



Public Document Pack

DEVELOPMENT MANAGEMENT AGENDA

**THURSDAY 23 FEBRUARY 2023 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 Douris
Councillor C Wyatt-Lowe	Councillor Williams
Councillor Beauchamp (Vice-Chairman)	Councillor Hollinghurst
Councillor Durrant	Councillor Stevens
Councillor Hobson	Councillor Tindall
Councillor Maddern	Councillor Riddick
Councillor McDowell	

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

AGENDA

7. **ADDENDUM** (Pages 2 - 32)

Agenda Item 7



DEVELOPMENT MANAGEMENT COMMITTEE

ADDENDUM SHEET

Item 5a

22/03760/FHA One and a half storey rear extension including room in roof space, extension to existing side dormer, re-roof with new tiles, reconstruct attached garage to side and installation of new doors and windows

29 Langley Hill, Kings Langley, Hertfordshire, WD4 9HA

Representations received from neighbour at No. 27 Langley Hill.

21.02.23 - Objections to Officer report

We wish to OBJECT to the Officers report for recommendation for approval of the above plans, as Many of the statements made by the Planning Officer, have been addressed in our planning statement objections and other objections, which all refer to the policies in CS11, 12 and the Dacorum Local Plan. We consider that her opinions have not taken these policies into account in her report.

2.Summary: The works are not considered to have any significant adverse impact on the residential amenity or neighbouring properties by being visually intrusive , overbearing or resulting in a loss of light or privacy.

The proposed extension , on a sloping north facing plot ,at over 8 metres height, with a 5 metre glass balcony, sitting on an elevated plot, over a metre above us, shows an overbearing design with no consideration of levels from north to south or east to west in the design.It will block all sunlight to our patio and rear windows and doors, for the entire year.The wide glass balcony , due to its height and prominence will result in our neighbours having a 180 degree view of our garden, with no areas that are not overlooked.We will lose all privacy and enjoyment of this space.All these factors contradict Policies

CS12 and the Local Plan on lack of privacy, lack of sunlight and daylight and poor design and no consideration of levels.

4.2 The application has been amended , by removing the proposed patio to the rear.

Three steps down from the kitchen on plan, lead to where? Patio plans have been removed. The developers need to be reminded that any raised patio of over 30cms needs planning permission and this needs to be made taken into a consideration to avoid overlooking from their lawn areas. We request, that should the meeting decision , not overturn our objections, then this should be a condition imposed.

9.3 Respect adjoining properties in terms of scale, height, bulk and materials.

It does not respect any of these and contradicts Policy Cs12 and the Local Plan

9.8 the re construction of the detached garage do not raise any concerns in terms of design.

The garage is not an attached garage . It is detached. By making it attached and removing the side gate, the side access is being removed, leaving a tiny 50cm access on the opposite side of the extension. This results in a cramped and poor design. Contravening CS11 and CS12

9.10 New development does not result in detrimental impact upon neighbouring properties and their amenity space. The proposed extension should be designed to reduce any impact on neighbouring properties by way of visual intrusion, loss of light and privacy.

We will lose all privacy with the design of a 5 metre glass balcony giving 180 degree views over our garden as it is so elevated.

9.11 it does not have a negative overbearing impact, cause any visual intrusion or intrude into the 45 degree line causing a loss of light to the occupiers.

It crosses the 45 degree line in two places and the developers BRE plans have admitted that they have not actually measured our property. See our comments in my speech at the committee . **The extension will cause huge visual intrusion. This contravenes Local policies CS12 and the Local Plan**

27 and 9.13. The proposed balcony facing to the rear will not have a detrimental impact on 9.13 There are already rear facing windows, this will not have a detrimental impact in comparison privacy in comparison to what is already existing on site.

The proposed floor to ceiling glass doors are nearly 3 times the existing window size! Of course this will have a huge impact re; overlooking and lack of privacy. The intrusive 5m glass balcony effects are already discussed above

9.20 Dev is not considered overbearing or cramped given the plot size and most of the dev. Is located a sufficient distance off each boundary

The development is only 50 to 60cms from our boundary, so is not located a sufficient distance, not to have an impact.

THE PLANNING OFFICER HAS DRAWN UP THIS REPORT, BEFORE SEEING OUR OBJECTIONS TO THE PLANNING STATEMENT < AND HAS MADE MANY INCORRECT DECISIONS WHICH WE STRONGLY OBJECT TO.

With reference to the PLANNING STATEMENT submitted by Nieves Design Space for 29 Langley Hill, Kings Langley, 22/03760/FHA) on 27th January 2023, we would like to make the following comments and objections:

(Unfortunately, our comments and objections were not available for consideration by the Planning Officer, before making the decision to publish the Planning Report for the February committee meeting)

Please note: the numbering of the objections and comments below are linked to the same numbering on the agents Planning Statement).

Re; 1 .INTRODUCTION. The introduction to the Planning Statement, states that it relates to an application for a " single storey application" .

The original application, submitted on the 20th December 2022, was described as a single storey extension, but this was subsequently amended in January 2023 to a one and a half storey extension and it is this 2nd application, that is now being considered for planning permission. **However, we consider that this Planning Statement is possibly not applicable or relevant to the revised application, as it only states that it relates to a" single storey application"**

Ref:3. PROPOSED DEVELOPMENT. Langley Hill is described as having a mix of houses with a great variety in "terms of materials"

We object to this misleading description as every house, on the North facing side, from the bottom of Langley Hill from no 1 to 85, consists of properties with brown clay roof tiles. This long hill of 1930s brown clay roofs can be seen from across the valley and are part of the village vernacular. The houses and shops in the High Street and other adjoining roads all have brown clay roof tiles. It is only on the opposite side of Langley Hill, where there is more of a variety of styles, where a few of the 1960-70's houses have been re-modelled and extended. The proposed grey slate roof tiles, for no 29, would be completely out of character in this village. (See photos in Documents section).

Ref: 3.4 The agent mentions the extant planning permission for our property (27 Langley Hill) and says that they had taken this into consideration in the design of the proposed extension.

We consider that this statement is irrelevant as this refers to planning permission, for a small 2m extension, that was granted in 2009! We no longer consider it to be viable. The developers have not considered the 45 degree line of sight in their Planning statement from our first floor bedroom/study and our

ground floor kitchen/dining room, which cuts right across their planned extension. (see our drawn plan in Photos in Documents section)

Ref. 3.5 The developers have listed various properties on the Hill as “extension comparables.”.

It would have been more sensible to look at the more recent extensions to neighbouring properties i.e.27, 25, and 23 Langley Hill , all of which are single storey extensions, which wrap around the property, avoiding loss of sunlight and daylight, overlooking or overshadowing the neighbours .The proposals for no 29 have not used any of the side land available to them, in their design proposal, which if a 1.5 or 2 storey extension was built there, it would have little or no impact on either of the adjoining properties!

Ref. 4.14 The” re -roofing of the grey plain tiles on the property , with new slate appearance tiles.”

This is wrong information.The existing tiles are not GREY! They are brown tiles with some greyish green tiles, on the vertical sides of the dormers, which are a later addition.

Ref:4.4 DESIGN STATEMENT. The developers have said that the layout “would not cause any detrimental overshadowing to neighbouring properties”. **Dacorum Policy CS12 states that each development should avoid c) visual intrusion, loss of sunlight and daylight, loss of privacy and disturbance to surrounding properties and g) respect adjoining properties in terms of scale, height and bulk.**

The developer’s design statement blatantly contradicts the above policy, and we object very strongly to the contents as the proposed design contravenes many aspects of the policy.(see below).

Ref:4.7 The developers have suggested that” by extending the pitched roof-this helps to reduce the height of the eaves, ensuring that the height closer to the site boundaries is kept low to reduce potential impact on neighbours”.

We object to this statement as the eaves height will be 4m in height, from our patio, rather than 3m on a level plot! The proposed pitched roof of the proposed extension, extends 4.65 metres in length, and 8 metres high, alongside our boundary. There is only around 50- 65cms max. in width, between our two properties. (not including the overhanging gutters). We object to this statement as it is the 8m height of the pitched roof, seen from our patio, that causes us such concern,(and how it will actually appear a metre higher than shown on the plans, due to the change of levels between us and no 29,) and how this roof will completely overshadow us and block all afternoon and evening sunlight and daylight too, to our patio and rear facing rooms and those of our neighbours. The

design has completely ignored the CS12 policy, stating that "each development should avoid loss of daylight and sunlight."

Unfortunately, the developers have completely ignored the fact that this proposed extension is situated on a sloping site and there has been no consideration of the difference in levels between the properties, or the Northern orientation, in their poor design proposal.

As stated in our previous objections, there has also been no separate site plan, or west to east site plan submitted, to show the orientation of the slope, and change of levels, north to south or east to west, especially in relation to adjoining properties. The proposed eaves height of the extension will be approximately 4 metres in height and the gable 8 metres high, from our boundary and patio. The poor design of the extension, does not work with the landscape i.e. considering the height of the existing floor levels compared to the much lower levels of the lawn garden, this could have been incorporated into the design of the property, say with a lower roof and interior steps down between the main property and the extension, therefore reducing the height of the proposed, huge roof area, and improving its appearance into the landscape. Perhaps, if there had been some form of pre-consultation with Dacorum planning dept and the neighbours, some of these options could have been discussed and considered?

Ref: 4.14 and 4.15. The developers suggest that " Re-roofing the grey plain tiles with new slate/slate appearance roof tiles, synonymous with the village vernacular", will "match the appearance of the original roof".

We object to this, as the new grey slate tiles will certainly not match the original roof tiles, in terms of materials or colour or match the colours of the roofs in Kings Langley village. No 29 has 1930's brown clay tiles (and more modern thinner green tiles on the vertical sides of the dormer windows, which are later additions.) We have submitted photographs of the existing roof tiles, which can be seen in the Documents section under photos.

Ref 4.16. The developers say that "A rear balcony is proposed at roof level. This will be inset in order to reduce its prominence and direct views rearwards".

We strongly object to this statement, as the highly elevated balcony will be extremely prominent, regardless of being inset, measuring 5 metres in width and due to the changes in level, will be 5.5 to 6 metres in height, from the hand rail to our adjacent lawn levels! The inset design, still allows our neighbours to stand on the balcony, and have a full 180 degree view over both our garden and number 31's garden. The fact that it is extended right across the full width of the extension, with a glass balustrade, and that it will be so elevated, means that the views are far, far wider than those of the existing window and it will directly overlook our garden and the neighbours on the other side at no31. The double glass doors leading to the balcony are nearly three times, the size of the existing window. It will cause visual intrusion and we will suffer a huge loss of privacy in our

garden, contrary to the recommendations in policy CS12 with c) regard to loss of privacy and g) scale and height.

We consider that the owners of no 29, have been poorly advised, as the northern orientation of no 29, has not been considered in the design. It fails Policy CS12 Quality of Design and the Dacorum Strategic Design Guide Part 2 Design Principles 6.4 (and the Dacorum Local Plan 2004 Appendix 7.2v.. which states that the permissible outward projection of rear extensions will be assessed with regard to a) individual site factors such as orientation and levels.) The levels problem, has been totally ignored in the developers plans despite it being one of the main criteria for planning approval in Policy CS12 Quality of Design. The proposed highly elevated, north facing balcony is approximately 2 metres in depth, at first floor level. The balcony area will receive little, if any, sunlight, due to its inset design and northerly aspect, surely failing the 6.4 design aim, to maximise opportunities to bring sun into the home? If the developer's proposed balcony design was redacted, then the proposed first floor roofline of no 29, would only protrude 2.65metres from the rear of no 29. which would be far less obtrusive than the proposed depth of 4.65m and would reduce the loss of daylight and sunlight to our property. Again, if there had been some form of pre application discussion, this could have been considered?

4.17 ACCESS The developers suggest that " the development will not negatively affect access into the property."

This is untrue and we object to this, as by extending lengthways to the rear, they have opted to rebuild the detached garage, which has an existing side gate giving full access from the front garden to the back garden, to replacing it with an attached garage/storeroom, therefore blocking off their side access and giving the whole development a cramped appearance. The Dacorum Local Plan 2004 (7.2v) draws attention to " b) The visual effect of the extension and the original building and the retention of the space around it." The space around the property, is being removed, by attaching the garage and losing the side access gate.

4.18 SUSTAINABILITY. The developers say that " The proposed development is designed in a way and in a scale, layout and form, that aims to cause no impact, to adjoining neighbours."

We object to this as, the proposed development is for a 4.65m deep extension and will be 8metres not 7 metres in height, from our patio, due to the difference in levels. As stated in our previous objections, it will block a large amount of light to our 1st floor bedroom /study and our ground floor kitchen/family room, and block all afternoon and evening sunlight to our patio and to the patios of our neighbours at no 25 and 23. It will have a huge overbearing impact on us. The developers have ignored the CS12 policy on g) i.v. scale, v.height, vi.bulk.

PLANNING CONSIDERATIONS

5.3 PLANNING CONSIDERATIONS The developers state that "Form, materials and details, help it integrate both with the existing building and local vernacular

We object to this, as it will not integrate into the local vernacular, due to the proposal of a totally different colour of tile to the brown tiles that are a feature of many of the village roads. .(See our comments in Ref 3. and Ref 4.16.above)

Ref 5.5 and 5.6 NEIGHBOURLINESS The planners suggest that " the rear extension will be set away from the boundaries, so as not to cause harm." **We object to this, as it is obviously NOT set away from the boundaries.** It is only 50cms from our boundary, and the plans show that the side garage will be attached to the boundary wall of no 31 Langley Hill and be attached to number 29 as well!

Ref 5.7 The statement says " The rear balcony prevents overlooking into windows, and ensures that the impact of the balcony is no greater than the effect of a rear facing window (as existing).".

We object very strongly to this statement, as it is blatantly obvious, that the impact of a rear facing pair of double full glass doors leading to a 5m wide glass balcony cannot possibly be compared to an existing sill height window of less than half the size? There will be a significant loss of privacy contravening policy CS12 on loss of privacy and visual intrusion Please also read our comments in **section 4.16** above.

Ref 5.9 We disagree with the statement about this being a suitably neighbourly development. It fails this, as it is not designed to reduce the impact on adjoining neighbours, for all the reasons stated above.

Ref 6.3 CONCLUSION." The developers state that it is clear that the application meets the aims and objectives of local and regional planning policies and in accordance with the adopted National Planning Policy Framework and should be approved".

OUR CONCLUSION

We refute the above statement for the above and following reasons:

The NPPF paragraph 132 states that "Applications that can demonstrate early, pro-active and effective engagement with the community, should be looked at more favourably than those that cannot."

Unfortunately, there has been no pre-application advice sought from Dacorum Planning officers for this application and there has been no consultation with the neighbours to either side. This has resulted in a poor, insensitively designed, cramped, overbearing extension, with no consideration of levels, orientation, loss of daylight and sunlight, together

with a loss of privacy and intrusion to our property at no 27 and our neighbours' properties sited below us, plus no 31, on the hill. This would negatively affect the quality of our life and will severely impact the existing amenities of ourselves and our neighbours. The proposed extension has NOT been designed in accordance with the NPPF or the Dacorum Local Plan or the CS12 policies. The NPPF paragraph 134, states that "Development that is not well designed should be refused, especially where it fails to reflect local design guidance."

Having studied the planning application and the above planning statement, it is clear that this application does not meet the aims and objectives of local and regional planning policies and should be refused.

21.02.23 – comments on amended plans

With reference to the above amended planning application, submitted on the 7th February 2023 we are confirming that we still object to the above planning application, for the same reasons contained in our previous objections on the 7th and 26th January 2023, together with our objections submitted today, to the Planning Statement from Nieves design submitted on the 27th January 2023.

Our main objections are that the proposals do not comply with Planning Policy CS12 of the Dacorum Core Strategy and policies within the Dacorum Local Plan (2004).

21.02.23 – photos and commentary

Key to submitted photos, linked to verbal objection statement from Rosie Finn, 27 Langley Hill, Kings Langley WD4 9HA:

Photos and Plans A-G: Objections to the proposed balcony:

- A. Shows how the huge width, extent and style of the proposed glass fronted balcony on 29 Langley Hill will appear.
- B. This plan shows the huge overlooked area from this elevated 1st floor balcony. It shows that wherever, we sit in the garden, we will be constantly overlooked by the balcony. The diagram shows, that due to the height of the balcony, even the fence offers no privacy, as the views from no 29 look way over the top of a 1 metre fence.
- C. Shows the same, and the extent of the views when standing on the balcony, looking out, despite it being inset.
- D. Again, this shows the extent of our garden which will be overlooked. It also illustrates the height of this proposed balcony, as the main extension, will be 1 /1.5 metres above our ground levels, resulting in a huge loss of privacy. Levels have not been considered in the design of this extension.

- E. Shows how close no 29 is sited to our boundary (only 0.5m) and how close the proposed balcony will be to our boundary. This will be so close to our garden , that we will hear every word of their conversations and vice versa. We will also be affected by noise.
- F. Shows the additional huge width bi folds, extending right across the width of the property and due to the change in levels (1.5 metres above our floor levels!) and how we will be overlooked from these doors, as well as from the balcony.
These photos are to show how the balcony will appear, but of course if the property is extended by 4.6 metres, then the balcony and doors will be even more prominent overlooking our lawned areas, leaving us with nowhere to sit in the sun with no privacy whatsoever. The only area that will not be overlooked, is the patio , which will be permanently in the shade, due to the height of the proposed extension This design fails Policy CS12 on lack of privacy and poor design.
- G. Shows the size of the 1st floor existing, sill height window, compared to the proposed 2.6metre full height glass doors. The proposed doors are nearly 3 times larger.

PLEASE NOW REFER TO THE FOLLOWING PHOTOS AND DIAGRAMS:

1a. Shows the extent of the proposed 4.6 metre depth, 7/8.5m height and 7.8m width of the proposed extension. This design plan will result in an overbearing, sloping continuous roofline of a total of 15.5metres in length, also sited a metre above our property, due to the steep slope and differences in levels between our two properties. Policy CS12 refers to “respecting adjoining properties in terms of scale, height, bulk and materials. “. This extension proposal fails this as well as the Dacorum Local Plan as there has been no regard to” levels” in the design.

1b. Our property faces almost directly north and we receive little sunlight except in the summer, when we receive sun only in the afternoon and early evening from the west. This photo shows the approximate direction of the sun path and the afternoon and evening sun, we currently receive.

1c. Shows the sheer bulk and mass of the proposed extension, and the effect it would have on the loss of ALL sunlight and much daylight, to our patio and garden and our first floor bedroom/study and ground floor kitchen/dining room. This fails the Dacorum Local Plan, as the planned design, shows no regard to orientation.

2a-2c. Further photos showing the loss of daylight from the sky and loss of sunlight to our patio and rear rooms. Our patio and kitchen will receive no sunlight ALL YEAR, if this extension is built.

This shows the poor design of this extension, and it fails the Dacorum plan appendix 7.2v on daylighting, Policy CS12 on loss of sunlight and daylight and CS12 on quality of design.

3a. This shows how we already suffer from a loss of light, from an elevated 2 storey house to the rear in Le Corte Close.

3b. This shows how the proposed extension will cut further light from the rooflight in our kitchen/dining area.

4.The plan shows how the 45 degree line , cuts right across the proposed extension , from both our kitchen French doors and our 1st floor bedroom window. This guidance line is issued from BRE. This proposed extension fails the BRE basic guidelines. (New BRE guidance, recently revised refers to

measuring the amount of sunlight available for 1.5hrs on March 21st each year... the minimum acceptable levels being 1.5hrs) ... if this proposed extension is built, our property will receive NO sunlight on this date.

5. Shows the existing side access gate, from the back garden of number 29 to the side driveway and front garden. This access will be removed if the extension is granted permission. See item no 6 below. The planning officers report states, in the PROPOSAL, that “ the attached garage will be reconstructed” . PLEASE NOTE: It is currently not an attached garage. It is a detached garage with a side access gate.

6. Shows the narrow side access, measuring only 50 cms in places, between no 27 and 29. This will be the ONLY side access if the side gate in picture 5 is removed, due to the plans for the current detached garage being ATTACHED to the proposed extension , and therefore blocking side access except for access through the new garage/storeroom at right angles, which if used for storage, as stated on the proposed plans, would make it extremely difficult to manoeuvre lawn mowers, garden equipment and green garden waste re-cycling through the space.

The planning officers report section 9.9 says that the reconstruction of the detached garage and alterations to openings do not raise any concerns in terms of design? How can this lack of access be good design.? It results in a cramped design on the plot and is a poor design, failing CS12 Quality of Design.

Thank you for looking at the submitted photos and diagrams and listening to my related objections and hope that you will refuse the above planning application, due to the developer's lack of adhering to CS12 policies and the Dacorum Local Plan policies, in their submitted plans for this extension.

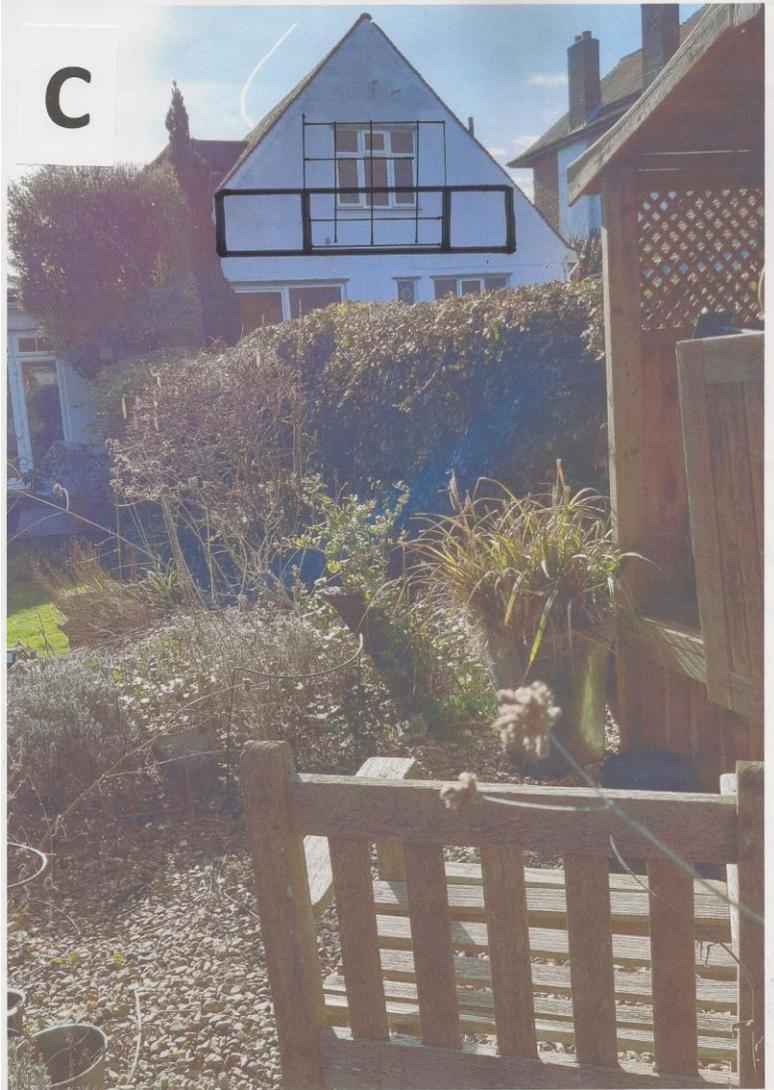


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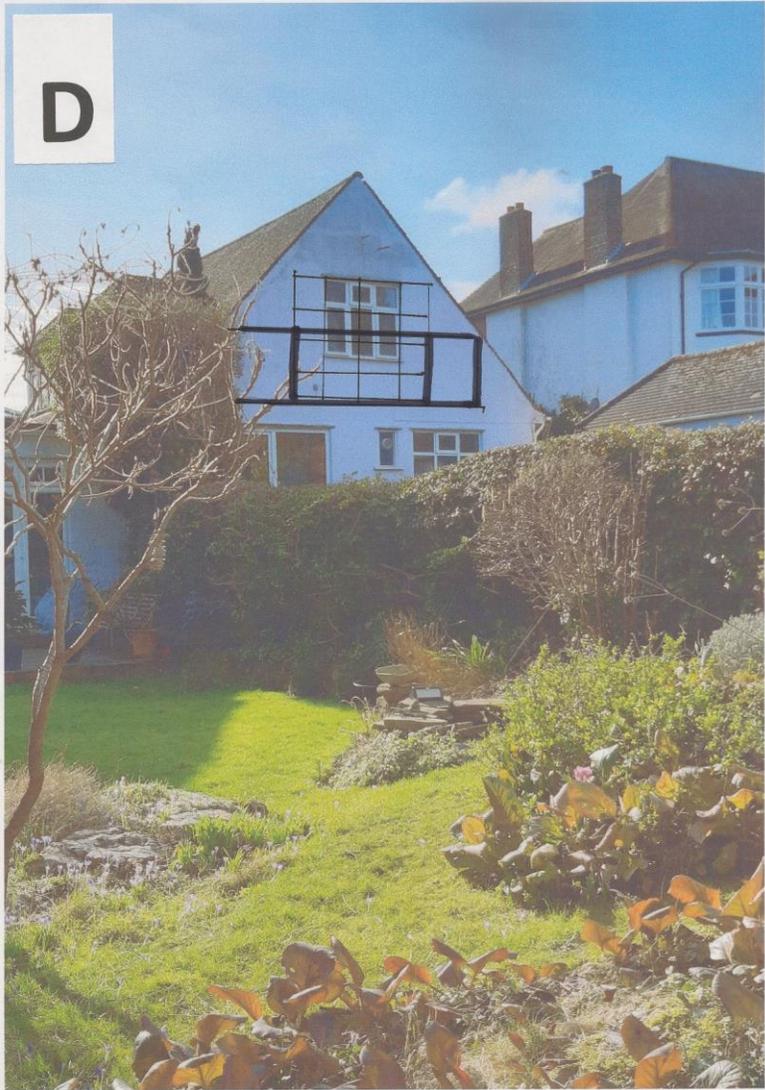
BALCONY PROPOSAL FOR 29 LANGLEY HILL: (GLASS BALCONY: 5M. WIDE)

DIAGRAM SHOWING HUGE AREA OF OVERLOOKING, FROM GLASS DOORS/BALCONY, ONTO GARDEN OF NEIGHBOURING PROPERTY (27). (A 2M BOUNDARY FENCE IS SHOWN). BECAUSE THE BALCONY IS SO ELEVATED, DUE TO 1/1.5M INCREASE IN LEVELS, THE AREA OF OVERLOOKING IS EXTREMELY LARGE + WIDE, COMPARED TO PREVIOUS WINDOW. NO 27'S GARDEN WILL OFFER NO PRIVACY + BALCONY WILL HAVE A DETRIMENTAL IMPACT COMPARED TO THE EXISTING WINDOWS. THE SIDE WALL SCREENS OFFER LITTLE PROTECTION IN RESTRICTING OVERLOOKING FROM THE BALCONY ITSELF.



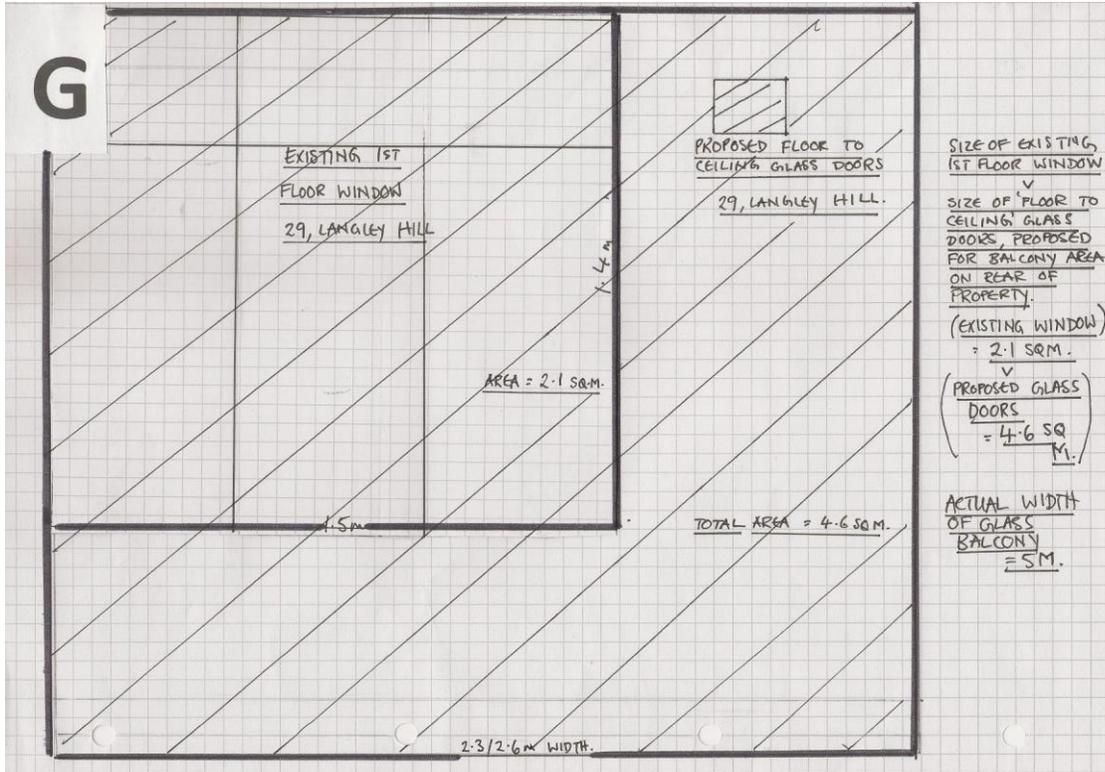


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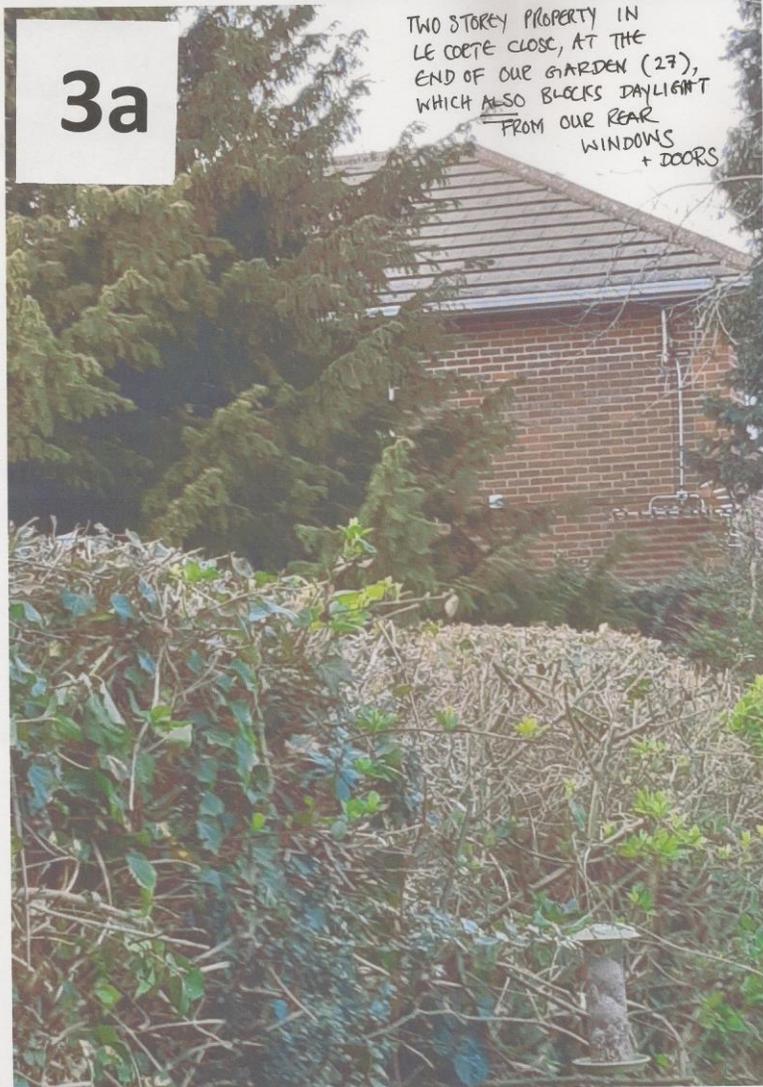




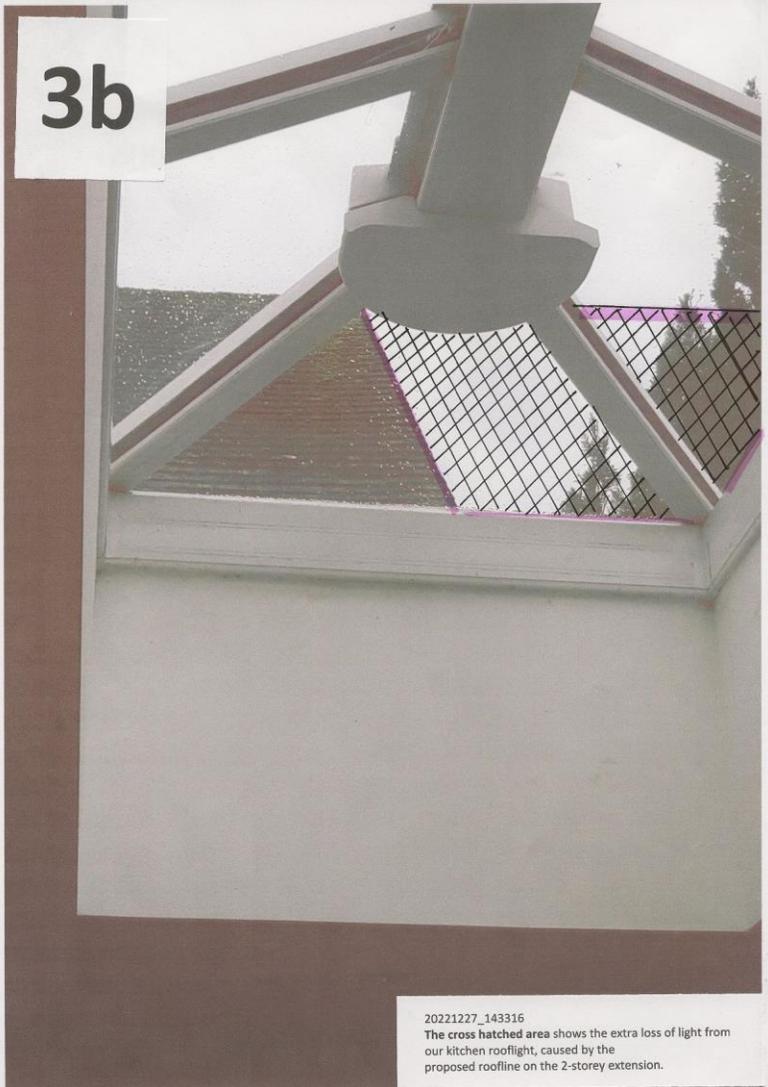


3a

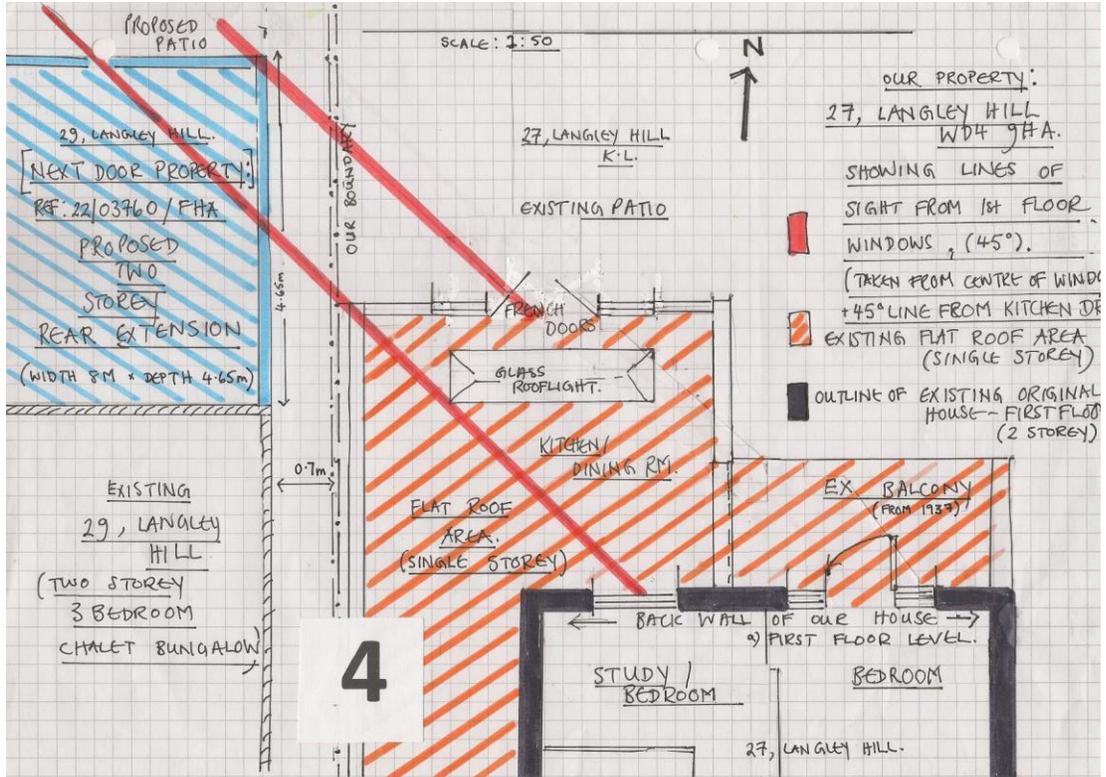
TWO STOREY PROPERTY IN
LE COETE CLOSE, AT THE
END OF OUR GARDEN (27),
WHICH ALSO BLOCKS DAYLIGHT
FROM OUR REAR
WINDOWS
+ DOORS



3b



20221227_143316
The cross hatched area shows the extra loss of light from our kitchen rooflight, caused by the proposed roofline on the 2-storey extension.



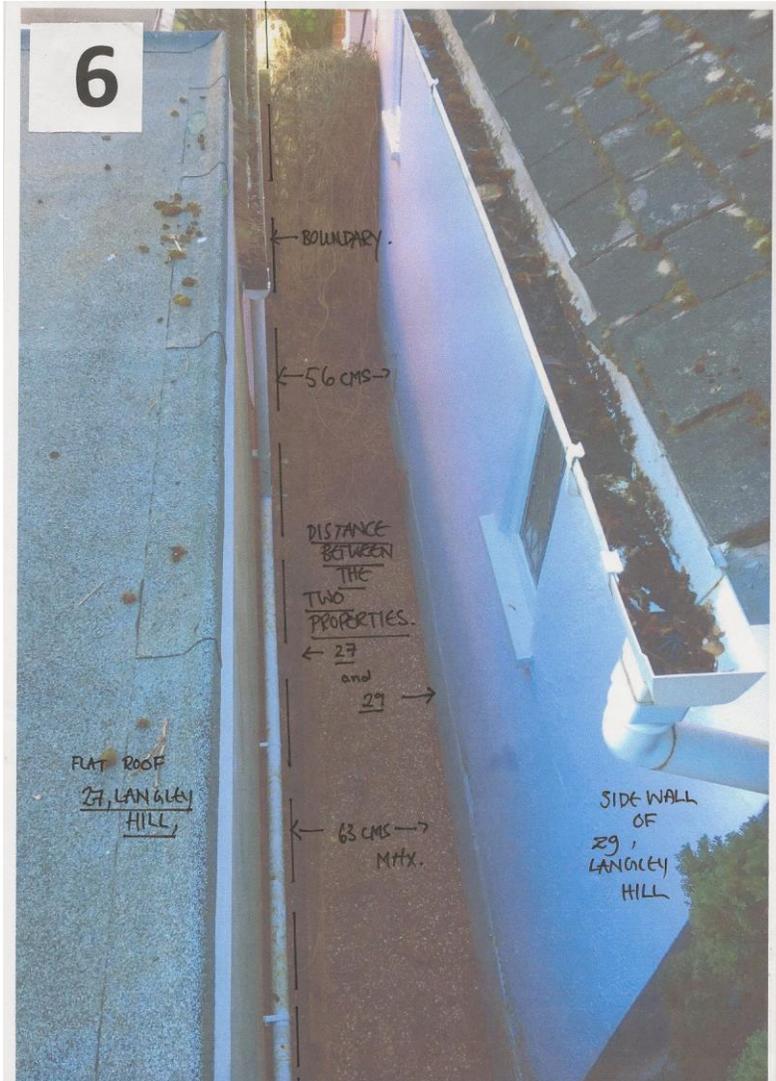
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29, LANGLEY HILL

31, LANGLEY HILL

CURRENT
DETACHED
GARAGE/STORE
AND SIDE ACCESS GATE





30.12.2022

I have tried to contact the planning dept by phone without success. I have a concern regarding the initial submission of the above application being **INVALID** and wanted to draw it to your attention **BEFORE** the deadline of 13th January 2023.(incidentally, your letter of the extension proposal from DBC, only arrived by post today (30th December 2022, just 14 days before the deadline for comments.) Can this deadline be extended , due to the recent postal strikes/late notification?

Firstly, "With reference to planning application 22/03760/FHA, for 29, Langley Hill, Kings Langley, we are formally rejecting this submission of plans , as an inaccurate submission and the application is therefore not valid. (for the following reasons):

Ref: Location Plan. The boundary line, shown in red on the Location plan is inaccurate. It shows the external walls of no 27 Langley Hill, forming the boundary between 27 and 29.

This is drawn inaccurately, as there is 15.5cms or thereabouts, between the exterior walls of no 27 and the boundary with no 29 Langley Hill.

Ref : Existing Plan. The boundary line is inaccurate. *This shows the exterior walls of no 27, being built up to the boundary with no 29. This is incorrect as above.*

Ref: Existing Elevation Plan. The rear elevation plan shows no change in ground level between 27 and 29 Langley Hill. This is incorrect. *No 27 is set over a metre below no 29.*

Ref: Proposed elevations. There is no labelled illustration of the adjacent property at no 27 and no illustrative change in ground level, as above.

Ref: the description of the application. This is for a “single storey rear extension with room in roof over”. This is completely misleading. *No 29 is currently a large three bedroom chalet bungalow and the plans are for a double storey extension with a large kitchen diner on the ground floor and a large bedroom, dressing room and glass balcony on the 1st floor.*

*For the above reasons, we consider the above application, as currently submitted, to be **invalid**, but this is stated without prejudice to any subsequent objections, that we intend to raise.”*

Can we suggest that the applicant, a Mr C. Baker, issues instructions to his professional team, to get the necessary corrections made and resubmits the corrected plans for consideration?

I appreciate that you are not able to enter into correspondence with ourselves, but trust you will give the above matter, your urgent attention?

06.01.2023

I have great concerns over the above proposal (22/03760/FHA) being submitted under the description , that it comprises of a” SINGLE STOREY REAR EXTENSION, WITH ROOM IN ROOF OVER. “ This is a MIS - REPRESENTATION of the planning application.

It is NOT a single storey extension proposal, and I am concerned that it will be looked at , by Dacorum planning dept and Kings Langley Parish Council, as a “ single storey extension”, rather than the actuality of the application, being TWO STOREYS, measuring approx. 4.65m in depth and 8m in width, with a full width glass balcony **and matching the full height** of the existing 1930s 2 storey chalet bungalow.(No 29 Langley Hill, is a large three bedroom, 2 storey chalet bungalow) .

23.01.2023

OBJECTIONS RE: 22/03760/FHA. I am objecting to this revised application, which is now described as “a one and a half storey extension”, rather than the “one storey extension” described on the previous application submitted on 20/12/2022.As the plans have not changed in any way , and the fact that the applicant , Mr Baker, has verbally described his proposal, to me, as a DOUBLE STOREY EXTENSION, I am therefore objecting once again on the same 4 main grounds: (Photographs and drawings are available to view in the separate DOCUMENTS section)

1.LOSS OF DAYLIGHT & SUNLIGHT DUE TO OVERSHADOWING & DIFFERENCE IN GROUND LEVELS

Dacorum Policy CS12 states that any new development should avoid a) visual intrusion, loss of sunlight and daylight, loss of privacy and disturbance to surrounding properties, and g) respect adjoining properties in terms of: scale, height and bulk.

Dacorum Local Plan (2004) 7.2v states the following:

The effect of an extension on neighbouring properties should be considered at the outset. The projection of rear extensions from the parent building should not excessively enclose or seriously affect the daylighting to an adjoining owner's habitable rooms (kitchen, lounge/dining room, bedroom). Such extensions should be avoided on a boundary wherever possible and should be of limited length. The permissible outward projection of rear extensions will be assessed with regard to: (a) individual site factors such as orientation and levels; (b) the visual effect of the extension on the original building and the retention of space around it; and (c) the following generally acceptable dimensions: (i) for single storey extensions, up to 3 m on the party wall boundary between semi-detached or terraced housing; (ii) for first floor or two storey extensions, up to the lines of 45o angles taken from the nearest windows of habitable rooms in the adjacent properties. In addition, a 23 m distance should remain between the extension and nearest facing rear wall (as in Appendix 3. Layout and Design of Residential Areas, (iii) Spacing of Dwellings)

These proposed plans **totally contravene** the Dacorum Local Plan (as above), and Dacorum Policy CS12, as they show a huge, **visually intrusive two storey extension, less than a metre away** from our boundary. **This proposed extension cuts right across the 45degree line of sight, from our first- floor study/bedroom window**, (See section c) (ii) above) which is the sole source of light to this room.(see attached plan in separate Document section) My husband uses this room as a study for much of the day. The extension would not only **severely block daylight and overshadow** this room, but will also reduce the daylight, through our kitchen rooflight, our ground floor French doors and our other 1st floor bedroom. (photos available in separate document section).

The Dacorum Local plan (2004) states that "The projection of the rear extension from the parent building should not excessively enclose or seriously affect the daylighting to an adjoining owners' habitable rooms.

The Dacorum Local Plan 2014 (as above), states that rear extensions will be assessed with regard to a) individual site factors such as orientation and levels. And Policy CS12 states that each development should: c) avoid visual intrusion, loss of sunlight and daylight.

This application contravenes the Local Dacorum plan and Core Strategy CS12, as the vast roof will not only overshadow our property and cause a significant loss of light, but also block all the afternoon and western evening sunlight from our patio and garden, together with the patios and gardens, to numbers 25 and 23 Langley Hill, below us. Our north facing gardens, receive limited sunshine, except from this western afternoon and evening sun. 29 Langley Hill's floor levels are approximately 1m higher than ours, so an extension of 7m in height, will be 8m in height, from our ground levels and would result in severe overbearing and loss of light and sunlight. Correspondingly, no 25 is set down, just under a metre below our property and so on, down the hill. Because of these levels, any 2-storey extension blocks everyone's light, so, living on a sloping site, we have all kept to single storey wrap around extensions, using the

side space as part of the extension. The **difference in levels** between the properties, which incidentally **have not been shown on the developer's plans**, together with the extreme depth and height, of this build, would **severely impact everyone's daylight and sunlight**. These factors have **NOT** been taken into consideration in the design of this extension.

2.LOSS OF PRIVACY AND VISUAL INTRUSION

Dacorum CS12 Quality of Site Design, states: each development should c) avoid visual intrusion and loss of privacy.

There will be a **significant loss of privacy, from the full width glass balcony** which will overlook our rear garden. If we are going to lose the sunlight to our patio, due to the height and depth of the two-storey extension, then we will have to move right down the garden, to sit in the sun, in full view of our neighbours, from their balcony.

There have been **no proper patio plans submitted for planning permission**, with full dimensions including proposed **height, width and depth of the patio**. The patio levels need to be considered as part of the planning permission application. There are only details of one step down from the kitchen bi-fold door threshold. As mentioned above, there is a **1 m ground height difference between us and no 29**, due to the sloping ground of the Hill. The entire patio needs to be dropped down to match our ground levels, **to prevent overlooking** and a **complete loss of privacy to our garden**. At no 23, (despite having a raised step and further steps down to their lawn), they are still approximately a metre higher, than their neighbours patio, resulting in the full height fence, being at waist height!

3.IMPACT ON RESIDENTIAL AMENITY AND QUALITY OF THE DESIGN.

Dacorum CS12 Quality of site design, states: each development should: g) respect adjoining properties in terms of: vii.materials.

The proposed grey slate roof tiles would. would have an adverse impact on the visual appearance of this side of the Hill, which consists of a long row of 1930's character detached houses, all with dark brown roof tiles. situated between 2 Conservation Areas, one at the lower end of the Hill, and the other at the top of the Hill. (photos available in the separate documents section) (Incidentally, it was one of the conditions imposed on the development of Le Corte Close, to the rear of Langley Hill, that brown roof tiles were used, in order to blend into the village landscape.)

4.MIS-DESCRIPTION OF THE PLANNING PROPOSAL

29 Langley Hill is a large 3 bedroom and 2 bathroom, 1930's detached, **2 storey** chalet bungalow. (photos of the size and scale of 29 Langley Hill are available in separate documents section). This planning application, is now described as a one and a half storey extension, with a **room in the loft**. **The proposal is in fact, for a TWO storey extension of 4.65 metres in depth, 8 metres in width and approximately 7metres in height, (and actually 8 metres in height, from our floor levels, due to the ground level differences described above) with a full width glass balcony! This is not a room in the loft!**

Additionally, **the boundary lines** between nos 27 and 29, **have been drawn incorrectly**. I have already submitted an objection and request for these to be re-drawn and re-submitted.

I hope you will give my objections, serious consideration, especially in view of the number of contraventions in the plans, to the policies in the Dacorum Local Plan (2004) Appendix 7.2v and Core Strategy CS12.

16.02.2023

I am writing to voice my concern regarding the dates online, for the committee meeting next week.(Thursday 23rd Feb 2023).

Last week, the Neighbour Consultation Expiry Date was changed online to Monday 6th March 2023.

Presumably this was changed, as 4 new sets of amended plans, were submitted on the 7th February 2023, changing the levels between the houses and showing BRE guidelines, and lines of the 45 degree line of sight, plus the removal of the patio plans. As neighbours, do we not get 21 days to respond?

Have these 45 degree lines been drawn up by an independent daylight/sunlight surveyor , and if so whom? or just drawn by the same developer, who have made consistent errors in their submitted plans, from day one?

I see that the patio plans , have been removed from the last plan. The height of the proposed extensive patio, is crucial to us at no 27, as we are approx. one metre below their property and we will lose all privacy, unless they take steps to considerably lower the patio levels.

Please can you explain why Dacorum planning site, gives us until the 6th of March for us to respond and presumably gives us time for our further objections

to be loaded onto the site and forwarded to the appropriate councillors for consideration, in plenty of time before the next planning meeting. If the meeting is next week, how can this happen...as we will be submitting further objections AFTER a decision has been made?

16.02.2023

We would like to express our concern, to hear that you have already submitted your report to a senior planning officer for the committee meeting next Thursday.

We received a letter from you, dated 8th February 2023, .It says "Comments will need to be submitted by 22nd February 2023 to be considered". We were not given any information, saying that the consideration would only be from yourself, and that the decision to suggest granting approval would already have been made? We understand that you decide, what or if any comments now get forwarded on to the committee members?

We are also concerned that the date of the Neighbour Consultation Expiry Date was changed, just last week, to the 6th March 2023. I understand now, that this doesn't mean that neighbours have until this date to object! It is extremely misleading, and unfortunately, we have held back on our comments, as we expected to have until then to comment, and had expected to see the committee date changed!

We have major objections, regarding the information in the Planning Statement, submitted by Nieves Design on 27th January 2023, that we have yet to submit to you/Dacorum Planning.

We also have further objections regarding the 7th February 2023 submission of amendments and 45 degree line of sight drawings.

We are extremely concerned that your report, has been given to the senior planning officer without us having the opportunity to object to the above two submissions and that our comments and objections are not appearing in your report! And that these important objections have not been reviewed by a senior officer?

We would like to send the above comments, for review, to the senior planning officer, in the next few days. Please could you forward us their details asap?

We would also like your confirmation that our further comments and objections are forwarded in full to the planning committee as a Supplementary document.

Recommendation

As per the published report.

Item 5b

22/03334/FHA First floor front and side extension and loft conversion comprising of rear and side dormers resulting in a crown roof, partial garage conversion

4 Coniston Road, Kings Langley, Hertfordshire, WD4 8BU

Revised comments from Kings Langley Parish Council

I am writing to let you know that at its meeting last night [21.02.23], Kings Langley Parish Council's Planning Committee agreed to withdraw its objections to this planning application.

Representations received from No. 6 Coniston Road

I am writing to inform the Council that I do not object to the dormer window on the side of the house which will allow light into the new stairwell as I understand that this will not overlook our garden.

Recommendation

As per the published report.

Item 5c

22/03690/FHA Proposed two storey side extension

62 Highfield Road, Berkhamsted, Hertfordshire, HP4 2DD

Withdrawn from agenda following comments from Berkhamsted Town Council – determined under delegated powers

Item 5d

22/03810/FHA Single and two storey rear extension

16 Croft Cottages, Croft Lane, Chipperfield, Hertfordshire, WD4 9DX

No updates required.

Recommendation

As per the published report.
