

**4/01814/15/FUL - TO INSTALL 6 PARKING BAYS ON GRASS AREA OUTSIDE 16/17/18 SACOMBE ROAD.
GRASSED AREA OUTSIDE 16/17/18 SACOMBE ROAD, HEMEL HEMPSTEAD, HP1.
APPLICANT: Resident Services (Dacorum Borough Council).**

[Case Officer - Patrick Doyle]

Summary

The application is recommended for approval.

Site Description

The application site comprises an area of green space at the end of Sacombe Road.

The head of Sacombe Road is framed by two amenity greens. The first, which is subject to this application, is a small rectangular space. There is one medium-sized tree located towards the side of this green space. The second amenity green is to the south of the head of the road and is a more prominent and larger green space.

The surrounding area is characterised by runs of terraced housing with little or no provision (or possibility) of providing on-site parking.

Proposal

It is proposed to construct 6 new parking bays and turning area on the green open space. The new parking bays would be placed inside the public footpaths that frame this amenity green, and they would be laid in tarmacadam.

Referral to Committee

The application is referred to the Development Control Committee as the applicant is the Borough Council.

Planning History

None.

Policies

National Policy Guidance

NPPF
NPPG

Dacorum Core Strategy (September 2013)

CS1, CS4, CS8, CS10, CS11, CS12, CS26, CS29 and CS31

Dacorum Borough Local Plan Saved Policies

Policies 13, 57, 59 and 116
Appendices 1 and 5

Supplementary Planning Guidance

Environmental Guidelines

Residential Character Area HCA 6: Gadebridge

Water Conservation & Sustainable Drainage

Accessibility Zones for the Application of Parking Standards

Representations

Hertfordshire Highways

Notice is given under article 18 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that the Hertfordshire County Council as Highway Authority does not wish to restrict the grant of permission.

Site

Sacombe Road is a residential area that already suffers with high levels of on street parking. There is an informal parking area existing in front on 16,17 and 18 Sacombe Road adjacent to the proposed site

During the site visit it was noted that there were 13 cars parked within this area and due to poor parking some residents would find it difficult to manoeuvre their car to leave the site. Three cars were observed fully parking on footpaths therefore causing conflict of use and safety to pedestrian's users.

The Highway Authority does not wish to restrict the grant of consent. However, the applicant (DBC) may wish to consider, as part of this scheme to create off street parking, the inclusion where appropriate, parking restrictions on footways and bends to prevent anti-social parking that occurs. The applicant may also need to consider parking bay markings and turning area to encourage organised parking and able to enter and leave the site with ease.

Trees & Woodlands

The proposal results in the loss of a small area of grass, a shrub bed and a mature lime tree. The tree is too close to the adjacent properties and is likely to be removed in the near future because of the nuisance that it is causing to the adjoining properties. The tree is also a risk of subsidence damage to these properties. I will have no objection to the proposal but to compensate for the loss of the tree, grass and shrubs, I request that the applicant pay for the removal of the lime tree and plant 3 container grown trees of 18-20 cm circumference on the green in front of number 18-24. The type and species of the trees to be negotiated later but trees to be planted within the next planting season after planning permission has been granted

Response to Neighbour Notification / Site Notice / Newspaper Advertisement

None

Considerations

Policy and Principle

The proposed development would take place in an urban area of Hemel Hempstead and would therefore be acceptable in principle in accordance with Policy CS4 of the Dacorum Core Strategy (September 2013).

Core Strategy Policy CS10 (f) emphasising the need to preserve and enhance green gateways, Policy CS11 (f) stating that new development should avoid large areas dominated by car parking, and Policy CS12 seeking to ensure that all development is in keeping with the area and stating the importance of planting of trees and shrubs to help assimilate development.

Policy 116 of the DBLP seeks the protection of open land in Towns from inappropriate development. In particular the location, scale and use of the new development must be well related to the character of existing development, its use and its open land setting, while the integrity and future of the wider area of open land in which the new development is set must not be compromised. Appendix 5 of the DBLP states that, *"Achievement of parking provision at the expense of the environment and good design will not be acceptable. Large unbroken expanses of parking..are undesirable. All parking must be adequately screened and landscaped"*.

However whilst CS10 and CS12 appear to discourage this form of development it must be balanced against CS8 which requires improvement to highway safety and safe and convenient parking.

Impact on Street Scene

The creation of 6 new parking spaces on an amenity green would result in a change to the appearance of the area. In particular the use of tarmac would create a slightly harsher feel to the locality.

However, cars already park in the area of the application site within the turning area to the front of the site, which diminish the visual amenity of the area.

It is considered there are larger, more prominent green spaces in the area (such as the amenity green to the south of the site). In particular the amenity green at the head of the road is far more prominent than the amenity green subject to this application.

Therefore, on balance, it is considered that the proposed application represents the most appropriate way of achieving the parking spaces that are in very short supply in this locality. In addition it is considered that the provision of these spaces would not unduly harm the character and appearance of the area and as such the proposals comply with Dacorum Core Strategy Policies CS10, CS11 and CS12, as well as saved Policy 116 of the DBLP.

Impact on Trees and Landscaping

There is a tree on site which is causing nuisance to footpath and nearby houses by virtue of its size and inappropriate location, it is proposed to replace the tree in a more

appropriate nearby location

Whilst the loss of amenity space is regrettable, the benefit of additional parking spaces which will improve highway safety is a considerable mitigating factor which should weigh favourably of the application. In addition the small scale loss of amenity is not so acute given other nearby amenity greens in the immediate locality.

Impact on Neighbours

The proposals would expand an existing parking area, it is not considered that any harm caused to neighbouring residential amenities would be so significant to warrant refusing this application.

Highway Safety

It is considered that these proposals would improve highway safety in the street. At the moment cars are parked straddling the pavement, thereby reducing the width of both the road and the pavement. The proposed scheme would help reduce such nuisance parking and as such will help the free and safe flow of traffic.

Sustainability

It is proposed to finish the parking bays in tarmac, an impermeable material. A previous application (at Bathurst Road) used grasscrete to create a permeable surface, however, this has created significant grounds maintenance problems for the Council, while its appearance has suffered as a result of the constant use of the parking spaces. Therefore, the use of tarmac as an alternative is proposed at this site.

In order to avoid surface water run-off onto the Highway (or indeed down into adjacent properties) it is proposed to use the natural ground levels to create a drain linked to an underground soakaway. This would ensure that water is allowed to drain away naturally on site. These details are shown on the submitted drawings.

Conclusions

The proposed parking spaces would provide much needed local parking, but would be achieved in a way that does not compromise the visual amenity of the area.

RECOMMENDATION - That planning permission be **GRANTED** for the reasons referred to above and subject to the following conditions:

- 1 **The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

- 2 **The development hereby permitted shall be carried out in accordance**

with the following approved plans:

DBC/014/011

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 3 container grown trees of 18-20 cm circumference shall be planted before the end of the first planting season following the felling of the existing Lime tree within a 0.5 km radius of the application site.**

Reason: In the interests of visual amenity and sustainable development in accordance with Core Strategy CS11, CS12 and CS29.

Article 31 Statement

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted pro-actively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012.