

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref No. 4/0009/91

Micro Precision Ltd  
1 Mark Road  
Hemel Hempstead  
Herts

Mr.D.Clarke  
47 Gravel Lane  
Hemel Hempstead  
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

1 Mark Road, Hemel Hempstead,

FIRST FLOOR EXTENSION

Your application for *full planning permission* dated 31.12.1990 and received on 07.01.1991 has been *REFUSED*, for the reasons set out on the attached sheet(s).

Director of Planning

Date of Decision: 12.03.1991

(ENC Reasons and Notes)



REASONS FOR REFUSAL  
OF APPLICATION: 4/0009/91

Date of Decision: 12.03.1991

There is inadequate provision for vehicle parking within the site to meet standards adopted by the local planning authority.



**Planning Inspectorate**  
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PLANNING DEPARTMENT DACORUM BOROUGH COUNCIL						GTN 1374	
Ref.					Ack.		Year reference
C.P.O.	T.C.P.M.	D.P.	D.C.	B.C.	Admin.	File	9/72
							Our reference
							T/APP/A/1910/A/91/186468/P4
Received				1 NOV 1991		Date	
Comments							31 OCT 91

D Clarke Esq  
 47 Gravel Lane  
 Boxmoor  
 HEMEL HEMPSTEAD  
 Hertfordshire  
 HP1 1SA

Sir

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6  
 APPEAL BY MICRO PRECISION LIMITED  
 APPLICATION NO:- 4/0009/91

- I have been appointed by the Secretary of State for the Environment to determine the above mentioned appeal. This appeal is against the decision of the Dacorum Borough Council to refuse planning permission for a first floor extension at 1 Mark Road, Hemel Hempstead. I have considered the written representations made by you and by the Council. I inspected the site on 27 August 1991.
- From the written representations and my inspection of the site and its surroundings, I have formed the view that the principal issue I have to determine in this case is whether vehicles attracted to or associated with the proposed extension would be likely to result in obstruction or danger due to parked cars.
- The appeal site lies within a large industrial estate to the north-east of Hemel Hempstead. The premises are at the south-east end of a terrace of 6 similar units. The original industrial unit has been extended by the erection of a 2-storey block at the rear. Permission was granted in 1990 for a small first floor extension (approximately 18 sq m) at the front of the building but this has not been implemented. The present proposal is for an addition at first floor level situated between the existing 2-storey block and the approved extension.
- The appeal premises are situated close to the junction of Mark Road and Wood Lane End. There is a shared rear access road from Mark Road but there is no parking provision on the site. There is a public car park in Wood Lane End opposite the site. On-street waiting restrictions apply during the working day to both Mark Road and Wood Lane End in the vicinity of the appeal site.
- Planning Policy Guidance Note No 13 suggests that adequate provision should be made near buildings, and preferably within their curtilage for off-street parking and servicing. The note also states that particular care must be taken to avoid creating conditions which encourage drivers to park on footways - either because carriageways are too narrow or because there are too few off-street spaces - or in the vicinity of busy junctions. It suggests that local car parking standards and policies should be set out in local plans. Both the adopted Dacorum District Plan (Policy 19) and the deposited Dacorum Borough Local Plan (Policies 8 and 9) and the associated environmental guidelines contain proposals for the provision of car parking space in connection with new development. The interim parking guidelines indicate a requirement of one space per 25 sq m of gross floor area for business uses which includes light industry.



6. On behalf of the appellants, you refer to the availability of unused parking spaces in the vicinity of the appeal premises on a recent occasion. At the time of my inspection, I also observed some vacant spaces. My visit was however at a time when many of those employed in local business were likely to be on holiday and therefore I do not feel that the August situation represents peak or even normal levels of use. Despite the availability of parking spaces, I did observe vehicles parked on-street in restricted waiting areas close to the appeal premises including vehicles parked on the footway. This confirmed the Council's observations.

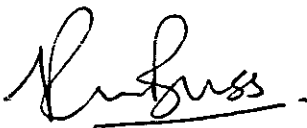
7. The proposals for the first floor extension, which you state will not increase staff levels, would according to the local planning authority's standards normally require 2 parking spaces. Although this potential requirement is quite small and may not occur immediately, if the extension was constructed, the existing floorspace would nevertheless enable the present or any future occupier to increase the number of occupants with a probable consequential additional requirement for car parking. Therefore, in view of the existing parking problems in the locality, and in particular the proximity of the premises to a busy road junction, I have come to the conclusion that the proposed development would be likely to result in a greater risk of obstruction or danger to other vehicles and pedestrians due to parked cars. In coming to this conclusion I have taken account of the previous extensions that have been approved without any requirement to provide additional parking and the decision in respect of the proposed front extension.

8. I have also considered the subject of the appearance of the building with the addition of the approved front extension but without the current proposal and agree that the front extension alone would give a less satisfactory aspect. I do not consider however that this is of sufficient importance as to override my conclusions on the principal issue in this case.

9. I have taken into account all the other matters raised in the written representations but in my opinion none is of sufficient weight as to outweigh the considerations which have led to my conclusions.

10. For the above reasons, and in exercise of the powers transferred to me, I hereby dismiss this appeal.

I am Sir  
Your obedient Servant



R M BUSS MSc DipTP RIBA MRTPI MBIM  
Inspector