



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref No. 4/0803/91

Felden Estates  
168 Bedford Road  
Kempston  
Beds

GBP Design Consultants Ltd  
Meadow Cottage  
Gravel Path  
Berkhamsted  
HERTS

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

Rear 22 Newell Road, Hemel Hempstead,

THREE ONE-BEDROOM DWELLINGS AND ASSOCIATED PROVISION OF CAR PARKING AND VEHICULAR ACCESS

Your application for *full planning permission* dated 07.06.1991 and received on 12.06.1991 has been *REFUSED*, for the reasons set out on the attached sheet(s).

Director of Planning

Date of Decision: 15.08.1991

(ENC Reasons and Notes)



REASONS FOR REFUSAL  
OF APPLICATION: 4/0803/91

Date of Decision: 15.08.1991

1. The proposal is too cramped for the site, and represents a gross overdevelopment which would affect adversely the visual and general amenities and detract from the character of the area.
2. The proposed development would introduce additional traffic into the area to the detriment of amenity and highway safety.



# Planning Inspectorate

Department of the Environment

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*Handwritten signatures and initials*

GBP Design Consultants Ltd

Meadow Cottage

Gravel Path

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PLANNING DEPARTMENT DACORUM BOROUGH COUNCIL					Ack.	Your reference
GPC	ICPM	OP	DC	BC	Admin.	2039 File
Received					Date	
9 JAN 1992						
Comments						

T/APP/A1910/A/91/189647/P4

8 JAN 92

Gentlemen

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6  
APPEAL BY FELDEN ESTATES  
APPLICATION NO: 4/0803/91

1. 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 erection of 3 No. one bedroomed houses and external works on land to the rear of 22 Newell Road, Hemel Hempstead, Hertfordshire. I have considered the representations made by you and by the Council and by other interested persons. I have also considered the representations made directly by other interested persons to the Council which have been forwarded to me. I inspected the site on 22 October 1991.
2. From the written representations and my inspection of the site and its surroundings I have formed the view that the principal issues in this appeal are firstly the effect of the proposal on the character of the area and secondly whether the proposal would be detrimental to highway safety.
3. The appeal site lies to the south-west of 22 Newell Road and at one stage formed part of the rear garden of this property. It is bounded along the Royal Court frontage by a 1.8 m high close boarded fence and a row of large cypress trees. All remaining site boundaries are also similarly fenced with the area to the south-east forming an open car park for the residents in Royal Court.
4. The area has a varied residential character with a mix of house scale and form, together with smaller two storey flats in Royal Court. I understand that the appeal site has the benefit of a planning permission for a detached three bedroomed house the footprint of which is in excess of your current proposals, and from my site inspection I noted that 2 one bedroomed flats had been recently constructed opposite the appeal site. You have drawn my attention to a comparison of the percentage site coverage figures which you have computed for this site and the proposals on the appeal site and argue that the submitted design would fit in with the surrounding terraced properties and create no direct overlooking.
5. Whilst the Council have no objection in principle to development on this site they are concerned that your proposal represents a gross overdevelopment of the site. This opinion has also been voiced by a



RECYCLED PAPER

number of local residents. In my view the effect on the character of the area, due to the proposed built form, would not be substantially different from the extant 1990 planning approval. Indeed, these proposed houses, with a ground floor area of 79 sq m could have less visual impact than the approved house with a floor area of 90 sq m and in my view, this issue would therefore not be grounds for withholding planning permission.

6. Turning to the issue relating to traffic, much comment has been expressed by local residents regarding the number of car parking spaces provided and the resultant increase in traffic in the area. The site layout drawing indicates 5 car parking spaces which accords with the County Council's requirements for a development of this nature. I note however that two of these spaces are in a tandem arrangement with no on site turning arrangements to facilitate easy access. In my opinion this would result in additional traffic movements in reverse gear to overcome the inadequacies of the proposed layout, with a consequent risk to highway safety, albeit within an estate road.

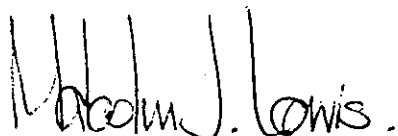
7. At the time of my early morning site visit I was aware that Newell Road and Royal Court were well parked, although the existing open parking area serving the flats in Royal Court, adjoining the site, was little used. Local residents have referred to difficulties in negotiating the junction of Newell Road and St Albans Hill at peak periods and from my inspections of the traffic at this junction I see no reason to doubt these comments. Whilst it is likely that additional traffic would be generated by the 3 one bedroomed houses proposed in comparison to the approved detached house, I do not consider this sufficient grounds on which to withhold approval. I am however concerned at the parking arrangements within the site and from the information provided I am uncertain how this could be successfully achieved to avoid the risk to highway safety that I have identified.

8. On balance, I consider that whilst the design and bulk of the proposal would not be detrimental to the character of the area, the restricted site area has meant the inclusion of an unsatisfactory parking arrangement, which would be detrimental to highway safety. I conclude therefore that planning permission should not be granted.

9. I have taken into account all other matters raised in the written representations, including your representations regarding the views of the Council's planning officers, but find nothing of such weight as to override the considerations that have led to my decision.

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

I am Gentlemen  
Your obedient Servant



MALCOLM J LEWIS DiplArch(Dist) RIBA  
Inspector

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