

6. APPEALS

A. LODGED

None

B. WITHDRAWN

None

C. FORTHCOMING INQUIRIES

4/02263/15/ENA HAMBERLINS FARM - MR G EAMES
APPEAL AGAINST ENFORCEMENT NOTICE
LAND AT HAMBERLINS FARM, HAMBERLINS LANE,
NORTHCHURCH, BERKHAMSTED, HP4 3TD
[View online application](#)

D. FORTHCOMING HEARINGS

4/00424/15/MOA Ediston Properties Ltd on behalf of Tesco Pensions Trustees Ltd
CONSTRUCTION OF CLASS A1 RETAIL DEVELOPMENT (TO
INCLUDE CONVENIENCE AND COMPARISON RETAIL
FLOORPLACE AND ANCILLARY CAFE) AND CLASS A3
DRIVE-THRU CAFE/RESTAURANT UNIT (WITH ANCILLARY
TAKEAWAY) TOGETHER WITH ACCESS, CAR PARKING,
SERVICE YARD AND ASSOCIATED WORKS
JARMAN PARK, JARMAN WAY, HEMEL HEMPSTEAD
[View online application](#)

E. DISMISSED

4/00413/15/OUT Mr P Bird
CONVERSION OF EXISTING GARAGES INTO A NEW
DWELLING
GUBBLECOTE FARM COTTAGE, GUBBLECOTE, TRING,
HP23 4QG
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The Inspector concluded that the change of use would result in significant harm to the overall character and appearance of the area contrary to Policy CS7 of the Core Strategy of the Dacorum Core Strategy 2013, which among other things, seeks to

protect and enhance the rural area.

In addition the Inspector concluded that the proposed development would harm the living conditions of the occupiers of Gubblecote Farm Cottage with particular regard to privacy and the prospective occupiers of the dwelling with particular regard to privacy and outlook, contrary to Policy CS12 of the Core Strategy and saved Policy Appendix 3 of the Local Plan which seek to ensure a quality of site design by avoiding visual intrusion and lack of privacy.

4/03601/14/FUL The Estate of the Late D Ronald & Frances Ronald Will Trust
DEVELOPMENT OF 2 NEW DETACHED DWELLINGS ON
LAND ADJOINING OLD FISHERY HOUSE WITH ACCESS
ROAD AND SINGLE GARAGE ATTACHED TO EACH
DWELLING
OLD FISHERY HOUSE, OLD FISHERY LANE, HEMEL
HEMPSTEAD, HP1 2BN
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The main issues are the effect of the proposed dwellings on the character and appearance of the area; the effect on the significance of the non-designated heritage asset (Old Fishery House); and the effect on the living conditions of occupiers of adjoining residential properties, having regard to outlook and privacy.

The design characteristics of the proposed dwellings, their substantial scale, close-knit relationship and the extensive use of hardsurfaced areas would be inconsistent with and cause harm to, the semi-rural character and appearance of the area. In particular, the proposed dwellings would fail to enhance the spaces between buildings and the general character of an area, would not preserve the existing attractive streetscape and would not avoid a significant part of the appeal site being dominated by car parking. Moreover, the proposed dwellings would not contribute to a strong sense of place, reflect the identity of the local surroundings and materials and would not promote or reinforce local distinctiveness.

The secluded private garden of the House comprises part of its setting; the garden forms part of the surroundings within which the House is experienced and is an aspect of its historic evolution, also forming the principal private space and the outlook from main rooms. The proposed dwellings would result in fragmentation of the garden, eroding its historic associations with the House. The scale and physical presence of the proposed dwellings would also substantially erode the secluded character of the remaining garden. Taken together with the design characteristics of the proposed dwellings referred to above, I consider this would harm the setting of the House.

The proposed dwellings would be sited well away from the common boundary, at a slightly lower level and would not result in any significant loss of outlook to adjoining occupiers. The proposed dwellings have been designed so that any significant overlooking and loss of privacy from first floor windows would not occur, largely as a result of the distances involved together with use of obscure glazing. In my view therefore, the proposed dwellings would not harm the living conditions of occupiers

of adjoining residential properties through significant loss of outlook or privacy.

F. ALLOWED

None