



382 HATFIELD ROAD, ST ALBANS



OVERVIEW

CLIENT

Cedarwood Developments Ltd

SECTORS

Residential

LOCATION

St Albans, Hertfordshire

PLANNING AUTHORITY

St Albans City & District Council

HIGHWAY AUTHORITY

Hertfordshire County Council

PROJECT TEAM

Aitchison Raffety
Ecologia Architects

PROJECT DIRECTOR

Rupert Lyons

APPEAL REFERENCE

APP/B1930/W/20/3259211

PROJECT

The Planning Authority in this case had refused planning permission for this proposed development of eight, two-bedroom flats with eight car parking spaces against the recommendation of its Case Officer. One of the main issues identified by the Inspector was whether it would increase on-street parking.

APPROACH

It was common ground that the appeal site lies in a sustainable location with a good standard of access to local amenities and St Albans city centre by sustainable modes of travel. The Council's reason for refusal alleged that the proposed development would lead to significant parking pressure in an area that already experienced high demand for on-street parking.

In order to better understand the on-street parking situation on the vicinity of the site, we commissioned a parking stress survey of the area in accordance with the *Lambeth Methodology*. The analysis of that survey data provided in our Appeal Statement established that parking stress was less than 50% and robustly refuted the Council's assertion.

We determined that if car ownership at the proposed development was consistent with local ward data then it would amount to 8.86 cars and that there was sufficient capacity on-street to accommodate the additional demand.

OUTCOME

On the basis of the written representations before her, the Inspector concluded that "the proposed development would not significantly increase on-street parking in the area". She allowed the appeal and granted planning permission on 4 February 2021, subject to conditions.

RELATED PROJECTS

Sandersons Field, Kingston,
Devon

