

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972



DACORUM BOROUGH COUNCIL

To Mr I H Shah
3 Candlefield Road
Hemel Hempstead
Herts

Mr J G Lewis
117 Chambersbury Lane
Hemel Hempstead
Herts

Single storey rear extension and conversion of
dwelling to form two flats
at 3 Candlefield Road, Bennetts End, Hemel Hempstead

Brief description and location of proposed development.

In pursuance of their powers under the above-mentioned Acts and the Orders and Regulations for the time being in force thereunder, the Council hereby refuse the development proposed by you in your application dated 12 April 1988 and received with sufficient particulars on 13 April 1988 and shown on the plan(s) accompanying such application.

The reasons for the Council's decision to refuse permission for the development are:—

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

Dated 23 day of June 1988

Signed *Wm Barnard*

Chief Planning Officer

NOTE

1. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment, in accordance with s.36 of the Town and Country Planning Act 1971, within six months of receipt of this notice. (Appeals must be made on a form obtainable from the Secretary of State for the Environment, Tollgate House, Houlton Street, Bristol, BS2 9DJ). The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order.
2. If permission to develop land is refused, or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Borough Council in which the land is situated, a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act 1971.
3. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in s.169 of the Town and Country Planning Act 1971.

**4/0669/88. SINGLE STOREY REAR EXTENSION AND CONVERSION OF DWELLING TO FORM TWO FLATS.
3 CANDLEFIELD ROAD, BENNETTS END, HEMEL HEMPSTEAD.
APPLICANT: MR I H SHAH**

DESCRIPTION - The property is a terraced house which overlooks a large communal amenity green to its front. The area is generally quiet, but with a high degree of on-street parking. The proposal involves constructing a single storey extension some 5.2 m long to the rear to give extra living space for the proposed ground floor flat. The first floor of the property is to be utilised as a separate flat. Two doors are to be installed in the front elevation to give an independent access to each flat. The car parking spaces are provided in the front garden.

POLICIES

Hertfordshire County Structure Plan

No relevant Policies

Dacorum District Plan

Policies 18, 19, 62 and 66

REPRESENTATIONS

Director of Housing and Health

Recommends that a sound insulation scheme between ground and first floors be implemented prior to the occupation of the flats, should the Committee be minded to grant permission.

CONSIDERATIONS - The plans as submitted show one bedroom per flat. However, for the purposes of calculating the car parking requirement, I consider that the 'spare room' on the first floor should be viewed as potential bedroom space. The overall requirement, including visitors, will therefore be 3 spaces, giving a shortfall of 1 space.

Whilst I have no great objections to the proposed conversion and the rear extension in principle, I consider that the shortfall in parking within the site is sufficient to warrant refusal in this case.

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

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

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