



DEVELOPMENT CONTROL AGENDA

**THURSDAY 28 APRIL 2016 AT 7.00 PM
DBC BULBOURNE ROOM - CIVIC CENTRE**

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

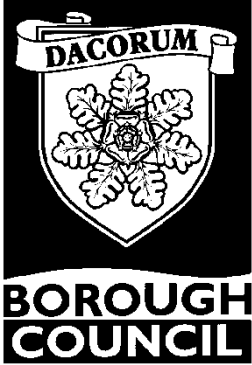
Councillor D Collins (Chairman)	Councillor Riddick
Councillor Guest (Vice-Chairman)	Councillor Ritchie
Councillor Birnie	Councillor R Sutton
Councillor Clark	Councillor Whitman
Councillor Conway	Councillor C Wyatt-Lowe
Councillor Maddern	Councillor Fisher
Councillor Matthews	Councillor Tindall

For further information, please contact Katie Mogan or Member Support

AGENDA

9. ADDENDUM (Pages 2 - 6)

Agenda Item 9



DEVELOPMENT CONTROL COMMITTEE
Wednesday 29th April 2015 at 7.00 PM

ADDENDUM SHEET

5.01

4/00276/16/FUL – DEMOLITION OF EXISTING BUNGALOW AND CONSTRUCTION OF 2 SEMI-DETACHED DWELLINGS AND CREATION OF NEW ACCESS

WOODTHORPE, 1B BOXWELL ROAD, BERKHAMSTED, HP4 3ET

Additional consultation response

Tree Officer - There is no important vegetation on site, so T & W raise no objection

Additional neighbour representation

1 Park View – raises concerns about the property height and overlooking.

Additional information

Since publication of the agenda, the applicant has submitted CGIs of the proposed development in the street scene.

Recommendation

As per the published report

5.02

4/00167/16/FUL – DEMOLITION OF EXISTING GARAGE AND CONSTRUCTION OF TWO SEMI-DETACHED TWO STOREY 2-BEDROOM DWELLINGS

20-22 HIGH STREET, BOVINGDON, HEMEL HEMPSTEAD, HP3 0HG

Recommendation

As per the published report

5.03

4/00639/16/LBC – DEMOLITION OF REAR ENTRANCE PORCH AND EXISTING EXTENSION. SINGLE STOREY REAR EXTENSIONS. EXTERNAL AND INTERNAL ALTERATIONS (INCLUDING SECONDARY GLAZING)

OAK COTTAGE, LEIGHTON BUZZARD ROAD, WATER END, HEMEL HEMPSTEAD, HP1 3BH

Recommendation

As per the published report

5.04

4/02930/15/FUL – INTERNAL AND EXTERNAL REFURBISHMENT WITH NEW STAFF ROOM, EXTENDED BEER GARDEN AND NEW ALLEYWAY BEER GARDEN (REVISED SCHEME).

THE CROWN, 145 HIGH STREET, BERKHAMSTED, HP4 3HH

An updated drawing (AD01D) has been received showing the layout, canopy and the canopy's relationship with the adjoining dwellings.

Recommendation

As per the published report with Condition 15 referring to the updated drawing.

5.05

4/00158/16/FHA – PART TWO STOREY AND PART SINGLE STOREY REAR EXTENSION TO REPLACE EXISTING CONSERVATORY

30 ELM TREE WALK, TRING, HP23 5EJ

Recommendation

As per the published report

5.06

4/00173/16/FUL – CONSTRUCTION OF ONE 2-BEDROOM DETACHED HOUSE

115 COWPER ROAD, HEMEL HEMPSTEAD, HP1 1PF

Additional neighbour representation

Dear Councillor David Collins (Chairman),

Firstly, please accept my apologies for this intrusive message which is in regard to a planning proposal which you will be asked to adjudicate on the evening of Thursday April 28th. It is heart felt and reflects the overwhelming majority of concerned residents.

As a resident at Gravel Hill Terrace for 36 years, my wife and I wish to support the many objections which have been lodged by local residents, to the previous and current planning application 4/00173/16/FUL.

We totally rebuke the cynical way the architect commissioned by the householder at 115 has gone about the task of constantly altering the building plan in order to satisfy and obtain approval from the planning officer, for a one-2 Bedroom detached house which will be set before you to discuss.

However, in diluting their proposal it has merely emphasised how inappropriate this plan will be and will have a detrimental impact on the present property landscape which predominately consists of mature residential family homes of between 3 and 4 Bedrooms.

What this latest proposal offers is a smoke and mirrors affect, on the one hand the façade conforms to the frontage of other properties in Gravel Hill Terrace of around 8.6m, while the depth of this property plan at 4.380m is completely at odds with the neighbouring properties with depths of between 10 -13m.

When you begin to drill down the room sizes of this proposal, we hope you will form the opinion that the entire house amounts to a starter home not a family home, and as a consequence falls short of any new development based on the neighbourhood concept.

In conclusion the plan is cynical and devoid of any consideration for the immediate properties and fails to improve the character and quality of the area. Instead will be left, with this intrusive carbuncle long after the present householder at 115 have left the area with their ill gotten gain.

As the custodians for protecting residents from such indiscriminate infill building plans, we believe risks other residents from emulating this approach if approved, we therefore respectfully ask for the committee to reject these plans outright.

Yours sincerely

Irene and Spencer Bunce

Recommendation

As per the published report

5.07

4/00050/16/FHA – DEMOLISH EXISTING SINGLE STOREY EXTENSION AND CONSTRUCT A NEW SINGLE/TWO STOREY REAR EXTENSION

14 NEW MILL TERRACE, TRING, HP23 5ET

Recommendation

As per the published report

5.08

4/03720/15/FHA – REPLACEMENT FRONT WALL, ENTRANCE PILLARS AND PAVING (RETROSPECTIVE)

24 CHARLES STREET, BERKHAMSTED, HP4 3DG

Recommendation

As per the published report

5.09

4/00205/16/FUL – CHANGE OF USE OF THREE BUNGALOWS FROM RESIDENTIAL (C3) TO STORAGE (B8)

LITTLE HAY GOLF COMPLEX, BOX LANE, HEMEL HEMPSTEAD, HP3 0XT

Recommendation

As per the published report
