

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref No. 4/1303/92

Colne Press
11/12 Eastman Way
Hemel Hempstead
Herts
HP2 7DU

Roger Wiltshire & Associates
The Dry Woodman
Hertford Road
Hoddesden
Herts EN11 9BN

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

11/12 Eastman Way, Hemel Hempstead,
TWO STOREY REAR EXTENSION

Your application for *full planning permission* dated 12.10.1992 and received on 15.10.1992 has been *REFUSED*, for the reasons set out on the attached sheet(s).

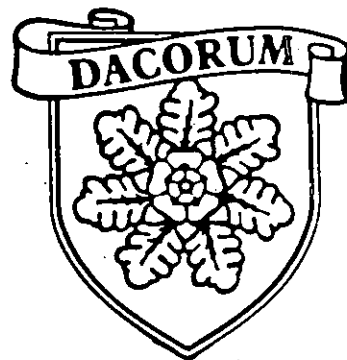
Director of Planning

Date of Decision: 10.12.1992

(ENC Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/1303/92

Date of Decision: 10.12.1992



There is inadequate parking provision within the curtilage to serve the proposed increase in floor space in accordance with the Council's adopted standards.



The Planning Inspectorate

An Executive Agency in the Department of the Environment and the Welsh Office

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Handwritten:
12.0
2) AM
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Roger Wiltshire Planning Department The Dry Woodman Hertford Road HODDESDON Herts EN11 9BN								DACORUM BOROUGH COUNCIL		Your Ref:	
Ack.				Out Ref:				T/APP/A1910/A/92/217044/P4			
CoP	T.O.P.M.	D.P.	C.C.	B.C.	Admin.	File	Date: 19 MAY 1993				
Received				20 MAY 1993							
Comments											
Gentlemen											

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6
APPEAL BY COLNE PRESS
APPLICATION NO: 4/1303/92

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 in respect of an application for a two storey rear extension on land at 11-12 Eastman Way, Hemel Hempstead.

2. I have considered the written representations made by you and by the Council, and I inspected the site on 22 February 1993. As a result, I consider the main issue in this case is the effect of the proposed extension on the safety and free flow of traffic on Eastman Way having regard to the anticipated parking requirements.

3. Policy 45 of adopted Dacorum District Plan provides that proposals for industrial, office and warehouse development are to pay particular regard to vehicle access, circulation, parking and servicing arrangements. The aim of the policy is to achieve satisfactory environmental conditions for new buildings and extensions. Policy 19 provides that car parking is to be based on the guidelines adopted by the Council and set out in Appendix 6 to the Plan. This Plan was adopted in 1984 and its provisions are subject to review in the Dacorum Borough Local Plan which is currently on deposit.

4. Although the aims of Policies 8 and 54 in the deposit Plan generally correspond with those of Policies 45 and 19 in the adopted Plan the guidelines for the provision of car parking have been increased. While the deposit Plan has not completed all the stages for statutory adoption it has been subject to a local inquiry and modified to reflect the representations made, and accordingly I shall afford it considerable weight.



5. The appeal premises are located off Eastman Way, which is the main access road to a number of business premises. Although there was a negligible amount of parking on the highway nearby at the time of my visit the Council point out that cars are continuously parked there during working hours and cause congestion, and I observed that traffic in both directions was frequent and included a substantial number of lorries. It therefore seems to me that cars parked on the highway in this location would present a hazard to other users and accordingly should not be encouraged. In this respect I have had regard to the Government advice in Planning Policy Guidance 13 that adequate provision should be made near buildings and preferably within their curtilage for off-street parking and servicing.

6. As the figure for the floor space of the proposed extension differs between you and the Council I have verified it, as well as the floor space of the existing building, from the application drawing. The figures of 104 square metres and 524 square metres respectively, referred to in the application, seem correct.

7. Under the guidelines in the adopted Plan 3 extra parking spaces would be required for the proposed extension. No extra spaces are provided under the appeal scheme, but the 18 spaces already on the site would just be sufficient to meet the combined standard for the existing floor space and the proposed extension.

8. The deposit Plan would require 4 extra spaces, only one more than that required under the adopted Plan, but in this case there would be no pre-existing "surplus" of on-site spaces. Because the guideline in the adopted Plan is some 9 years old and having regard to local highway conditions, I consider the standard in the deposit Plan should be applied and accordingly there would be a shortfall.

9. I recognise that not all of the 18 spaces currently available are needed by your clients as they work a shift system and only 16 people are accommodated in the premises. However, the operation of the business is a management matter which could change, and from what I saw only a few of the spaces were unoccupied notwithstanding the shift system and there was no public parking nearby. While I also recognise that it is not the current intention of your clients to increase the number of workers in the building this could change, and I therefore consider the shortfall in parking provision would lead to parking on the highway.

10. I also consider that the appeal scheme, if permitted, would make similar applications for development along Eastern Way without the provision of adequate off-street parking difficult for the Council to resist, and this would further harm traffic conditions contrary to the aims of local plan policies. I therefore conclude that the appeal proposal would

harm the safety and free flow of traffic on Eastman Way and as such is unacceptable.

11. I recognise your clients need for additional space and the disadvantages of a move, however I consider that the traffic objection to the proposed extension is so compelling as to outweigh the needs of your clients. I have taken into account that the existing outside storage space would become covered and not involve the loss of parking spaces, however neither this nor any of the other matters raised in the representations is sufficient, in my opinion, to override the conclusions I have reached and on which my decision is based.

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

I am Gentlemen
Your obedient Servant

H Joseph

H L JOSEPH LLB Solicitor
Inspector

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