

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972



DACORUM BOROUGH COUNCIL

To Mr J Pettit
23 Winifred Road
Apsley
Hemel Hempstead
Herts

P W Abbiss FRICS
Flintwood
Kingsdale Road
Berkhamsted
Herts

.....Erection of two flats (outline).....
.....
at ... Adj. 23 Winifred Road, Hemel Hempstead, Herts.....
.....

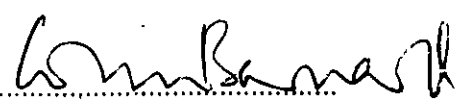
Brief
description
and location
of proposed
development.

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 20. May 1988 and received with sufficient particulars on 31. May 1988 and shown on the plan(s) accompanying such application.

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

1. There is inadequate provision for vehicle parking within the site to meet standards adopted by the local planning authority.
2. The proposed development is excessive on a site which is inadequate satisfactorily to accommodate the proposal together with the necessary amenities and vehicle parking facilities.

Dated 14 day of July 19 88

Signed..... 

SEE NOTES OVERLEAF

P/D. 15

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.

14 JUL 1988

4/1021/88. ERECTION OF TWO FLATS (OUTLINE).
ADJ 23 WINIFRED ROAD, HEMEL HEMPSTEAD.
APPLICANT: MR J PETTIT

DESCRIPTION - The site is a two storey end of terrace house which abuts the car park to a tile retailers. The property has a side garden of some 7.2 m in width currently occupied by a garage and shed. There is a fine mature tree and hedging along the boundary with the car park. The proposal involves the construction of a two storey building to provide one flat on each floor. The flats would have one or two bedrooms and the new building will be attached to the existing house by a first floor extension at the front forming an archway. Vehicular access is provided between the two properties to the rear garden which is to be laid out for parking and amenity space. A separate application for the conversion of the existing house into two one bedroom flats is reported as the next item on this agenda.

POLICIES

Hertfordshire County Structure Plan 1986 Review

Policies 27, 47, 48, 49, 57, 60 and 61

Dacorum District Plan

Within Urban Area; Policies 18, 19, 63, 64 and 66

REPRESENTATIONS

Director of Housing and Health

No comment

Director of Technical Services

Comments awaited

CONSIDERATIONS - The side garden would appear to be of sufficient width to accommodate another building (the adjacent houses in Winifred Road are some 4 m in width). However, the proposal will require 2/3 parking spaces with replacement parking for the existing house and casual visitors space. This is a requirement of at least 5 spaces (if the proposed flats are restricted to one bedroom units). However, I am of the opinion that only four car parking spaces can be accommodated in the modest rear garden and given the required manoeuvring space there will be no amenity space available for the dwellings. This is therefore an overdevelopment of the site.

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

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