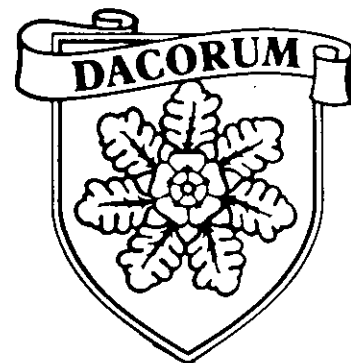


TOWN AND COUNTRY PLANNING ACT 1990
DACORUM BOROUGH COUNCIL



Application Ref. No. 4/1474/90

B Sparkes
28 Fouracres Walk
Hemel Hempstead
Herts

E.L. Johnston, Tile Kiln Cott
Tile Kiln Lane
Hemel Hempstead
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Adj. 28 Fouracres Walk, Hemel Hempstead,
DETACHED DWELLING

Your application for *full planning permission* dated 10.10.1990 and received on 16.10.1990 has been **REFUSED**, for the reasons set out on the attached sheet(s).

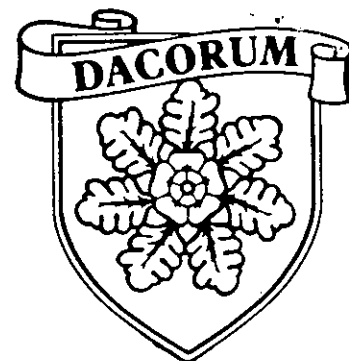
Director of Planning.

Date of Decision: 10.12.1990

(encs. Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/1474/90

Date of Decision: 10.12.1990



1. The submitted plan indicates that there would be inadequate space within the site to provide vehicle parking to serve the existing and proposed dwellinghouses to meet the standards adopted by the local planning authority.
2. The proposal represents an over development of the site because the new house would appear cramped in being significantly behind the line of existing development. This cramped appearance would be to the detriment of the character of the area.



Planning Inspectorate
Department of the Environment

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1) ~~DN~~ Am
2) ~~CB~~

Mr E L Johnston
Tile Kiln Cottage
Tile Kiln Lane
HEMEL HEMPSTEAD
Herts
HP3 8NQ

PLANNING DEPARTMENT
DACORUM BOROUGH COUNCIL

Ref.		Ack.				
C.P.D.	T.C.P.M.	D.P.	D.C.	B.C.	Admin.	File
Received		31 OCT 1991				
Comments						

Your reference
ELJ/CJJ/Sparkes
Our reference
T/APP/A1910/A/91/185023/P4
Date
30 OCT 91

Sir

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6
APPEAL BY MR B SPARKES
APPLICATION NO: 4/1474/90

1. I have been appointed by the Secretary of State for the Environment to determine the above mentioned appeal against the decision of Dacorum Borough Council to refuse planning permission for a 2 bedroomed detached dwelling on land at 28 Four Acres Walk, Hemel Hempstead. I have considered the written representations made by you and by the Council. I inspected the site on 3 September 1991.

2. From my inspection of the site and surroundings and the written representations made, I am of the opinion that the main issue in this appeal is whether or not the proposal would be an overdevelopment of the site with particular regard to car parking and the effect upon the character and appearance of the area.

3. The appeal site is located at the end of a cul-de-sac situated within an established residential area, south east of Hemel Hempstead town centre. The road is a mixture of bungalows and semi-detached houses. To the north is the boundary with No 26, while to the west is the rear garden boundary with houses in Stonelea Road. To the south lies Bennetts End playing fields, which are accessed by a public footpath from Four Acres Walk. This forms the eastern boundary.

4. The Council's case relates to the relationship of the proposal within the site, and its relationship to the existing house, the southern boundary and the difference in levels between the development and the road. They refer to policies contained within the Approved Hertfordshire County Structure Plan Review, the adopted local plan and policies and design guidelines contained within the Dacorum Borough Local Plan Review, which was placed on deposit on 15 July 1991. The policies and design guidelines are primarily concerned with the maintenance of the surrounding Green Belt and therefore accord with Government advice contained in Circular 22/80. Accordingly there is a presumption in favour of development within urban areas. Notwithstanding this, any development must respect the character of the area in which it is set, and comply with certain design standards, including those for car parking. For the purposes of determining this appeal, therefore, I will give some weight not only to the policies contained within the Council's adopted local plan but also to the policies and guidelines for residential development as set out in the Authorities Local Plan Review published in April 1990.

5. The existing house, No 28, is a 4 bedroomed house. The parking standards applied to this are 3 spaces. This property currently has a double garage, which with the forecourt area, provides parking for 4 cars. The proposal demolishes the

100%



RECYCLED PAPER

double garage, and provides a tandem garage with one forecourt parking space for No 28, and a single storey garage with a forecourt parking space for the new house. In theory, this satisfies the policy requirements of the Council. However, the entrance driveway is offset from the proposed garages because the southern boundary is inclined to the north. Thus, if the owner of a car from No 28 was parked in front of their garage, access to the garage of the new house would not be possible, as the space available to pass would be something in the order of 1.4 m. The problem is exacerbated by the steep incline of the driveway, which would encourage cars to be parked further away from the garage doors in order not to cause damage to either the car or the door in the event of inadvertently rolling forward when reversing. Accordingly, I am of the view that this proposal is not workable, and does not provide adequate car parking in accordance with the requirements of Policies 18 and 66 of the Adopted Dacorum District Plan, and Policy 8 and the parking guidelines contained within the Local Plan Review.

6. I accept what you say in your grounds of appeal, regarding the variety of designs to be found in Four Acres Walk. Other houses in the road, however, are consistent in their adoption of a common building line, which provides a recognisable and consistent approach to the estate layout. Your proposal, however, is compromised because of the location of the garages, and because of the differing lengths of the east and west boundaries. The result is that in order to fit the site, the house has to be set back some 5.7 m from the face of the existing building, with its front corner very close to the substantial hedgerow of the southern boundary.

7. I am of the view that there is insufficient room on this site for your proposal. I have no doubt that its proximity to the southern boundary will be likely to cause a loss of the vegetation which acts as an important visual buffer between the playing fields and the estate. The rearward projection of the proposal, beyond the face of the 2 storey part of No 28, will in my opinion result in considerable overshadowing of the rear garden of this property, and therefore, affect the amenities enjoyed by its occupants. The proposal's proximity to the boundary, and its relationship with No 28, will in my view, cause it to appear cramped and contrived, and thereby be detrimental to the character of the area.

8. I have taken into account all the other matters that have been raised in the written representations, but find nothing of sufficient weight to override the conclusions I have reached.

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


MICHAEL GURNEY DipArch RIBA
Inspector