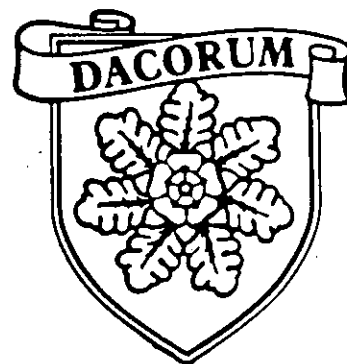


TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref No. 4/0510/95

G Noone
Sanstone
Felden Lane
Hemel Hempstead
Herts

Mr.D.Clarke
47 Gravel Lane
Hemel Hempstead
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Adjacent to Sanstone, Felden Lane, Hemel Hempstead

DETACHED BUNGALOW AND ACCESS (OUTLINE)

Your application for *outline planning permission* dated 25.04.1995 and received on 25.04.1995 has been **REFUSED**, for the reasons set out on the attached sheet(s).

Director of Planning

Date of Decision: 19.06.1995

(ENC Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/0510/95

Date of Decision: 19.06.1995



The policies of the Development Plan aim to control the impact of new development in the interest of safeguarding the existing environment and highway safety. The proposal will be unacceptable in this locations as:-

1. The development of this narrow plot will be incompatible with the established layout of this residential area where plot frontages are wider and consequently the proposal will detract from the existing character of the locality.
2. The proposed development is excessive on a site which is inadequate to accommodate satisfactorily the proposal including vehicle parking and turning facilities to meet the standards adopted by the local planning authority.
3. The use of the access which is substandard in visibility is likely to give rise to conditions prejudicial to highways safety.



The Planning Inspectorate

An Executive Agency in the Department of the Environment and the Welsh Office

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Mr D Clarke
47 Gravel Lane
Hemel Hempstead
Herts
HP1 1SA

Your Ref:

9549

Our Ref:

T/APP/A1910/A/95/255381/P6

Date:	24 NOV 1995
Ref:	
Dsp	C
Received	27 NOV 1995
PLANNING DEPARTMENT DACORUM BOROUGH COUNCIL SECTION 78 AND SCHEDULE 6	

Dear Sir

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6
APPEAL BY MR GRAHAM NOONE
APPLICATION NO: 4/0510/95

1. I have been appointed by the Secretary of State for the Environment to determine this appeal against the decision of the Dacorum Borough Council to refuse outline planning permission in respect of an application for the erection of a detached bungalow and drive access on land adjacent to Sanstone, Felden Lane, Hemel Hempstead, Herts. I have considered the written representations made by you and by the Council and also those made by interested persons. I inspected the site on 11 October 1995.

2. From my inspection of the site and its surroundings and my consideration of the written representations made I judge that the main issues in this case are first, the effect the development would have on the character and appearance of the surrounding residential area, and secondly, the implications that the proposed parking and turning arrangements would have for the safety of people using Felden Lane.

3. The appeal site is located within a residential area on the north-east side of Felden Lane. There is a variety of types and styles of dwellings in the area with a mix of two storey detached and semi-detached houses and bungalows. The site presently forms part of the garden of a detached bungalow known as 'Sanstone'. To the north-west a chalet bungalow has recently been constructed at No 2 Felden Lane between No 1 Meadow Way and Sanstone. The neighbouring two storey dwelling to the south-east is known as 'San Michele'. My observations at the time of my site visit confirmed the Council's evidence that the plot frontages are substantially wider on this side of Felden Lane. I consider that plot width makes an important contribution to the spacious appearance of this part of the locality.

4. The Dacorum Borough Local Plan was recently adopted and I have given considerable weight to it in accordance with the advice contained in Planning Policy Guidance Note 1. Policy 8 sets out a wide range of criteria to ensure the quality of development. These include criteria (C) that development should harmonise with the townscape, density and general



character of the area in which it is set and (G) that it provides sufficient parking and space for servicing. Policy 8 is amplified by Policy 9 which refers to the environmental guidelines sets out in Part 5 of the Local Plan. The guidelines require that proposals should respect the character of the surrounding area and, in particular, there must be adequate space for the development without creating a cramped appearance.

5. On the first issue, you accept that the frontage of the proposed plot would be narrower than adjacent frontages. In my view, it would appear cramped in relation to adjoining development and Sanstone would itself lose its own generous setting within Felden Lane. I consider that the proposed dwelling would appear as an incongruous feature in the streetscene and would be out of keeping with the existing pattern of layout.

6. You contend that the plot would be better proportioned than the recent development at No 2 Felden Lane where the approved bungalow abuts the north-west boundary of the Appellant's property. However, it seems to me that plot width is the dominant feature on this side of the street and the plot width of No 2 Felden Lane remains commensurate with adjacent dwellings. I conclude that the development would have a significant adverse visual impact on the character and appearance of the surrounding residential area contrary to the objectives of Local Plan Policies 8 and 9.

7. On the second issue, Felden Lane is a local distributor road and the speed limit in the vicinity of the site is derestricted. The Highway Authority's design guide 'Roads in Hertfordshire' recommends that a turning area should be provided within the site for any dwelling fronting a road providing access to more than 100 residential units or their equivalent in traffic generation terms. Since Felden Lane generates far in excess of this level of traffic I consider that the provision of a turning area within the curtilage is necessary in the interests of highway safety.

8. The application drawing indicates parking for 3 vehicles including a single garage. You accept that with all the parking spaces occupied turning within the site would not be practical. Since the required turning facility would not be provided egress in forward gear would not always be feasible and I believe that the proposal would be likely to result in vehicles reversing off and onto the highway. Whilst there are several houses in the vicinity with no vehicle turning facilities these are established dwellings outside the control of the Council. Having regard to the existing traffic conditions in Felden Lane I consider that the scheme would materially affect the safety of people using the public highway contrary to the aims of Local Plan Policy 8.

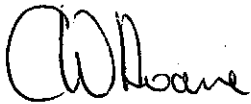
9. I have also considered whether the proposed access arrangements would be substandard in terms of visibility. Given that the front boundary is set back some 2.5 m from the edge of the verge with no footpath at this point I am not convinced on the evidence before me that adequate visibility could not be achieved. However, this does not outweigh the main objections to the scheme outlined above.

10. You have drawn support from the permission granted for the redevelopment of the 'Laurel Bank' site on the opposite side of the road. However, this relates to a cul-de-sac development of 8 houses with a turning head and off-street parking for all units. I do not believe that it is directly comparable to the appeal proposal which I have considered on its own merits.

11. I have taken account of the other matters raised in the representations but do not consider that there are any of sufficient weight to outweigh those planning considerations that have led me to my decision.

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

Yours faithfully

A handwritten signature in cursive script, appearing to read 'C W Hoare'.

MRS C W HOARE LLB Solicitor
Inspector