

APPEALS

A. LODGED

- (i) 4/01571/12/ENA Mr McLaughlin
Appeal against Enforcement Notice – construction of 2 dwellings
11 Bank Mill, Berkhamsted

Delegated
- (ii) 4/01829/12/FUL Mr Cowman and Mr McLaughlin
Construction of 2 No. 3-bed dwellings
11 Bank Mill, Berkhamsted

Committee
- (iii) 4/01555/12/FUL Mr and Mrs Ingman
Dwellinghouse
328 High Street, Berkhamsted

Committee
- (iv) 4/00211/13/ENA Mrs Louise Atkins
Appeal against Enforcement Notice - Material change of use of land from grazing land to residential
Lodge Farm Cottage, Rossway, Berkhamsted

Delegated
- (v) 4/00696/10/ENA Mr and Mrs Clarke, Mr Parry and Mr McGregor
Appeal against Enforcement Notice – Construction of extensions without permission
Properties at Threefields, Sheethanger Lane, Felden

Delegated
- (vi) 4/00014/13/FHA Mr William Jenkins
Replacement front door
10 Shrublands Avenue, Berkhamsted

Delegated
- (vii) 4/00146/13/FUL Mr S Wright-Browne
Replacement dwelling
Site at Ivycote, St Albans Hill, Hemel Hempstead

Committee

- (viii) 4/000171/13/FUL Mr & Mrs Gill
Detached dwelling and garage
R/o 21 Pancake Lane, Hemel Hempstead

Delegated
- (ix) 4/00256/13/ROC Chipperfield Land Co.
Variation to conditions 15 and 16
The Pines, North Road, Berkhamsted

Committee
- (x) 4/01749/12/FHA Clare Lawrence
Parking bay
14 Kingsland Road, Hemel Hempstead

Delegated
- (xi) 4/00224/12/FUL Chipperfield Land Co
Demolition of garage, swimming pool and extension.
Refurbishment of existing dwelling to form two dwellings and
construction of 4 new dwellings.
The Pines, North Road, Berkhamsted

Committee
- (xii) 4/00147/13/ENA Mr S Rasa & Mr S Rasa
Two storey rear extension
54 Aycliffe Drive, Hemel Hempstead

Delegated
- (xiii) 4/02246/12/FUL Chipperfield Land Company
Demolition of existing dwelling and construction of 3 4-bed
detached dwellings
37 Ashlyns Road, Berkhamsted

Committee
- (xiv) 4/00896/13/LBC Mr Tim Crossley-Smith
Conservation roof light
1&2 The Red House, Little Gaddesden

Delegated
- (xv) 4/00928/13/TPO Mr E Fry

Remove two trees
59 Watford Road, Kings Langley

Delegated

- (xvi) 4/01034/13/FHA Paul Haezewindt
New parking space, conversion of carport to accommodation
and fenestration alterations.
16 Sheldon Way, Berkhamsted

Delegated

- (xvii) 4/01054/13/FUL Mr P Cowman
Two 3-bed dwellings
11 Bank Mill, Berkhamsted, HP4 2ER

Committee

- (xviii) 4/01923/12/RET Mr AJ Goldthorpe
Loft conversion with rear dormer
342A High Street, Berkhamsted, HP4 1HT

Delegated

B WITHDRAWN

None

C FORTHCOMING INQUIRIES

- (i) 4/00696/10/ENA Mr and Mrs Clarke, Mr Parry and Mr McGregor
Appeal against Enforcement Notice – Construction of
extensions without permission
Properties at Threefields, Sheethanger Lane, Felden

Delegated

19th November 2013 in the Bulbourne Room

D FORTHCOMING HEARINGS

None

E DISMISSED

- (i) 4/00538/12/FUL Mr Mark Tully
Change of Use from garage/workshop to dwelling
Land at 59 Cowper Road, Hemel Hempstead

Delegated

The Inspector dismissed this appeal for the conversion of an outbuilding to an independent dwelling due to concerns over the suitability of the internal living accommodation. The Inspector felt that the unit had a cramped layout and a bedroom with poor accessibility, very restricted head height and a lack of natural light and ventilation. The following points did not overcome the Inspector's objections: the appellant proposed some changes, the current occupiers were happy with the accommodation, the existence of similarly sized dwellings in the area, and the visual acceptability of the building.

The Inspector concluded that, due to the ample kerbside space available and the restricted size of the building, the lack of parking in the scheme would not materially add to the parking problems in the area. The Inspector had no objections to the minor modifications required to facilitate the building's conversion to an independent residential unit (lowering part of front fence, installing side entrance door, providing the building with a formal curtilage) or their visual impact on the street scene. The Inspector also considered that the outdoor space to be provided would be sufficient bearing in mind the size of the dwelling. However, these aspects were insufficient to change the Inspector's decision to dismiss the appeal.

- (ii) 4/00371/13/LDP Mr Anastasiou
Certificate of Lawful development for single storey rear extension
High Clere, Tower Hill, Chipperfield

Delegated

The Inspector stated that the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse and so the Council's refusal to grant a certificate of lawful use was well-founded and the appeal should fail.

- (iii) 4/00415/13/FHA Khalid Ahmed
Two storey side extension
162, High St, Northchurch

Delegated

The Inspector considered that this part of the High Street is characterised by a consistency of design, size and space between buildings and this provides a distinctive rhythm to the street scene. The Inspector concluded that he proposed two storey side extension would create a bulky and disproportionate addition that would not be subordinate to the host dwelling, and which would undermine the original integrity of the design. As such the large extension would unbalance the front elevation to the detriment of the immediate pair of semi-detached dwellings, as well as others in the row. The Inspector gave considerable weight to the appellant's personal circumstances but concluded that the visual harm arising from the extension would continue to exist long after the appellant's situation had ceased to be a material consideration.

F ALLOWED

- (i) 4/02223/12/FHA Mr G Hosking
Single storey rear extension and other works

Oak Bank, Bell Lane, Berkhamsted

Committee

The Inspector stated that there was no substantiated evidence before her to show that the available daylight and sunlight to the nearest ground floor room in the adjoining house would be reduced to an unacceptable level. She considered that, although the proposal would not strictly accord with saved policy 22 of the Local Plan and Pre-Submission Core Strategy policy CS5 in terms of the overall level of extension to a house in the Green Belt, it would not have a significant detrimental effect on the living conditions of the adjoining neighbours and would accord with Core Strategy policy CS12.

She opined that views from any of the proposed dormers towards the adjoining garden would be at an oblique angle and would not result in any greater loss of privacy than is currently the case.

The Inspector imposed conditions, inter alia, withdrawing permitted development rights for further extensions and prohibiting the construction of the 2-storey extension shown in LDC application 4/01368/12/LDP if any part of the proposed single storey extension were to be built.

(ii) 4/00522/13/FHA L Stedman
Two storey rear extension and front bay window
Stockley, Love Lane, Kings Langley

Delegated

The Inspector opined the proposed extensions and the cumulative impact of extensions, including existing additions, was not harmful to the character and appearance of the original building.