



*Dacorum Borough Local Plan
1991 - 2011*

SUPPLEMENTARY PLANNING DOCUMENT

DEVELOPMENT BRIEF

DEACONSFIELD ROAD (DOWLING COURT /
JOHNSON COURT ROAD)



June 2005

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1. Local Plan Context:

- 1.1 The Dacorum Borough Local Plan was adopted by the Council in April 2004. Policy 10 of this Plan seeks to optimise the use of urban land. It aims to ensure that land assembly and planning deliver comprehensive and co-ordinated schemes which enhance the urban environment. Through this development brief the Council hopes to avoid a piecemeal approach to development and ensure the creation of a high quality residential environment.

2. Site Assessment:

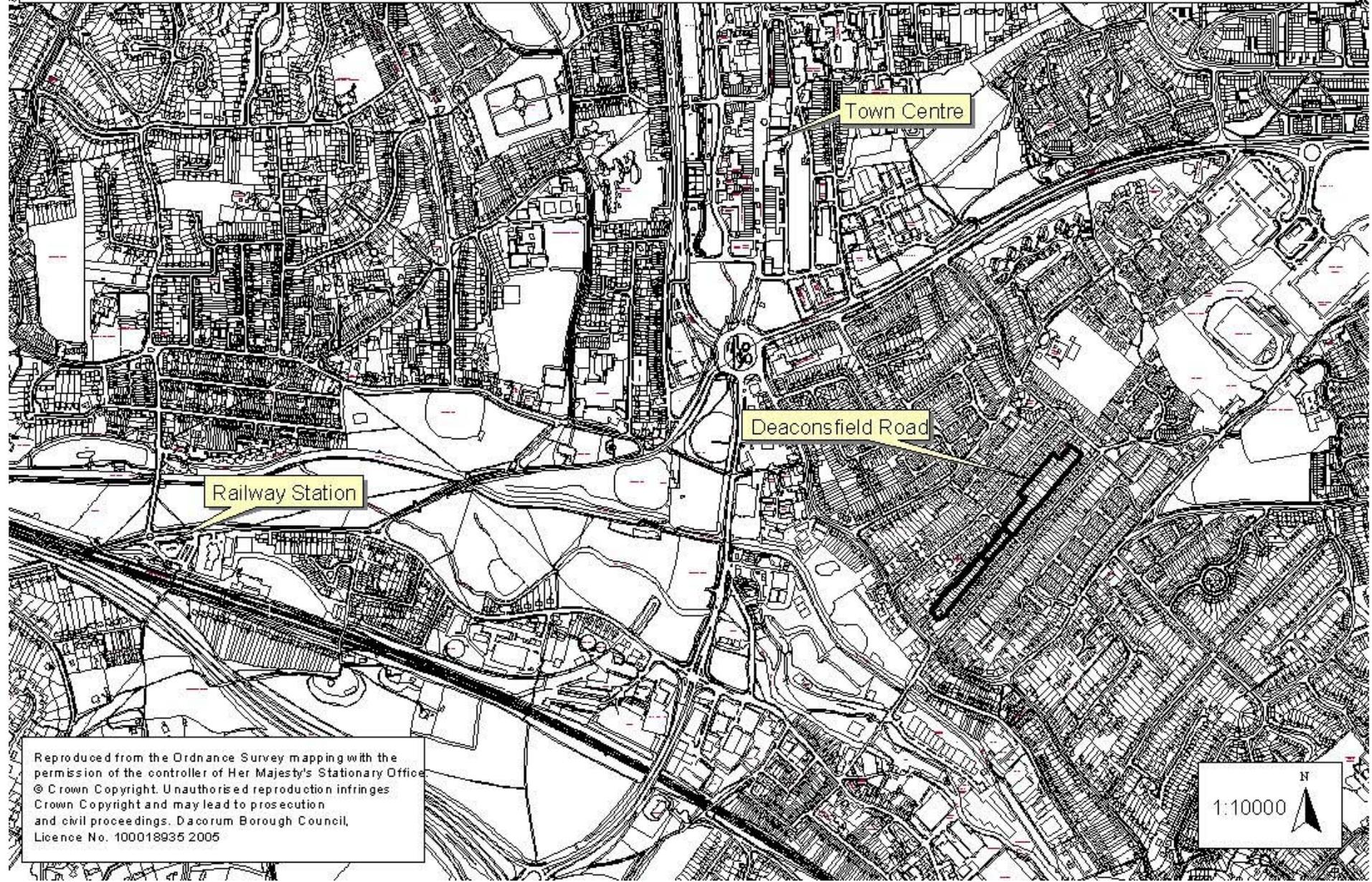
- 2.1 The site (shown in Figure 1) falls within a residential area, where appropriate residential development is encouraged. A number of planning applications have already been received for residential development.
- 2.2 Should further development opportunities arise on this site, the principles set out in this Development Brief will apply.
- 2.3 This residential area, known as Crabtree, is characterised by regularly spaced inter-war housing, based on a structure of parallel roads. This part of Hemel Hempstead has also been extensively infilled, resulting in pockets of more recent housing.
- 2.4 The immediate surrounding area features regularly spaced blocks of short terraces (Seaton Road), semi-detached housing (Deaconsfield Road and Ivory Court), and low-rise flats (Christopher Court).
- 2.5 All of the properties fronting this section of Deaconsfield Road have long rear gardens.
- 2.6 The land slopes upwards from Deaconsfield Road to Dowling Court / Johnson Court.

3. Key Aims / Objectives:

- **Secure a comprehensive and cohesive residential development that makes best use of urban land.**
- **Provide high quality small residential units, using materials sympathetic to the area.**
- **Create a safe and pleasant environment in which to live.**
- **Limit the impact of development on existing residents, including those in Deaconsfield Road, Dowling Court and Johnson Court.**
- **Secure an appropriate contribution to the provision of affordable housing in the area.**

Location Plan

Figure 1



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4. Development Principles:

4.1 The land covered by this brief has been divided into 3 different zones. Zone 1 comprises land to the rear of 1 to 35 Deaconsfield Road (inclusive), Zone 2 comprises land to the rear of 37 to 57 Deaconsfield Road and Zone 3 relates to land adjacent to Johnson Court. These zones are illustrated in Figure 2. These three zones have a number of different requirements in terms of layout and design, which are reflected in this brief. Unless specified, the following advice relates to development in all three zones.

4.2 Although redevelopment is anticipated to come forward in phases, each separate application must respect the design and layout of both existing and proposed dwellings and must not be prejudicial to the implementation of further future development within the context of the principles set out in this brief.

Layout:

4.3 Development will not be permitted on plots within Zones 1, 2 or 3 with a road frontage of less than 7 metres. This will ensure that new development is compatible with existing housing styles, in terms of their size and scale, and uses attractive and harmonious proportions. Plots that do not meet this threshold will only be considered for redevelopment when combined with adjacent land. The only exception relates to land to the rear of 57 Deaconsfield Road. Due to the location of this plot and an existing planning permission on the adjacent site, development can only be achieved in the form of a single free-standing unit.

4.4 Planning permission will not be granted in any of the three Zones for schemes that would result in the creation of isolated plots, below the 7m threshold.

4.5 When considering the layout of new dwellings reference should be made to existing supplementary guidance on 'Safety and Security.' Of particular relevance is advice relating to optimising natural surveillance, and the need to provide active frontages and avoid the creation of long stretches of blank walls facing the street.

Zone 1:

4.6 Development in this area must have regard to existing planning permissions (both implemented and extant).

4.7 The preferred form of development is semi-detached units, with direct access from the highway.

Zone 2:

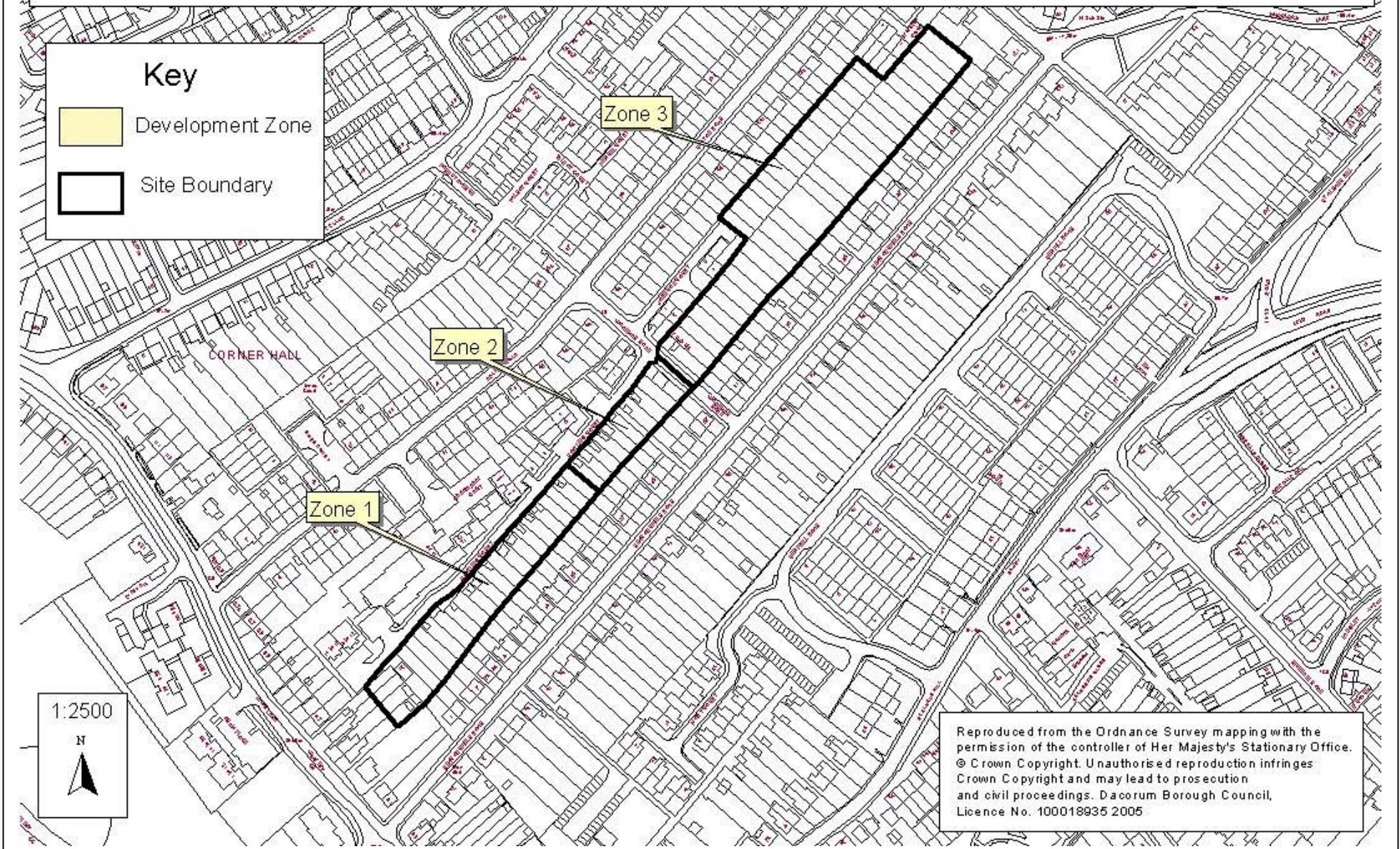
4.8 One possible layout for this section of the site is two parallel rows of terraced units, arranged at right angles to Dowling Court, as illustrated in Figure 3. This layout has a number of advantages. It reflects the layout on the opposite side of the road, it will add variety to the street-scene and will protect the privacy of existing occupiers on the other side of this narrow road. An indicative phasing programme is illustrated in Appendix 1.

4.9 An alternative layout is for the new dwellings to face directly onto Dowling Court. This layout will be permitted provided the detailed requirements relating to design,

SITE PLAN

Deaconsfield Road (Dowling Court/Johnson Court)

Figure 2



layout and parking set out in this brief can be met. This arrangement will also be subject to detailed examination regarding the impact of the development upon residents of numbers 1 to 8 Dowling Court.

Zone 3:

- 4.10 The existing 4 units in Johnson Court establish a layout principle, which can be applied successfully to the remainder of the potential development area of this Zone, as illustrated in Figure 4.
- 4.11 The existing footway will need to be extended as indicated and the whole surface for vehicular movement and parking within each 'court arrangement' should be treated as a shared pedestrian / vehicular area, with raised levels at access points.
- 4.12 In addition to the minimum distance of 23 metres between rear windows, a minimum of 21 metres is to be maintained between front windows, except in very special circumstances.
- 4.13 Careful elevational treatment will be required for properties adjacent to the new access road to avoid long stretches of blank frontage. Boundaries should be delineated by high quality walling and landscaping.
- 4.14 Although it is appreciated that the plots will come forward at different times, it is the Council's intention to achieve a well-ordered and pleasant environment. To ensure this is realised, planning permission will not be granted for schemes that would jeopardise future development based on these principles.
- 4.15 Analysis of the suggested layout in Figure 4 indicates that this layout can be achieved in 9 incremental stages. An indicative phasing programme is set out in Appendix 2.

Building Design:

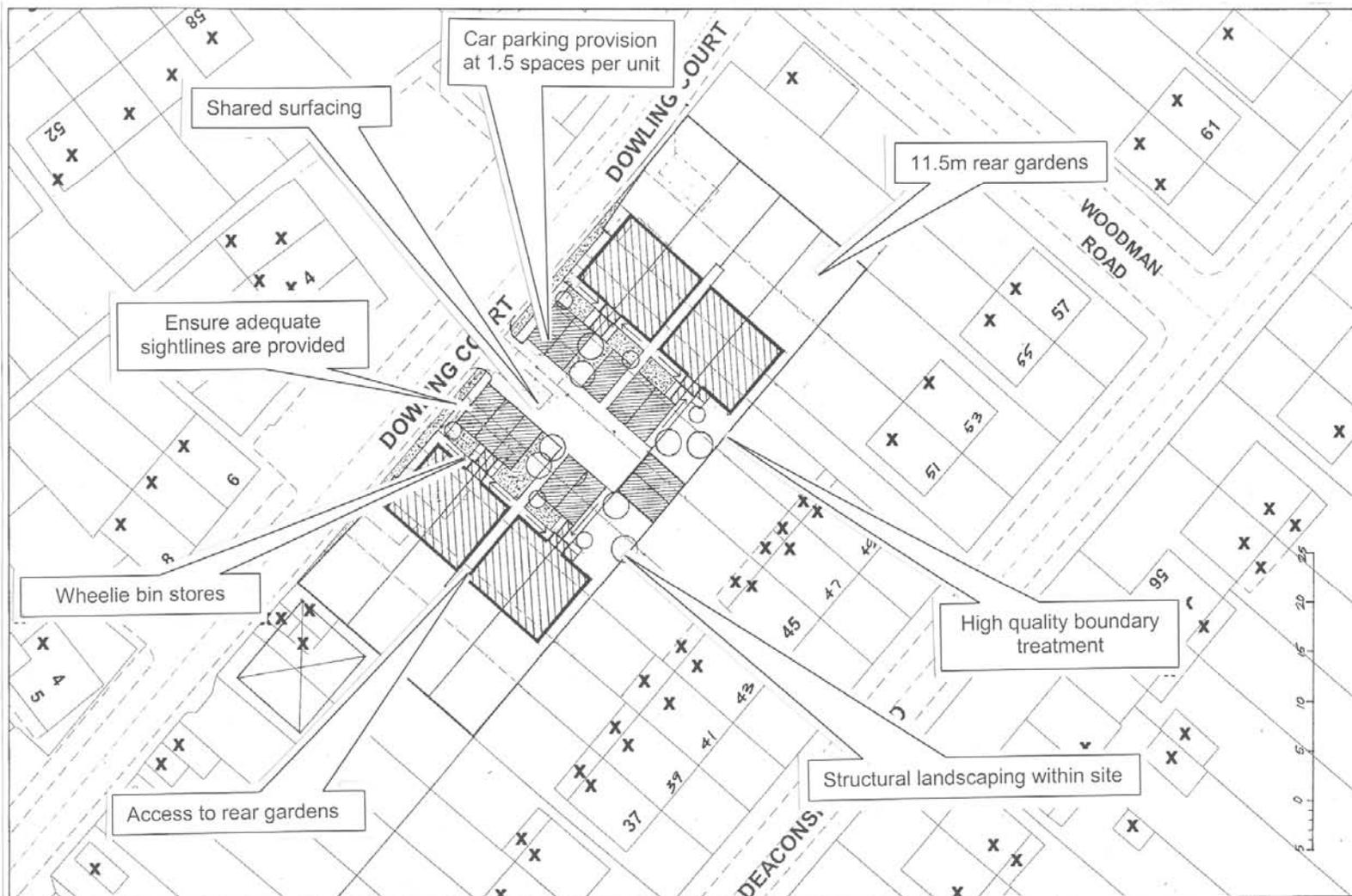
- 4.16 A very high standard of design is expected across the site.
- 4.17 The height and design of all new buildings will be carefully controlled to prevent an over-dominating effect. Ridge heights should be a maximum of 8m, with hipped roofs favoured.
- 4.18 Buildings should be no more than 2 storeys high. Dormer windows will not be acceptable.
- 4.19 External materials to be sympathetic and appropriate to the area.
- 4.20 Use of quality paving materials rather than tarmac for hard landscaping on frontages and driveways will be required.
- 4.21 Applicants will be expected to demonstrate that they have incorporated sustainable drainage practices into the design of each proposal i.e. by minimising areas of hardstanding and through the use of permeable paving.

Zone 1:

- 4.22 The Council's preference is for semi-detached units. However, other dwelling types may be acceptable if appropriately designed.

INDICATIVE LAYOUT – ZONE 2

Figure 3



Note: This layout excludes land to the rear of 55 and 57 Deaconsfield Road

NOT TO SCALE