



DEVELOPMENT CONTROL AGENDA

**THURSDAY 4 FEBRUARY 2016 AT 7.00 PM
COUNCIL CHAMBER**

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

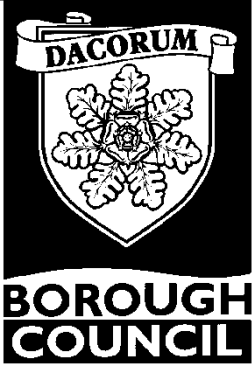
Councillor D Collins (Chairman)	Councillor Riddick
Councillor Guest (Vice-Chairman)	Councillor Ritchie
Councillor Birnie	Councillor R Sutton
Councillor Clark	Councillor Whitman
Councillor Conway	Councillor C Wyatt-Lowe
Councillor Maddern	Councillor Fisher
Councillor Matthews	Councillor Tindall

For further information, please contact Katie Mogan or Member Support

AGENDA

10. ADDENDUM (Pages 2 - 4)

Agenda Item 10



DEVELOPMENT CONTROL COMMITTEE
Thursday 4th February 2016 at 7.00 PM

ADDENDUM SHEET

5.01

4/03674/15/FUL - CHANGE OF USE OF FIRST FLOOR FROM A3 STORAGE TO C3 STAFF ACCOMMODATION. (AMENDED SCHEME).

296-298 HIGH STREET, BERKHAMSTED, HP4 1AH

Advice received from Building Control - There are alternative routes for the means of escape from the new bedroom areas and therefore a suitable means of escape solution is achievable.

Recommendation

As per the published report.

5.02

4/03915/15/FUL - DEMOLITION OF EXISTING BUNGALOW AND CONSTRUCTION OF TWO DWELLINGS

24 TANNSFIELD DRIVE, HEMEL HEMPSTEAD, HP2 5LG

Additional Consultation Response

The Building Control Officer has confirmed that, other than the gravel surface and the need for a 1.2 x 1.2 m landings at the main entrances for disabled access, the proposal would be likely to comply with the maximum stipulation of 5.6 sq m for unprotected openings given the minimum 1 m side isolation. The access landings could be overcome through level access through to the rear patio doors.

Additional Neighbour Representations

22 Tannsfield Drive – reaffirms previous objections to the development not complying with Lifetime Homes and Building Regulations in respect of disability access and notes that this aspect of access has not been covered in the DAS. Considers that the potential breaches of access design are so fundamental that it could not be built as planned due to lack of land.

Lack of garages not in sympathy with the street scene. Asks why in a mature area, the application site alone should be permitted without garaging whilst all surrounding dwellings (some 70 No.) were built with garages.

Provides a detailed review of the Design and Access Statement to highlight incorrect or misleading references or evidence.

20 Tannsmore Close – Confirms that the high level dining room window in the flank wall of No. 20 has been in place at least 28 years and was slightly increased in size 16 years ago. However, the Planning Department confirmed at the time that this increase did not require planning permission.

Calculates that the amended proposal is 11% smaller in footprint and 14% smaller in volume than the earlier rejected application.

With 2 dwellings the rear garden would be very small and narrow.

Additional Information from Applicant

Confirms that the crossover is more than 4.8 m wide.

Confirms that it is not intended that vehicles will turn within the site.

C-Plan Energy Statement received.

Additional Comments

The C-Plan Energy statement confirms an intention to target a 5% improvement in CO2 reductions over the Building Regulations and is considered acceptable.

A completed C-Plan Sustainability Statement is still awaited.

Recommendation

As per the published report

5.03

4/03254/15/FHA - LOFT CONVERSION INCLUDING ROOF ENLARGEMENT AND SINGLE STOREY SIDE EXTENSION

5 EGGLETON DRIVE, TRING, HP23 5AJ

Recommendation

As per the published report

5.04

**4/03473/15/FUL - CHANGE OF USE OF AMENITY SPACE TO SINGLE CAR
PARKING SPACE**

74 LOCKERS PARK LANE, HEMEL HEMPSTEAD, HP1 1TJ

Recommendation

As per the published report

5.05

4/03673/15/FUL - SMALL METAL STORAGE SHED

**HEMEL HEMPSTEAD BOWLS CLUB, GADEBRIDGE PARK, LEIGHTON
BUZZARD ROAD, HEMEL HEMPSTEAD, HP2 5HT**

Recommendation

As per the published report
