

556. 4/1022/83DC. TWENTY-SIX ELDERLY PERSONS' DWELLINGS, 13.10.83
WARDEN'S FLAT AND COMMUNAL FACILITIES
NEW ROAD, NORTHCHURCH
APPLICANT: DIRECTOR OF HOUSING AND HEALTH

Resolved:

That the development be carried out pursuant to the provisions of Regulation 4(5) of the Town and Country Planning General Regulations 1976.

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See minute no.556

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NEW ROAD, NORTHCHURCH.
APPLICANT: DIRECTOR OF HOUSING AND HEALTH**

DESCRIPTION - The site lies between part of the recent Springwood development and New Road beside the River Bulbourne, there are a number of mature trees and some scrub on the site. Part of the site is currently used for parking. The site is opposite the Northchurch Primary School. The development comprises a two storey central block which houses the warden's flat and two single person units together with the communal facilities of laundry and lounge, and three two storey blocks each containing four two person and four single person units which are linked to the central unit by ground floor corridors. The proposal is to use traditional materials with tiled pitched roofs which together with the lessening in scale achieved by the positioning of the wings of the complex will give a pleasant appearance not out of scale with the nearby housing. Access is taken from the adjoining new housing estate along Kitefield and fifteen car parking spaces are provided. The site is visible from along New Road which leads down from Berkhamsted Common and the open aspect of the design of the New Road frontage means that the development will be visible from and form an integral part of the Conservation Area. The proposal includes a good landscaping scheme and also walled drying areas. The tightness of the site and its relationship with surrounding dwellings is such that in order to reduce an otherwise completely unacceptable degree of overlooking curtain walls have been provided extending out from the building at the sensitive points in the western part of the site. There are a number of places where windows in the proposed development are very close to the boundary (a minimum of 5m to boundary and 20m to rear elevation and 11m to boundary and 12m to side elevation at right angles to the boundary and a minimum of 3m at 45° to the boundary) and look toward gardens and the windows of houses. The screening curtain walls do not fully screen as to do so would make the rooms concerned too dark.

POLICIES

County Development Plan	:	Primarily residential
Country Structure Plan and Submitted Alterations	:	11A, 11B, 11C, 11D.
Deposited Dacorum District Plan	:	14, 18, 19, 64, 65 (Mods.) 66 Conservation Area; residential development 1986-91.

REPRESENTATIONS

Berkhamsted Town Council	:	Awaited.
Director of Housing	:	Need for elderly persons accommodation in the area and District as a whole; noise insulation to be provided if necessary.

County Development Plan	:	Primarily Residential
County Structure Plan and Submitted Alterations	:	150, 113, 110, 111
Designated Planning District	:	14, 13, 12, 11, 10, 9, 8, 7, 6, 5, 4, 3, 2, 1
Design	:	Conservation Area: Residential Development 1986-91

1. The first step in the process of identifying a problem is to define the problem. This involves identifying the symptoms of the problem and determining the scope of the problem. Once the problem has been defined, the next step is to identify the causes of the problem. This involves identifying the factors that are contributing to the problem and determining the underlying causes. Once the causes have been identified, the next step is to develop a plan of action. This involves identifying the steps that need to be taken to solve the problem and determining the resources that will be needed to implement the plan. Once a plan of action has been developed, the next step is to implement the plan. This involves carrying out the steps that have been identified in the plan and monitoring the progress of the implementation. Finally, the last step in the process is to evaluate the results of the implementation. This involves assessing the effectiveness of the plan and determining whether the problem has been solved.

to meet the housing control levels set out in the submitted Alterations to the Structure Plan. The deposited Modifications also set out that there is no case for bringing forward into the current period any of the larger sites identified for residential development in the period 1986-91 since a substantial proportion of the dwellings required in the period 1981-86 will be provided on land which already has the benefit of planning permission and any small deficit can be met by increased densities on sites listed in Policy 65 of the District Plan and some comparatively small sites. It is clear that sites such as the application site (and the recently permitted Phase IIA Springwood) have been accepted as, and are intended to form part of, the long term housing supply for the District. Previously the Department of Transport has also placed restrictions on development with access to the A41 in this area and in advance of the construction of the Berkhamsted by pass though this would not appear to be the case on this occasion.

The Director of Housing has identified a particular need for elderly persons accommodation in the area and this has been acknowledged by the Department of the Environment. When the Committee considered the development of Phase IIA Springwood, to which the same policy criteria apply, it was decided to seek the views of the Policy Committee on the matter of bringing forward development of that site in the light of the housing needs of the elderly, as a result it was resolved that the Policy Committee "... support the provision of Elderly Persons Dwellings in this locality". Subsequently, permission was granted for 35 elderly persons bungalows on Phase IIA subject to restrictions on their occupation by local elderly persons. The Council can ensure that the currently proposed development is only occupied by local elderly people.

The site is restricted in size and the form of the development is such that there is a degree of overlooking. The development will increase traffic in Kitefield (although this has been accepted in the approved plans for the estate which show the road reaching to the very boundary of the site) and will make a very significant impact on the parking available locally. Overlooking has been reduced but not entirely eliminated by the screen walls. The Director of Housing has stated that there is a need for elderly persons dwellings and the Policy Committee has ratified this view in the past.

Having regard to the Policy Committee resolution supporting the provision of E.P.D's in this locality, the District Plan housing policies may be afforded less weight with some justification to enable a development of this type, which meets an important local need, to proceed.

However, the site is a difficult one to develop at this density bearing in mind its relationship with nearby residential properties. Whilst the architects have substantially overcome the most unneighbourly effects of the development, overlooking has not been completely eliminated.

✓ Notwithstanding some reservations concerning privacy it is RECOMMENDED that the Committee resolve to carry out the development pursuant to the provisions of Regulation 4 (5) of the Town and Country Planning General Regulations 1976.

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Director of Technical Services	:	Footpath and vehicular provisions acceptable, no drainage objection.
Chief Environmental Health Officer	:	Advises that adjoining site of Campbells constitutes a noise nuisance which at present renders the site unacceptably noisy and should this persist any development should have sound proofing (the noise mainly results from the preparation of ready mixed concrete on the Campbells site and this is subject of a current application).
County Planning Officer	:	No objection.
Thames Water Authority	:	Awaited.
Director (Trunk Roads)	:	No objection.
County Surveyor	:	Awaited.
4 letters of objection and 36 signatory petition	:	Pedestrian danger; overlooking of garden and windows; loss of existing parking provision; access through existing residential development; loss of amenities; policies for the area.

CONSIDERATIONS - The appearance and massing of the proposal is good and the development would fit well with the surrounding development and together with the landscaping will make an improvement to the appearance of this part of the Conservation Area. Loss of the car parking, mainly used by occupants of nearby houses fronting New Road (which have no parking provision) and people collecting children from the school, has caused considerable local concern but the provision has been informal and temporary as the land was originally acquired for residential development. There are "no waiting" restrictions in force on New Road from the A41 junction up to the site on the western side of the road and from the junction to beyond the school on the eastern side. The proposal provides sufficient parking for the development itself. The development has an overall gross density of 67.5 dwellings per hectare (27.4 dwellings per acre) compared to 63 d.p.ha. at Silk Mill Way Tring; and 114 d.p.ha. at Westfield Road, Berkhamsted. The overall gross density of the adjoining Phase I Springwood is 31 d.p.ha. but this is of course a completely different style of development.

The site is shown, in the deposited District Plan Modifications, for residential development in the period 1986-91 and sufficient land has been allocated in the Plan for residential purposes in the period 1981-86