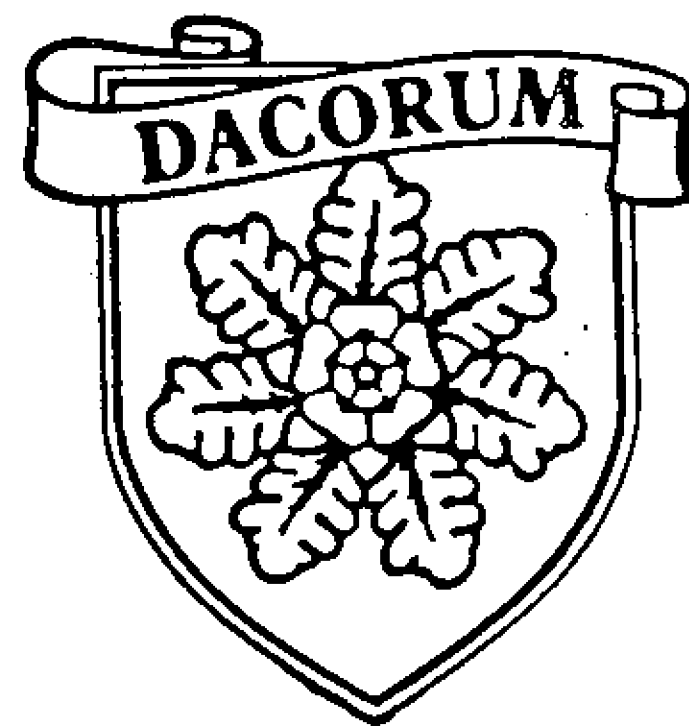


TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref No. 4/1306/93

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

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

DEVELOPMENT ADDRESS AND DESCRIPTION

Colne Press, 11/12 Eastman Way, Hemel Hempstead

TWO STOREY REAR EXTENSION

Your application for *full planning permission* dated 06.08.1993 and received on 27.09.1993 has been *REFUSED*, for the reasons set out on the attached sheet(s).

Director of Planning

Date of Decision: 09.11.1993

(ENC Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/1306/93

Date of Decision: 09.11.1993



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

Room 1404
Tollgate House
Houlton Street
Bristol BS2 9DJ

Direct Line 0272-218927
Switchboard 0272-218811
Fax No 0272-218769
GTN 1374

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

Ref.						ACK	
DoP	TCPM	DP	DC	BC	Actin	File	
Received 18 FEB 1994				Date: 7 FEB 1994			
Comments							

Dear Sirs

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6
APPEAL BY COLNE PRESS
APPLICATION NO: 4/1306/93

1. I have been appointed by the Secretary of State for the Environment to determine this appeal against the decision of the Dacorum Borough Council to refuse planning permission in respect of an application for a two storey rear extension at 11-12 Eastman Way, Hemel Hempstead. I have considered the written representations made by you and by the Council. I inspected the site on 1 February 1994.

2. From all the representations made to me and from my visit to the site and its surroundings I consider that this appeal turns on whether the proposal would cause a shortfall in car parking provision which could lead to a demand for on street parking to the detriment of the free and safe movement of traffic on the highway.

3. The appeal premises are located within an industrial estate which is served by a single spine road. Off this road there are accesses to several commercial buildings which vary in size and in scope of operation. Consequently, the access road is used by a variety of commercial vehicles from light vans to heavy goods vehicles. The road is subject to parking restrictions which have recently been imposed. That could account for the fact that there were no vehicles parked on the highway despite the Council's reference in their statement of case to cars being continually parked on Eastman Way during working hours causing considerable congestion.

4. The Dacorum Borough Local Plan is the emerging development control policy document which is nearing the completion of its progress towards becoming part of the statutory development plan. It contains up to date policies



which are relevant to the determination of this appeal. Accordingly it must be afforded considerable weight in my determination of this appeal.

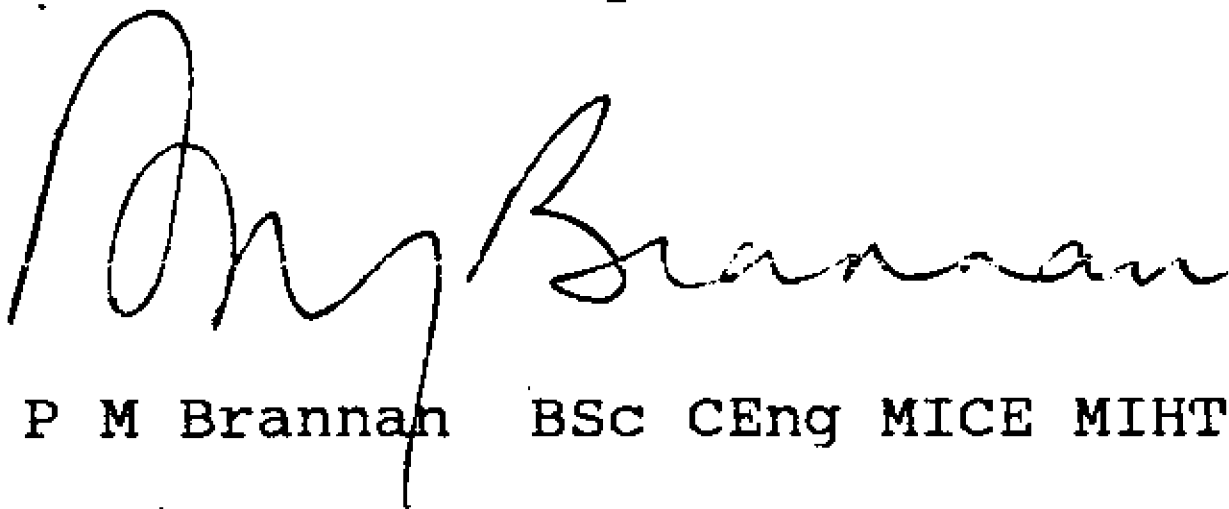
5. Under the provisions of that plan the parking requirements as described in part 5, Environmental Guidelines, for the proposed new development on the appeal site would be an additional 3.344 spaces to cater for 83.6 sq. metres of development. Your proposal does not identify any additional parking spaces. You say that your client's operation at these premises does not require more than the 18 spaces already provided. That may be the case in your client's circumstances and for the particular type of business and employment levels at 11-12 Eastman Way but the provision for parking at light industrial units must cater for all circumstances. In the event of another proprietor occupying these premises a higher and more normal level of parking demand would be highly likely and then there would be a serious shortfall at these premises.

6. I have therefore come to the conclusion that the extra spaces required to accommodate the new extension of these premises should be provided within the curtilage of the site in order to make this proposal acceptable. You do not make that provision and so any extra demand would necessarily need to find parking outside the curtilage of your client's premises. This could lead to parking on the highway to the detriment of the free and safe movement of traffic.

7. I have taken account of all other matters raised in representations to me but there is nothing so cogent as those on which I have based my decision.

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

Yours faithfully



P M Brannan BSc CEng MICE MIHT MBIM

MEMORANDUM From:

To:

DIRECTOR OF PLANNING

DIRECTOR OF LAW AND ADMINISTRATION

My Ref. 4/1306/93 FL

Your Ref.

Date. 18th February 1994

Town and country Planning Acts 1971-1977

Planning Appeal by: COLNE PRESS

Appeal Site:

COLNE PRESS, 11/12 EASTMAN WAY, HEMEL HEMPSTEAD

Department of the Environment Reference:

1. I have been notified by the Department of the Environment of an Appeal concerning the above site and attach herewith:
 - (a) copy of application forms and relevant letters;
 - (b) copy of decision notice;
 - (c) facsimile of decision plan;
 - (d) the Department's notice of appeal;
 - (e) documents from appellant.
2. Please advise my planning information section (extensions 2576, 2577 or 2380) of your file reference number as soon as possible.
3. I have requested the Department to deal with this Appeal by:
 - (a) written representations:
 - (b) public inquiry
4. The Department has confirmed that the above appeal is to be dealt with by;
 - (a) written representations:
 - (b) public inquiry
5. I attach herewith, in respect of the above appeal:
 - (a) my written observations which have been forwarded to the Department;
 - (b) my Rule 6(2)/7(1) statement, or equivalent, which has been forwarded to the Department;
 - (c) a copy of the plan referred to in my observations/statement;
 - (d) a list of adjoining residents, amenity societies, etc. that have been notified;
 - (e) a draft proof of evidence;
 - (f) further comments from the Appellant/Secretary of State;
 - (g) other documents.
6. The Department has confirmed that the inquiry date in respect of the above appeal is _____ at _____
7. I attach herewith in respect of the above appeal a copy of the Secretary of State's decision.


DIRECTOR OF PLANNING

Enc.

P/D.38