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DEVELOPMENT MANAGEMENT AGENDA

**THURSDAY 17 AUGUST 2017 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 Birnie
Councillor Clark
Councillor Conway
Councillor Maddern
Councillor Matthews
Councillor Riddick

Councillor Ritchie
Councillor Whitman
Councillor C Wyatt-Lowe (Vice-Chairman)
Councillor Fisher
Councillor Tindall
Councillor P Hearn
Councillor Bateman

For further information, please contact Katie Mogan or Member Support

AGENDA

- (h) 4/00937/16/FUL - CONSTRUCTION OF ONE 3-BED DWELLING AND TWO-STOREY REAR EXTENSION - 3 HILLSIDE COTTAGES, LEVERSTOCK GREEN ROAD, HEMEL HEMPSTEAD, HP3 8QB

Agenda Item 5h

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**4/00937/16/FUL – CONSTRUCTION OF ONE 3-BED DWELLING AND TWO-STOREY REAR EXTENSION
3 HILLSIDE COTTAGES, LEVERSTOCK GREEN ROAD, HEMEL HEMPSTEAD,
HP3 8QB**

Appendix A – Summary of Representations

Comments received in relation to latest amended plans

Amberley, 2 Hillside Cottages

With reference to your letter dated 20th June 2017 notifying us of the above amended planning application, we have inspected plans (drawing nos 02 to 08) and documents as invited. We note again that the Design & Access Statement and Application form have not been updated and therefore are not only incorrect but mean that the information available to us is limited. Therefore interpreting the developer's precise intentions is hampered by a lack of detailed information and outdated documentation.

Nonetheless we wish formally to raise a number of crucial objections, many of which were raised against the applicant's earlier proposals.

1. Visual Intrusion/Overlooking/Loss of Privacy

Dacorum Borough Local Plan 1991-2011 A3.6 (i) Privacy: "Residential development should be designed and laid out so that the privacy of existing and new residents is achieved"

We believe the proposed development is a direct contravention of this policy.

The proposal is for an attached 3 bedroom house on a small piece of cottage garden at the side of the existing No. 3 Hillside Cottages. The size and depth (approximately eleven metres) of the development on such a small plot would have an oppressive, overbearing and intrusive impact on the surrounding area and properties at the rear and to the side, with previously private and secluded properties being overlooked; especially by the three windows of main bedroom/en-suite in the proposed extension to No. 3, and the three windows of the two rear bedrooms as well as windows to the north/west gable of the proposed additional dwelling.

Adopted Core Strategy 2013 Policy CS27 Quality of the Historic Environment: "All development will favour the conservation of heritage assets. The integrity, setting and distinctiveness of designated and undesignated heritage assets will be protected, conserved and if appropriate enhanced."

We believe the proposed development is a direct contravention of this policy.

The 'L' shape and sheer mass of the proposed 3 bedroom dwelling and an extension to no 3 would be an inappropriate addition to the row of 19th century cottages, Nos

3, 4 and 5-6. These cottages are of architectural and historic importance, contributing significantly to the character of the village (ref: The Archive Photographs Series book: Leverstock Green and Bennetts End compiled by Barbara Chapman published 1996, page 11)

Moreover, the loss of the attractive original hedgerow to the front of No 3 would sadly diminish the charm and aesthetic appeal of the old cottages.

2. Highway safety, inadequate parking and access

Dacorum Borough Local Plan 1991-2011 A5.16: "Nationally over a quarter of all reported crime is car related. Where and how cars are parked is therefore crucial to both the quality and safety of new development. For residential development, in-curtilage parking arrangements are preferred. Where communal parking is required, cars should be located in small groups and subject to natural surveillance. All parking should be arranged so as not to endanger the safety of pedestrians and other road users."

We believe the proposed development is a direct contravention of this policy.

An additional 3 bedroom dwelling, together with extension to the existing No. 3 Hillside Cottages, would result in an increase of possibly two (probably more) resident vehicles, as well as additional visitor/tradesman/delivery vehicles. However the amended plan for the additional dwelling provides off road parking for only one vehicle, where clearly there should be 'in curtilage parking' for at least two vehicles. Inevitable additional vehicles, therefore, would seriously compromise highway traffic and pedestrian safety, already a significant and ongoing problem to the front of Nos 3, 4 and 5-6 Hillside Cottages.

Existing Nos 3 and 4 Hillside Cottages have no off road or allocated parking places whatsoever. Vehicles are habitually left on public grass areas and verges to the front of cottages (land which does not form part of their properties) resulting in deep muddy ruts, especially during Autumn, Winter and Spring when the ground is wet. This is obviously unsightly, but more importantly dangerous, as mud is spread across the pavement/public footpath, producing a slippery and hazardous surface for pedestrians. What little grass that survives on this public area, is unable to be properly mown and maintained by the local authority's ground staff, due to the obstruction of illegitimately parked vehicles and unsanctioned randomly spread hardcore.

In addition, vehicles are driven up the dropped kerb of the drive to nos 1, 2 and 3a Hillside Cottages and along the pavement in order to access the grass verge, a potentially lethal, and surely illegal, practice.

The grass and public path area is often further congested with visiting and delivery vehicles to the cottages, causing obstruction to pedestrians and to vehicles trying to enter and exit the drive to nos 1, 2 and 3a Hillside Cottages. Vehicles left on the verge and concrete 'apron' in front of no 3 Hillside Cottages dangerously block the line of sight of anyone attempting to turn out of the drive to 1, 2 and 3a on to this very busy stretch of the A4147 (Leverstock Green Road).

There have been occasions when visiting vehicles to Nos 3 and 4 Hillside Cottages have parked on the drive to Nos 1, 2 and 3a, effectively blocking access to and from these three houses. This, obviously, has extremely serious implications in the event that emergency services are called to Nos 1, 2 or 3a. The inevitable increase in vehicles which would occur as a result of the proposed development, without adequate parking provision, would lead to more chaotic and congested parking with potentially fatal consequences.

The present chaotic abuse by vehicles to the front of nos 3, 4 and 5-6 Hillside Cottages is already seriously problematic. With the imminent major East Hemel development by The Crown Estate plan (St Albans' SLP) for an additional one thousand houses to be built in and around Leverstock Green resulting in hugely increased traffic volumes and construction vehicle access likely to be via the A4147 Leverstock Green Road over an estimated ten year building programme, the prospect of even more unauthorised parking on the public grass area to the front of the cottages is alarming in the extreme.

3. Intrusion and Disturbance

Dacorum Borough Local Plan 1991-2011 Appendix 3 Layout and Design of Residential Areas A3.1: "Proposals should be guided by the existing topographical features of the site and its immediate surroundings. They should respect the character of the surrounding area, and in particular there must be adequate space for the proposed development without creating a cramped appearance."

We believe the proposed development is a direct contravention of this policy.

Building an additional house to the North/West boundary of No 3 Hillside Cottages would result in the loss of the existing 19th century cottage garden creating a cramped appearance with no respect for the character of the surrounding area.

Removal of a large part of the existing boundary fence to No 3 Hillside Cottages, shown on drawing nos 02, 03, 04, 06 and 08 is both unacceptable and unnecessary. It results in surreptitious encroachment onto the strip of manorial land running alongside the existing driveway to nos 1, 2 and 3A Hillside Cottages. This would be an inappropriate invasion of a piece of land which does not belong to the applicant and would invite further "illicit" parking, thus destroying a significant part of this precious amenity (see section 4 below).

4. Biodiversity and Conservation

The Manorial strip has been maintained over the last 35 years by the owners of Nos 1, 2 and 3a Hillside Cottages as a natural undisturbed habitat for birds, insects and small mammals, including the now threatened hedgehog. Three young, but very productive, Damson trees, together with Elder trees and Lilac bushes, result in a very pleasant, aesthetic amenity for the enjoyment of all. (Please see enclosed three photos.) The trees, together with the cow parsley, provide valuable food for birds and other wildlife, whilst the nettlebeds are invaluable for encouraging Peacock and Red Admiral butterflies to breed.

There has been a sad loss of trees and habitat in the village over the past few years, including a number of Horse Chestnuts. Several trees along the boundary between No 3 Hillside Cottages and the drive to Nos 1, 2 and 3a were removed by the applicant just prior to submitting his original planning application.

We believe this is reason enough to preserve the Manorial strip as an undisturbed natural habitat at all times.

There can be no justifiable reason for any development, including car parking provision, at No 3 Hillside Cottages, not to be contained entirely within its own curtilage and existing boundary fence, both during and after construction.

We trust our observations and objections are helpful in serving the interests of the wider community and assist the decision making process.

2 Hillside Cottages online comments

We strongly object to this amended planning application Ref: 4/00937/16/FUL notified 20/06/2017, with regard to the following summarised headings:

1. Visual Intrusion/Overlooking/Loss of Privacy
2. Highway Safety/Inadequate Parking and Access
3. Intrusion/Disturbance
4. Biodiversity/Conservation

FULL DETAILS of our observations, concerns and objections are contained in our email to Planning Case Officer Ms I Keen dated 27/06/2017

3a Hillside Cottages

After carefully considering the plans we wish to make you aware of a number of very strong objections that we have to the proposed construction of one 3-bed dwelling adjoining 3 Hillside Cottages. As both long standing residents of Leverstock Green and an immediate neighbour of the proposed development, we are of the view that the proposed development will have a serious impact on not only our standard of living but that of the wider community. Our specific objections are as follows:-

1. Highway safety, inadequate parking and access

Dacorum Borough Local Plan 1991-2011 Parking Provision A5.16 Design and Layout: "All parking should be arranged so as not to endanger the safety of pedestrians and other road users."

We believe the proposed development is a direct contravention of this policy.

The proposed development does not provide sufficient off-road parking spaces to accommodate the additional vehicles associated with a further 3 bed dwelling

adjoining the existing three properties, none of which has any off-road parking provision.

Hillside Cottages are located on the busy main road through Leverstock Green (A4147). Owing to the absence of any off-road parking provision, the current owners of, and visitors to, the existing three cottages park their vehicles on the public grassed verges in front of the cottages and adjacent to the A4147.

The current danger to pedestrians, cyclists and other road users should not be underestimated. The additional vehicles the proposed new dwelling will clearly bring will only exacerbate the already intolerable situation and should simply not be ignored.

See Fig. 1 and 2 below.

Fig. 1 - Vehicles parked on grass verge and manorial land illustrating the danger to pedestrians and cyclists.

Fig. 2 - Illustration of the potential danger to pedestrians, cyclists and other road users. Parked vehicles obscuring the view from the driveway which can clearly be seen in the foreground.

In the winter months when the verges are wet, the ground quickly becomes a muddy quagmire which then spreads to the pavement, road and driveways which is not only unsightly but importantly a further safety hazard. During the summer, the parked vehicles make it difficult for the Local Authority to cut the verges, resulting in areas of uncut grass.

The current lack of adequate parking and nuisance this creates should not in our view, be aggravated by additional vehicles this development will bring. The proposed new dwelling does include one, off-street parking space, however this does nothing to alleviate the existing parking and access difficulties and actually creates further problems.

Core Strategy (Adopted 2013) Policy CS12: Quality of Site Design: "On each site development should: (a) provide a safe and satisfactory means of access for all users; (b) provide sufficient parking and sufficient space for servicing;"

We believe the proposed development fails to meet this condition. Adding further vehicles to the already heavily congested space in front of nos. 3, 4 and 5 Hillside Cottages will result in an increased danger to pedestrians, cyclists and other road users.

Parked vehicles make the task of turning onto the busy A4147 from the driveway to and from Nos. 1, 2 and 3a Hillside Cottages extremely hazardous. On occasions the only way to see if the road is clear is to nose onto the carriageway.

Fig. 2 illustrates the parked vehicles obscuring the view from the driveway which can be clearly seen in the foreground.

Insufficient parking space will adversely affect the amenity of the surrounding properties through inconsiderate and dangerous parking on grass verges and common land in front of Hillside Cottages.

We believe it is the duty of the Local Authority Planning department to refuse this application in order to prevent the intolerable situation getting any worse.

2. Detrimental impact upon residential amenities

Core Strategy (Adopted 2013) Policy CS12: Quality of Site Design: “On each site development should: (f) integrate with the streetscape character; and (g) respect adjoining properties in terms of: (viii) landscaping and amenity space.”

We believe the proposed development is a direct contravention of this policy.

The existing cottages are an attractive and historic part of Leverstock Green. In our view the proposal to attach an ‘L’ shaped new-build development to the side of 3 Hillside Cottages will not be in keeping with the existing row of 19th century cottages.

Currently, the garden to the side of No. 3 and the hedge at the front of the property create valuable and attractive green space and wild habitat. Fig. 3 refers.

Fig. 3 - The current green space around 3 Hillside Cottages, the loss of which would demonstrably harm the amenities enjoyed by local residents.

Also illustrates the natural hedgerow and manorial land alongside the boundary to No. 3 and the drive to Nos. 1, 2 and 3a.

3. Visual impact

Dacorum Borough Local Plan 1991-2011 Small-scale Housing Extensions A7.2: “Extensions should harmonise with the existing house and the surrounding area in the following respects:(ii) Surrounding Area: An extension should maintain the common design characteristics of the row or street within which a house is located, with particular regard to:(b) building pattern – if a row of houses of uniform design and building line forms an attractive group in the street scene, then extensions should not detract from this group effect;”

We believe the proposed development is a direct contravention of this policy.

We consider that the proposed additional dwelling should be considered an extension to No. 3 Hillside Cottages; the fact that it will be occupied as a separate household is not relevant, and it is therefore our view that the conditions set out in Appendix 7 (Small –scale Housing Extensions) are pertinent to this application.

The existing row of cottages comprises some of the oldest properties in the heart of Leverstock Green. Adding a further, 3 bedroomed property will have a detrimental impact on the character of the village, transforming an attractive feature of three cottages into a ‘barracks’ of four dwellings.

The site is small and the proposed additional property would have an oppressive, overbearing and intrusive impact on the surrounding area and properties to the rear and side, with previously secluded and private properties being overlooked.

The loss of the attractive hedgerow at the front and side of no. 3 will detract from the character of not only the row of cottages but the village itself.

The erection of an 'L' shaped end of terrace house (which is in effect an extension to No. 3 Hillside Cottages) will not harmonise with the original design and character of the existing row of cottages. Attaching a new-build dwelling to a row of cottages of historical interest will have a negative impact on the attractive street scene.

4. Conservation

The proposed development will inevitably destroy natural habitat, shrubs, plants and trees forming an attractive, natural hedgerow along the strip of 'brown land' which runs alongside the driveway to Nos. 1, 2 and 3a Hillside Cottages. This will dramatically degrade the quality of the immediate surroundings and locality. The driveway and hedgerow provides a very private, secluded and attractive access to our properties. Fig 3 refers.

We would be grateful if the council would take our objections into consideration when deciding this application.

In conclusion we would also like to request that, should the application be approved, the council consider using its powers to enforce controlled hours of operation and other restrictions that might make the duration of the works more bearable for the neighbouring properties. The proposed site of development is directly adjacent to the access drive to nos. 1, 2 and 3a Hillside Cottages, so we would ask that consideration is made about how and where construction vehicles and staff would gain access to the site for unloading and parking without causing a hazard or inconveniencing neighbours. We specifically request that all the building work, storage of building materials and equipment be contained within the curtilage of No. 3 Hillside Cottages for the duration of any works. Similarly we request that the boundary fence between No.3 and the drive to Nos. 1, 2 and 3a remains in place in order to provide essential protection of the attractive, natural hedge on the manorial strip which runs parallel to it.

3a Hillside Cottages online comments

We wish to strongly object to this application on the following grounds:-

1. Highway safety, inadequate parking and access
2. Detrimental impact upon residential amenities
3. Visual impact
4. Conservation

Full details of our objections have been submitted by email to Ms Intan Keen
02/07/2017

52 Crossfell Road

Email comments limited to 1000 characters could not fully express the extent of my objections. Hence this letter.

I am objecting once again to this planning application for the reasons stated below.

1) Drawings submitted are incorrect and incomplete. On the letter received it states 3-bed dwelling and two-storey rear extension. No rear extension shown on plans. I presume this is only an outline application but the extension should still be shown. On drawing No 8 it says public access to rear of cottages unavailable. There is a small gate at the side of 3 Hillside Cottages, and easy access. Had the architect gone to the rear of the property they would have seen that the back of the building does not have a straight wall, but a part protrusion therefore incorrect plans.

2) The proposed three dormer windows in No. 3 and the new build property making a total of six is unacceptable as they would overlook my rear garden, and would intrude upon my privacy, and also that of my neighbour.

3) 3 Hillside Cottages is not listed, but must be categorised as a building of local interest, and this must be taken into consideration. The materials used for the new building will never replicate the original. I cannot see how bifolding doors at the back of No 3, and proposed property is in character with a 19 century cottage.

52 Crossfell Road online comments

I am objecting once again to the planning application for reasons stated below:

1) Drawings submitted are incorrect and incomplete. Letter states 3 BED DWELLING AND 2 STOREY REAR EXTENSION. No rear extension shown on plans, presume only an outline application but extension should still be shown. Drawing No8 says public access to rear of cottages unavailable. There is a small gate at the side of 3 Hillside Cottages and easy access. Back of building does not have a straight wall but a part protrusion therefore incorrect plans

2) Proposed 3 dormer windows in No 3 and new build property totalling 6 is unacceptable as would overlook my rear garden and intrude upon privacy

3) Building is not listed but must be categorised as a building of local interest and must be considered as such

4) Plans show 3 beds and only 1 parking space. Over-populated highway verge parking, muddy in Winter, transferring to public footpath causing hazard to pedestrians

71 Crossfell Road

The new plans for the proposed extension to No3 Hillside Cottages are inadequate (insufficient information).

The dormer windows to the rear of the new development, plus the two extra dormer windows in the planned extension to No3, encroach on the privacy of my house and back garden.

The folding doors/windows in the new development does not blend in with the existing build of the old cottages.

The parking arrangements for the new development is still far from adequate. The public pathway in front of Hillside Cottages does have mud deposited on it from car parking already, so an extra property will only make the situation worse.

Ridgefield, Leverstock Green Road

I object to the above planning application because of its impact on highway safety, already inadequate parking and access.

Currently, vehicles belonging to residents of Hillside Cottages have to be unofficially parked on the grass common land bordering the main highway. Not only is this an eye-sore but importantly in wet weather results in a churned up, deeply rutted grass area, the mud from which is carried onto the main road and footpath making for a potentially dangerous situation.

Also this large grass area cannot be accessed by the local authority maintenance staff for mowing and is effectively blocked for emergency vehicle access.

The amended proposal has allowance for a single off road/allocated parking place within its boundary. This will be insufficient and clearly further aggravate existing problems .

Wenscot, Leverstock Green Road

With reference to your letter dated 20th June 2017 notifying us of the above amended planning application, we have inspected plans (drawing nos 02 to 08) and documents as invited. We note again that the Design & Access Statement and Application form have not been updated and therefore are not only incorrect but mean that the information available to us is limited. Therefore interpreting the developer's precise intentions is hampered by a lack of detailed information and outdated documentation.

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being overlooked; especially by the three windows of main bedroom/en-suite in the proposed extension to No. 3, and the three windows of the two rear bedrooms as well as windows to the north/west gable of the proposed additional dwelling.

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Moreover, the loss of the attractive original hedgerow to the front of No 3 would sadly diminish the charm and aesthetic appeal of the old cottages.

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Dacorum Borough Local Plan 1991-2011 A5.16: "Nationally over a quarter of all reported crime is car related. Where and how cars are parked is therefore crucial to both the quality and safety of new development. For residential development, in-curtilage parking arrangements are preferred. Where communal parking is required, cars should be located in small groups and subject to natural surveillance. All parking should be arranged so as not to endanger the safety of pedestrians and other road users."

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obstruction of illegitimately parked vehicles and unsanctioned randomly spread hardcore.

In addition, vehicles are driven up the dropped kerb of the drive to nos 1, 2 and 3a Hillside Cottages and along the pavement in order to access the grass verge, a potentially lethal, and surely illegal, practice.

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and would invite further “illicit” parking, thus destroying a significant part of this precious amenity (see section 4 below).

4. Biodiversity and Conservation

The Manorial strip has been maintained over the last 35 years by the owners of Nos 1, 2 and 3a Hillside Cottages as a natural undisturbed habitat for birds, insects and small mammals, including the now threatened hedgehog. Three young, but very productive, Damson trees, together with Elder trees and Lilac bushes, result in a very pleasant, aesthetic amenity for the enjoyment of all. (Please see enclosed three photos.) The trees, together with the cow parsley, provide valuable food for birds and other wildlife, whilst the nettlebeds are invaluable for encouraging Peacock and Red Admiral butterflies to breed.

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We believe this is reason enough to preserve the Manorial strip as an undisturbed natural habitat at all times.

There can be no justifiable reason for any development, including car parking provision, at No 3 Hillside Cottages, not to be contained entirely within its own curtilage and existing boundary fence, both during and after construction.

We trust our observations and objections are helpful in serving the interests of the wider community and assist the decision making process.

Wenscot, Leverstock Green Road online comments

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Highway safety, inadequate parking and access

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parking should be arranged so as not to endanger the safety of pedestrians and other road users."

We believe the proposed development is a direct contravention of this policy.

42 Pancake Lane

Objection to this construction due inadequate parking, damage to the grass verge and limited access from the main road.

Vehicles in the cottages have no designated parking and use the grass verge on the side on the main road next to a footpath - this new construction will only make the matter worse and could potentially put any pedestrians at risk.

Access for construction vehicles will have to be from the main road which is not safe as there is no official entrance from the road to the house - only across the grass verge and footpath.

120 Tile Kiln Lane

Regarding application for 3 Hillside Cottages Leverstock Green. My previous comment still stands with this new proposal which is that car parking will be even more of a problem than it is at present. Cars are parked on the Council grass verge on a regular basis and in wet weather a dangerous mud layer can appear on the pathway . Apart from which it is impossible for the grass to be cut properly and it looks unsightly. Another dwelling will only make things worse

Leverstock Green Village Association

Thank you for your letter dated 28 June 2017. As we discussed on the telephone, the Leverstock Green Village Association (LGVA) continues to have serious concerns about the planning application submitted by the owner of 3, Hillside Cottages, Leverstock Green Road.

The original application for the construction of two 2 bedroom cottages was replaced in August 2016 with a proposal for a single L-shaped 3 bedroom house with a parking area at the front. The latest application involves changes to the design of the 3 bedroom house and includes a two-storey rear extension.

In our view, the revised plan is even less acceptable than the previous proposals. Although these 18th / 19th Century cottages are not listed buildings, they are nevertheless an important part of the heritage of Leverstock Green, particularly as they are located in a highly conspicuous position as you enter the village.

The construction of an L-shaped 3 bedroom house on the end of the terrace is entirely unsuitable and would seriously detract from the character appearance of these heritage cottages. Furthermore, we do not believe that any extension to the terrace would convincingly match the existing cottages.

The LGVA is also aware that the lack of suitable parking in front of Hillside Cottages is already a contentious issue. The occupants have habitually parked their cars on the common land between the cottages and the A4147. In wet weather, particularly during the winter, the grassed area becomes badly damaged and rutted which is both unsightly and creates a mud hazard on the footpath leading to the village centre and the school in Green Lane. Although the application includes a parking space for one car, this will not alleviate the overall problem. As there are road safety issues with cars parked on the grass strip so close to this busy road, we suggest that Hertfordshire Highways should be invited to comment.

In conclusion, the local residents and indeed many other people in Leverstock Green are strongly opposed to this application. The LGVA believes that the proposal constitutes a totally inappropriate development in this prominent area of the village and should be rejected.

Leverstock Green Village Association online comments

Leverstock Green Village Association (LGVA) continues to have serious concerns about this planning application. In our view, the revised plan is even less acceptable than the previous proposals. Although these 18th/19th Century cottages are not listed buildings, they are nevertheless an important part the heritage of Leverstock Green, particularly as they are located in a highly conspicuous position as you enter the village.

The construction of an L-shaped 3 bedroom house on the end of the terrace is entirely unsuitable and would seriously detract from the character appearance of these heritage cottages. Furthermore, we do not believe that any extension would convincingly match the existing cottages.

In conclusion, the local residents and many people in the village are strongly opposed to this application. The LGVA believes that the proposal constitutes a totally inappropriate development in this prominent area of the village and should be rejected.

Councillor Graham Sutton

Confirmed call-in by e-mail dated 25 June 2017.

Conservation and Design

This is a terrace of what would appear to be workers cottages which date from the early 19th century or possibly the late 18th century. They are of two storeys constructed in painted brick with steeply pitched tiled roof. They make a positive contribution to the character of the area and are prominent within the core of the historic village. The gable of the properties is particularly visible when travelling from Hemel Hempstead to St Albans due to the situation at a curve in the road.

The proposal has been amended following previous comments and further negotiations.

We now believe that the proposal would be acceptable. The forward element of the scheme would add an additional house onto the terrace in a sympathetic and appropriate manner. It would reflect the scale, mass, design and materials of the existing building. To provide additional space and car parking the rear extension element is set back and of a similar sympathetic design style and configuration. The proposal would not harm the character of the existing terrace but would sit comfortably with it. We would be concerned that if the height was lowered or the pitch of the roof was changed this would draw the eye to the end building. However as the proposal now matches the terrace it should sit comfortably with it and reflect its qualities rather than drawing attention to its self as a new dwelling.

The key to ensuring this will be the need to get a close matching brick and roof tile, to copy the brick bond and other design details and ensure that the eaves overhangs, window heads and cills and fenestration matches the historic cottages. If this can be achieved we believe that the proposal would sit comfortably with the terrace. When considering the application in relation to the framework it states that non designated heritage assets should be considered as part of a balanced judgement. We would assess that the harm to the significance of the heritage asset will be at a minimal/ low level. Therefore we would not object to the proposals.

Recommendation The proposals are acceptable. External materials (bricks, roof tiles, rainwatergoods) to match existing, brick bond to match existing, window heads, cills, eaves details to match existing, Joinery proportions to match adjacent property and finishes subject to approval.

Hertfordshire Highways

No details are provided on the amendment to assess the implication on public highway. If there are likely to affect the public highway then the LPA should make aware of the highway authority for informed recommendation.

Trees and Woodlands

I commented on this application on 23 August 2016 advising Martin Stickley. The amendments do not affect my original comments. There are no trees worthy of retention on this site.

Comments received in relation to previously submitted plans

1 Hillside Cottages, Leverstock Green Road

The proposed development is typical of today's attitude to cram as many houses into the smallest of gaps in order to 'make a quick buck' without any due consideration to environmental issues which surround this application. I totally agree with all the issues raised succinctly by many on this website and by neighbours who have corresponded directly. We are all extremely concerned about this proposal of the two additional cottages and the impact it will have on many.

Amberley, 2 Hillside Cottages

Primary Objections:

Visual Intrusion/Overlooking/Loss of Privacy

The proposal is for two attached houses on a small piece of cottage garden at the side of the existing No. 3 Hillside Cottages. The size and depth of the development on such a small plot would have an oppressive, overbearing and intrusive impact on the surrounding area and properties at the rear and to the side, with previously private and secluded properties being overlooked.

The loss of the attractive front hedgerow at No 3 would detract from the character of the row of cottages.

Inadequacy of Parking

Two additional households would inevitably result in an increase of possibly two, but more likely four, resident vehicles, as well as additional visitor/tradesman/delivery vehicles. However the plans do not seem to indicate any provision for off road parking (Section 10.' Vehicle Parking' in the Application for Planning Permission document appears to have been completely ignored by the Applicant). This would seriously compromise highway, traffic and pedestrian safety, already a significant and ongoing problem to the front of Nos 3, 4 and 5-6 Hillside Cottages.

Existing Nos 3 and 4 Hillside Cottages have no off road or allocated parking places whatsoever, even though No 3 has adequate garden area to the side of the house to provide for parking. Vehicles are habitually left on public grass verges resulting in deep muddy ruts, especially during Autumn and Winter months when the ground is wet. This is obviously unsightly, but more importantly dangerous, as mud is spread across the pavement/public footpath, producing a slippery and hazardous surface for pedestrians. In addition, vehicles are driven up the dropped kerb and along the pavement in order to access the grass verge, a potentially lethal, and surely illegal, practice.

The grass and public path area is often further congested with visiting and delivery vehicles to the cottages, causing obstruction to pedestrians and to vehicles trying to enter and exit the drive to nos 1, 2 and 3a Hillside Cottages. Vehicles left on the verge and concrete 'apron' in front of no 3 Hillside Cottages dangerously block the line of sight of anyone attempting to turn out of the drive to 1, 2 and 3a on to this very busy stretch of Leverstock Green Road.

There have been occasions when visiting vehicles to Nos 3 and 4 Hillside Cottages have parked on the drive to Nos 1, 2 and 3a, effectively blocking access to and from these three houses. This, obviously, has extremely serious implications in the event that emergency services are called to Nos 1, 2 or 3a. The inevitable increase in vehicles resulting from two more houses without adequate parking provision would lead to more chaotic and congested parking with potentially fatal consequences.

Intrusion and Disturbance

Cramming two additional houses right on to the North/West boundary of No 3 Hillside Cottages leaves no space for access from front to rear of all three properties. The Applicant proposes, therefore, to spill beyond his boundary, intruding onto the narrow strip of Manorial Waste or 'brown land' running alongside the existing driveway which has provided exclusive access for 35 years to Nos 1,2 and 3A Hillside Cottages. (See Applicant's Design and Access Statement -para 'Landscaping'). This proposal, to provide an access way to the the rear gardens of both the proposed new houses and No.3 Hillside Cottages, is an inappropriate invasion of a piece of land which doesn't belong to him.

Planning Application drawing nos 1 and 3 show a... 'proposed two storey rear extension to No 3 Hillside Cottages will form part of a future planning application'.... It is hard to imagine how this future development could take place after access to the rear of No 3 has been blocked off by the proposed new houses.

Biodiversity and Conservation

Over the past 35 years the owners of Nos 1, 2 and 3a Hillside Cottages have taken pleasure in maintaining this Manorial Waste strip as a natural undisturbed habitat for birds, insects and small mammals, including the now threatened hedgehog. Three young, but very productive, Damson trees, together with Elder trees and Lilac bushes, result in a very pleasant, aesthetic amenity for the enjoyment of all. (Please see enclosed photos.) The trees, together with the cow parsley, provide valuable food for birds and other wildlife, whilst the nettlebeds are invaluable for encouraging Peacock and Red Admiral butterflies to breed.

There has been a sad loss of trees and habitat in the village over the past few years, including a number of Horse Chestnuts. Several trees have already been removed from the boundary between No 3 Hillside Cottages and the drive to Nos 1, 2 and 3a. We believe this is reason enough to leave the Manorial Waste strip undisturbed. The applicant's desire to maximise profits from the development by building right up to the boundary is no justification for spilling beyond the curtilage of No 3 and invading this natural space.

The importance of preserving this strip of Manorial Waste as an undisturbed, natural habitat at all times cannot be over emphasised.

The applicant's entry in Section 15 'Trees and Hedges' of the Application for Planning Permission document, where both 'No' boxes have been ticked, contradicts the Design and Access Statement para 'Landscaping' where it is clear that an assumption has been made to encroach onto Public Land ie the aforementioned sacrosanct Manorial Waste strip.

We trust our observations and objections are helpful in serving the interests of the wider community and assist the decision making process.

2 Hillside Cottages comments on amended scheme

With reference to your letter dated 15th August 2016 notifying us of the above amended planning application, we have inspected plans and documents as invited, albeit in the absence of dimensions and/or scale bar on the drawings. In addition the

Design & Access Statement and Application form have not been updated and are therefore not only incorrect but mean that the information available to us is extremely limited. Therefore interpreting the developer's precise intentions is hampered by a lack of detailed information and out-dated documentation.

Nonetheless, given the short time to submit our response, i.e. 14 days from the date of your letter, we wish formally to raise a number of crucial objections, many of which were raised against the first proposal for two dwellings.

Visual Intrusion/Overlooking/Loss of Privacy

Dacorum Borough Local Plan 1991-2011 A3.6 (i) Privacy: "Residential development should be designed and laid out so that the privacy of existing and new residents is achieved"

We believe the proposed development is a direct contravention of this policy.

The proposal is for an attached 3 bedroom house on a small piece of cottage garden at the side of the existing No. 3 Hillside Cottages. The size and depth of the development on such a small plot would have an oppressive, overbearing and intrusive impact on the surrounding area and properties at the rear and to the side, with previously private and secluded properties being overlooked, especially by the windows of proposed main bedroom in the extension to No. 3 and bedrooms 1 and 3 of the proposed additional dwelling.

Adopted Core Strategy 2013 Policy CS27 Quality of the Historic Environment: "All development will favour the conservation of heritage assets. The integrity, setting and distinctiveness of designated and undesignated heritage assets will be protected, conserved and if appropriate enhanced."

We believe the proposed development is a direct contravention of this policy.

The proposed 'L' shaped 3 bedroom dwelling would be an inappropriate addition to the row of 19C cottages, Nos 3, 4 and 5/6. These cottages are of architectural and historic importance, contributing significantly to the character of the village (ref: The Archive Photographs Series book: Leverstock Green and Bennetts End compiled by Barbara Chapman published 1996, page 11)

Moreover, the loss of the attractive original hedgerow to the front of No 3 would sadly diminish the charm and aesthetic appeal of the old cottages.

Inadequacy of Parking

Dacorum Borough Local Plan 1991-2011 A5.16: "Nationally over a quarter of all reported crime is car related. Where and how cars are parked is therefore crucial to both the quality and safety of new development. For residential development, in-curtilage parking arrangements are preferred. Where communal parking is required, cars should be located in small groups and subject to natural surveillance. All parking should be arranged so as not to endanger the safety of pedestrians and other road users."

We believe the proposed development is a direct contravention of this policy.

An additional 3 bedroom dwelling, together with extension to the existing No. 3 Hillside Cottages, would inevitably result in an increase of possibly two or more resident vehicles, as well as additional visitor/tradesman/delivery vehicles. However the amended plan provides off road parking for only one vehicle, where clearly there should be in curtilage parking for at least two vehicles. Additional vehicles, therefore, would seriously compromise highway, traffic and pedestrian safety, already a significant and ongoing problem to the front of Nos 3, 4 and 5-6 Hillside Cottages.

Existing Nos 3 and 4 Hillside Cottages have no off road or allocated parking places whatsoever. Vehicles are habitually left on public grass verges resulting in deep muddy ruts, especially during Autumn, Winter and Spring when the ground is wet. This is obviously unsightly, but more importantly dangerous, as mud is spread across the pavement/public footpath, producing a slippery and hazardous surface for pedestrians. What little grass that survives on this public area, is unable to be properly mown and maintained by the local authority's ground staff, due to the obstruction of illegitimately parked vehicles and unsanctioned randomly spread hardcore.

In addition, vehicles are driven up the dropped kerb and along the pavement in order to access the grass verge, a potentially lethal, and surely illegal, practice.

The grass and public path area is often further congested with visiting and delivery vehicles to the cottages, causing obstruction to pedestrians and to vehicles trying to enter and exit the drive to nos 1, 2 and 3a Hillside Cottages. Vehicles left on the verge and concrete 'apron' in front of no 3 Hillside Cottages dangerously block the line of sight of anyone attempting to turn out of the drive to 1, 2 and 3a on to this very busy stretch of Leverstock Green Road.

There have been occasions when visiting vehicles to Nos 3 and 4 Hillside Cottages have parked on the drive to Nos 1, 2 and 3a, effectively blocking access to and from these three houses. This, obviously, has extremely serious implications in the event that emergency services are called to Nos 1, 2 or 3a. The inevitable increase in vehicles which would occur as a result of the proposed development, without adequate parking provision, would lead to more chaotic and congested parking with potentially fatal consequences.

Intrusion and Disturbance

Dacorum Borough Local Plan 1991-2011 Appendix 3 Layout and Design of Residential Areas A3.1: "Proposals should be guided by the existing topographical features of the site and its immediate surroundings. They should respect the character of the surrounding area, and in particular there must be adequate space for the proposed development without creating a cramped appearance."

We believe the proposed development is a direct contravention of this policy.

Building an additional house up to the North/West boundary of No 3 Hillside Cottages would result in the loss of the existing 19C cottage garden creating a cramped appearance with no respect for the character of the surrounding area.

Removal of a large part of the existing boundary fence to No 3 Hillside Cottages, shown on drawing nos 02A, 03A and 04, is both unacceptable and unnecessary. It results, as shown on drawing no. 04, in surreptitious encroachment onto the strip of manorial land running alongside the existing driveway to nos 1, 2 and 3A Hillside Cottages. This would be an inappropriate invasion of a piece of land which does not belong to the applicant and would invite further "illicit" parking, thus destroying a significant part of this precious amenity (see section 4 below).

Biodiversity and Conservation

The Manorial strip has been maintained over the last 35 years by the owners of Nos 1, 2 and 3a Hillside Cottages as a natural undisturbed habitat for birds, insects and small mammals, including the now threatened hedgehog. Three young, but very productive, Damson trees, together with Elder trees and Lilac bushes, result in a very pleasant, aesthetic amenity for the enjoyment of all. (Please see enclosed photos.) The trees, together with the cow parsley, provide valuable food for birds and other wildlife, whilst the nettlebeds are invaluable for encouraging Peacock and Red Admiral butterflies to breed.

There has been a sad loss of trees and habitat in the village over the past few years, including a number of Horse Chestnuts. Several trees along the boundary between No 3 Hillside Cottages and the drive to Nos 1, 2 and 3a were removed by the applicant just prior to submitting his original planning application.

We believe this is reason enough to preserve the Manorial strip as an undisturbed natural habitat at all times.

There can be no justifiable reason for any development, including car parking provision, at No 3 Hillside Cottages, not to be contained entirely within its own curtilage and existing boundary fence, during and after construction.

We trust our observations and objections are helpful in serving the interests of the wider community and assist the decision making process.

The latest amended application (the drawings of which are undated, without dimensions or even a scale bar!) entered on the Planning website on 15 August 2016, does little to ameliorate the difficulties and insoluble problems, this inappropriate development would create.

The numerous concerns and serious objections unanimously raised by many anxious local residents on this website illustrate overwhelmingly, the absolute need for the application formally to be rejected.

There is a loud chorus of opinion that it contributes nothing to the village and welfare of its residents; rather it exacerbates the already contentious issue of habitual unauthorised parking by occupants of, and visitors to, no's 3, 4 and 5/6 Hillside

Cottages, turning the frontages during Autumn, Winter and early Spring into an unsightly and hazardous 'mud-bath', posing a very real danger to both pedestrians and motorists.

What little grass that survives on this public area is unable to be properly mown and maintained by the authority's ground staff, due to the obstruction of 'illegally' parked vehicles and unsanctioned randomly scattered hardcore.

It would be an act of 'architectural vandalism' if this insensitive over development were allowed to spoil, even more, the setting of these period cottages, which are a significant and valued feature of the village.

The intended removal of a large part of the existing boundary fence to no 3 Hillside Cottages, shown on drawing nos: 02A, 03A and 04, and the surreptitious encroachment onto the strip of manorial land, which runs along side the existing driveway to no's: 1, 2 and 3A Hillside Cottages, further discredits the integrity of this application and exposes the applicant's clear intention to spill outside the curtilage of no 3 Hillside Cottages before, during and after the proposed development.

Please refuse this highly problematic application.

2 Hillside Cottages comments on further amended plans

With reference to your letter dated 20th June 2017 notifying us of the above amended planning application, we have inspected plans (drawing nos 02 to 08) and documents as invited. We note again that the Design & Access Statement and Application form have not been updated and therefore are not only incorrect but mean that the information available to us is limited. Therefore interpreting the developer's precise intentions is hampered by a lack of detailed information and outdated documentation.

Nonetheless we wish formally to raise a number of crucial objections, many of which were raised against the applicant's earlier proposals.

1. Visual Intrusion/Overlooking/Loss of Privacy

Dacorum Borough Local Plan 1991-2011 A3.6 (i) Privacy: "Residential development should be designed and laid out so that the privacy of existing and new residents is achieved"

We believe the proposed development is a direct contravention of this policy.

The proposal is for an attached 3 bedroom house on a small piece of cottage garden at the side of the existing No. 3 Hillside Cottages. The size and depth (approximately eleven metres) of the development on such a small plot would have an oppressive, overbearing and intrusive impact on the surrounding area and properties at the rear and to the side, with previously private and secluded properties being overlooked; especially by the three windows of main bedroom/en-suite in the proposed extension to No. 3, and the three windows of the two rear bedrooms as well as windows to the north/west gable of the proposed additional dwelling.

Adopted Core Strategy 2013 Policy CS27 Quality of the Historic Environment: "All development will favour the conservation of heritage assets. The integrity, setting and distinctiveness of designated and undesignated heritage assets will be protected, conserved and if appropriate enhanced."

We believe the proposed development is a direct contravention of this policy.

The 'L' shape and sheer mass of the proposed 3 bedroom dwelling and an extension to no 3 would be an inappropriate addition to the row of 19th century cottages, Nos 3, 4 and 5-6. These cottages are of architectural and historic importance, contributing significantly to the character of the village (ref: The Archive Photographs Series book: Leverstock Green and Bennetts End compiled by Barbara Chapman published 1996, page 11)

Moreover, the loss of the attractive original hedgerow to the front of No 3 would sadly diminish the charm and aesthetic appeal of the old cottages.

2. Highway safety, inadequate parking and access

Dacorum Borough Local Plan 1991-2011 A5.16: "Nationally over a quarter of all reported crime is car related. Where and how cars are parked is therefore crucial to both the quality and safety of new development. For residential development, in-curtilage parking arrangements are preferred. Where communal parking is required, cars should be located in small groups and subject to natural surveillance. All parking should be arranged so as not to endanger the safety of pedestrians and other road users."

We believe the proposed development is a direct contravention of this policy.

An additional 3 bedroom dwelling, together with extension to the existing No. 3 Hillside Cottages, would result in an increase of possibly two (probably more) resident vehicles, as well as additional visitor/tradesman/delivery vehicles. However the amended plan for the additional dwelling provides off road parking for only one vehicle, where clearly there should be 'in curtilage parking' for at least two vehicles.

Inevitable additional vehicles, therefore, would seriously compromise highway traffic and pedestrian safety, already a significant and ongoing problem to the front of Nos 3, 4 and 5-6 Hillside Cottages.

Existing Nos 3 and 4 Hillside Cottages have no off road or allocated parking places whatsoever. Vehicles are habitually left on public grass areas and verges to the front of cottages (land which does not form part of their properties) resulting in deep muddy ruts, especially during Autumn, Winter and Spring when the ground is wet. This is obviously unsightly, but more importantly dangerous, as mud is spread across the pavement/public footpath, producing a slippery and hazardous surface for pedestrians. What little grass that survives on this public area, is unable to be properly mown and maintained by the local authority's ground staff, due to the obstruction of illegitimately parked vehicles and unsanctioned randomly spread hardcore.

In addition, vehicles are driven up the dropped kerb of the drive to nos 1, 2 and 3a Hillside Cottages and along the pavement in order to access the grass verge, a potentially lethal, and surely illegal, practice.

The grass and public path area is often further congested with visiting and delivery vehicles to the cottages, causing obstruction to pedestrians and to vehicles trying to enter and exit the drive to nos 1, 2 and 3a Hillside Cottages. Vehicles left on the verge and concrete 'apron' in front of no 3 Hillside Cottages dangerously block the line of sight of anyone attempting to turn out of the drive to 1, 2 and 3a on to this very busy stretch of the A4147 (Leverstock Green Road).

There have been occasions when visiting vehicles to Nos 3 and 4 Hillside Cottages have parked on the drive to Nos 1, 2 and 3a, effectively blocking access to and from these three houses. This, obviously, has extremely serious implications in the event that emergency services are called to Nos 1, 2 or 3a. The inevitable increase in vehicles which would occur as a result of the proposed development, without adequate parking provision, would lead to more chaotic and congested parking with potentially fatal consequences.

The present chaotic abuse by vehicles to the front of nos 3, 4 and 5-6 Hillside Cottages is already seriously problematic. With the imminent major East Hemel development by The Crown Estate plan (St Albans' SLP) for an additional one thousand houses to be built in and around Leverstock Green resulting in hugely increased traffic volumes and construction vehicle access likely to be via the A4147 Leverstock Green Road over an estimated ten year building programme, the prospect of even more unauthorised parking on the public grass area to the front of the cottages is alarming in the extreme.

3. Intrusion and Disturbance

Dacorum Borough Local Plan 1991-2011 Appendix 3 Layout and Design of Residential Areas A3.1: "Proposals should be guided by the existing topographical features of the site and its immediate surroundings. They should respect the character of the surrounding area, and in particular there must be adequate space for the proposed development without creating a cramped appearance."

We believe the proposed development is a direct contravention of this policy.

Building an additional house to the North/West boundary of No 3 Hillside Cottages would result in the loss of the existing 19th century cottage garden creating a cramped appearance with no respect for the character of the surrounding area.

Removal of a large part of the existing boundary fence to No 3 Hillside Cottages, shown on drawing nos 02, 03, 04, 06 and 08 is both unacceptable and unnecessary. It results in surreptitious encroachment onto the strip of manorial land running alongside the existing driveway to nos 1, 2 and 3A Hillside Cottages. This would be an inappropriate invasion of a piece of land which does not belong to the applicant and would invite further "illicit" parking, thus destroying a significant part of this precious amenity (see section 4 below).

4. Biodiversity and Conservation

The Manorial strip has been maintained over the last 35 years by the owners of Nos 1, 2 and 3a Hillside Cottages as a natural undisturbed habitat for birds, insects and small mammals, including the now threatened hedgehog. Three young, but very productive, Damson trees, together with Elder trees and Lilac bushes, result in a very pleasant, aesthetic amenity for the enjoyment of all. (Please see enclosed three photos.) The trees, together with the cow parsley, provide valuable food for birds and other wildlife, whilst the nettlebeds are invaluable for encouraging Peacock and Red Admiral butterflies to breed.

There has been a sad loss of trees and habitat in the village over the past few years, including a number of Horse Chestnuts. Several trees along the boundary between No 3 Hillside Cottages and the drive to Nos 1, 2 and 3a were removed by the applicant just prior to submitting his original planning application.

We believe this is reason enough to preserve the Manorial strip as an undisturbed natural habitat at all times.

There can be no justifiable reason for any development, including car parking provision, at No 3 Hillside Cottages, not to be contained entirely within its own curtilage and existing boundary fence, both during and after construction.

We trust our observations and objections are helpful in serving the interests of the wider community and assist the decision making process.

3a Hillside Cottages, Leverstock Green Road

1. Inadequacy of parking

Adding at least four more vehicles to already inadequate and unsatisfactory parking provisions is almost certainly going to make driving in and out of the existing driveway to nos. 1, 2 and 3a Hillside Cottages even more hazardous. Similarly, the risk to pedestrians en route to the village or local school will become extremely perilous. During wet weather cars parked on the grass verges in front of the cottages churn up mud which is then spread over the pavements creating mess and further hazards.

2. Visual impact of development

The existing cottages form an attractive and historic part of Leverstock Green. The proposal is a total over development of the site which would have detrimental impact on the surrounding area.

3. Disturbance of Manorial waste land/conservation

Since the proposals show building up to the present boundary, no pedestrian access to the new and existing properties is available unless the natural hedgerow and foliage is replaced with a path. The threat to what is an attractive screen which provides nos. 1, 2 and 3a with seclusion and privacy is of particular concern to us.

We trust that the planning process will provide both the hedgerow and boundary fence with adequate protection. It is impossible to imagine how the proposed houses could be constructed without decimating the hedgerow with the need for scaffolding, diggers etc right up to the boundary.

4. Legal implications/costs

The question of how the new properties will be numbered needs addressing. The existing properties which form the three houses set further back from the old cottages exist as numbers 1, 2 and 3a with the first original Hillside Cottage numbered as 3. The two new properties would be squeezed between nos. 3a and 3 posing the question of how these will be numbered without the need for existing numbering to be altered, which would no doubt be a costly and inconvenient exercise.

4 Hillside Cottages, Leverstock Green Road

Parking

Insufficient provision has been made within the application for parking and we are seriously concerned how the area to front or side of the cottages will accommodate, what potentially could be an additional 3-4 no. cars – without restricting access to the front of the existing cottages, over cramming or causing obstruction on a public footpath.

Currently there is a concrete base at each end of the cottages, allowing access to park 1 no. car at the end of Cottage 3 & 5 and also providing access to the front of 4 Hillside Cottages when required (and when weather conditions allow). The allowance for parking is therefore already insufficient and so we are failing to see how the proposal of an additional 2 no. dwellings in this location meets the current standard parking regulations or parking allowance required for new builds.

Without any parking allocated, the prospective tenants could possibly decide to park in place of the current access point and therefore this would seriously restrict access to the middle cottages. I have been informed that any hardstanding or dropped kerbs will not be allowed / considered as this is common land – so how will access be gained to what will be 3 middle terrace cottages?

Alternatively, parking would be directly to the front of the dwellings which would result in a possible 6-8 no. cars being scattered across the grass verge (and footpath) – this is without allowing for visitors, which would without a doubt have a detrimental impact on the character of these period properties and the surrounding area. As well as resulting in increased congestion on Leverstock Green Road.

We believe that this land directly to the front or side of these cottages is not owned by the council and so before any decision is made with regards to the use of this land – and we believe that by approving this application you will be giving this land for the use of parking – that the above concerns are taken seriously and I would urge you to visit Hillside Cottages to reaffirm our concerns.

Other Concerns

Currently the area is very open, as it is throughout Leverstock Green, however the proposed development appears cramped and does not consider the spacing or density of the area.

Although the proposed plan appears to be sympathetic to the style of the existing cottages with matching windows, doors etc., due the age of the existing cottages and with them being constructed in a pre-building control era it is not possible to replicate them. We therefore feel that attaching 2 no. new build dwellings to these cottages would be completely out of character and will spoil what are some of the oldest remaining properties in Leverstock Green. Although not listed these cottages are of historical interest, the attachment of a new build development – no matter how in keeping - will have a negative impact.

With the limited access to these cottages the building works will destroy any surrounding common land and cause a huge amount of disruption to the area long after the building works have been completed.

52 Crossfell Road

I wish you to consider that Hillside Cottages are part of Leverstock Greens history. To add a further two houses would change the character and charm of the cottages, which should remain as they are.

52 Crossfell Road comments on amended plans

Objection stands

71 Crossfell Road

Objections:

Overlooking and loss of privacy
Parking and pedestrian safety
Proposed rear access through common land

71 Crossfell Road comments on amended plans

Car park area will not fit with cottages
Patio doors at rear do not fit with cottages
Car parking

2 Blackberry Way, Hemel Hempstead

This will create an increased amount of disruption to the traffic on the main road which is already bad enough. The building works will also cause a lot of noise to family who live very close by.

Ridgefield, Leverstock Green Road

Living opposite the proposed new houses I know that this is already an extremely busy main road which frequently tails back from the cricket green to Maylands avenue roundabout. To add more traffic is simply without any concern to the environment or people who live around there. Also I am concerned where vehicles of residents of the new dwellings or indeed visitors would park. The common land along the front of Hillside cottages is already used as informal parking with resultant destruction of the grass verge etc. This application of passed will sever to make all the above matters considerably worse.

Wenscot, Leverstock Green Road

The front elevations will be only 5 m wide and will therefore not be comparable with existing houses. Parking will be on common land in front of the development and will be obstructive to the pedestrian areas in front and deleterious to the surface on which vehicles will need to be parked. If there is more than one vehicle per unit, then there will not be sufficient space to accommodate two vehicles across the front of either unit. (as only 5m wide per unit). It is assumed in the application that access will be able to be forced across the waste strip at the side of the development. If this is not possible, then access for waste transfer (as stated in the application) will not be possible. Such access if granted, (by whom?) will interfere with the rights of the properties to the right rear of the development and their exit roadway. Also if granted the access, this will mean the destruction of existing wildlife habitat. This contradicts the statement in the Application that no trees or hedges are involved with the application. Accordingly, as residents of the property opposite the development, we object.

Hillside Cottages, Leverstock Green Road

Main concern is that insufficient provision has been made within the application for parking and we are seriously concerned how the area to front or side of the cottages will accommodate, what potentially could be an additional 3-4 no. cars without restricting access to the front of the existing cottages, over cramming or causing obstruction on a public footpath.

Although the proposed plan appears to be sympathetic to the style of the existing cottages with matching windows, doors etc., due the age of the existing cottages and with them being constructed in a pre-building control era it is not possible to replicate them. We therefore feel that attaching 2 no. new build dwellings to these cottages would be completely out of character and will spoil what are some of the oldest remaining properties in Leverstock Green. Although not listed these cottages are of historical interest, the attachment of a new build development no matter how in keeping - will have a negative impact on them.

With the limited access to these cottages the building works will destroy any surrounding common land and cause a huge amount of disruption to the area long after the building works have been completed.

12 Tile Kiln Crescent, Leverstock Green

I consider this proposal totally inappropriate for the location. It would spoil the nature of that area. There would probably be more vehicles in what is a restricted place. There enough parked on the grass verge as it is.

120 Tile Kiln Lane

Where is provision for car parking? As a pedestrian who uses the pavement outside Hillside Cottages I already have a problem with cars parked on grass verge that in wet weather spread mud over the pavement. This proposal must add at least two more cars and make problem worse. There is no plan for parking!!

120 Tile Kiln Lane comments on amended scheme

I still think this development will add to the number of vehicles parking on the grass verge and as a user of the pavement it is already in a mess when it rains due to cars driving over it already.

Councillor Graham Sutton

I have had a number of conversations and received a number calls from local residents and the LGVA expressing concerns with this application. I would, therefore, ask that this application be called in for consideration by The Development Control Committee. The concerns include, over development, out of character with other village centre dwellings and parking concerns. I do feel that as feelings are running so high this application should be considered by the Committee.

Leverstock Green Village Association

The LGVA has two major concerns about this application. Firstly these characterful cottages are a prominent and important part of the history of the village. In the LGVA's view, the proposal constitutes over-development of this attractive location. The applicant has indicated that the new houses would match the existing cottages. However, the LGVA is not convinced that this could be achieved satisfactorily and in any event would require rigorous oversight of the design, construction and choice of building materials by the DBC Planning Department.

Secondly, the proposal does not include any provision for parking. The lack of suitable parking for the existing cottages is already a contentious issue. The occupants have habitually parked vehicles on the common land between the cottages and the road. In wet weather the surface becomes rutted which is both unsightly and creates a mud hazard on the footpath.

Leverstock Green Village Association comments on amended scheme

As we discussed on the telephone on Friday, the Leverstock Green Village Association (LGVA) has continuing concerns about the planning application submitted by the owner of 3, Hillside Cottages, Leverstock Green Road. The revised application replaces the construction of two 2 bedroom cottages with a single L-shaped 3 bedroom house with a parking area at the front. In our view, this is even less acceptable than the original proposal. Although these 18th/19th Century

cottages are not listed buildings, they are nevertheless an important part the heritage of Leverstock Green, particularly as they are located in a highly conspicuous position as you enter the village. The addition of an L-shaped 3 bedroom house on the end of the terrace is entirely unsuitable and would detract from the character appearance of these heritage cottages. Furthermore, we remain unconvinced that any addition to the terrace would convincingly match the existing cottages. As you are aware, the local residents and indeed many other people in the village are strongly opposed to this application. In conclusion, the LGVA still believes that the proposal constitutes an inappropriate development in this prominent area of the village and should be rejected.

Hertfordshire Highways

Notice is given under article 18 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that the Hertfordshire County Council as Highway Authority does not wish to restrict the grant of permission subject to the following conditions:

Condition 1. Prior to the commencement of the site works the applicant shall submit a construction management plan setting out details of on-site parking for all contractors, sub-contractors, visitors and delivery vehicles, storage of materials to be approved in writing by the Local Planning Authority in consultation with the Highway Authority and that area shall be maintained available for use at all times during the period of site works. Reason;- To minimise danger, obstruction and inconvenience to users of the highway.

Advisory Note.

AN1. Road Deposits: Best practical means shall be taken at all times to ensure that all vehicles leaving the development site during construction of the development are in condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Reason: This is to minimise the impact of construction vehicles and to improve the amenity of the local area.

AN2. The applicant is advised that storage of materials associated with the development should take place within the site and not extend into within the public highway without authorisation from the highway authority, Hertfordshire County Council. If necessary further details can be obtained from the County Council Highways via either the website <http://www.hertsdirect.org/services/transtreets/highways/> or telephone 0300 1234047 to arrange this.

Reason: In the interest of highway Safety

AN3. The developer should be aware that the required standards regarding the maintenance of the public right of way and safety during the construction. The public rights of way along the carriageway and footways should remain unobstructed by vehicles, machinery, materials and other aspects of construction works.

Reason: In the interest of highway user's safety

Details:

Planning Application'

Application is for construction of two, two bedroom houses onto end of existing terrace on land presently the garden of No3 Hillside Cottages. Planning History: The Highway Authority recommended refusal for the previous application on the proposed access arrangement.

Current Application.

The current application for retaining the existing crossover and construct a hard standing for parking one car. Previously the Highway Authority recommended refusal on Policy and utilizing the existing crossover at the above location will set a precedence. The highway Authority recommended approval for a similar application without parking arrangement.

The applicant has provided sufficient information to demonstrate that there are enough examples similar to his proposal and it will no set a precedence. Secondly the vehicle crossover is already existing and the applicant is not creating a new crossover.

After considering the proposal the highway authority is withdrawing its objection and recommending approval for the proposed new development with vehicle access arrangement as proposed.

Hertfordshire Highways comments on amended scheme

Notice is given under article 18 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that the Hertfordshire County Council as Highway Authority does not wish to restrict the grant of permission subject to the following conditions:

Condition 1. Prior to the commencement of the site works the applicant shall submit a construction management plan setting out details of on-site parking for all contractors, sub-contractors, visitors and delivery vehicles, storage of materials to be approved in writing by the Local Planning Authority in consultation with the Highway Authority and that area shall be maintained available for use at all times during the period of site works.

Reason;- To minimise danger, obstruction and inconvenience to users of the highway.

Advisory Note. AN1. Road Deposits: Best practical means shall be taken at all times to ensure that all vehicles leaving the development site during construction of the development are in condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Reason: This is to minimise the impact of construction vehicles and to improve the amenity of the local area.

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Planning History:

The Highway Authority recommended refusal for the previous application on the proposed access arrangement. After additional information provided by the planning authority and the applicant the Highway Authority withdrew its recommendation for refusal.

Current Application.

As part of the current application there is no proposal to alter any vehicular or pedestrian access. The design and access statement indicates "Cyclists and pedestrians will have immediate access from the existing public footpath which runs parallel to the cottages.

Vehicle access is permitted across the Green and an agreed design will be negotiated with the appropriate authority".

Site and surrounding

The site is located in large play/amenity area known as Leverstock Green. There is an existing crossover to provide vehicular access to Sheppey cottages. There is another drop kerb and Hardstanding up to footpath which runs across the Green and parallel to existing vehicular access to Sheppey Cottages. The crossover and the short hardstanding may be originally used for ground maintenance and grass cutting of the Green and not to provide vehicular access to the cottages.

Leverstock Green Road which runs adjacent to the green is A4147 which is a main distributor road (principle road) and the County Council's Policy is not to permit new access from a principle "A" Road.

Access/Parking

The applicant is not proposing any alteration to pedestrian and vehicular access and parking arrangement. On-site parking is a matter for the planning authority. In

relation to access there is already an existing crossover and the proposed drawing Draw No 03 shows the extension to existing hard standing. This is not a new dropped kerb on to an "A" Main Distributor road for the Highway Authority to raise a policy objection. After recommendation of refusal the applicant has submitted additional information through LPA to demonstrate similar parking arrangements in Hemel Hempstead. The applicant is not proposing a new crossover, but extending the existing access arrangement through a third party land. Laverstock Green may be owned by the Local Planning Authority.

Accessibility.

The proposed development is surrounded by residential properties

Conclusion on current application

The Highway Authority does not wish to restrict the grant of consent subject to the above conditions and advisory notes.

Conclusion

The Highway Authority does not wish to restrict the grant of consent.

Contaminated Land

The site is located within the vicinity of potentially contaminative former land uses (former brickworks, a former smithy and a petrol filling station). Consequently there may be land contamination issues associated with this site. I recommend that the standard contamination condition be applied to this development should permission be granted. For advice on how to comply with this condition, the applicant should be directed to the Council's website (www.dacorum.gov.uk/default.aspx?page=2247).

Building Control

No comment.

Trees and Woodlands

I confirm that there are no significant trees on this site. There is an attractive mature hedge consisting of Holly and Hawthorn in front of the property. This hedge would be lost because of the proposed development but its loss can be compensated by planting a tree in the rear garden that is currently devoid of any significant trees. The mature trees near the end of the rear garden will not be affected by this development.

Thames Water

Waste Comments

Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water

courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Thames Water would advise that with regard to sewerage infrastructure capacity, we would not have any objection to the above planning application.

Legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you email us a scaled ground floor plan of your property showing the proposed work and the complete sewer layout to developer.services@thameswater.co.uk to determine if a building over / near to agreement is required.

Water Comments

With regard to water supply, this comes within the area covered by the Affinity Water Company. For your information the address to write to is - Affinity Water Company The Hub, Tamblin Way, Hatfield, Herts, AL10 9EZ - Tel - 0845 782 3333.

Hertfordshire Property Services

Herts Property Services do not have any comments to make in relation to financial contributions required by the Toolkit, as this development is situated within Dacorum's CIL Zone 3 and does not fall within any of the CIL Reg123 exclusions. Notwithstanding this, we reserve the right to seek Community Infrastructure Levy contributions towards the provision of infrastructure as outlined in your R123 List through the appropriate channels.