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DEVELOPMENT MANAGEMENT AGENDA

**THURSDAY 10 FEBRUARY 2022 AT 7.00 PM
COUNCIL CHAMBER, THE FORUM**

The Councillors listed below are requested to attend the above meeting, on the day and at the time and place stated, to consider the business set out in this agenda.

Membership

Councillor Guest (Chairman)
Councillor C Wyatt-Lowe (Vice-
Chairman)
Councillor Beauchamp
Councillor Durrant
Councillor Hobson
Councillor Maddern

Councillor McDowell
Councillor Oguchi
Councillor Douris
Councillor Williams
Councillor Hollinghurst

For further information, please contact Corporate and Democratic Support or 01442 228209

AGENDA

7. **ADDENDUM** (Pages 2 - 12)

Agenda Item 7



DEVELOPMENT MANAGEMENT COMMITTEE (10.02.22) ADDENDUM SHEET

Item 5a

21/02419/FUL Conversion of building to seven self-contained flats.

Abeegale House, 13 Shrublands Road, Berkhamsted, Hertfordshire, HP4 3HY

No updates required.

Recommendation

As per the published report.

Item 5b

21/04467/FUL Redevelopment of the site to provide three detached dwellings

**The New Forge, Maple Farm, Shantock Lane, Bovington, Hertfordshire
HP3 0NN**

Amended plan:

Since the report was published, an amended site plan has been provided (SL PA 01 Revision D). The only amendment to this plan is that the heights of existing buildings on site have now been provided as an annotation. This includes confirmation that the existing dwelling on site is 6.82m in height, whilst other structures on site (also to be demolished) range from 3.96m to 5.67m in height.

By comparison, the proposed dwellings would each have a height of 6.9m. As set out in paragraph 9.11 of the officer report, elevation drawings for the existing buildings on site have not been provided.

Members should please note these annotations on the plan prior to the meeting as the text will be too small to see on the projected plans at the meeting.

Conservation and Design Officer's comments:

Officers have sought to clarify the Conservation and Design Officer's comments on this application. The following comments from the C&D officer should therefore be read in conjunction with paragraph 9.22 of the officer report:

"Layout

- P11 C1 para 41 - Well designed new development responds positively to the features of the site itself and surrounding context.
- Para 53 responding to existing local character and identity in relation to understanding the vernacular and other features of the context- composition of street scenes.

Design

- In relation to the design para 68 the built form of well-designed places relates well to the proposed identity and character for the development in the wider place.
- Also para 30 choosing the right materials can greatly help new development to fit harmoniously with its surroundings."

The above references from the C&D officer relate to the National Design Guide.

Recommendation

As per the published report.

Item 5c

**21/02925/FUL Change of use from Sui Generis to C3 residential.
Construction of two pairs of semi-detached dwellings comprising two four
bedroom properties and two three bedroom properties.**

**Land to R/O Wigginton Garage, Chesham Road, Wigginton, Hertfordshire,
HP23 6EJ**

Plan reference numbers:

A number of changes to plan reference numbers have taken place within the conditions. This was to provide consistency across all the plans to reflect the amendment of the scheme for two 3 bedroom units and two 4 bedroom units, rather than for four 4 bedroom units. These are noted below:

Condition 1:

- The plan number for the landscaping plan has been updated.
- Reference to the Landscaping Statement has been updated (submitted 04.02.2022).

Condition 4:

- The tree protection plan number has been updated.
- Reference to the Landscaping has been updated (submitted 04.02.2022).

Recommendation

As per the published report.

Item 5d

**21/04265/ROC Variation of condition 2 (approved plans) attached to
planning permission 4/00726/17/FUL (Two three bed detached dwellings)**

Land Rear of 76-78 Belswains Lane, Hemel Hempstead, Hertfordshire, HP3 9PP

Additional Representations:

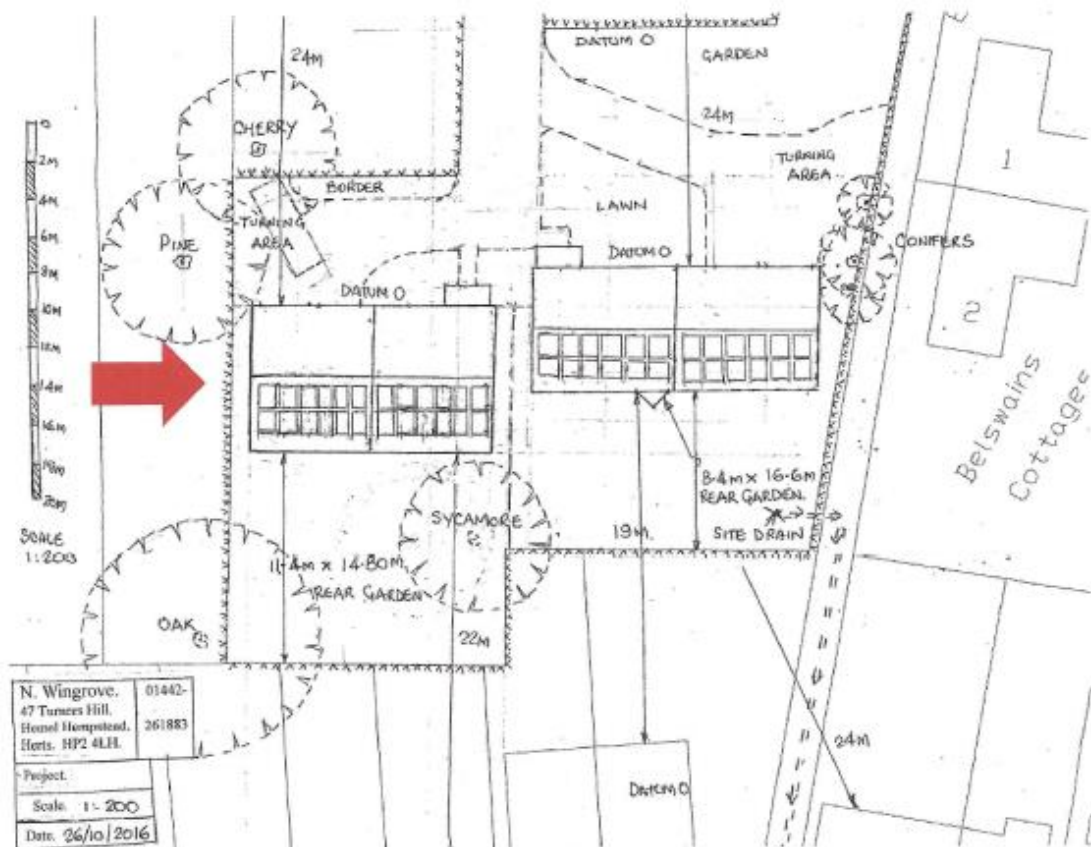
The following plans and notes have been received from 74 Belswains Lane:

PAGE 1 - 4/03037/16/FUL - 2 THREE BED DETACHED DWELLINGS WITH TWIN GARAGES

THIS IS THE DEVELOPERS PLAN SUBMITTED IN 2016

THE FOOTPRINT THE SAME AS THE PROPOSED VARIATION

THE APPLICATION WAS REFUSED BY THE OFFICER DUE TO BULK, ROOT PROTECTION AND IMPACT TO BELSWAINS COTTAGES



PAGE 2 - 4/00726/17/FUL TWO THREE BED DETACHED DWELLINGS (AMENDED SCHEME)

THIS IS THE ORIGINAL APPROVED PLAN

THE CONDITIONS REFERENCE VISIBILITY SPLAY AND 2.4M X 43M SIGHT LINE



earlier scheme was refused by the case officer on grounds of its scale and bulk and its implications for the root protection areas of trees, it is noted that this scheme was not appealed. It is also noted that the trees are not subject to a Tree Preservation Order and no actions were taken to ensure its protection. It is unclear whether this decision would have been upheld by a Planning Inspector and as such limited weight can be applied to this decision.

The objector has stated that the condition and health of the trees has declined. Given the decline of these trees it is even more unlikely that this original ground for objection could be sustained.

The visibility splay at the entrance to the site has been retained in accordance with the approved planning permission and is shown in amended plans for the site.

Recommendation

As per the published report

Item 5e

21/03837/FUL Installation of 1No. 17.5m high monopole and equipment cabinets, together with ancillary apparatus. Existing monopole and cabinet to be removed.

South Side of Station Road, Station Road, Tring, Herts, HP23 5NG

Change to description of development:

The description of development on the system and on the power point presentation has been updated to read *“installation of 1No. 17.5m high monopole and equipment cabinets, together with ancillary apparatus. Existing monopole and cabinet to be removed.”* To reflect previous amendments made to the application which removed the barrier and retention of the existing cabinet from the scheme.

Recommendation

As per the published report.

Item 5f

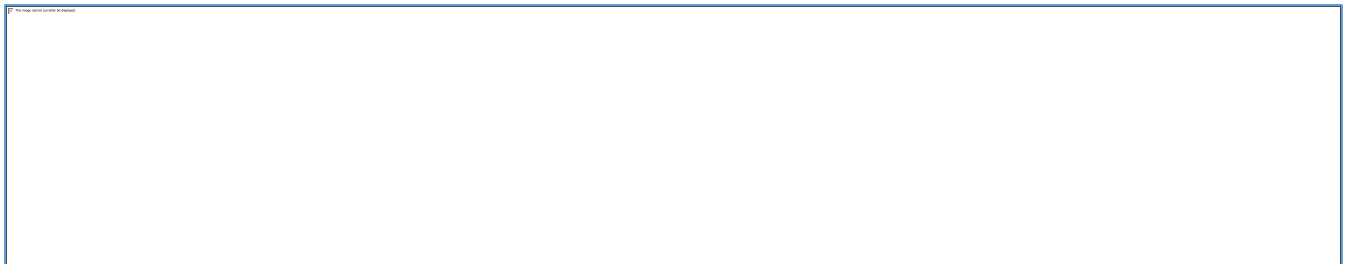
21/03794/FHA Construction of top lit rear dormer, top lit extension to existing rear dormer, and front rooflight

5 Hamilton Road, Berkhamsted, Hertfordshire, HP4 3EF

Additional comments received from Berkhamsted Town Council:

At last evening's BTC planning Ctee it was agreed that we would not appoint a representative to speak on this application.

We took note of the condition #4 in the Officer's report:



Had there been a further consultation following the amendment to the Dwg DBC 21/16/2C to state the top lit dormer would be lead clad, viz there was to be no glazing to that elevation, our members in all probability would have been minded not to object.

We have reservations regarding the scale, mass and bulk of the proposed dormer but noted the comments by Conservation & Design.

Procedurally, the committee was unable to adjudicate formally on the amended plan.

Additional Comments received from the applicant:

Dear Members, I thought it would be helpful to set out a timeline and some comments:

Date/Status	Comments
May 2021 21/01883/FHA Planning Granted	With a growing teenage family, I applied for planning permission for (1) a ground floor extension to give my kids a "den", and (2) a dormer in my daughter's bedroom (with a large window) so that she could have a bathroom rather than walking downstairs at night to use the bathroom. Planning was granted. Planning was supported by the conservation officer. None of the 12 consulted neighbours raised any objections or comments. The Parish/Town Council commented that one of the boundaries would make maintenance difficult, but otherwise raised no objections.
October 2021 21/03794/FHA	I submitted a new application to extend the existing dormer in my bedroom to give me more wardrobe space, as space is currently very limited (one double wardrobe only). The application also was for permission to install a small window and a roof light.

<p>Awaiting final decision</p> <p>Pending</p>	<p>The conservation officer recommended refusing the application.</p>
<p>November 2021</p>	<p>The second Pending planning application appeared to alert my neighbour in North Road to the existence of the Granted application.</p> <p>The planning department then contacted me to inform me that they wanted to change their mind and take away the Granted permission. I didn't even know that this was possible and this was a huge surprise to me.</p>
<p>December 2021</p> <p>21/03794/FHA</p> <p>Pending – amended</p>	<p>I could have started building on the Granted application. Instead, I thought it better to work with the planning department and come up with a solution that broadly works for myself, the council, and my neighbours.</p> <p>I amended the Pending application to vary the dormer in my daughter's bedroom and the dormer in my bedroom. This new design is supported by the Planning officers and the Conservation Officer. This is the application you are looking at today.</p> <p>Impact if granted:</p> <p><i>On my daughter:</i> My daughter would get the space that she needs for a bathroom. She would have natural light through a rooflight and a small window at the front of the house (<i>Note that the window at the front of the house is not at issue and would be small and I have a big window in my bedroom with the same aspect</i>).</p> <p><i>On my neighbour:</i> My neighbour would no longer be overlooked by my daughter. My daughter currently has two windows in her bedroom which are in a sloping roof and are not obscured glass and completely overlook North Road. The windows would be removed so that my daughter would no longer be able to look out onto North Road.</p> <p><i>On the council:</i> I would not oppose the Council in their highly unusual application to withdraw the Granted planning permission. This would save the Council significant legal fees and management time.</p> <p><i>On me:</i> I would get a relatively small extension to the dormer in my bedroom, which would give me more wardrobe space.</p>

Recommendation

As per the published report.

Item 5g

21/04291/FHA Installation of Air Source Heat pump adjacent to North east facing wall of the dwelling.

12 Fieldway, Berkhamsted, Hertfordshire, HP4 2NX

No updates required.

Recommendation

As per the published report.

Item 5h

**22/00190/NMA Non-material amendment to planning permission
4/03034/18/FHA (Demolition of existing garage and sheds and construction of a new garden studio, workshop and garage)**

12 Puller Road, Hemel Hempstead, Hertfordshire, HP1 1QL

No updates required.

Recommendation

As per the published report.
