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DEVELOPMENT MANAGEMENT AGENDA

**THURSDAY 19 OCTOBER 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	Councillor Cox
Councillor C Wyatt-Lowe	Councillor Link
Councillor Durrant	Councillor Mottershead
Councillor Hobson (Vice-Chairman)	Councillor Patterson
Councillor Maddern	Councillor Riddick
Councillor Stevens (Chairman)	Councillor Silwal
Councillor Bristow	Councillor Mitchell

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

AGENDA

7. **ADDENDUM** (Pages 2 - 5)

Agenda Item 7



DEVELOPMENT MANAGEMENT COMMITTEE
19.10.23

ADDENDUM SHEET

Item 5a

23/00974/FUL Detached dwelling house

**Plot 3 Land Between 26 And Collins Bridge, Station Road, Berkhamsted,
Hertfordshire**

No updates required.

Recommendation

As per the published report.

Item 5b

**23/00813/FUL Demolition of existing buildings. Construction of 7 new
houses with associated parking and landscaping**

**Convent of St Francis De Sales Preparatory School, Aylesbury Road, Tring
Hertfordshire, HP23 4DL**

Representation received from 23 Lakeside, Tring:

Objection

I agree with the comments of the Herts & Middlesex Wildlife Trust in that:-

*The application is lacking sufficient ecological information to demonstrate that it will result
in a biodiversity net gain - as required by NPPF.;*

.....
The open space surrounding the existing buildings is a valuable home for wildlife. With the state of the wider countryside and the ongoing depletion of biodiversity urban green spaces such as mature gardens with mature trees and shrubs are invaluable for a wide range of species not to mention the role played in managing flood risks and carbon sequestration.

If this site is to be developed it should be for affordable housing for local people who are being priced out; and very importantly should be ecologically sustainable homes built 'within', not instead of or top of, the wider site, to conserve and provide homes for wildlife as well as people.

Response from Case Officer:

Ecological enhancements would be secured by conditions 8 (landscaping) and 9 (ecological enhancements). Measures include restricting the timing of site clearance to avoid bird-nesting season, the installation of bird boxes, tree protection measures, planting native species within the landscape strategy, boundary treatment to allow free movement of wildlife and a lighting strategy. In addition, the trees along the boundary with Aylesbury and two Beech trees within the centre of the site are protected by Tree Preservation Orders, such that consent is required for any further tree works. In terms of affordable housing, the scale of the proposed development falls below the policy requirement threshold set out in Core Strategy Policy CS19 for the provision of affordable housing (less than 10 units).

CGI Image received from Applicant:



CGI Image received from Applicant:



Recommendation

As per the published report.

Item 5c

23/01807/FHA Replacement of existing hipped roof with gable of same pitch and height, single storey rear extension to replace conservatory, single storey front extension with covered porch, replacement of garage flat roof with pitched roof, conversion of garage to gym, new Velux fenestration.

Seasons 3 Garden Field Lane, Berkhamsted, Hertfordshire, HP4 2NN

Representation received from the Town Council (following review of initial objection):

'In view of the concerns and experience of neighbours' to the rear, the (Parish Council's) Committee requested that if the Officers are minded to approve, a condition be added as follows:

- i) The enlarged fenestration to be set not lower than 1.25 metres from the floor of the room and/or;*

- ii) Fenestration to be opaque glazing;
- iii) Non-opening below 1.8 metres.

In the absence of this or similar condition, Objection CS12'.

Response from Case Officer:

The suggested condition from the Town Council is not necessary, enforceable, and does not satisfy the criteria required for it to be added as a condition of planning permission. The suggested condition is not reasonable, particularly in respect of the obscure glazing of the proposed enlarged rear dormer window. The views offered out from the dormer window would be similar to those already offered out from the existing first floor rear windows in the application dwelling. Furthermore, obscure-glazing the window and making it non-opening below 1.8 metres from the floor of the bedroom would severely restrict the entry of natural light into, and outlook from that dormer window. Given that the dormer window would be the sole aspect and opening for the bedroom, the severe restriction of natural light into, and outlook from the window as a result of obscure-glazing it would result in a very poor quality of accommodation for occupiers of that room.

Recommendation

As per the published report.

Item 5d

23/01777/FHA Single storey rear extension to replace existing, front porch canopy, front and rear dormer windows to facilitate loft conversion. Enlargement of existing rear patio.

31 Watford Road, Kings Langley, Hertfordshire, WD4 8DY

No updates required.

Recommendation

As per the published report.
