

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0035/93

M S Jolly
1-3 Rucklers Lane
Kings Langley
Herts
WD4 8AX

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

1-3 Rucklers Lane, Kings Langley,

USE OF PART PREMISES FOR LETTING OF ROOMS FOR YOUNG HOMELESS PERSONS

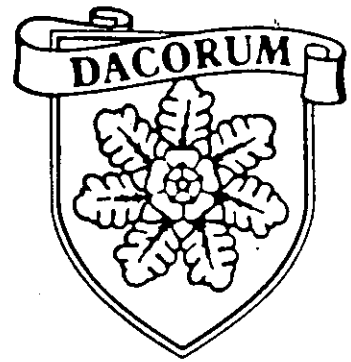
Your application for *full planning permission* dated and received on 12.01.1993 has been *GRANTED*, subject to any conditions set out on the attached sheet(s).

Colin Barnard

Director of Planning.

Date of Decision: 08.03.1993

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/0035/93

Date of Decision: 08.03.1993

1. This permission is granted for a limited period only expiring on 30 June 1995. At the expiration of this period the use shall be discontinued.

Reason: Nos. 1-3 Rucklers Lane adjoins the crossroads junction with the A41 and Red Lion Lane in a locality characterised by a substantial number of dwellinghouses featuring a lack of curtilage parking facilities. There is therefore a high demand placed upon the use of Rucklers Lane for parking. Notwithstanding that there is some curtilage parking available to serve the existing domestic residential accommodation at No. 3 together with the associated shop, there is no parking space available within the curtilage of the site to serve 6 letting rooms in order to accord with the Council's adopted parking standards in a locality wherein it would normally be expected that these are fully complied with by an applicant. In order to overcome the envisaged parking problem associated with such an intense use of the building the applicant has, at his own volition, agreed with Hertfordshire County Council (Community Support Unit: Support Lodgings Scheme) to restrict the occupation of the 6 rooms to persons allocated by SLS. It has been confirmed that these persons will not have access to either a car or motorcycle by Hertfordshire County Council through SLS. In these circumstances there was no highway objection raised to the use. The Council considers that in these unusual circumstances there is a need to monitor the use of the building to assess whether over a two year period that the use of the 6 letting rooms is causing any increased parking demands and associated highway problems so close to a well used road junction. As well as intensifying the use of the building which may cause increased activity/noise/disturbance, any increase in parking demands will be detrimental to the existing residential environment. The local planning authority considered that there remains a significant degree of uncertainty relating to the impact of the use in both highway/parking and environmental terms and it would have been inappropriate, in these circumstances, to have granted a full planning permission.

2. Each of the rooms hatched yellow shall only be occupied by a single person placed there by Hertfordshire County Council Social Services Community Support Unit (Adolescents) and none of these persons shall have any dependent children living in any of the respective rooms.

Reason: (a) See reason for Condition 1.

(b) For the avoidance of doubt.

(c) The whole basis of the local planning authority granting planning permission was due to the applicant's decision to secure an arrangement with Hertfordshire County Council through its Support Lodgings Scheme relating to the occupants lack of need to use or have access to a car or motorcycle. A letter supporting the application dated 11 January 1993 from Hertfordshire County Council specifically refers to this matter and is reinforced by the applicant's correspondence.

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CONDITIONS APPLICABLE
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3. Only the rooms hatched yellow shall be used as 'bedsit accommodation'.

Reason: The building features more than 6 rooms. The letting of more than 6 rooms would intensify the use of the building in view of the potential highway/parking and environmental problems that could arise, as referred to in the reasons for Conditions 1 and 2, the local planning authority is of the opinion that in the interests of safeguarding the residential amenity of the locality and highway safety it would be inappropriate to allow more rooms for letting purposes.

4. The area hatched green on Drawing No. 81439/2 shall at all times be available for the parking of vehicles associated with the use of the remaining part of the premises hatched purple as a shop and dwellinghouse.

Reason: The area hatched green is necessary to be available at all times for the parking of vehicles associated with the part of the building hatched purple.

5. No parking of vehicles associated with the use of any part of 1-3 Rucklers Lane shall take place within the area coloured orange on Drawing No. 81439/2.

Reason: (a) In the interests of highways safety.

(b) In the interests of safeguarding the residential amenity of No. 5 Rucklers Lane and to ensure that there is an amenity space permanently provided for the building.

(c) For the avoidance of doubt.