



Planning Inspectorate  
Department of the Environment

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B/840/JEB/P

1/2/89  
2/2/89

Mr C Craddock  
34 Corner Hall Avenue  
HEMEL HEMPSTEAD  
Herts  
HP3

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PLANNING DEPARTMENT				
DACORUM BOROUGH COUNCIL				
Ref.	Ack	File		
G.P.O.	T.C.P.M.	D.P.	D.C.	B.C.
7 JUN 1990				
Date				
Received				
Comments				

Our reference T/APP/A1910/A/90/151419/P8

-6 JUN 90

Sir

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 9  
APPLICATION NO: 4/1076/89

1. I have been appointed by the Secretary of State for the Environment to determine your appeal. This is against the decision of the Dacorum Borough Council to refuse planning permission for the conversion of dwelling to form 2 flats at 34 Corner Hall Avenue, Hemel Hempstead, Herts. I have considered the written representations made by you and by the Council and also those made by interested persons. I have also considered those representations made directly by interested persons to the Council which have been forwarded to me. I inspected the site on 19 May 1990.
2. From my inspection of the site and surroundings and the representations made I am of the opinion that the decision on this appeal turns on whether an adequate standard of parking can be provided on site in association with the 2 proposed units of accommodation or whether the proposal is likely to add to existing traffic difficulties.
3. The appeal property is the northernmost of a pair of semi-detached houses on the western side of Corner Hall Avenue which contains many similar houses. The property is set back about 4.8 m from the edge of the footway and its front curtilage, which slopes down to the house, has been hard surfaced. An alley, about 1.8 m wide runs between the flank wall of No 34 and No 32 to the north. Parking is allowed in the street.
4. Although the appeal proposal technically meets the parking standards adopted by the Council at the time that the application was refused ie provision of 2 spaces each 4.8 m long and 2.4 m wide, these can only be provided by removing part of the structure of the house. The wall under the bay window would need to be replaced by a wall in line with the remaining front elevation and thus a larger car parked on the southernmost bay, needing to utilise the full 4.8 m, would have to have its nose parked underneath the bay window. Parking a similar vehicle on the northern space would bring it almost completely up to the front door of the proposed ground floor flat and thus effectively bar use of that facility.
5. Under these circumstances although the previous parking to the standards of the Council could be said to be technically met, this could only be done in a manner which necessitates structural change and which would restrict access to the ground floor flat to its rear kitchen door. The likelihood is that because of the inconvenient layout these spaces would not be regularly used and there would be an increase in street parking, over and above that required if the house remained as one unit of accommodation. This increased demand for street parking would add to the existing demand in a street where most dwellings do not provide off-street parking and there would be a concomitant increase in traffic difficulties. I do not accept that the sub-

division of this house to 2 one bedroom units would not be likely to increase parking demand over that as existing.

6. I have noted that the Council's officer recommended that the application be allowed, nevertheless I consider that the refusal is soundly based and should be upheld. I have considered all the other points raised and I accept that there is a demand for small units of accommodation in Hemel Hempstead, however these points do not outweigh the disadvantages of the proposal indicated above.

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

I am Sir

Your obedient Servant



A D HAWKINS ARICS  
Inspector

## TOWN &amp; COUNTRY PLANNING ACTS, 1971 and 1972



## DACORUM BOROUGH COUNCIL

To Mr C Cradock  
34 Corner Hall Avenue  
Hemel Hempstead  
Herts

J Wright  
89 Trowley Rise  
Abbots Langley  
Watford  
Herts

..... Conversion of dwelling to form two flats .....

.....

at .... 34 Corner Hall Avenue .....

..... 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 ..... 21 June 1989 ..... and received with sufficient particulars on ..... 21 June 1989 ..... 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 ..... 7th ..... day of ..... September ..... 19 89

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.