

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other

Ref. No.

THE DISTRICT COUNCIL OF DACORUM

IN THE COUNTY OF HERTFORD

To Robin Sports and Social Club,
Grovehill,
Hemel Hempstead,
Herts.

C. Lewis, Esq. MCIOB,
82 Luton Road,
Chalton,
Nr. Luton,
Beds.

Single storey extension and porch

at Robin Sports and Social Club, Robin Hood Meadow,
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 15th October 1981 and received with sufficient particulars on 20th October 1981 and shown on the plan(s) accompanying such application.

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

1. No parking space exists within the curtilage of the site to meet standards adopted by the local planning authority leading to parking on adjacent highways to the detriment and safety of the free flow of pedestrians and traffic thereon.
2. The proposed extension, by reason of its design and close proximity to adjacent dwellings would be likely to lead to an intensification of the use of the building and affect adversely the amenities of the occupiers of surrounding dwellings.

Dated 7th day of January 1982

Signed



Designation Chief Planning Officer

NOTE

- (1) If the applicant wishes to have an explanation of the reasons for this decision it will be given on request and a meeting arranged if necessary.
- (2) 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 section 36 of the Town and Country Planning Act 1971, within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Secretary of State for the Environment, Whitehall, London, S.W.1.) 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.
- (3) 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 District 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.
- (4) 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 section 169 of the Town and Country Planning Act 1971.



**Department of the Environment and
Department of Transport**

Common Services

Room 1309 Tollgate House Houlton Street Bristol

Telex 449321

Direct line
Switchboard

PLANNING DEPARTMENT DACORUM DISTRICT COUNCIL			
Ref.	Ack.		
C.P.O.	Adm.	File	
BS2 9DJ			
Received 26 OCT 1982			
0272-218865			
Comments RETURN TO CPO FOR COMMITTEE REPORT			
Your reference Rep'd to 11/11/82			

C Lewis Esq MIOBC
82 Luton Road
Charlton
NR LUTON
Bedfordshire

26 OCT 1982

Our reference

T/APP/5252/A/82/05956/G9

Date

25 OCT 1982

Sir

5838

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 9
APPEAL BY ROBIN SPORTS AND SOCIAL CLUB
APPLICATION NO: 4/1333/81

1. I refer to this appeal, which I have been appointed to determine, against the decision of Dacorum District Council to refuse planning permission for a new porch, toilet block and store on land at Robin Sports and Social Club, Grove Hill, Hemel Hempstead, Hertfordshire. I have considered all the written representations made on behalf of your client and the council and also those made by interested persons. I inspected the site on Wednesday 15 September 1982.
2. From the representations made and from my inspection of the site I conclude that the main issues in this appeal are whether or not additions and alterations as proposed would adversely affect firstly, the safety of vehicles and pedestrians on the highways and secondly, the amenities of neighbouring homes.
3. The appeal premises were built as the community centre or tenants' meeting room for the Grove Hill residential estate and are now in use as a social club. The proposal is for additional storage and WC accommodation.
4. Robin Hood Meadow is a short cul-de-sac leading northward from Washington Avenue towards the north-eastern edge of Hemel Hempstead. The appeal site is located off the north-east corner of the eastern arm of the cul-de-sac head and is a generally square parcel of land bounded on 2 sides by footpaths and on 2 sides by housing. It is adjoined to the west by the side curtilage of No 17 Robin Hood Meadow being the easternmost of a terrace of 2-storey houses fronting the northern end of the cul-de-sac, to the north by the rear curtilages of a terrace of 2-storey houses in Wootton Drive and to the east and south by paved footways forming part of the pedestrian footpath network within the estate. To the east on the farther side of the footpath is a 2-storey block of flats (Nos 2-16 Great Palmers) standing behind a narrow strip of garden and to the south on the farther side of the footway is a small built-up children's play space. At the south-east corner of the site standing hard on the eastern boundary is the brick built, single storey, parapetted flat roofed club house with access obtained by means of a recessed doorway from the east footpath and with a means of escape door opening onto the narrow strip of land that separates the building from the southern boundary. The interior is lit by 2 roof lights aligned north/south and in the northern wall there are 2 small high level windows lighting WC compartments.
5. In respect of the first issue. The appeal proposal would increase the floor area by some 20%. While I am conscious that very little of this extra area would be

devoted to the bar there would be a substantial addition to the storage and WC accommodation. Obviously such increased facilities could encourage additional use. The appeal premises do not have a road frontage. Robin Hood Meadow is fronted for most of its length by houses with attached garages located towards the centre of their frontages. The turn-around space is designed to minimum standards to permit vehicle movements and what kerb-side parking there is is located in front of the houses between the garages. Both Wootton Drive and Great Palmers are almost as congested. I am aware that the appeal premises were built for, and are run to some extent by the residents of the estate who could be expected to arrive on foot. Nevertheless, the evidence is that the use generates some vehicular traffic. [Given the strongly residential character of the area I consider that any greater use of the site would lead to an unacceptable increase in the number of vehicles using and parking in the surrounding streets and in the subsequent hazards to vehicular and pedestrian traffic and should not be allowed.]

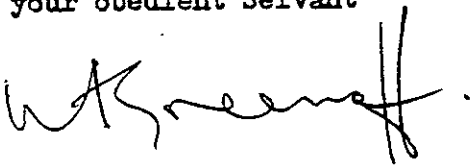
6. Turning to the second issue. The appeal proposal is a part of a continuing policy of upgrading sound insulation in both the appeal and neighbouring premises to restrict the effects of noise and disturbance. While I accept that relocation of the entrance door would reduce disturbance along the footpath in front of the Great Palmers flats the proposed side addition would place a noise source with 2 WC windows and a roof light within some 3 m of the flank wall and curtilage of adjoining house of No 17 Robin Hood Meadow. [In my opinion the activity generated by the proposal would impinge to an unnecessary and unacceptable extent upon the amenities of adjoining and nearby properties.]

7. Grove Hill is a very attractive, carefully designed development. The appeal premises are equally attractive comprising a brick box with thoughtfully located and formed openings in walls and roof. [The appeal project would destroy both the overall and detailed form of the premises.] If it is the intention to control and reduce noise emission and transmission from the appeal premises then it is not clear to me that more than an absolute minimum of acoustic reduction would be obtained when the elements and materials proposed are primarily designed to reduce thermal losses.

8. I have taken account of all the other matter raised, including the desirability of improved WC accommodation and the large number of objections received, but they are not sufficient to outweigh the considerations that have led me to my conclusion.

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

I am Sir
your obedient Servant


W A GREENOFF, DiplArch RIBA
Inspector