

4/0434/88. FURNITURE DEPOSITORY.  
 LAND OFF STAG LANE, BERKHAMSTED.  
 APPLICANT: S DELL & SONS LTD

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DESCRIPTION - The application site lies on the south-east side of Stag Lane at its junction with the High Street, having frontages to these roads of 52 m and 21 m respectively. The existing single storey brick and tile building at the front of the site is to be demolished and it is proposed to erect a new building to be used as a depository. The new building measures 15.8 m (52 ft) wide and 30.5 m (100 ft) long, and is 7.0 m (23 ft) high to the ridge at the High Street end, becoming 8.8 m (29 ft) high at the opposite end, due to the fall in the ground.

The building fills the whole length of the site, with the exception of a 4.9 m (16 ft) strip alongside Stag Lane, and its 483 sq m (5,200 sq ft) of floorspace covers approximately 60% of the site area. The building is to be sited on the front three-quarters of the site, the remaining quarter being used for access from Stag Lane, two car parking spaces and a vehicle turning space.

The building is to be a steel-framed structure, with steel cladding to the walls and roof, and is designed to hold 165 containers.

#### POLICIES

##### **Hertfordshire County Structure Plan**

Policies 3, 4, 5, 6A and 8

##### **Dacorum District Plan**

Policies 18, 19, 45, 57, 58 and 59

#### REPRESENTATIONS

##### **Berkhamsted Town Council**

Recommends refusal on the following grounds:

- (a) lettering on side of building too large;
- (b) landscaping at rear of building would need to be removed to accomodate seven pantehnicons;
- (c) landscaping from A41 would be necessary to soften the hard line of the buildings, although it was noted that the peak of the building is no higher than neighbouring buildings.

##### **County Surveyor**

No objection subject to Stag Lane junction having been improved in accordance with the terms of the S.52 Agreement entered into by the developers of adjacent land.

## **Director of Technical Services**

1. Stag Lane is to be widened to industrial estate road standards, with a 7.3 m wide carriageway and 2 m wide footways. This affects the junction with the depository access road.
2. The kerb radii of the access road and turning space within the site are inadequate to accommodate removal lorries, and the required standard cannot be provided in the space left available.
3. Two parking spaces for cars appears to be insufficient, and no provision is made for pantechnicons.

## **Director of Housing and Health**

Observations awaited

## **Adjoining Business and Land Owners**

1. It is questioned whether all the land forming the application site is in the applicants' ownership.
2. Inadequate space for parking and manoeuvring of cars and pantechnicons, which is likely to result in parking and congestion in Stag Lane, as well as potential hazard to pedestrians.
3. The proposed building is of an inappropriate design close to a new residential development, and could prejudice their sale.
4. The proposed access is too close to the access roads for the housing development and the retail warehousing on the opposite side of Stag Lane.

CONSIDERATIONS - Planning permission was granted in 1982 for a garage/warehouse building to be constructed at the rear of the site. This provided for 210 sq m of floorspace in a concrete framed structure 7.3 m (24 ft) high. This building was never erected and, according to the applicants, since this time the business of storing peoples' effects has changed. Instead of collection by removal van and off-loading to separate storage in a building, it is now modern practice to load effects into a container (measuring approximately 7 ft long x 5 ft wide x 8 ft high) and to off-load and store the container complete until required. The proposed building is designed for this method of operation, and will store 165 containers in stacks three containers high, stacking being carried out by fork lift truck.

An earlier application for a larger and higher building, accommodating 237 containers, was withdrawn in early 1987, and a previous application for an even bigger building was withdrawn in September 1986. The present proposal is for a building of further reduced height, the ridge being at a similar level to that of the adjoining building to the east. It is also narrower by some 5 m (16 ft) and slightly shorter. However, the space left at the northern end of the site for access, parking and turning remains as previously proposed, and is inadequate to accommodate these facilities to the required highway standard. In particular, only two parking spaces

for cars are shown on site, although District Plan standards for a building of this size could require 14 spaces to be provided. Furthermore, no provision is made for the parking of lorries and having regard to the fact that part of the site is now used for this purpose, there appears to be no space left for this to continue or to accommodate those lorries required in connection with the use of the new building.

In reply to these criticisms the applicants have pointed out that the proposed use "will involve little in the way of traffic in and out of the site", with the operation being controlled by "2 men at the most". In order to accommodate District Plan parking standards should the use change to industrial, for example, it is suggested that the 5 m (16 ft) strip between the building and Stag Lane could be used for the parking of cars. However, there would be objections to this on both highway and visual amenity grounds.

The application site is in an existing industrial area as shown on the Dacorum District Plan, but having regard to the fact that the building is to provide facilities for a well established local firm providing a service to the area, there are no policy objections to the proposal. However, despite reductions in the overall size and mass of the proposed building, the deficiencies in the access and vehicle parking and turning facilities fully justify the refusal of planning permission.

WITHDRAWN

RECOMMENDATION - That planning permission be REFUSED (on form DC4) for the following reasons:

1. There is insufficient space available within the site to accommodate both the proposed building and the necessary vehicle turning and lorry parking facilities.
2. There is inadequate provision for car parking within the site to serve the proposed development in a manner which is acceptable both on highway grounds and from the point of view of visual amenity.
3. The design of the access to Stag Lane is inadequate to serve the proposed building.

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## TOWN PLANNING REGISTER SHEET

ADDRESS/LOCATION OF SITE:  Former Gossoms End School Site, High Street, Berkhamsted		TOWN PLANNING REF. NO: 4/0434/88	
		LOCAL AUTH. BLD. REGN. OR OTHER REF NO	
LOCAL AUTHORITY NAME: Dacorum Borough Council		DATE OF COMMENCEMENT OF STATUTORY PERIOD: 8.3.88.	
PARISH NAME: Berkhamsted		DATE OF EXPIRY OF STATUTORY PERIOD: 2.5.88.	
DESCRIPTION OF PROPOSED DEVELOPMENT  Storage Building		DATE OF DECISION: 12.5.88	
		DECISION: WITHDRAWN	
		DIRECTIONS Dept. of Env't. County Plan. Auth. County High. Auth.	
		DATE OF APPEAL DECISION:	
NAME AND ADDRESS OF APPLICANT:  S. Dell & Sons Ltd., Silverdale, Gossoms End, Berkhamsted		APPEAL DECISION:	
		O/S SHEET NO: 663 NAT. GRID REF. SP9849508190	
NAME AND ADDRESS OF AGENT: Brian Branwhite, Surveyors, Barclays Bank Chambers, 65 High Street, Tring HP23 4AD		ROAD CLASS:	
		PREVIOUS APPLICATIONS ON SAME SITE:  1486/86 1066/86	