

## 6. APPEALS UPDATE

### 6.1 APPEALS LODGED

Appeals received by Dacorum Borough Council between 01 January 2024 and 22 January 2024.

No.	DBC Ref.	PINS Ref.	Address	Procedure
1	23/01222/ROC	D/24/3336853	15 Home Farm, Park Road, Tring	Householder
2	23/02475/ROC	W/24/3337121	Shootersway, Berkhamsted	Written Representations
3	23/01217/FUL	W/24/3337305	112 New Park Drive, Hemel Hempstead	Written Representations

### 6.2 PLANNING APPEALS DISMISSED

Planning appeals dismissed between 01 January 2024 and 22 January 2024.

No.	DBC Ref.	PINS Ref.	Address	Procedure
1	22/03691/FHA	D/23/3319249	5 The Shrubbery, Hemel Hempstead	Householder
	<b>Date of Decision:</b>		05/01/2024	
	<b>Link to full decision:</b>			
			<a href="https://acp.planninginspectorate.gov.uk/ViewCase.aspx?caseid=3319249">https://acp.planninginspectorate.gov.uk/ViewCase.aspx?caseid=3319249</a>	
	<b>Inspector's Key conclusions:</b>			
	<p>The development proposed is first floor link extension, infill front extension and front and rear first floor dormers.</p> <p>The appeal property appears to be the only property within this part of the estate, including along The Shrubbery and The Glades that has dormer windows visible within the street scene. Therefore, dormers are not typical features of the immediate surrounding area.</p> <p>Due to the large scale, the flat roof design and that the dormers are not set in from the side elevations and eaves of the roof, they would appear as dominant and bulky additions to the roof of the projecting wing. Also, the flat roof design of the proposed dormers would not be in keeping with the pitched roof design and character of the existing dwelling, nor that of surrounding dwellings. Furthermore, due to the location of the host dwelling, combined with the scale, design and position of the proposed dormers, the dormers would appear as overly dominant and incongruous features within the street scene, including when viewed from the private driveway that wraps around to the side and rear of the appeal dwelling.</p> <p>The proposed rear dormer would over-dominate the rear roof slope, leaving</p>			

	<p>little of the sloping, tiled area of the roof of the wing visible, which would thereby appear at odds with the design of the host dwelling. In view of the above, the proposed dormers would be harmful to the character and appearance of the host dwelling and the surrounding area.</p> <p>The proposed dormer would extend the wall of the wing up to a higher, two-storey level and create a much taller vertical wall facing directly opposite the front of No 7 The Shrubbery. Therefore, due to its design, scale, and close proximity to this neighbouring property, it would form a visually prominent and overbearing feature, in terms of the outlook from No 7.</p> <p>Despite the negative impact in terms of outlook, there would be no undue overlooking or loss of light caused to the occupiers of neighbouring dwellings. This is because the proposed openings to the rear would be obscure glazed and, that there would be sufficient distance separation between the proposed openings and neighbouring properties, so as not to cause harm to the living conditions of neighbours in relation to such matters.</p> <p>In view of the above, the proposed rear dormer would be harmful to the living conditions of neighbouring occupiers.</p>
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### **6.3 PLANNING APPEALS ALLOWED**

Planning appeals allowed between 01 January 2024 and 22 January 2024.

None.

### **6.4 PLANNING APPEALS WITHDRAWN**

Planning appeals withdrawn between 01 January 2024 and 22 January 2024.

No.	DBC Ref.	PINS Ref.	Address	Procedure
1	23/00902/FUL	W/23/3333636	Land Adjacent Row Beech Cottages, Watling Street, Kensworth	Written Representations
	<b>Date of Decision:</b>		17/01/2024	
	<b>Link to full decision:</b>			
	n/a			
	<b>Inspector's Key conclusions:</b>			
	The appeal was turned away by the Planning Inspectorate as the appeal was submitted too late.			

### **6.5 ENFORCEMENT NOTICE APPEALS LODGED**

Enforcement Notice appeals lodged between 01 January 2024 and 22 January 2024.

**None.**

## **6.6 ENFORCEMENT NOTICE APPEALS DISMISSED**

Enforcement Notice appeals dismissed between 01 January 2024 and 22 January 2024.

**None.**

## **6.7 ENFORCEMENT NOTICE APPEALS ALLOWED**

Enforcement Notice appeals allowed between 01 January 2024 and 22 January 2024.

**None.**

## **6.8 ENFORCEMENT NOTICE APPEALS WITHDRAWN**

Enforcement Notice appeals withdrawn between 01 January 2024 and 22 January 2024.

**None.**

**6.9 SUMMARY OF TOTAL APPEAL DECISIONS IN 2024 (up to 22 January 2024).**

<b>APPEALS LODGED IN 2024</b>	
PLANNING APPEALS LODGED	3
ENFORCEMENT APPEALS LODGED	0
TOTAL APPEALS LODGED	3

<b>APPEALS DECIDED IN 2024</b> (excl. invalid appeals)	<b>TOTAL</b>	<b>%</b>
TOTAL	1	100
APPEALS DISMISSED	1	100
APPEALS ALLOWED	0	0
APPEALS PART ALLOWED / PART DISMISSED	0	0
APPEALS WITHDRAWN	0	0

	<b>TOTAL</b>	<b>%</b>
<b>APPEALS DISMISSED IN 2024</b>		
Total	1	100
Non-determination	0	0
Delegated	1	100
DMC decision with Officer recommendation	0	0
DMC decision contrary to Officer recommendation	0	0

<b>APPEALS ALLOWED IN 2024</b>	<b>TOTAL</b>	<b>%</b>
Total	0	0
Non-determination	0	0
Delegated	0	0
DMC decision with Officer recommendation	0	0
DMC decision contrary to Officer recommendation	0	0

## **6.10 UPCOMING HEARINGS**

None.

## **6.11 UPCOMING INQUIRIES**

<b>No.</b>	<b>DBC Ref.</b>	<b>PINS Ref.</b>	<b>Address</b>	<b>Date</b>
1	E/21/00041/NPP	C/22/3290614	The Old Oak, Hogpits Bottom Flaunden	tbc
2	22/01836/MFA	W/23/3333545	Rectory farm, Kings Langley	09-12/04/2024

## **6.12 COSTS APPLICATIONS GRANTED**

Applications for Costs granted between 01 January 2024 and 22 January 2024.

None.

## **6.13 COSTS APPLICATIONS REFUSED**

Applications for Costs refused between 01 January 2024 and 22 January 2024.

None.