

CHIEF PLANNING OFFICER

DIRECTOR OF HOUSING AND HEALTH

4/1416/88DC/JK/SGC

Mr J Knapp

16 September 1988

44 ELDERLY PERSONS DWELLINGS AND 9 HOUSES
TWO BEECHES WASHINGTON AVENUE HEMEL HEMPSTEAD

I refer to the application made in respect of the above proposal. The matter was reported to Development Control Committee on 8 September, when it was resolved that Deemed Consent to carry out the development pursuant to Regulation 4 (5) of the Town and Country Planning General Regulations 1976 be claimed.


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Dacorum District Plan

Policies 18, 19, 62, 63 and 66

REPRESENTATIONS

Director of Housing and Health

Comments awaited

Adjoining Resident

Objects to proposal if it results in any loss of sunlight.

CONSIDERATIONS - This proposal is in line with Policy 62 of the District Plan which encourages the provision of small units. Car parking to be provided is adequate in terms of District Plan standards. The drawings indicate a satisfactory scheme of sound insulation.

RECOMMENDATION - That planning permission be GRANTED (on form DC3) subject to the following conditions:

1. The development to which this permission relates shall be begun within a period of five years commencing on the date of this notice.
2. The sound insulation measures indicated on plan 4/1405/88 shall be carried out prior to the occupation of the flats hereby permitted.
3. The flats hereby permitted shall not be occupied until the hardstanding area as shown on plan 4/1405/88 shall have been laid out, and this area shall not be used other than for the parking of vehicles.

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4/1416/88DC. 44 ELDERLY PERSONS DWELLINGS, STAFF ACCOMMODATION AND 9 TERRACED HOUSES.

'TWO BEECHES', WASHINGTON AVENUE, HEMEL HEMPSTEAD.

APPLICANT: DIRECTOR OF HOUSING AND HEALTH

DESCRIPTION - It is proposed to demolish the existing sheltered accommodation at Two Beeches, and replace the building with 44 Category 2 dwellings, 2 Wardens flats and 9 terraced houses for general occupation. A total of 41 parking spaces will be provided. The present building contains 64 dwellings and provides parking for 14 cars. All new flats will be one bedroomed, although there are 3 types and will cater for single persons and couples; both Wardens flats will have 3 bedrooms; the houses, similar to those being erected at Randalls Rise, will be 2 or 3 bedroomed. In addition there is a laundry, hairdresser and 2 community rooms. The main building will be of two storey construction and basically L-shaped with the main limb running parallel to Avon Square and returning at the eastern end towards Washington Avenue. The new housing will be in terraced form