



**DEVELOPMENT CONTROL COMMITTEE**  
**THURSDAY 29<sup>th</sup> MARCH 2012 AT 7.00 PM**

**ADDENDUM SHEET**

**ITEM 5.1 - REPLACEMENT DWELLING. 32 CASTLE HILL, BERKHAMSTED, HP4 1HE.**

**Email from 34 Castle Hill, Berkhamsted- Object**

- The amended plans show that the design remains unaltered.
- Still has a very negative impact on the amenity of its immediate neighbours, the view as seen from the AONB and the general area.
- The rear elevation is a heavy box shape. It appears to us that far from being good contemporary design it achieves post-war Brutalism.
- Out of character with the area and other local houses
- Unsited to the site.
- Blocks light on either side of it.
- The amended plans not only retain the original deferred design but Drawing Number 307 hints strongly of an even worse version if this application is rejected. Persuasive or not ?

**Berkhamsted Town Council- No objection**

The materials used in the development must be in accordance with the materials recommended by the Chilterns Conservation Board.

Recommendation: no change from published report

**ITEM 5.2 - THIRTEEN RESIDENTIAL UNITS(TWELVE 3- BEDROOM AND ONE 2-BEDROOM) WITH ASSOCIATED ANCILLARY DEVELOPMENT AND LANDSCAPING. (BLOCK H) LAND AT JUNCTION OF COTTERELLS AND, STATION ROAD, HEMEL HEMPSTEAD**

**Amendments to Conditions:**

**17. The development hereby permitted shall be carried out in accordance with the following approved plans:**

**LN24-002 Rev DAN A  
LN24-001 Rev DAN C  
LN24-010 Rev DAN C  
LN24-011 Rev DAN C**

LN24-012 Rev DAN D  
LN24-013 Rev DAN C  
LN24-020 Rev DAN D  
LN24-021 Rev DAN C  
LN24-022 Rev DAN C  
LN24-023 Rev DAN C  
LN24-024 Rev DAN D  
2368/L(2-)/030 Rev B  
2368/L(2-)/035 Rev B  
D1378.L.100

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

### **Conditions 4 and 8 - Amend Plan No. to LN24-010 Rev DAN C**

The recommendation is now **GRANT** as a signed and sealed unilateral undertaking has been received.

### **ITEM 5.3 - FIRST FLOOR SIDE EXTENSION (AMENDED SCHEME). HIGHFIELD, SHOOTERSWAY LANE, BERKHAMSTED, HP4 3NP.**

### **Agent's summary of the submitted Design Statement**

#### Background

Due to mitigating circumstances, neither the agent or the applicant are be able to attend the meeting. Therefore, it is requested that a series of points are taken into account in the DCC's consideration:

- Separation between the Proposal and Arewa
- 

The inbound new flank wall will be approx 1100mm from the boundary. This will avoid a terracing effect as Arewa's flank wall is inset from the boundary by approx. 930mm. Therefore, a gap of 2030mm will still be retained, overall, wall to wall. This is greater than the requirement for the current construction of new dwellings (2000mm wall to wall ).

- Alternative Options to Extend Highfield

The proposal is the least oppressive in relation to Arewa. The other options considered under Permitted Development have been:

1. A 4m deep single storey rear extension. This would potentially cause shadowing to Arewa's garden and conservatory.

2. A 3m deep two storey rear extension inset 2.8m away from the boundary. It was felt that this would cause an overbearing presence and also cause shadowing to the garden and conservatory to the rear of Arewa.

- The Existing Extension at No.1: Reference to Precedent: Concerns expressed by No.1

The current extension at No.1 is extremely similar to the proposal.

### **Amendments to the Report**

Page 50: Proposal. The extension's flank wall will incorporate an obscured glazed bathroom window.

Page 52: There was no requirement for a Site Notice.

Page 55 :Reason for Recommended Condition 3. To safeguard the residential amenity of Arewa.

RECOMMENDATION: No Change from published report

### **ITEM 5.4 - SINGLE STOREY GLAZED LINK BETWEEN HOUSE AND GARAGE. HIGHFIELD, SHOOTERSWAY LANE, BERKHAMSTED, HP4 3NP.**

#### **Response from the Trees & Woodlands Unit**

No objection. There are no nearby trees or shrubs which will be affected by proposed works.

RECOMMENDATION: No Change from published report

### **ITEM 5.5 - CHANGE OF USE OF GARDEN/STORE TO SHOP. HEMEL FOOD GARDEN, CENTRAL NURSERY, TWO WATERS ROAD, HEMEL HEMPSTEAD, HP3 9BY.**

#### **Amendments to Conditions**

**7. The development hereby permitted shall be carried out in accordance with the following approved plans:**

**2510-SRT-003**  
**2510-SRT-004**  
**Parking Plan**

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

RECOMMENDATION: No Change from published report

**ITEM 5.6 - SINGLE STOREY SIDE EXTENSION AND REPLACEMENT CHIMNEY  
AT HILLSIDE, RUCKLERS LANE, KINGS LANGLEY.**

No further consultation comments

Change to recommendation as below:

RECOMMENDATION: That the application be **Delegated** to the Group Manager Development Management and Planning with a view to approval subject to completion of the statutory consultation period.