

DEVELOPMENT CONTROL COMMITTEE

Thursday 3rd September 2015 at 7.00 PM

ADDENDUM SHEET

5.01

4/02300/13/FUL - DEMOLITION OF HOUSE AND CONSTRUCTION OF FIVE HOUSES (FOUR SEMI-DETACHED AND ONE DETACHED)

2 The Hollies, Long Chaulden, Hemel Hempstead

Additional / Outstanding Matters

Land Ownership: Part of the Site to the Front of No.1 The Hollies

The agent has confirmed that the position remains unchanged as clarified by previous correspondence/evidence upon which the Council's solicitors provided earlier advice.

The agent explains that:

- All the land within the planning application site falls within the applicant's clients Registered Title.
- There is a claim for Adverse Possession which is contested and is the subject of proceedings referred to the Land Registration division of the Property Chamber First- tier Tribunal.

On this basis there are no apparent procedural issues regarding land ownership to prevent the Council, as local planning determining the planning application, with Certificate A accompanying the application.

Vacancy

The agent has confirmed that no.2 has been vacant for about 8 years.

Planning Obligation/ Affordable Housing

Following consideration/ review by the Council's Strategic Planning and Housing Team's it has been concluded that there will be no need for an affordable housing contribution. This is because the **net increase** in new dwellings is 4units which falls below the threshold of 5 dwellings and the site area is less than 0.16 hectares. This is with due regard to paragraph 8.3 of DBC Affordable Housing Supplementary Planning Document which addresses where financial contributions are waived.

Fire Access

Based upon the verbal advice of the Building Control Unit there are no fundamental fire access objections.

Security

The agent has confirmed that it is not feasible to install flank wall windows in Plots 4 and 5. It is not considered that the application could be refused based upon this issue, given the level of overall natural surveillance at the site.

CIL

The figure should be £ 59,400. This is because the building has been unoccupied for more than 3 years.

Additional Representations

Neighbour Representation: 11 Varney Close

E Mail to Councillor Graeme Elliot with a copy to the Planning Department

Background: It is understood that Councillor Graeme Elliot is making representations.

The proposed amendments to the submitted plans do answer some of the concerns. There are still have some considerable worries about the development.

1. The upper bedrooms of the smaller houses will still be high enough to look directly down into the garden depriving no. 11 of privacy at the back.
2. Light from the north would still be reduced. The back garden would be totally surrounded by other buildings except on the south where it is adjoined by other gardens on Varney Close.
3. The angular design of the houses will make them particularly obtrusive and ugly from my garden. It is noted that in the report they are described as modern looking. This is disagreed. They are however in a style favoured by speculative builders whose concerns are primarily economic. There is nothing that can be considered contemporary or original in the designs.
4. There is support to the points made under Conservation and Design about the inappropriateness of the design in this setting. As an architectural historian the writer is particularly aware that the overall historical contexts of an area are crucial. As confirmed by the report this area maintains its original appearance to a remarkable degree. New Towns were an important movement in post war planning. Hemel on the whole has not been good at recognising the significance of this inheritance. The cottages are (as the

report suggests) a good example of how the designers of the New Town integrated elements of the past. The cottages were built as a pair and leaving a single cottage as a rump will not adequately demonstrate this. The design of the new houses makes no attempt to respect the historic context and would be visually intrusive as well as inappropriate. They would undermine much of the value of what has survived of the original appearance of the area.

5. There would certainly be considerable disturbance both during the day and night. Though I appreciate that it is recommended that the number of parking spaces adjoining the boundary should be reduced there will still be light from headlamps from cars accessing the site affecting the back of the house.
6. The area against the boundary has always been cared for by the immediate neighbours and it is understood that the ownership of that area is still under dispute.

Comment:

Points 1 to 5 inclusively. Each issue is addressed by the report with a different assessment.

Point 6. Land Ownership. This is again addressed above.

Recommendation

As per the published report.

5.02

4/00751/15/FHA - TWO STOREY REAR EXTENSION

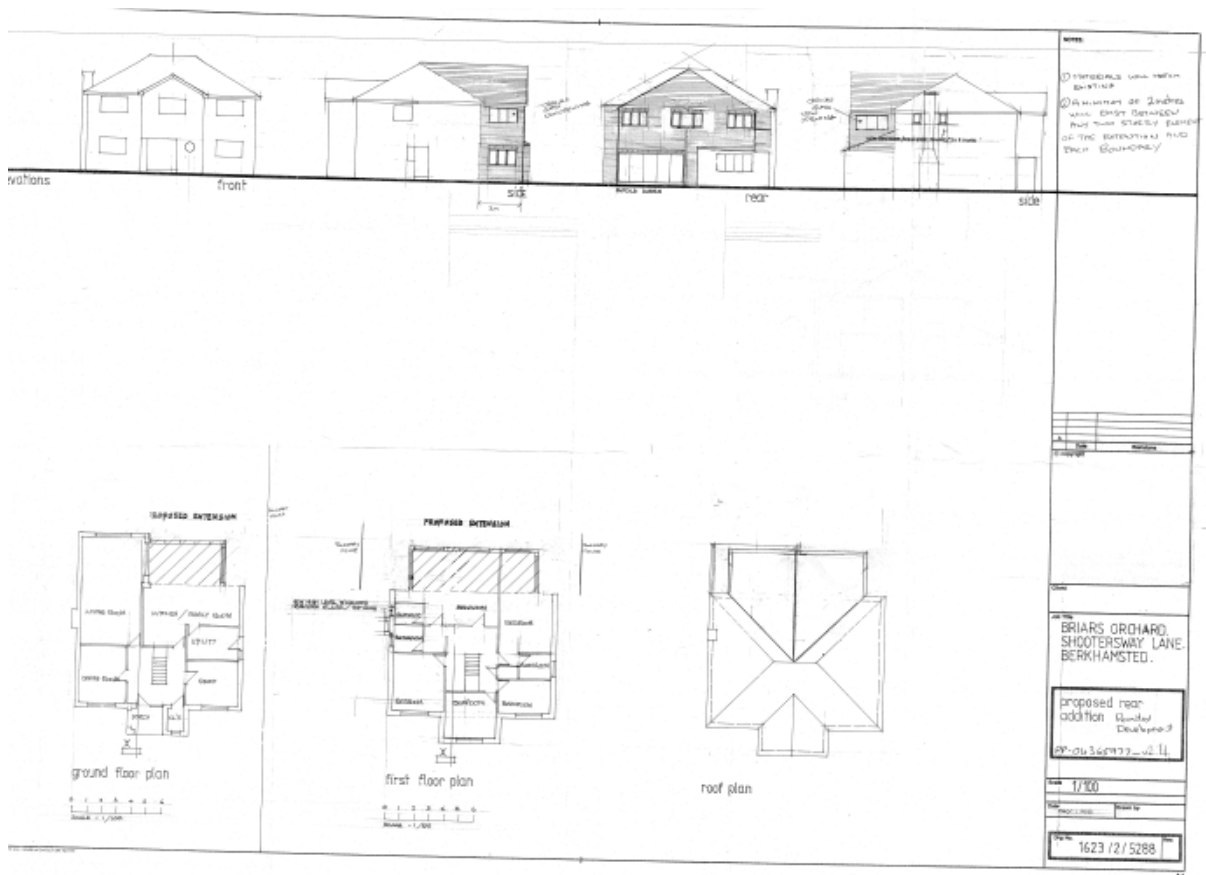
Briars Orchard, Shootersway Lane, Berkhamsted

Recommendation

As per the published report

4/02700/15/LDP for a part double storey part first floor rear extension at Briars Orchard, Shootersway Lane, Berkhamsted was submitted on 21 July, 2015.

Plans were amended during the assessment of the proposal but the final plans being considered are below.



The outcome of this application will be advised at Committee on Thursday 3rd September, 2015.

5.03

4/02121/15/FUL - CHANGE OF USE FROM B1 BUSINESS USE TO D2 LOW COST GYMNASIUM

Mark House, Mark Road, Hemel Hempstead

Recommendation

As per the published report

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5.04

**4/02257/15/FUL - SINGLE STOREY INFILL EXTENSION TO REAR OF BUILDING.
VARIOUS DOOR AND WINDOWS ADDED TO FRONT, REAR AND SIDE
ELEVATIONS**

Woodwells Cemetery, Buncefield Lane, Hemel Hempstead

Recommendation

As per the published report

5.05

**4/01529/15/FUL - CONSTRUCTION OF A GENERAL PURPOSE BUILDING IN
EXISTING FARMYARD**

Black Robins Farm, Black Robins Lane, Hogpits Bottom, Flaunden

Recommendation

As per the published report

5.06

**4/02191/15/FHA - PART TWO STOREY, PART SINGLE STOREY REAR
EXTENSION**

7 Chapel Close, Little Gaddesden, Berkhamsted

Recommendation

As per the published report

Additional Information and Consultation Responses

8 Chapel Close

I wish to object to the householder planning application on the above reference no.
My reasons are;

Loss of light/Overshadowing/Visual Intusion.

Firstly, may I draw to your attention to the Design and Access statement, it states;

" Due to the distance and location of the of the nearest adjacent properties, there may be some effect in terms of shading but due to the existing hedge and fence should not be of a detrimental nature caused by the proposals"

What they failed to disclose to you is that the hedge they mentioned has not been maintained at the regulation height of two meters, but at over three meters tall.

Please see photo and note the size of the hedge to the regulation size fence of 2 meters.



We have already approached the council about the height of this hedge as it is already restricting the light to the window shown. Had this hedge been maintained at the proper height of two meters we would have had a clear view of the sky but that is now masked by the hedge. As it is we still have a partial view of the sky from the window shown, however if the proposed extension is built the skyline will disappear and of course the loss of sky will further plunge our house into darkness. Please see next photo of view from this window...



As you can see we will completely lose the sky if the proposed extension is allowed to continue and the view will only be of the wall. It is only for a few weeks in the summer that this corner gets sunshine and then we are left in complete shadow for the rest of the year. With the loss of this sky view we will be further put into darkness and it would also be a visual intrusion which will only add to the gloom of the property.

Please see the next photos - as you can see we are completely shaded by a row of trees





We have lived here at Chapel Close for several years and we have been plagued by the shadowing and loss of light to the property. We only ever have sunshine in the garden for a couple of weeks in the summer, the remainder of the year the whole of the property is totally shadowed.

If the proposed extension is allowed to go ahead we will only suffer more light loss and be left with a view of a wall from our living room. Even the Design and access statement concedes there will be shading, and given that we already suffer greatly from lack of light we respectfully object to this proposal and hope that you will consider our circumstances and the effect this extension will have on us.

DBC Conservation Officer

This semi-detached house is c.1920s with some later alterations. From a design perspective, the principle of an extension is acceptable- the rear range is kept subservient to the main house, materials are being used to complement the existing (new windows should be conditioned to be painted timber) and the inappropriate dormer is being 'lost'.

The 2-storey element is kept away from the neighbours (although I note the objection about loss of light.) The adjacent single storey element is less successfully integrated with its 'false' pitched roof. An option might therefore be to argue that on this side of the building, there should be no extension and the proposed 'study area' serves instead as a dining area. This is then treated with a flat roof and lantern, which will keep the single storey element slightly lower having lost the false pitched roof.

5.07

4/02436/15/FHA - SINGLE STOREY REAR EXTENSION

21 Old Dean, Bovington, Hemel Hempstead

Recommendation

As per the published report

5.08

4/01941/15/FHA - CONSTRUCTION OF DRIVEWAY AND HARDSTANDING TO THE FRONT AND SIDE OF EXISTING HOUSE

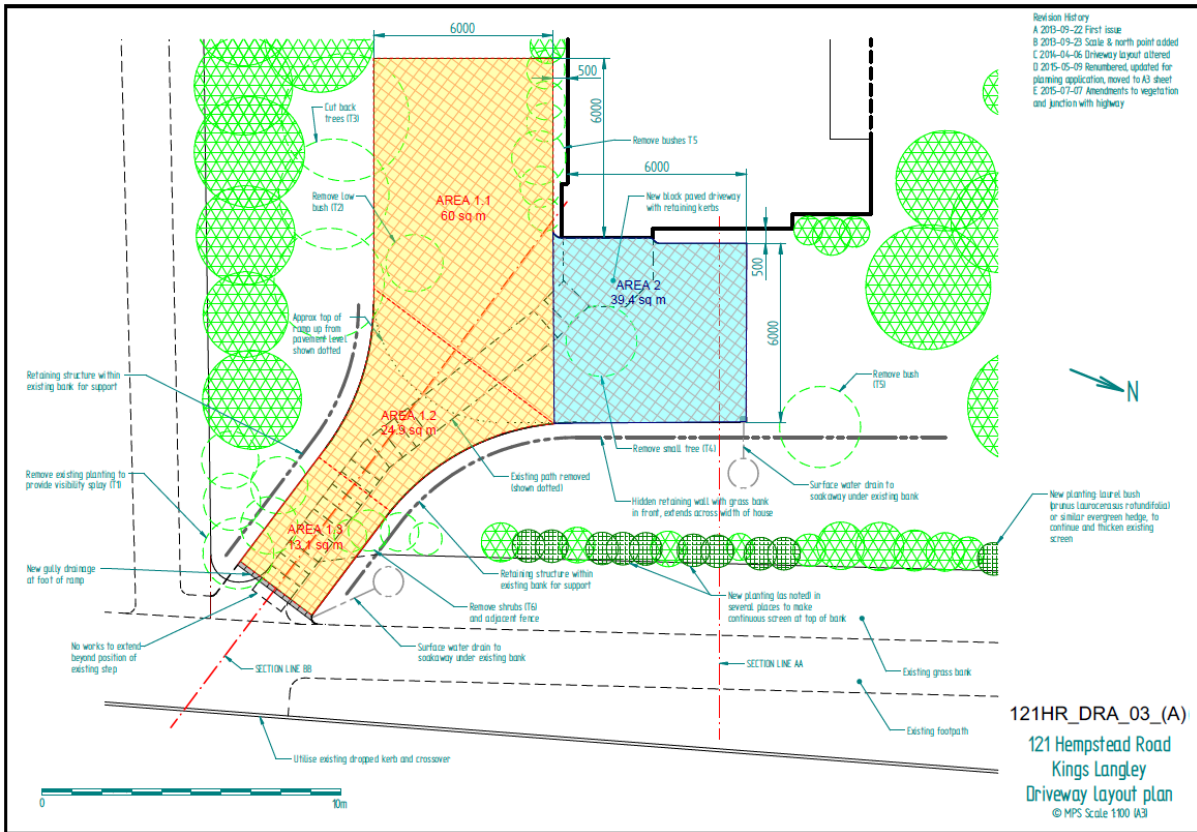
121 Hempstead Road, Kings Langley

Additional Information and Consultation Responses

Final comments from Clayton Rae (Public Rights of Way Officer): “I can't see that it is something we could strongly object to from the PRow perspective”.

Final comments from Nick Gough (Highways Officer): “I am satisfied that it shows an arrangement that could provide access that would make a reasonably safe connection to the public highway. However it is an offence to discharge surface water on to the public highway and in order to prevent this, details will be required prior to construction of the drainage system that will need to be robust enough to operate without frequent clearing”. “The ‘approved plans’ condition sounds fine”.

To satisfy Hertfordshire Highways, two additional documents were submitted regarding drainage (see below). If approved, the drainage plan would be conditioned (see Condition 3 - approved plans).



Drainage specification regarding planning application 4/01941/15/FHA

1. Refer to the attached marked-up drawing 121_HR_LAY_02_(E) Drainage Mark-up.
2. The drainage scheme and calculations have been designed in accordance with the Buildings Regulations 2010, Approved Document H Drainage and waste disposal, 2015 edition (taken from http://www.planningportal.gov.uk/uploads/br/BR_PDF_AD_H_2015.pdf).
3. Drainage requirements are calculated as follows:
 - a. Natural falls divide the driveway into two areas, shown as Area 1 and Area 2 on the attached.
 - b. Area 1 (divided into 3 parts for ease of mark-up and calculation) totals:
 $60 + 24.9 + 13.1 = 98\text{m}^2$
 - c. The rainfall intensity for the above location, taken from diagram 2 of the Approved Document H3 section 2, is 0.016 l/s/m^2
 - d. This gives a maximum design run-off from Area 1:
 $98 \times 0.016 = 1.57 \text{ l/s}$
 - e. Run-off from Area 2:
 $39.4 \times 0.016 = 0.63 \text{ l/s}$
4. For drainage products reference has been made to the *Linear Drainage Design Guide* published by Marshalls Paving (<http://www.marshalls.co.uk>). A class B125 drainage channel is required across the bottom of the driveway, to take the vehicular loads.

A suitable product would for example be the Birco Lite with 0/0 channel unit. This has an internal channel width of 100mm and depth of 120mm. This channel has a hydraulic capacity of 2 l/s when laid nominally flat.
5. The channel grating needs to have a relatively high open area, due to the location at the foot of the ramped section of the driveway. The dynamic loading will be relatively high in this position, so for example an aluminium or galvanised cast iron grating with 100 x 12mm slot pattern with 46,900 mm^2/m open area should be chosen.
6. The drainage channel will be terminated with a gully and silt trap, which drains to a soakaway using nominal 110mm diameter underground pipework.
7. Area 2 will be drained from a similar gully, silt trap and pipe to a soakaway.
8. The soakaways will be constructed in accordance with the Approved Document H3 section 2 paragraph 3.26 (for areas less than 100 m^2) i.e. a circular pit filled with rubble or formed from perforated ring units. Dimensioning of the soakaway is to be suit the on-site characteristics of the local soil (refer to Approved Document H2 section 2 paragraphs 1.34-1.37).

Recommendation

As per the published report
