights; extension to existing access; with associated parking and landscaping works, as previously approved under application reference: 24/0795/FUL and single storey link to detached garage.
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Decision

1. The appeal is dismissed.

Preliminary Matters

2. From the evidence before me a similar size replacement dwelling was previously approved (24/0795/FUL) with no requirement for Biodiversity Net Gain (BNG). The proposal, given this fall back position, would have no material impact on BNG.

Main Issue

3. The main issue is the effect on the character and appearance of the local area, particularly from the front projecting garage.

Reasons

4. The appeal development follows on from a previous approval (24/0795/FUL), with a change in design to include a front projecting garage that formed the reason of the Council's refusal.
5. The dwellings on The Green primarily have garages to the side of the main dwelling, with some of these garages forming part of the principal elevation. There are two dwellings on this street that have garages in front of the principal elevation, these being 2a and the adjacent property of Wildfell.
6. The garage would obscure a significant proportion of the previously approved dwelling. This obscuring of the principal elevation would detract from its architectural features and on this basis overall weakens the design quality of the proposed dwelling.
7. Whilst there are a couple of examples of dwellings with garages located in front of the dwelling, these are not typical for the character and appearance of Green Lane and therefore the garage element would be out of keeping.

8. I, therefore, conclude that the proposal would detrimentally harm the character and appearance of the street scene and would materially diminish the design of the approved scheme. On this basis, the proposal does not comply with CP12 of the Local Development Framework Core Strategy 2011 that seeks high quality design that conserves or enhances the character of an area; Policy DM1 of Local Plan Development Management Policies Local Development Document 2013 that seeks to protect the character and appearance of the street scene via appendix 2; and Policies CA1 and CA3 of the Croxley Green Neighbourhood Plan 2018 that seek preservation of the character area of Green Lane. The proposal by materially diminishing the design of a previous approval would not comply with paragraph 140 of the National Planning Policy Framework 2024.

Other Matters

9. It is noted that other options were being discussed between the Council and the appellant. However, I have made my decision based on the drawings that the application was determined on.

Conclusion

10. The proposal conflicts with the development plan and the material considerations do not indicate that the appeal should be decided other than in accordance with it.

A Phillips

INSPECTOR