

**4/02858/15/FUL - VEHICLE CROSSOVER.  
26 SOMERIES ROAD, HEMEL HEMPSTEAD, HP1 3PH.  
APPLICANT: MRS K WATTS.**

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[Case Officer - Andrew Parrish]

### **Summary**

The application is recommended for approval. The crossover would have no adverse impact on the street scene or highway safety.

### **Site Description**

No 26 is an end of terrace property located on the eastern side of a recently constructed car park off Someries Road in the Warners End area of Hemel Hempstead. Someries Road comprises an area of new town terraced dwellings and the car park from which access is sought is fronted on both sides by 2 storey terraced properties that step down the valley side towards the public open space at Warners End Valley. A footway fronts the houses on both sides of the car park. The site boundaries are defined by clipped hedges and the property borders the public open space.

### **Proposal**

It is proposed to install a vehicle crossover with associated vehicle hard standing.

### **Referral to Committee**

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

### **Planning History**

4/01843/15/FU CHANGE OF USE OF AMENITY GREEN TO CREATE 12  
L PARKING SPACES  
Granted  
14/07/2015

4/02816/15/EN DROP DOWN CROSSOVER  
Q  
Unknown  
04/08/2015

### **Policies**

#### National Policy Guidance

National Planning Policy Framework (NPPF)  
National Planning Policy Guidance (NPPG)

#### Adopted Core Strategy

CS1 - Distribution of Development  
CS4 - The Towns and Large Villages  
CS10 - Quality of Settlement Design  
CS11 - Quality of Neighbourhood Design  
CS12 - Quality of Site Design  
CS13 - Quality of Public Realm  
CS26 - Green Infrastructure  
CS29 - Sustainable Design and Construction  
CS31 - Water Management

#### Saved Policies of the Dacorum Borough Local Plan

Policies 13, 58 and 59  
Appendix 5

#### Supplementary Planning Guidance / Documents

Environmental Guidelines (May 2004)  
Area Based Policies (May 2004) - Residential Character Area HCA 3: Warners End  
Water Conservation & Sustainable Drainage (June 2005)

#### **Summary of Representations**

##### Hertfordshire Highways (in summary)

The access / vehicle crossover is off a new driveway on amenity green land. This land is not maintained by the highway authority. As this drive way serves additional off street parking spaces, it is felt that that it is not unreasonable to allow this new vehicle crossover from this new drive.

##### Valuation and Estates

Any comments received will be reported at the meeting.

##### 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 Core Strategy.

The application follows an enquiry by the applicant on the previous application for change of use from amenity land to car park as to 1) whether a dropped kerb could be introduced and 2) whether planning permission would be required for a dropped kerb.

The applicant was advised that there would be no objection in principle to a dropped

kerb to serve on-plot parking but that planning permission would be required in this case as permitted development rights only relate to vehicular accesses onto a highway. The land in this case was deemed not to be a highway.

Despite the application for a vehicle crossover, no dropped kerb will in fact be required in this case because, in creating the car park, the contractors did not introduce any kerbing between the car park surface and the adjoining footways. This was unknown at the time of the enquiry. As such, no operational works are required in this case other than the removal of part of the front boundary hedge and the introduction of hard surfacing, both of which would be permitted development.

#### Impact on Street Scene / Character of Area

Other than the removal of part of the front boundary hedge and the creation of hard surfacing within the garden, there would be no material change to the appearance of the street scene or the character of the area.

The Development Principles in residential character area HCA3 (Warners End) state that the conversion of front garden areas to vehicle hardstandings is discouraged. However, in this case, the creation of a hardstanding would be permitted development provided the area between the front wall of the dwelling and the highway is made of porous material or provision is made to direct runoff to a permeable area within the curtilage of the dwellinghouse.

The proposal would accord with Policies CS12 and 13 of the Core Strategy.

#### Impact on Trees and Landscaping

HCA3 states that private landscaping in front garden areas is encouraged.

There are no significant trees.

The width of the proposed access would be limited to 5 metres thereby ensuring that an element of the existing front boundary enclosure in the form of hedging would be retained, together with that fronting the public open space to the side. The proposals also indicate the retention of areas of lawn, planting and flower beds.

The proposals are considered acceptable in landscaping terms and would comply with Policy CS12 and saved Policy 100.

#### Impact on Highway Safety

The Highway Authority has raised no objection as the proposals do not affect a highway. The proposal will also provide additional off-street parking in an area suffering from on-street parking issues.

#### Impact on Neighbours

Other than the visual change, there would be no direct impact on the amenity of neighbours.

The proposals would accord with Policy CS12.

## Sustainability

Sustainable drainage in the form of permeable block paving for the driveway is proposed which is considered acceptable.

There are no other significant implications for sustainability and the proposal is considered to accord with Policy CS29.

## Other Matters

An easement will be required separately from the Borough Council.

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:**

**Location Plan  
FW26SR.v2**

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