

DCC Decision list: 25 September 2014

Items: Part 1

5. Planning Applications

ITEM 5.1

4/00793/14/FUL

**CHANGE OF USE FROM FOUR 2-BED FLATS TO 11-BED CARE HOME (C2).
8 ST. JOHNS ROAD, HEMEL HEMPSTEAD, HP1 1JR**

- Agreed as per the officer's recommendation – **GRANTED**

ITEM 5.2

4/01432/14/ROC

**VARIATION OF CONDITION 16 (APPROVED PLANS) OF PLANNING
PERMISSION 4/01411/13/FUL TO PROVIDE DEMOLITION OF EXISTING
BUILDINGS AND CONSTRUCTION OF 5 DWELLINGS COMPRISING ONE 3-
BED, TWO 4-BED AND TWO 5 BED UNITS, WITH ASSOCIATED ACCESS AND
CAR PARKING
THE YARD, KINGS LANE, CHIPPERFIELD, KINGS LANGLEY, WD4 9ER**

The verbal update of officers amended the description of development to the following:

**VARIATION OF CONDITION 16 (APPROVED PLANS) OF PLANNING
PERMISSION 4/01411/13/FUL TO PROVIDE DEMOLITION OF EXISTING
BUILDINGS AND CONSTRUCTION OF 5 DWELLINGS COMPRISING TWO 3-
BED, ONE 4-BED AND TWO 5 BED UNITS, WITH ASSOCIATED ACCESS AND
CAR PARKING**

Decision

- Agreed as per the officer's recommendation – the application is **DELEGATED** to the Group Manager, Development Management and Planning, with a view to approval subject to the completion of a planning obligation under s.106 of the Town and Country Planning Act 1990 and subject to the discharge of any of the associated conditions that are presently being considered. Should the conditions be discharged prior to the issue of planning permission, the recommended pre-commencement conditions shall be replaced with compliance conditions.

ITEM 5.3

4/01812/14/FUL

**DEMOLITION OF EXISTING HOUSE AND REPLACEMENT WITH 2 DETACHED DWELLINGS WITH ASSOCIATED ACCESS ARRANGEMENTS
27 HALL PARK GATE, BERKHAMSTED, HP4 2NL**

- Officer's recommendation overturned - application **REFUSED**

Reasons for refusal:

1. The proposed development constitutes overdevelopment of the site by virtue of its mass and bulk and is incompatible with the character of the area and is therefore contrary to Core Strategy policy CS11 (a) and BCA1 of the saved Local Plan. It will also cause harm to the street scene by the increase in height of House 1 and its position forward on the site, thus failing to be assimilated into the streetscape under Core Strategy policy CS12 (f).

2. The private amenity space proposed for each house is found to be insufficient and therefore fails to meet the requirements of Appendix 3 of the saved Local Plan. Given the size of the proposed dwellings, it is considered that the level of private amenity space should exceed the minimum depth of 11.5 metres.

Article 31 Statement

Planning permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council acted pro-actively through positive engagement with the applicant, through the pre-application and the formal application stages. However, fundamental objections could not be overcome at development control committee level. The Council has therefore acted pro-actively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012.

ITEM 5.4

4/01569/14/FUL

**DEMOLITION OF COMMERCIAL STORAGE BUILDING AND CONSTRUCTION OF FOUR BED DWELLING (AMENDED SCHEME).
LAND TO NORTH OF NETHERBY GRANGE, HEATH END, BERKHAMSTED,
HP4 3UF**

- Agreed as per the officer's recommendation – **GRANTED**, subject to the additional condition as set out in the tabled Addendum Sheet.

ITEM 5.5

4/01970/14/FUL

DEMOLITION OF GARAGE AND CONSTRUCTION OF ONE THREE-BEDROOM DWELLING

13 COBB ROAD, BERKHAMSTED, HP4 3LE

- Officer's recommendation overturned - application **REFUSED**

Reasons for refusal:

1. The proposed development will have a harmful impact on the street scene due to its terracing effect and is therefore contrary to Core Strategy policy CS11 (a).
2. Due to the positioning of the proposed dwelling on elevated land and in close proximity to Nos. 15 and 17 Cobb Road, it will have a dominant and harmful impact on their amenities in terms of visual intrusion. It is therefore found contrary to Core Strategy policy CS12 (c)

Article 31 Statement

Planning permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council acted pro-actively through positive engagement with the applicant, through the pre-application and the formal application stages. However, fundamental objections could not be overcome at development control committee level. The Council has therefore acted pro-actively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012.

ITEM 5.6

4/02085/14/FHA

TWO STOREY REAR EXTENSION, REAR SINGLE STOREY SIDE EXTENSION AND TWO DORMERS TO EXISTING ROOF

14 PIE GARDENS, FLAMSTEAD, ST. ALBANS, AL3 8BP

- Application – **DEFERRED**

The application is deferred to allow the applicant the opportunity to consider the submission of amended plans detailing the removal of the roof terrace and the altering the materials proposed to match those of the existing house.

ITEM 5.7

4/00647/14/RET

RETENTION OF ANCILLARY OUTBUILDING

4 MYRTLE COTTAGES, BULBOURNE ROAD, BULBOURNE, TRING, HP23 5QE

Officer's recommendation overturned - application **REFUSED**

Reason for refusal:

1. The height of the development and the associated decking, due to its relationship to adjacent properties, has a detrimental impact upon the residential amenity of neighbouring properties by allowing undue overlooking and harm to privacy contrary to policy CS12 c) of the Dacorum Core Strategy.

Informative

The Committee would advise if the applicant was able to lower the height of the structure and the decking surrounding it, it may consider any future application more favourably.

Article 31 Statement

Planning permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council acted pro-actively through positive engagement with the applicant, through the pre-application and the formal application stages. However, fundamental objections could not be overcome at development control committee level. The Council has therefore acted pro-actively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012.

ITEM 5.8

4/01632/14/FHA

DEMOLITION OF GARAGE AND CONSTRUCTION OF TWO STOREY

EXTENSION, PORCH, SINGLE STOREY EXTENSION

**SHANTOCK HOUSE, SHANTOCK LANE, BOVINGDON, HEMEL HEMPSTEAD,
HP3 0NG**

- Agreed as per the officer's recommendation – **GRANTED**