



Public Document Pack

DEVELOPMENT CONTROL AGENDA

**THURSDAY 9 JULY 2015 AT 7.00 PM
COUNCIL CHAMBER - 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 Collins (Chair)
Councillor Guest (Vice-Chairman)
Councillor Birnie
Councillor Clark
Councillor Conway
Councillor Maddern

Councillor Matthews
Councillor Riddick
Councillor Ritchie
Councillor Sutton
Councillor Whitman
Councillor Wyatt-Lowe

For further information, please contact Catriona Lawson or Member Support

AGENDA

1. MINUTES

To confirm the minutes of the previous meeting (these are circulated separately)

2. APOLOGIES FOR ABSENCE

To receive any apologies for absence

3. DECLARATIONS OF INTEREST

To receive any declarations of interest

A member with a disclosable pecuniary interest or a personal interest in a matter who attends a meeting of the authority at which the matter is considered -

- (i) must disclose the interest at the start of the meeting or when the interest becomes apparent and, if the interest is a disclosable pecuniary interest, or a personal interest which is also prejudicial
- (ii) may not participate in any discussion or vote on the matter (and must withdraw to the public seating area) unless they have been granted a dispensation.

A member who discloses at a meeting a disclosable pecuniary interest which is not registered in the Members' Register of Interests, or is not the subject of a pending notification, must notify the Monitoring Officer of the interest within 28 days of the disclosure.

Disclosable pecuniary interests, personal and prejudicial interests are defined in Part 2 of the Code of Conduct For Members

[If a member is in any doubt as to whether they have an interest which should be declared they should seek the advice of the Monitoring Officer before the start of the meeting]

It is requested that Members complete the pink interest sheet which will be made available at the meeting and then hand this to the Committee Clerk at the meeting

4. PUBLIC PARTICIPATION

An opportunity for members of the public to make statements or ask questions in accordance with the rules as to public participation.

Time per speaker	Total Time Available	How to let us know	When we need to know by
3 minutes	Where more than 1 person wishes to speak on a planning application, the shared time is increased from 3 minutes to 5 minutes.	In writing or by phone	Noon the day of the meeting

You need to inform the council in advance if you wish to speak by contacting Member Support on Tel: 01442 228221 or by email: Member.support@dacorum.gov.uk

There are limits on how much of each meeting can be taken up with people having their say and how long each person can speak for. The permitted times are specified in the table above and are allocated for each of the following on a 'first come, first served basis':

- Town/Parish Council and Neighbourhood Associations;
- Objectors to an application;
- Supporters of the application.

Every person must, when invited to do so, address their statement or question to the Chairman of the Committee.

Every person must after making a statement or asking a question take their seat to listen to the reply or if they wish join the public for the rest of the meeting or leave the meeting.

The questioner may not ask the same or a similar question within a six month period except for the following circumstances:

- (a) deferred planning applications which have foregone a significant or material change since originally being considered
- (b) resubmitted planning applications which have foregone a significant or material change
- (c) any issues which are resubmitted to Committee in view of further facts or information to be considered.

At a meeting of the Development Control Committee, a person, or their representative, may speak on a particular planning application, provided that it is on the agenda to be considered at the meeting.

5. PLANNING APPLICATION INDEX (Pages 1 - 2)

6. 4/00589/15/RET - 49 ELLESMERE ROAD, BERKHAMSTED, HP4 2EU (Pages 3 - 12)

7. 4/01555/15/FHA - 9 BARTHOLOMEW GREEN, MARKYATE, AL3 8RX (Pages 13 - 24)

8. **4/00186/15/FHA - 10 BRIAR WAY, BERKHAMSTED, HP4 2JJ** (Pages 25 - 34)
9. **4/01350/15/FUL - ORCHARD LODGE, MEGG LANE, CHIPPERFIELD WD4 9JN**
(Pages 35 - 44)
10. **4/01388/15/FUL - 44 HIGH STREET, KINGS LANGLEY, WD4 9HT** (Pages 45 - 78)
11. **4/01389/15/LBC - 44 HIGH STREET, KINGS LANGLEY, WD4 9HT** (Pages 79 - 92)
12. **4/01872/15/FUL - RED HOUSE FARM, LONG MARSTON HP23 4QY** (Pages 93 - 106)
13. **4/02057/15/ADV - 68 HIGH STREET, TRING, HP23 4AG** (Pages 107 - 116)
14. **4/01323/15/FHA - 28 ORCHARD AVENUE, BERKHAMSTED, HP4 3LG** (Pages 117 - 128)
15. **4/00838/15/FHA - 23 CHARLES STREET, BERKHAMSTED, HP4 3DG** (Pages 129 - 136)
16. **4/01890/15/FHA - 42 VICTORIA ROAD, BERKHAMSTED HP4 2JS** (Pages 137 - 144)
17. **4/01658/15/FHA - 3 YORK CLOSE, KINGS LANGLEY, WD4 9HX** (Pages 145 - 156)
18. **4/01843/15/FUL - AMENITY GREEN, SOMERIES ROAD, HEMEL HEMPSTEAD, HP1 3PH** (Pages 157 - 166)
19. **4/01552/15/FUL - CUPID GREEN SPORTS PAVILLION, HEMEL HEMPSTEAD, HP2 7BA** (Pages 167 - 174)
20. **4/01358/15/FHA - 145 GEORGE STREET, BERKHAMSTED, HP4 2EJ** (Pages 175 - 184)
21. **APPEALS** (Pages 185 - 188)
22. **EXCLUSION OF THE PUBLIC**

To consider passing a resolution in the following terms: That, under s.100A (4) of the Local Government Act 1972 Schedule 12A Part 1, as amended by the Local Government (Access to Information) (Variation) Order 2006, the public be excluded during the items in Part II of the Agenda for this meeting, because it is likely, in view of the nature of the business to be transacted, that if members of the public were present during these items there would be disclosure to them of exempt information relating to:

INDEX TO PLANNING APPLICATIONS

Item No	Application No.	Description and Address	Pg.
5.01	4/00589/15/RET	RETENTION OF GROUND FLOOR EXTENSION WITH PATIO AND RAISED FENCE 49 ELLESMERE ROAD, BERKHAMSTED, HP4 2EU	6
5.02	4/01555/15/FHA	DIVIDING FENCE TO FRONT GARDEN. 9 BARTHOLOMEW GREEN, MARKYATE, ST. ALBANS, AL3 8RX	15
5.03	4/00186/15/FHA	FIRST FLOOR EXTENSION TO BUNGALOW AND RAISED PATIO 10 BRIAR WAY, BERKHAMSTED, HP4 2JJ	24
5.04	4/01350/15/FUL	DEMOLITION OF EXISTING DWELLING AND THE CONSTRUCTION OF NEW DETACHED DWELLING ORCHARD LODGE, MEGG LANE, CHIPPERFIELD, KINGS LANGLEY, WD4 9JN	31
5.05	4/01388/15/FUL	CONVERSION OF EXISTING BUILDINGS TO CREATE 1 X ONE BEDROOM, 2 X TWO BEDROOM AND 1 X THREE BEDROOM FLATS. CONSTRUCTION OF 3 TWO BEDROOM 1.5 STOREY DWELLINGS TO THE REAR OF THE PROPERTY WITH ASSOCIATED ANCILLARY WORKS 44 HIGH STREET, KINGS LANGLEY, WD4 9HT	39
5.06	4/01389/15/LBC	CONVERSION OF EXISTING BUILDINGS TO CREATE 1 X ONE BEDROOM, 2 X TWO BEDROOM AND 1 X THREE BEDROOM FLATS. CONSTRUCTION OF 3 TWO BEDROOM 1.5 STOREY DWELLINGS TO THE REAR OF THE PROPERTY WITH ASSOCIATED ANCILLARY WORKS 44 HIGH STREET, KINGS LANGLEY, WD4 9HT	69
5.07	4/01872/15/FUL	CONSTRUCTION OF STABLE BLOCK FOR EQUESTRIAN USE COMPRISING 4 STABLES, TACK ROOM AND HAY STORE RED HOUSE FARM, POTASH LANE, LONG MARSTON, TRING, HP23 4QY	78
5.08	4/02057/15/ADV	1 X NON ILLUMINATED 1 OFF SET INDIVIDUAL LETTER ON BRASS LOCATORS 1 X EXTERNALLY ILLUMINATED TRADITIONAL HANGING SIGN	89

68 HIGH STREET, TRING, HP23 4AG

5.09	4/01323/15/FHA	PART SINGLE-STOREY, PART TWO-STOREY REAR EXTENSION 28 ORCHARD AVENUE, BERKHAMSTED, HP4 3LG	97
5.10	4/00838/15/FHA	SINGLE STOREY REAR EXTENSION 23 CHARLES STREET, BERKHAMSTED, HP4 3DG	105
5.11	4/01890/15/FHA	SINGLE STOREY SIDE AND REAR EXTENSION 42 VICTORIA ROAD, BERKHAMSTED, HP4 2JS	111
5.12	4/01658/15/FHA	TWO STOREY SIDE AND REAR EXTENSION, SINGLE STOREY FRONT EXTENSION, REPLACEMENT WINDOWS AND DOORS, RENDER TO WALLS 3 YORK CLOSE, KINGS LANGLEY, WD4 9HX	117
5.13	4/01843/15/FUL	CHANGE OF USE OF AMENITY GREEN TO CREATE 12 PARKING SPACES. AMENITY GREEN, SOMERIES ROAD, HEMEL HEMPSTEAD, HP1 3PH	129
5.14	4/01552/15/FUL	CHANGE OF USE FROM SPORTS PAVILION TO CYCLE HUB WITH CAFE CUPID GREEN SPORTS PAVILION, REDBOURN ROAD, HEMEL HEMPSTEAD, HERTS HP2 7BA	138
5.15	4/01358/15/FHA	SINGLE-STOREY REAR EXTENSION AND LOFT CONVERSION WITH REAR DORMER 145 GEORGE STREET, BERKHAMSTED, HP4 2EJ	144

4/00589/15/RET - RETENTION OF GROUND FLOOR EXTENSION WITH PATIO AND RAISED FENCE.

49 ELLESMERE ROAD, BERKHAMSTED, HP4 2EU.

APPLICANT: Mrs O Brien.

[Case Officer - Philip Stanley]

Summary

The application is recommended for approval.

The single storey rear extension as built does not cause harm to the original property, cannot be seen from the street scene, and in the context of a multitude of differently designed rear extensions would not affect the character of this part of the Berkhamsted conservation area. Furthermore the extension, taken together with the raised patio area and the fencing does not cause significant harm to the residential amenities of neighbouring houses.

Other issues raised such as extent of land ownership, maintenance problems for 49a, and the fact that this is a retrospective proposal are not considered to carry any weight in the determination of this planning application.

As such the development complies with Policies CS12 and CS27 of the Dacorum Borough Core Strategy (September 2013).

Site Description

The application site is a two storey mid-terraced dwelling constructed from brick and a clay tiled roof. The property is sited along Ellesmere Road, Berkhamsted and is within a conservation area. The application dwelling is quite narrow and benefits from two bedrooms at first floor level, and has previously been extended at ground floor level only to accommodate a longer living room and a bathroom and kitchen.

Proposal

Retrospective planning permission is sought for a single storey rear extension.

The construction of this extension differed from that approved under 4/00576/14/FHA and therefore the amended scheme has been submitted for determination. The proposals remain essentially the same, i.e. a single storey rear extension to provide an extended kitchen set at a lower level than the main house. The key differences between that approved and that as built are as follows:

1. The extension has been increased in depth by approximately 0.5 metres (the extended space has a depth of 2.04 metres, compared to the 1.55 metres approved).
2. The extended area has been connected to the existing flat roof by a shallow pitched slate roof, compared to the stepped down flat roof approved.
3. Two roof lights have been inserted into the pitched roof. The approved scheme showed a rear elevation window on the existing rear above the stepped down flat roof.
4. The new rear elevation bi-fold doors have been reduced to three panes from the four panes approved.
5. A raised patio has been built to match the new extension floor level with a retaining wall at the rear end of the patio.

6. Staggered 2 metre high fencing has been constructed on the boundary with No.49a Ellesmere Road, with the first panel placed upon the raised patio area.

Referral to Committee

The application is referred to the Development Control Committee due to the contrary views of Berkhamsted Town Council.

Planning History

4/00576/14/FHA: Single Storey Rear Extension - Granted 28/05/14.

Policies

National Policy Guidance

National Planning Policy Framework (NPPF)

Adopted Core Strategy

NP1 - Supporting Development
CS1 - Distribution of Development
CS4 - The Towns and Large Villages
CS10 - Quality of Settlement Design
CS11 - Quality of Neighbourhood Design
CS12 - Quality of Site Design
CS13 - Quality of Public Realm
CS27 - Quality of the Historic Environment

Saved Policies of the Dacorum Borough Local Plan

Policy 120
Appendix 7

Supplementary Planning Guidance / Documents

Environmental Guidelines (May 2004)
Area Based Policies (May 2004) - Residential Character Area [BCA 3:Bank Mill]

Advice Notes and Appraisals

Conservation Area Character Appraisal for Berkhamsted

Summary of Representations

Berkhamsted Town Council

Object.

The proposal causes harm to the Conservation Area.

The roofing slates on the extension do not match the tiles on the main roof of the

house.

The roof design, which is not according to plan, is out of keeping with that of neighbouring properties and necessitates access for maintenance from the flat roof of 49A.

The patio is built too high and extends too far. Because the patio is raised too high, the fencing on the patio, whilst 2m on the side of number 49, is well over 2m on the side of number 49A, and is overbearing and intrusive when viewed from 49A.

The fencing posts and fencing along the garden length of 49 encroach on the property of 49A.

Contrary to Core Strategy Policies CS 11 and CS 27 and Saved Local Plan Policy 120.

Conservation and Design

Any comments received will be reported at the meeting.

Response to Neighbour Notification / Site Notice / Newspaper Advertisement

49a Ellesmere Road - Objects:

- the boundary fence of the extension had been placed beyond the boundary line and onto her property.
- objected to the height and length of the new patio, which had meant the new fence was now 2.4m high on her side, above the permitted 2m height. This is causing a visual intrusion and overshadows her garden and bathroom window.

Considerations

The main issues of relevance to the consideration of this application relate to the impact of the works upon the character and appearance of the dwelling and the Berkhamsted Conservation area in accordance with Policies CS12, CS13 and CS27 of Dacorum's Core Strategy. Other issues of relevance relate to the impact of the proposed additions and alterations on the character and appearance of the street scene and the impact on neighbouring properties.

Extent of land ownership

This application has raised considerable concern from the next-door neighbour (No.49a) as they consider that the raised patio and fencing has encroached on their land. Conversely the applicant has confirmed that in their view they were correct to sign Certificate A of the planning application form, i.e. that they own all the land to which this application relates. The Council's solicitor was asked to comment on this matter and his views are as follows:

Neither the Development Control Committee or Delegated Officers are required to determine issues of Land Ownership or resolve any Boundary dispute during the Planning Application process. Instead the Planning System relies upon the Applicant for Planning Permission completing one of two Certificates when the Planning Application is submitted. The First is "Certificate A" which states that the Applicant is

the owner of all of the land contained within the Red Outline Plan which is submitted with the Planning Application.

The Second is "Certificate B" which states that the Applicant is not the owner of the land (or part of the land) which is contained within the Red Outline Plan submitted with the Planning Application and confirms that he has served notice on the owners of the land not within his control with Notice of the Pending Planning Application.

The Local Planning Authority are not required or entitled to challenge the information contained in Certificate A or B prior to determination of the Planning Application. However, if after determination of the Planning Application it is brought to the Council's information that the information provided in either Certificate A or Certificate B is incorrect, then the Council have the power to "Quash" the Planning Permission granted.

The Councils power to Quash a Planning Permission could be triggered following the result of Court Proceedings which have determined Boundary Disputes or Land Ownership disputes which impact on the accuracy of either the Certificate A or B submitted in support of the Planning Application. If, for example, a Court decided, after the grant of Planning Permission, that the boundary outlined in Certificate A was incorrect or exceeded the land owned by the Applicant for Planning Permission the Council could be invited to Quash the original Planning Permission.

A Court determining Boundary or Ownership disputes cannot, in those proceedings, Order a Planning Permission to be Quashed. It could Order that any buildings or structures that have been erected on Land not in the ownership of the Applicant be demolished or removed and such an Order would normally be in the form of an injunction.

In order to have a Planning Permission quashed an aggrieved Party would need to provide information to the Local Planning Authority showing that either Certificate A or B was defective (This could be copy of the Order of the Court). The Local Planning Authority would then need to consider whether it was Expedient, proportionate and in the public interest to Quash the Planning Permission. If the Council consider the Planning Permission should be Quashed then it can make an application to the High Court. If the Council considered that the Planning Permission should NOT be quashed, then that decision can be challenged by an aggrieved party by way of Judicial Review.

In summary, a Local Planning Authority is not required to adjudicate on land ownership or boundary disputes prior to determining an Application for Planning Permission. There is a system in place to ensure that following the grant of Planning Permission if incorrect declarations were made in either Certificate A or B then the Local Planning Authority has the discretion to Quash any Planning Permission granted as a result of the incorrect declaration.

As such it is considered that this dispute regarding land ownership should not be considered any further in the determination of this planning application.

Effects on appearance of building

The single storey rear extension as built is considered not to have an adverse effect on the appearance of the main dwelling as it is sited to the rear, is of a limited size, would

be on a lower ground level and would therefore appear subservient to the original house. It is also considered that the differences between that approved and that built are not significant that it would warrant a different conclusion this time.

It is noted that Berkhamsted Town Council object to the choice of roof materials used as they do not match those used on the existing main roof. However, the slate effect tiles used on the extension are of more traditional appearance than those on the main roof. The extension is considered to be a high quality addition that does not detract from the appearance of the original property.

Impact on Street Scene / Conservation Area

The single storey extension as built is sited to the rear of the dwelling and would not be visible from the street scene. As the extension would be set down and is of a limited depth the proposal is considered not to cause any harm to the street scene.

It is noted that Berkhamsted Town Council considers that the extension is harmful to the Conservation Area, though it makes this comment solely in terms of the roof of the extension as they object to the materials used and that it is not in keeping with surrounding properties. However, as noted above it is considered that the roof material used has a traditional appearance and the extension overall has been built to a high quality. It must further be noted that there a multitude of extensions across the backs of properties along Ellesmere Road and that these have used a variety of roof designs. It is not therefore considered that the present roof design is so detrimental to the character and appearance of the Conservation Area to warrant refusal.

Impact on Neighbours

The neighbour to the north-west at No. 48 has a kitchen window that looks out onto the rear garden. The proposed single storey rear extension has been constructed up to the common boundary; however it is set down and only extends up to 2m. The limited extension is considered not to have an adverse effect on the light levels currently enjoyed by the residents of No. 48.

The adjoining neighbour to the south-east (No.49a) benefits from a single storey rear extension that extends further in depth than the proposed extension. The extension as built is not be visible from their ground floor outlook and has no effect on the light levels currently received. Concerns have been raised about the impact of the boundary fencing alongside the raised patio area. However, the extra height to the fencing only continues for the distance of half a standard panel (approximately 1 metre) and the top of the fence panel is set at the same height of the bottom of the closest rear window. It is considered that a fence panel of this height and very moderate depth is not overbearing or visually intrusive on the neighbour. This fencing panel further serves the purposes of preventing any harmful overlooking into No.49a's rear garden from the raised patio.

Other Material Planning Considerations

Sustainability

The proposal would be built to modern building regulation standards therefore improving the overall sustainable performance and general improvement of the

property. The proposal is considered acceptable with reference to Core Strategy policy CS29.

Parking

Parking remains unaffected as no further bedrooms are proposed.

Other Considerations

Berkhamsted Town Council have raised concerns that the applicant has not followed the approved plans. However, this is exactly the purpose of the current application, i.e. to determine the acceptability in planning terms of the extension as built.

Berkhamsted Town Council have also raised concerns that the extension as built has caused maintenance problems for No.49a Ellesmere Road. However, any damage caused to a neighbouring property as a result of this extension would be a civil matter that the neighbour would need to pursue outside of the planning process.

Conclusions

The amended extension is considered sympathetic to the appearance of the original house, is not be visible from the street scene and does not harm the character of this part of the Berkhamsted Conservation Area. Further the extension, together with the raised patio and fencing, does not cause any significant harm to neighbouring properties. As such it is considered that this application should be supported.

RECOMMENDATION – That planning permission be **GRANTED** for the reasons referred to above.

No conditions.

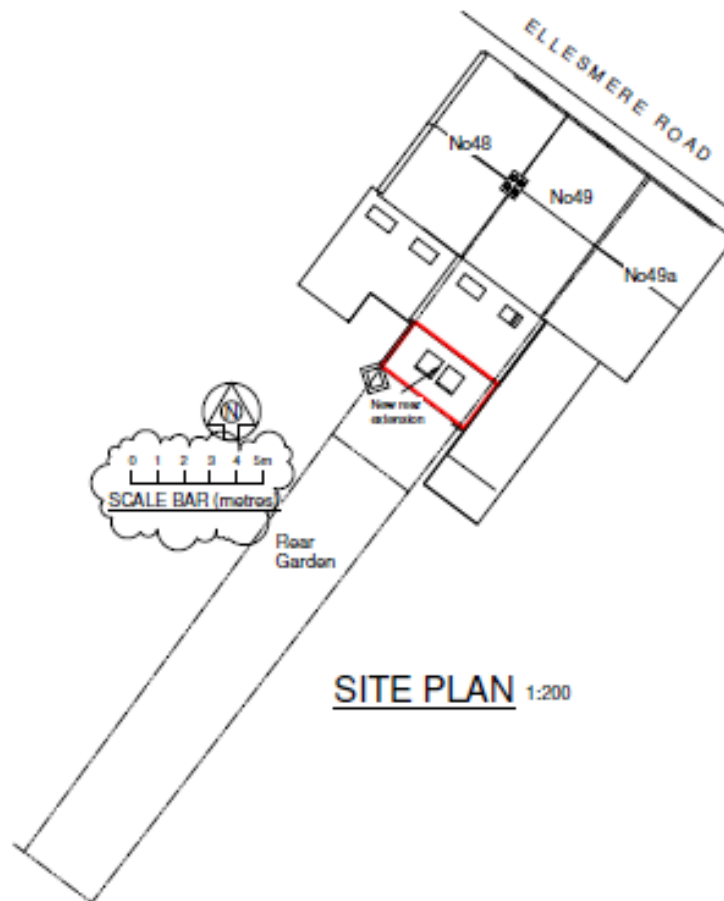
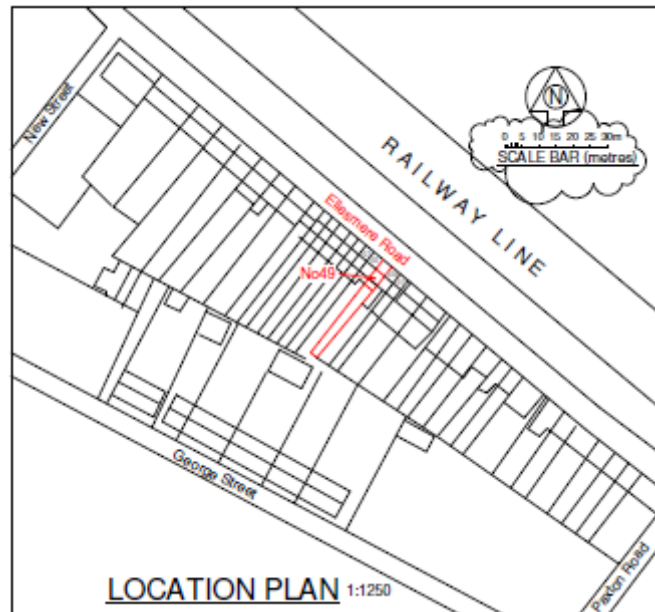
ARTICLE 31 STATEMENT

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted pro-actively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012.

ITEM 5.01

4/00589/15/RET - RETENTION OF GROUND FLOOR EXTENSION WITH PATIO AND RAISED FENCE

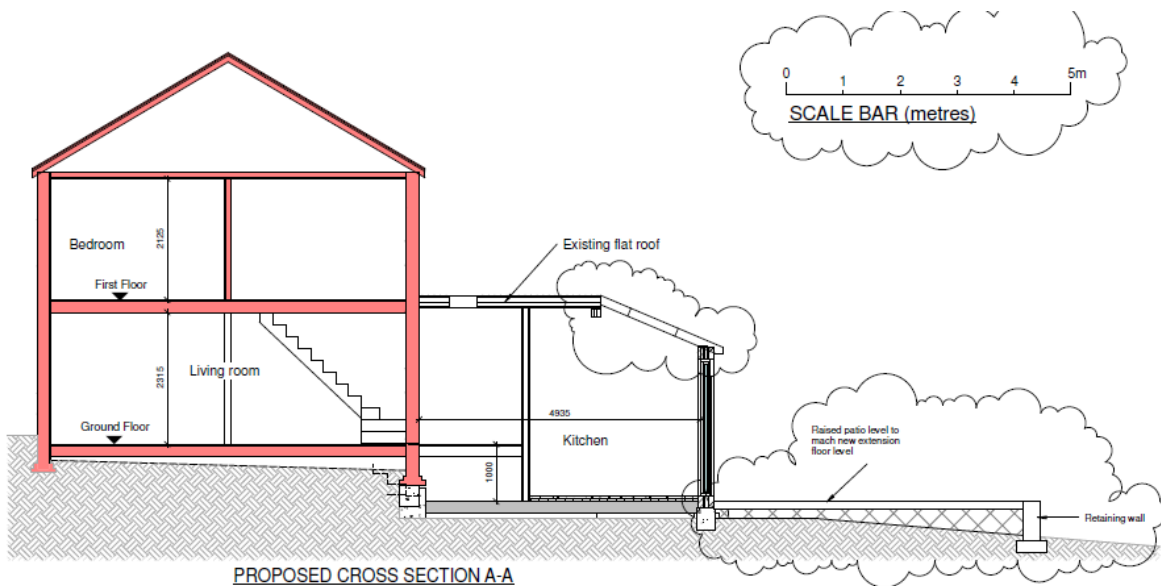
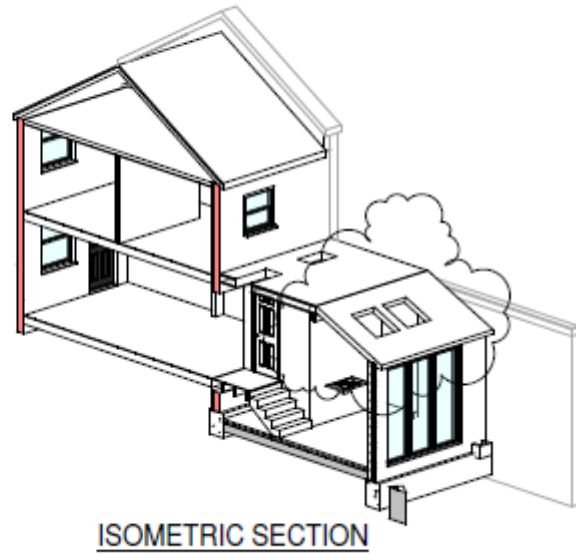
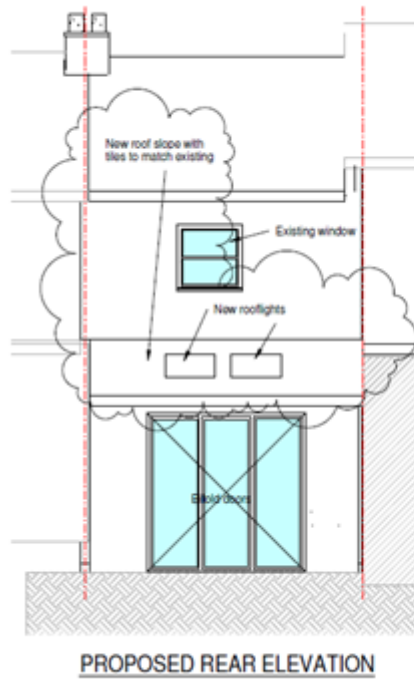
49 ELLESMERE ROAD, BERKHAMSTED, HP4 2EU



ITEM 5.01

4/00589/15/RET - RETENTION OF GROUND FLOOR EXTENSION WITH PATIO AND RAISED FENCE

49 ELLESMERE ROAD, BERKHAMSTED, HP4 2EU



This page is intentionally left blank

**4/01555/15/FHA - DIVIDING FENCE TO FRONT GARDEN..
9 BARTHOLOMEW GREEN, MARKYATE, ST. ALBANS, AL3 8RX.
APPLICANT: MRS A ANGUS.**

[Case Officer - Rachel Marber]

Summary

This application is recommended for approval.

The proposed front garden fence would see the introduction of a solid barrier in Bartholomew Green, which is presently characterised by open front gardens. However, due to the proposed fence's modest size, position and design it would not have a significantly adverse impact upon the visual amenity of the existing dwelling house, immediate street scene, or the residential amenity of neighbouring residents. Furthermore, the case of specific circumstances in relation to the drop in typography levels between the site and neighbouring property and the resultant requirement to provide safe access for the owner of the property provide the additional justification necessary to the support of the application.

The proposal is therefore in accordance with saved appendix 7 of the Dacorum Local Plan (1991), policies CS11, CS12 of the Core Strategy (2013) and the NPPF (2012).

Site Description

an end of terrace dwelling house granted permission in 2002. The dwelling house is architecturally different from the immediately neighbouring properties, externally finished in cream render with a grey concrete tiled hipped roof. To the right of the dwelling there is an area of shared parking. Parking provision would sufficiently accommodate a minimum of one domestic car.

The property was built as part of a recently created cul-de-sac of similarly constructed properties (2002) featuring identical terraced houses. All properties are relatively regimented in regards to architectural detailing, separation gap, height and build line. The area has a verdant aspect emphasised by the planned communal green and rectangular garden plots serving the properties. Several properties have been extended, with rear extensions and loft conversions prevalent; however the overall character of the area remains very evident.

Proposal

The application seeks permission to construct a 1.3 metre high dividing fence to the front garden of the dwelling house. The purpose of the proposed fence is for safety, in order to prevent people falling off the 16 inch drop onto the neighbouring property.

Referral to Committee

The application is referred to the Development Control Committee due to the contrary views of Markyate Parish Council.

Planning History

4/01252/10/FH REAR CONSERVATORY

A

Granted
27/09/2010

Policies

National Policy Guidance

National Planning Policy Framework (NPPF)

Dacorum Core Strategy (2013)

CS4 - The Towns and Large Villages
CS11 - Quality of Neighbourhood Design
CS12 - Quality of Site Design

Saved Policies of the Dacorum Borough Local Plan (1991-2011)

Appendix 7 - Small-scale House Extensions

Summary of Representations

Consultee Response:

Markyate Parish Council

"Objection

The Parish Council are aware of a covenant on this land that stops this being erected. Places with covenant should be available on a list for information."

Comments received from local residents:

23 Bartholomew Green

Bartholomew Green is an open plan development with the following covenants still in force.

4.2 Not to do or permit anything which may prejudice the open plan layout of the estate or any visibility splay in the property.

4.9.2 Not at any time to ...erect any buildings fences, or walls... one and a half metres either side of any service insulations.

This fence would affect all of the residents, not just the ones you have consulted.

Should safety genuinely be the issue there there are other options that could be investigated that are a) unobtrusive and b) acceptable to all. There are no fences at all to the front of any houses in the entire development.

The proposed fence would be an eyesore, would affect 18 other families, contravene the open plan layout of the development and is against a development covenant that all of the other residents have abided since the properties were built.

2 Bartholomew Green

Bartholomew Green is a private development of which 23 properties face each other in a circular, open plan position. The development is of Open Plan with covenants applied, to protect the same.

I object to the above planning application. Bartholomew Green is an open plan development. Covenants are applied to the development which include:

4.2 Not to do or permit anything which may prejudice the open plan layout of the estate or any visibility splay.

4.9.2. Not at any time to plant any trees or deep rooting plants or shrubs nor erect any buildings, fences, walls or other erections one and a half metres either side of any service insulations.....

For safety purposes a rail would be more appropriate and not objected to. There are 24 properties in the close ALL of which will be in vision of the proposed fencing.

On the planning application I notice that it states that the proposed fence should match other fences! There are no fences to the front elevations of the Close.

Due to the nature of the development and safety aspects, surely a hand rail would be more appropriate and certainly would not detract from the visual splay of the development. I would imagine that a fence, on the very edge of a raised foot path, is likely to collapse if a weight falls on it.

As a resident of the Close and a director of the management company I feel that a fence will be an eyesore and surely not appropriate to the reason given; safety. I suspect that the reason for a fence is to obscure the wheelie bins next to her footpath!

Homeowners bought their properties here knowing that it is a private, open plan development.

8 Bartholomew Green

I write to you in regards to the above planning application and to strongly object to this proposition.

The erection of the dividing fence will inhibit the amount of natural light coming through our kitchen window at the front of our property, casting it in shadow as well as the rest of our garden.

In addition to this we feel such a dividing fence will add a visual intrusion to our property and will have a menacing appearance seen as we only have a small front garden.

We also feel that the applicants comments regarding erecting a fence of similar size to 'match existing fences around the green' to contain a degree of inaccuracy - there are currently no front garden dividing fences of this size currently erected (those that do exist of this nature are in fact rear garden fences for end/corner properties that are only visible from the side of the property).

We completely respect that the applicant is elderly, however we feel it unjustified to erect such a structure.

14 Bartholomew Green

Agree with points already made. There are currently no fences (4ft or otherwise) in any of the front gardens of Bartholomew Green. To erect one would be out of keeping with the open plan nature of the development and could set an unwanted precedent. A safety rail would be a lot more appropriate and functional.

22 Bartholomew Green

"We agree with points already raised. Bartholomew Green is an open residential area with no individual fences etc to separate the front aspect of properties."

10 Bartholomew Green

"This application is out of keeping with the development, and also there are covenants in place on the land that directly prohibit the proposed alteration."

7 Bartholomew Green

"This development should be open plan and we wish it to remain so"

25 Bartholomew Green

"This is a private open plan development and should remain the same. There are no fences to the front of any of the properties and this should remain so. A hand safety rail would be more appropriate."

"There are no fences to the properties in this development and we wish it to stay this way. It states in our deeds that out close should be open plan. All residents have supported this over the lifetime of the development. A fence down the front of a footpath is not acceptable."

Considerations

Principle of Development

The application site is located within a residential area, wherein the principle of a residential extension is acceptable subject to compliance with the relevant national and local policies outlined below. The main issues to the consideration of this application relate to the impact of the proposed addition on the character and appearance of the existing dwelling house, immediate street scene and the residential amenity of neighbouring properties.

Effect on Appearance of Building and Street Scene

Saved appendix 7 of the Dacorum Local Plan (1991), policies CS11, CS12 of the Core Strategy (2013) and the NPPF (2012) all seek to ensure that any new development/alteration respects or improves the character of the surrounding area and adjacent properties in terms of scale, massing, materials, layout, bulk and height.

In accordance with the submitted application the proposed garden fence would be of simple, traditional close boarded wooden structure design. The proposed fence would be 1.3 metres in height and 3.4 metres in width. Thus, the proposed fence is consequently considered of modest size and would consist of natural materials.

The majority of objections raised were in regards to visual amenity. The main points of concerns are as follows:

- The fence would appear as an abnormality within the cul-de-sac
- The proposed fence would contravene the open plan layout of Bartholomew Green
- The fence would appear as a visual intrusion
- A covenant exists preventing the erection of fencing

The grant of planning permission would not override an existing covenant, and thus would not be a planning material consideration in the determination of the application.

The entrance of Bartholomew Green is emphasised by 1 metre high brick walls and 1.8 metre high close boarded wooden fences defining the boundary of properties 1 – 4 Bartholomew Green. This creates an enclosed entrance which arguably sets precedence for the form of development within the close. Thus, it is considered that the proposed 1.3 metre high fence would replicate this, forming a defined front entrance to 9 Bartholomew Green.

Moreover, the proposed fence would not be significantly detrimental to the open plan layout of the area, due to the 1.3 metre proposed height which would reside below the line of sight. This would result in no greater visual harm than the bins stacked against the boundary of several dwellings within the street scene. Furthermore, the first metre of the proposed fence would be hidden from view by the bins located at the boundary between number 8 and 9 Bartholomew Green. Accordingly, the proposed fence would not appear as a stark visual intrusion, nor overtly impair the visual outlook of the Green.

Although Permitted Development Rights have been removed for this property it is important to note that Permitted Development Rights, Part 2, Class A, Minor operations, would certify a 1 metre high fence as Permitted Development, without the need for planning consent. For this reason a fence of the proposed height is generally considered to be a subservient element, of nominal harm to the openness and outlook of an area.

Furthermore, it is important to note that there are no other examples along Bartholomew Green which have the same drop in levels alongside a front access path. As such, the proposed fence would be considered a one-off within the Green.

Due to the variation in topography levels along the boundary between number 9 and 8 Bartholomew Green there is a site-specific requirement for additional safety of the occupier when accessing her property; this requirement provides additional justification for supporting the application. As a result consideration has been given to an alternative form of barrier, (such as a picket fence, or safety rail, which would have a more open appearance), but due to the siting of the boundary line coupled with the safety purpose of the proposed fence the close boarded wooden structure is

considered to be the best option in order to established the stability and safety required by the occupant.

For these reasons, the proposed fence would not set precedence within the street scape. The special circumstances of the applicant and the drop in levels have been taken into account and as a result it is recommended that permission be granted. Thus a grant of permission in this case would not set precedence for future fencing applications to the front gardens of other dwellings within the Green.

As a result the proposal is not considered overly visually intrusive or harmful to the character and appearance of the dwelling or street scene and would not set a precedence; accordingly the proposed coheres with the NPPF (2012), appendix 7 of the Dacorum Local Plan (1991) and CS11, CS12 of the Core Strategy (2013).

Effect on Amenity of Neighbours

The NPPF outlines the importance of planning in securing good standards of amenity for existing and future occupiers of land and buildings. Appendix 3 of the Local Plan (1991) and policy CS12 of the Core Strategy (2013), seek to ensure that new development does not result in detrimental impact upon neighbouring properties and their amenity space. Thus, the proposed should be designed to reduce any impact on neighbouring properties by way visual intrusion and loss of light and privacy. Moreover, appendix 7 of the Local Plan advises that alterations should be set within a line drawn at 45 degrees from the nearest neighbouring habitable window.

The neighbouring property, 8 Bartholomew Green, has raised concerns in regards to residential amenity:

- Loss of light into kitchen window
- The fence would cast a shadow over the front garden

The proposed fence would breach the 45 degree line as drawn from neighbouring property, number 8 Bartholomew Green's front window. Nonetheless, the proposed fence would not be of detrimental harm due to the 1 metre set back position of 9 Bartholomew Green, coupled with the fence's proposed low residing height which would sit below number 8's kitchen window. Therefore, on balance, it is not considered that there would be a significant loss of daylight or sunlight to the neighbouring ground floor window as a result of the proposed. Furthermore, the proposed fence would not detriment outlook further than the bins which are positioned in front of the kitchen window of number 8 Bartholomew Green.

Thus, the proposed alteration would not impact upon the residential amenity of neighbouring residents; as a result, in regards to residential amenity, the proposal is acceptable in terms of the NPPF (2012), appendix 7 of the Local Plan (1991) and policy CS12 of the Core Strategy (2013).

Conclusion

It is recommended that planning permission be granted for the reasons stated in this report.

RECOMMENDATION - That planning permission be **GRANTED** for the reasons referred to above and subject to the following conditions:

- 1 **The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

- 2 **The development hereby permitted shall be constructed in accordance with the materials specified on the application form or such other materials as may be agreed in writing by the local planning authority.**

Reason: To ensure a satisfactory appearance to the development in accordance with CS12 of the Core Strategy (2013).

- 3 **The development hereby permitted shall be carried out in accordance with the following approved plans:**

**Block Plan Showing Fence Location
Existing Elevation
Site Location Plan**

Reason: For the avoidance of doubt and in the interests of proper planning.

Article 31 Statement

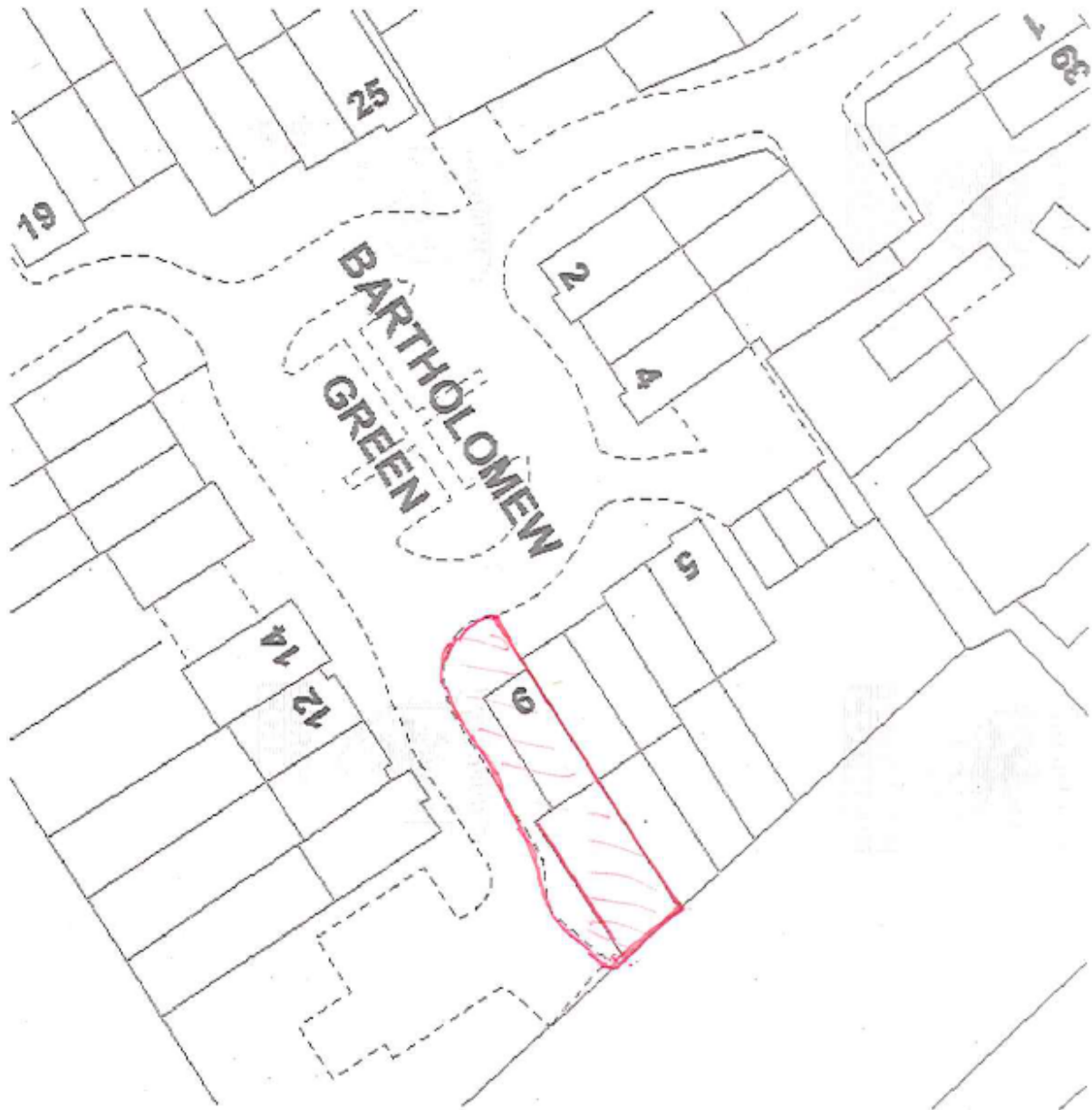
Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted pro-actively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012.

This page is intentionally left blank

ITEM 5.02

4/01555/15/FHA – DIVIDING FENCE TO FRONT GARDEN

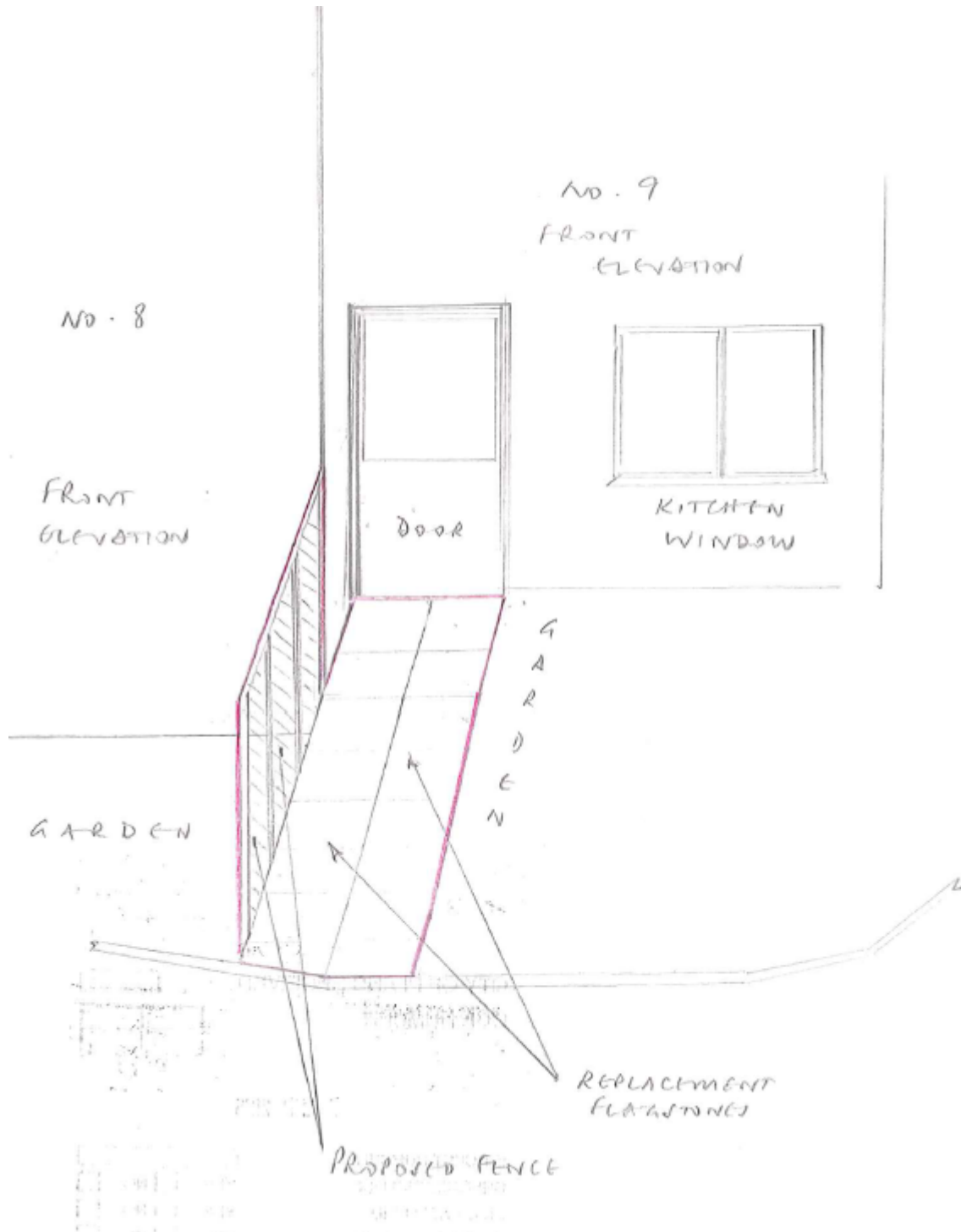
9 BARTHOLOMEW GREEN, MARKYATE, ST. ALBANS, AL3 8RX



ITEM 5.02

4/01555/15/FHA – DIVIDING FENCE TO FRONT GARDEN

9 BARTHOLOMEW GREEN, MARKYATE, ST. ALBANS, AL3 8RX



This page is intentionally left blank

**4/00186/15/FHA - FIRST FLOOR EXTENSION TO BUNGALOW AND RAISED PATIO.
10 BRIAR WAY, BERKHAMSTED, HP4 2JJ.
APPLICANT: Mr & Mrs Prince.**

[Case Officer - Emily Whittredge]

Summary

The application is recommended for approval.

Site Description

The application site is occupied by a detached bungalow on the north east side of Briar Way. The area dates from the inter-war period, in particular the 1930s and 40s, with some redevelopment from successive periods. The area is two storey throughout, the exceptions being Sycamore Rise (part three storeys) and Briar Way, which is part bungalows. Briar Way features a row of bungalows flanked at each end with later two storey dwellings.

The dwelling is one of a series of six 1930s bungalows with hipped roofs and double bay windows on the front elevations. Some have been subject to rear extensions or elongations, as has the subject dwelling, and all have had a variety of minor alterations to their frontages including replacement windows, pebbledashing, porches and the removal of chimney stacks. There are three further bungalows in the road of a different design. The application property is the last bungalow at the north western end of the row.

Proposal

The application seeks to construct a first floor addition to the dwelling to create a two storey dwelling, and to form a raised patio area to the rear. The footprint of the dwelling would be unchanged, while the proposal would result in an increase in height of the front 8 metres of the dwelling to a maximum of 8 metres. The remaining 5.5 metres at the rear would form a single storey flat roofed element with eaves 0.5 higher than the bungalow, but with a flat, rather than hipped roof.

The resulting dwelling would be approximately 10mm higher at the ridge than the adjoining two storey dwelling. The eaves height of the front of the dwelling would be raised by approximately 2.5 metres.

Referral to Committee

The application is referred to the Development Control Committee due to the contrary views of Berkhamsted Town Council.

Planning History

None in the last 10 years. The dwelling was extended at the rear in the 1970s.

Policies

National Policy Guidance

National Planning Policy Framework (NPPF)
Circular 11/95

Adopted Core Strategy

NP1 - Supporting Development
CS1 - Distribution of Development

CS4 - The Towns and Large Villages
CS12 - Quality of Site Design

Saved Policies of the Dacorum Borough Local Plan

Appendices 3 and 7.

Supplementary Planning Guidance / Documents

Environmental Guidelines (May 2004)
Area Based Policies (May 2004) - Residential Character Area BCA2 - Swing Gate
Accessibility Zones for the Application of Car Parking Standards (July 2002)

Advice Notes and Appraisals

Sustainable Development Advice Note (March 2011)

Summary of Representations

Berkhamsted Town Council

Object.

The height, mass and bulk of the proposed extension is excessive and would be out of character with the bungalows that are characteristic of the streetscene in Briar way. The extension would have a detrimental impact on the privacy of neighbouring properties.

Contrary to Core Strategy Policies CS 11 and CS 12 and Saved Local Plan Policies Appendix 3 and Appendix 7.

Response to Neighbour Notification / Site Notice / Newspaper Advertisement

At the time of writing, formal consultation on Revision C has not been carried out. No objections were received to Revision B, which was larger than the proposal currently under consideration. Objections were raised to the original scheme from both adjoining neighbours (9 and 11 Briar Way) on grounds of privacy and loss of light.

Considerations

Policy and Principle

The main policy relevant to the consideration of this application is Policy CS12 of the Core Strategy. Also relevant are Local Plan Appendix 7 and the Residential Character

Area SPG.

Policy CS12 states that development should respect adjoining properties in terms of layout, security, site coverage, scale, height, bulk, materials; and landscaping and amenity space. Appendix 7 states that extensions should harmonise with the original design and character of the house in terms of scale, roof form, window design, and external finishes. Any extension should maintain the common design characteristics of the row or street within which a house is located, with particular regard to roof line, building pattern, and design details.

There is no presumption in favour of the retention of bungalows as a housing type in planning policy, so the key considerations relate to the effect on the appearance of the dwelling, impact on the street scene and impact on the amenity of adjoining occupiers.

Effect on appearance of building

The development would result in a dwelling that is altered in appearance, but not unsympathetic to other dwellings in the Swing Gate Character Area. The footprint of the dwelling would remain unchanged, while the two storey element would be constructed at the front 8 metres of the dwelling. The 5.5 metres at the rear would be in the form of a single storey structure with a flat roof. The detailing of the external appearance replicates the bay windows and hipped roof of the original dwelling, resulting in a design that is proportionate and balanced.

Impact on Street Scene

The subject property is one of a series of six bungalows whose roofscapes form one element of the road's character. Also of significance is the rhythm of the front bays along this part of the road. These, with their regular spacing and front garden sizes, form a strong visual characteristic of Briar Way. The street scene contains a mixture of bungalows and two storey dwellings, and the conversion of a bungalow to a two storey dwelling is, in principle, not out of character.

The proposal retains the original front bay on the right and extends it upward, remaining faithful to the 1930s identity of the wider area, particularly the dwellings on Chestnut Drive. The extension would result in a building of the same height as the adjoining two storey dwelling. Although the development would result in a different dwelling type, the design would be sympathetic in terms of style and architectural detailing. It would be no higher than the adjoining two storey dwelling.

Impact on Trees and Landscaping

There would be no impact on trees.

Impact on Highway Safety

The forecourt of the dwelling is large enough to accommodate 3 cars, which is sufficient for a 3-bedroom dwelling. The proposals would not give rise to any issues of highway safety.

Impact on Neighbours

The impact on light to adjoining properties has been assessed using the BRE's 45 degree rule for daylight and sunlight. The proposed development would not cause a significant loss of light to either property and is acceptable in these terms. Side facing windows at first floor level would be obscure glazed and would therefore not cause a loss of privacy.

The adjoining bungalow, No 9 has, like the application property, been extended to the rear, but with a flat roof. The proposed first floor extension would be set 5.2 m further forward than the rear elevation of No 9 and would be limited to the front of the dwelling, thereby limiting impact on the amenity of occupiers at No. 9. The other adjoining dwelling, No. 11, is two storeys in height and has a conservatory extension at the rear. The proposed first floor extension would be nearly in line with the principle rear elevation of this property, being sited 0.4 m beyond the original rear wall. The single storey element would be approximately 2.5 m deeper than the adjoining conservatory, but is set 1 m away from the boundary and approximately 4 metres from the conservatory. There would therefore be no overbearing impact to the occupiers of either adjoining property.

Conclusions

The proposed development is sympathetic to the existing architectural character of the Swing Gate Residential Character Area. The residential amenity of the adjoining occupiers would not be harmed. The development therefore would be in accordance with Policy CS12 and Appendices 3 and 7.

RECOMMENDATION - That planning permission be **GRANTED** for the reasons referred to above and subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

- 2 The development shall be carried out in accordance with the Schedule of Materials in Section 11 of the application form dated 19/01/2015.**

Reason: To ensure a satisfactory appearance to the development in accordance with Policy CS12 of the Dacorum Core Strategy.

- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order amending or re-enacting that Order with or without modification) no development falling within the following classes of the Order shall be carried out without the prior written approval of the local planning authority:**

Schedule 2 Part 1 Class A.

Reason: To enable the local planning authority to retain control over the

development in the interests of safeguarding the residential and visual amenity of the locality and to accord with Core Strategy Policy CS12.

- 4 **The development hereby permitted shall be carried out in accordance with the following approved plans:**

**141 pa2.01
141 pa2.02
141 pa2.03
141 pa2.04 C
141 pa2.05 C
141 pa2.06 C
141 pa2.07 C
141 su1.01**

Reason: For the avoidance of doubt and in the interests of proper planning.

This page is intentionally left blank

ITEM 5.03

4/00186/15/FHA – FIRST FLOOR EXTENSION TO BUNGALOW AND RAISED PATIO

10 BRIAR WAY, BERKHAMSTED, HP4 2JJ



ITEM 5.03

4/00186/15/FHA – FIRST FLOOR EXTENSION TO BUNGALOW AND RAISED PATIO

10 BRIAR WAY, BERKHAMSTED, HP4 2JJ



This page is intentionally left blank

**4/01350/15/FUL - DEMOLITION OF EXISTING DWELLING AND THE CONSTRUCTION OF NEW DETACHED DWELLING.
ORCHARD LODGE, MEGG LANE, CHIPPERFIELD, KINGS LANGLEY, WD4 9JN.
APPLICANT: Mrs Lyons.**

[Case Officer - Emily Whittredge]

Summary

The application is recommended for refusal.

The proposed replacement dwelling exceeds the size of the existing dwelling on the site in floor area, site coverage, volume, height, bulk and visual appearance. The dwelling would be materially larger and therefore more harmful to the openness of the Green Belt than the existing dwelling. The proposal is therefore contrary to the NPPF, Policy CS5 of the Dacorum Core Strategy and Policy 23 of the Dacorum Local Plan. No very special circumstances have been advanced to justify the harm caused to the Green Belt by reason of inappropriateness.

Site Description

The application site is currently occupied by a detached chalet bungalow at the north west end of Megg Lane outside the Chipperfield village envelope. The dwelling features a semi circular driveway to the front with partial screening from the highway by a hedge and mature trees. The property is set within a large garden with mature herbaceous borders. The site falls gently towards the highway and the neighbouring dwelling to the south east. The house itself comprises a cottage-like form with a long, low catslide roof at the rear, joined in a perpendicular orientation to a timber framed wing on the north west side.

Megg Lane features detached dwellings of varying styles and sizes, many of which have been extended. The spacing of dwellings in Megg Lane varies; but most, including those nearest the application site, are generously spaced and set within large plots.

Proposal

The application seeks to replace the existing chalet bungalow on the site with a two storey dwelling of contemporary design in the same location. The dwelling would be boxy in form with two large gables facing the highway and large areas of glazing. It would feature an integral double garage.

Referral to Committee

The application is referred to the Development Control Committee due to the contrary views of Chipperfield Parish Council.

Planning History

4/01967/89/4	SINGLE STOREY SIDE EXTENSION AND FORMATION OF ROOMS IN ROOF Granted * 22/02/1990
--------------	--

* NOT IMPLEMENTED

4/01209/89/4 SINGLE STOREY SIDE EXTENSION AND FORMATION OF ROOMS IN ROOF
Refused
19/09/1989

Policies

National Policy Guidance

National Planning Policy Framework (NPPF)
Planning Practice Guidance

Adopted Core Strategy

NP1 - Supporting Development
CS1 - Distribution of Development
CS2 - Selection of Development Sites
CS5 - The Green Belt
CS8 - Sustainable Transport
CS12 - Quality of Site Design
CS17 - New Housing
CS19 - Affordable Housing
CS25 - Landscape Character
CS29 - Sustainable Design and Construction
CS31 - Water Management
CS32 - Air, Water and Soil Quality

Saved Policies of the Dacorum Borough Local Plan

22 - Extensions to Dwellings in the Green Belt and the Rural Area
23 - Replacement Dwellings in the Green Belt and the Rural Area
99- Preservation of Trees, Hedgerows and Woodlands
Appendices 3 & 5

Supplementary Planning Guidance / Documents

Accessibility Zones for the Application of car Parking Standards (July 2002)

Advice Notes and Appraisals

Sustainable Development Advice Note (March 2011)

Summary of Representations

Chipperfield Parish Council

No objection.

Hertfordshire Ecology

From the photos provided, the roof appears to be in good condition with well-sealed tiles. The neighbourhood has a fair number of scattered and clustered mature trees,

blocks of woodland, and woody hedgerows, and we do have records of bats roosting in buildings within 500m. The woody habitats would certainly offer suitable foraging and commuting opportunities for bats and we know they are in the area.

Without seeing further evidence ourselves of the age and structure of the building (e.g. close up photos of the roof tiles; soffits; internal loft spaces, roof lining, beams, floor / insulation; any areas of hanging tiles / boarding on the walls) which may help us discount the likelihood of bats entering and/or roosting in the dwelling, I would recommend a bat assessment is undertaken by a professional bat ecologist.

Thus, based on the current information - I believe it is reasonable to advise that **the LPA should require an initial inspection survey of the property by a professional, licensed bat consultant to assess whether bats, or evidence of them, are present and will be affected by the proposals.** Such surveys can be undertaken at any time of year. In the event that evidence or high potential is found, additional roost activity surveys may be required with appropriate recommendations, although these can only be undertaken when the bats become active after hibernation (typically May – early September). The survey report should be submitted to and approved in writing by the Local Planning Authority.

Response to Neighbour Notification / Site Notice / Newspaper Advertisement

None received.

Considerations

Policy and Principle

The main issues are:-

- a) whether the development is inappropriate for the purposes of Government Planning Policy in the National Planning Policy Framework (NPPF) and Development Plan policy;
- b) the effect of the development on the openness of the Green Belt;
- c) if the development is inappropriate, whether the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations, so as to amount to the very special circumstances necessary to justify the development.

Policy CS5 states that the Council will apply national Green Belt policy to protect the openness and character of the Green Belt, local distinctiveness and the physical separation of settlements.

Within the Green Belt, small-scale development will be permitted including the replacement of existing buildings for the same use, provided that: it has no significant impact on the character and appearance of the countryside; and it supports the rural economy and maintenance of the wider countryside.

The site lies outside the village envelope wherein Green Belt Policy CS5 applies. Within the Green Belt, the replacement of existing buildings for the same use is permitted provided that it has no significant impact on the character and appearance

of the countryside; and it supports the rural economy and maintenance of the wider countryside.

Saved local plan Policy 23 states that any replacement dwelling should not be larger than the dwelling which it replaces; or the original dwelling on the site plus an allowance for any extension that would have been permitted under Policy 22. Policy 22 permits the extension of a dwelling in the Green Belt up to 30% of the floor area of the original dwelling. The original dwelling would be defined as the dwelling as it stood in 1948. In terms of size, a replacement dwelling is one with the same building footprint, floor area and volume.

Effect on the Openness of the Green Belt

It is unclear from the planning history what part of the current dwelling existed in 1948 as the 'original' dwelling but historic OS plans indicate that only part of the current building existed in the 1920s. It has not been possible to establish from OS plans or the planning history the size of the house in 1948. The existing house has not been materially extended since the planning application in 1989, so the size of the existing house will be used for the purposes of assessing the current proposal.

The proposed replacement is substantially larger in size than the existing building, in height, width, footprint and volume. The dwelling would be nearly double the existing bungalow in height and approximately 30% wider, introducing a prominent, high frontage with two gable ends and large areas of glazing and a horizontal detail that further emphasizes the additional storey. In contrast, the existing dwelling has a catslide roof that represents significantly less bulk than the boxy profile being proposed, which includes a wide, flat area of roof. In all respects, the replacement dwelling would be materially larger than the existing bungalow as defined by the NPPF. It is, by definition, inappropriate development in the Green Belt.

Impact on Street Scene

The proposed design departs from the rural character of many of the nearby dwellings, but there is a variety of architectural character in the lane, and it is not considered that the design would be significantly harmful to the area. The dwelling would be partly screened by the mature boundary treatment, and further, is located at the end of the lane where its presence would be reduced. The development would have much greater prominence in the street scene than the current building and in addition to the increase in size and height, it would be very close to the boundary and the adjoining dwelling. By reducing the space around the dwellings, and narrowing the gap, the openness of the Green Belt would be further harmed.

Impact on Neighbours

There would be an acceptable impact on adjoining occupiers. The Cottage to the south east has no side-facing windows and the proposed flank windows serve ensembles and could be obscure glazed. The replacement dwelling would be nearly in line with the rear wall of the cottage and impact on daylight and sunlight would not be significant. The replacement dwelling would, however, be nearer the boundary to the adjoining two storey dwelling, and the eaves would be twice the height of the existing catslide roof. Owing to the difference in site levels, the increased height and proximity to the boundary, the development would have some impact on the adjoining patio but

the adjoining site is very wide and the impact would be limited.

Impact on Trees and Landscaping

No trees are proposed to be removed from the site. Tree protection measures would normally be required by condition for an approval.

Impact on Highway Safety

There would be no change to access arrangements. The proposal would provide sufficient car parking within the site.

Very Special Circumstances

No very special circumstances have been advanced as part of the application, although plans illustrating a permitted development 'fall back' position were submitted at a later date. It is acknowledged that the existing bungalow has permitted development rights to extend, and that significant floor area could be added to the dwelling. These extensions, however, would be single storey and could not result in a building of this scale, with particular reference to the proposed height, width and volume. The impact on the openness of the Green Belt of a chalet bungalow with a larger footprint would not be as great as the proposed replacement dwelling.

There is case law that finds a clear intention must be shown by the applicant to implement the fall-back position. It has not clear that there is a likelihood of these works being carried out; however, I consider that the resulting building would provide the floor space needed for a functional family house, should the current application fail.

The scale of extensions that could be added to the dwelling would have less bulk, height and visual impact than the proposed dwelling, and for this reason It is considered that the fall-back position does not provide such very special circumstance to justify the harm caused by reason of inappropriateness and the openness of the green belt.

RECOMMENDATION - That planning permission be **REFUSED** for the following reasons:

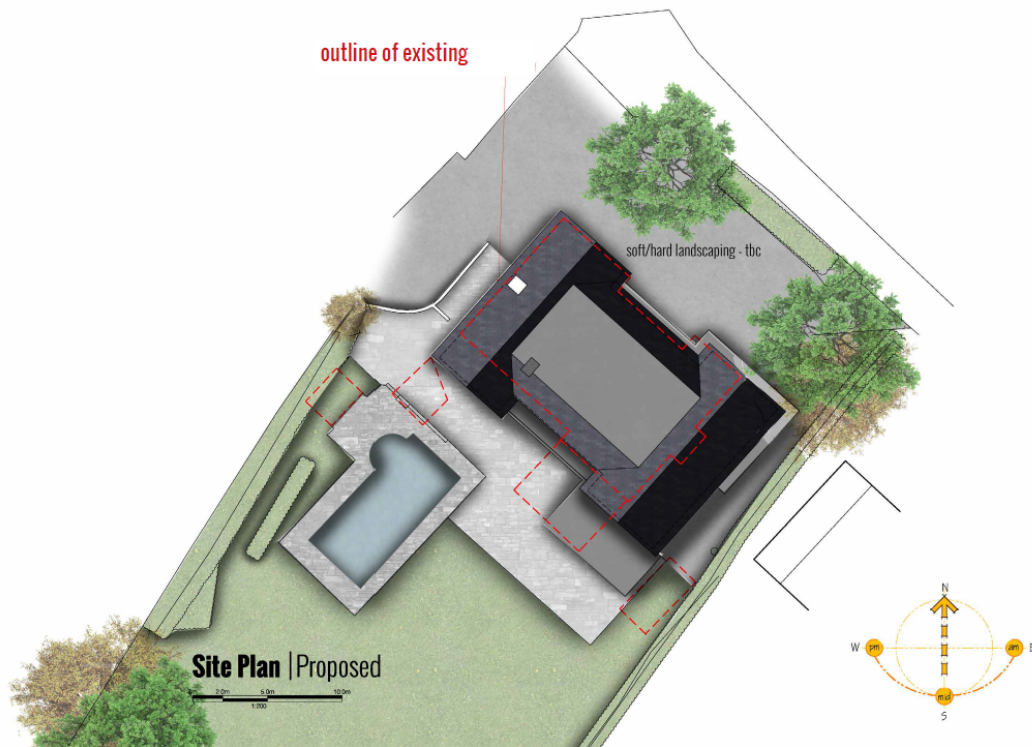
The proposed replacement dwelling, by virtue of its floor area, volume, height, bulk and visual appearance would be materially larger than the existing dwelling. The development would therefore constitute inappropriate development which would also further impact on the openness of the Green Belt. No very special circumstances have been advanced to justify this harm in terms of inappropriateness and the harm to the openness of the green belt. The proposal is therefore contrary to the NPPF, Policy CS5 of the Dacorum Core Strategy and Saved Policy 23 of the Dacorum Local Plan.

This page is intentionally left blank

ITEM 5.04

4/01350/15/FUL – DEMOLITION OF EXISTING DWELLING AND THE CONSTRUCTION OF NEW DETACHED DWELLING

ORCHARD LODGE, MEGG LANE, CHIPPERFIELD, KINGS LANGLEY, WD4 9JN



ITEM 5.04

4/01350/15/FUL – DEMOLITION OF EXISTING DWELLING AND THE CONSTRUCTION OF NEW DETACHED DWELLING

ORCHARD LODGE, MEGG LANE, CHIPPERFIELD, KINGS LANGLEY, WD4 9JN



North East Elevation | Proposed



North West Elevation | Proposed



South West Elevation | Proposed

This page is intentionally left blank

4/01388/15/FUL - CONVERSION OF EXISTING BUILDINGS TO CREATE 1 X ONE BEDROOM, 2 X TWO BEDROOM AND 1 X THREE BEDROOM FLATS. CONSTRUCTION OF 3 TWO BEDROOM 1.5 STOREY DWELLINGS TO THE REAR OF THE PROPERTY WITH ASSOCIATED ANCILLARY WORKS.

44 HIGH STREET, KINGS LANGLEY, WD4 9HT.

APPLICANT: Mr Cain.

[Case Officer - Nigel Gibbs]

Summary

The application is recommended for approval. The principle is acceptable in accordance with Policies CS1, CS4 and CS18 of the Dacorum Core Strategy.

The proposal provides an opportunity to reinvigorate this empty listed building, supported by enabling development. The development would revitalise the site within Kings Langley Conservation Area in a location where residential development is supported. The development's form reflects a careful approach involving rejuvenating the site, a flexible approach to applying garden and parking standards in this sustainable location and the consideration of the Applicant's case based upon viability. This flexible approach enables the provision of a fundamentally important area of communal structural planting within the layout which benefits both parts of the development and their respective settings.

There are no detailed objections to the scheme subject to the imposition of a range of conditions.

Site Description

No. 44 (Village House) is a circa 17th Century Grade 2 vacant listed terraced hipped and gable roof two storey dwellinghouse located on the south western side of the High Street within the Conservation Area. It adjoins / is close to a range of listed buildings including Grade 2* Langley House.

It is within Flood Zone 1, an Area of Archaeological Significance and straddles the Local Centre and Residential Area designations.

It is served by a narrow arched gated cobbled rising carriageway/ access linked to the High Street. The access leads to a yard featuring a two storey stable block. Beyond the yard there is a raised garden which adjoins established housing and Kings Langley Local Village Centre Car Park.

The dwelling was built in phases and features a basement. The oldest timber framed part is late 17th century incorporating major alterations during the 19th century. The roof void is of timber construction with a bitumen liner to the roof tiles. Much of the historic interior remains intact.

During much of the 19th Century the building formed two dwellings. One was a bakers shop and bakehouse. It is confirmed that evidence for this may survive in the form of an inglenook style fireplace within the historic core of the building. This may originally have formed the baker's oven.

In the later part of the 19th Century the building was converted back to a single private residence, and ceased to function as a bakery. In the latter part of the 20th Century it was subdivided into flats. The installation of modern facilities has obscured much of the previous layout of the building.

Proposal

This is for the building's conversion into 4 flats and the construction of 3 two bedroom

dwellings in the rear. The development will be served by the existing vehicular access. The courtyard will provide 3 spaces to accord with the size for persons with disabilities and turning facilities.

The Conversion/ Renovation

This comprises of one 1 bedroom, 2 two bedroom and one 3 bedroom flats. Part of the main loft void will be converted into residential use and the whole building will be re-roofed. There are no planned works to the basement/ cellar. The conversion would incorporate sound and fire insulation. Part of the main loft void will be converted into residential use and the whole building will be re-roofed.

The Rear Development

This would provide three new hipped / gable roof 2 bedroom units on the garden land. The one and a half storey dwellings served by 'non standard' gardens would be built on lowered land (about 0.8m) above the courtyard. Access would be via pedestrian ramps within a substantial communal planted area incorporating an internal footpath providing access to the adjoining public car park.

The Revised Viability Assessment

A copy of this is at Annex A. For clarification the Applicant recently confirmed:

- Viability: Over 50 % of the construction costs are to reinvigorate no. 44. The 4 units and 3 houses at the rear enable this.
- Buildings at Risk : Recent property valuation. A specialist subsidence insurance at great expense has been necessary after the latest surveyor's valuation report to the Applicant's lenders. The surveyor for the lender was extremely concerned at the property's structural condition.
- The surveyors report was so critical that the completion on the house almost didn't happen as several lenders were put off by the issues that 44 High Street currently faces.
- The neighbours next door are also experiencing cracking from the joining party wall and are worried at this continuing with roof tiles sliding and damaging their property.

Referral to Committee

The application is referred to the Development Control Committee due to the contrary views of Kings Langley Parish Council.

Planning History

Planning Permission 4/00961/05. Change of use from dwelling to mixed use of dwelling and rehabilitation treatment rooms. Hertfordshire Highways raised no highway issues. The report noted 3 off-street car parking spaces were to be provided 'with many public car parking spaces in close proximity' . There was an associated listed building consent.

There has been historic and more recent pre application advice regarding the current proposals..

At the pre application stage it was accepted that there was scope to convert the building into separate residential units and accommodate three dwellings at the rear based upon minimum curtilage / off street parking. The Conservation Officer raised concerns regarding the conversion of the property to 5 units and the impact upon the fabric and character of the listed building. The revised approach at that stage reduced the conversion to 4 units.

Policies

National Policy Guidance

National Planning Policy Framework (NPPF)

National Planning Guidance Notes

Adopted Core Strategy

NP1 - Supporting Development
CS1 - Distribution of Development
CS4 - The Towns and Large Villages
CS8 - Sustainable Transport
CS9 - Management of Roads
CS10 - Quality of Settlement Design
CS11 - Quality of Neighbourhood Design
CS12 - Quality of Site Design
CS13 - Quality of Public Realm
CS17 - New Housing
CS19 - Affordable Housing
CS25 - Landscape Character
CS26 - Green Infrastructure
CS27 - Quality of the Historic Environment
CS28 - Renewable Energy
CS29 - Sustainable Design and Construction
CS31 - Water Management
CS32 - Air, Water and Soil Quality

Kings Langley Place Strategy

Saved Policies of the Dacorum Borough Local Plan

Policy 19

Policy 43

Policies 57 & 58

Policy 119

Policy 120

Appendices 1, 2, 3, 4, 5 and 8

Supplementary Planning Guidance / Documents

Environmental Guidelines (May 2004)

Water Conservation & Sustainable Drainage (June 2005)

Energy Efficiency & Conservation (June 2006)

Accessibility Zones for the Application of car Parking Standards (July 2002)

Landscape Character Assessment (May 2004)

Affordable Housing SPD (Jan 2013)

Advice Notes and Appraisals

Sustainable Development Advice Note (March 2011)

Refuse Storage

Representations

Kings Langley Parish Council

The Council objects to this application as it considers that the development would be an over-cramping of the site and that there is insufficient parking provision for the number of dwellings.

Strategic Planning

Note that this proposal was subject to pre-application advice and that 44 High Street has been vacant for some time and would support it being brought back in to active use, particularly to ensure the fabric of the Listed Building (saved DBLP Policy 119). No objection in principle to housing development in this general location that straddles the Local Centre and Residential Area designations (Policy CS4). Also whilst the existing building has a High Street frontage the ground floor does not form part of the

frontage within the shopping area of the Local Centre under saved Policy 43. This appears to be a sensitive site given it falls within the Conservation Area (saved DBLP Policy 120 and Core Strategy Policy CS27) and the existing building is Grade 2 listed (saved Policy 119 and Policy CS27). This will therefore require a high quality and sympathetic scheme to safeguard the original building and the setting of the site, particularly in respect of the impact of the new building housing the dwellings to the rear of the plot. The views of the Design and Conservation team should be sought. Saved Policy 19 provides general advice on converting properties to residential. It promotes the conversion of non-residential buildings to flats in Local Centres subject to achieving an appropriate mix of other uses. The policy encourages the provision of a range of amenities including adequate garden space, drying areas, bin stores and parking, etc.

The proposal will provide very limited opportunities for parking as only 3 spaces are to be provided for the proposed 7 units. Some flexibility is acceptable given that this is a reasonably sustainable location being close to a range of services and facilities within the local centre and its reasonable access to passenger services (saved DBLP Policy 58). However, the views of the local Highway Authority should be sought on the proposed level of parking. 7 cycle spaces are to be secured and this is welcomed. The new dwellings should be carefully justified in relation to its impact on the setting of the Listed Building and Conservation Area and its potential impact on adjoining residential properties (Policy CS12 c)). Are the new dwellings required as part of enabling development to maintain the Listed Building? Is the conversion of the original building alone sufficient to achieve such improvements?

The new building is relatively bulky and occupies much of the rear of the plot. It sits quite close to neighbouring property boundaries which limits space around it and opportunities for amenity / garden space and landscaping (saved DBLP Appendix 3). Normally the new dwellings should be provided with their own garden space at a minimum of 11.5m depth. A more communal approach to garden space could be acceptable if this seeks to better complement/safeguard the setting of the listed building.

Conservation & Design

Initial Advice

The property is Grade II listed and dates to the 17th century or earlier, it has a timber frame core with the front in red brick (19th century) and comprises various phases of construction. At its north end is a gated carriageway entrance to the rear of the site. The property lies in a prominent corner position on the High Street, within the Kings Langley Conservation Area. To the rear, and adjoining the house and forming part of the listed building is a small stable block. The garden extends to the rear and the ground level rises up considerably.

The property is of a good size and has functioned as a family home during the 20th century, it has been used in part as offices in the past and as flats but is currently one unit.

The application includes a detailed Historic Building Appraisal which adequately details the history, fabric and development of the listed building and assesses the impact of the proposals on the listed building.

The property is structurally sound and whilst in need of redecoration and repair internally CO does not consider it to be 'at risk' at this present time. The applicants

have submitted a viability statement attempting to justify its conversion to 4 units and the construction of 3 further units in the rear garden, this statement lacks substance and the CO would like to see a viability statement that is backed up by more facts / figures. However it has been accepted at the pre-application stage that the property is fairly large and there is scope to convert it to separate residential units. At the pre-app stage CO raised concerns regarding the conversion of the property to 5 units and the impact upon the fabric and character of the listed building; now a total of 4 units are proposed, 3 units in the house and 1 unit in the stable block.

Following an extensive amount of pre-application discussions the current application entails limited physical alteration to the listed building however the subdivision will naturally entail blocking up of openings, creation of new openings and insertion of fire / sound proofing measures – all of which will have some degree of harmful impact upon the internal character of the listed building. The external appearance of the house will remain unaltered, existing windows and doors are all proposed to be retained and renovated (no replacement is proposed).

There are a number of historic doors within the property, a couple with older spring latches and some vertical board doors. It is likely that the creation of four separate flats will entail the need to block many of these openings up, insert fireproof partitions / doors etc. which will harm the character and internal fittings of the listed building. I would like to see the door between rooms F1 and F2 (both flat 3?) retained, it is a late 18th century panelled door with a spring latch and if within the same flat I believe this could be retained in situ and nailed shut if necessary.

The cupboard in room F4 is to be retained and the former stairs (now part of a cupboard) leading from G6 to F5 will be used again, this re-instates the older staircase within the oldest part of the property. Other historic doors and door frames can potentially be fireproofed and re-used rather than replaced.

It is recommended the roof-lights to the rear elevation (for the attic conversion) are either a single roof-light (enlarged) or the two roof-lights are placed further apart. External alterations to the stable block are proposed, inserting windows where there are doors currently existing. In principle this is acceptable as the building will be put fully into residential use thereby keeping it in a better state of repair. The proposed fenestration does seem rather muddled and the proposed French doors and side lights to the large front opening is overly domestic in character and should be simplified. It is suggested the full opening is infilled with framed glazing, with the central doors opening and side lights – no glazing bars. The front door can have glazing in its upper part but a reduced amount. It would reduce the domestic appearance of this converted stable building if the door closest to the house could also feature a fully glazed window (non-opening) or remain as a timber door. The other window within the upper part of the existing door opening is acceptable but the glazing bars should be omitted or reduced to a single glazing bar.

The rear development. 44 High Street has a good sized garden area to the rear, it also extends to the west to the rear of 46 – 50 High Street, the land level rises up considerably to the rear. Whilst any development is unlikely to be easily visible from the street scene it may be visible from the car park on Langley Hill and due to the raised levels to the rear any development will have an elevated position. The impact upon the setting of the Grade II* Langley House will also need to be considered, following a site visit I did not consider the new development would have a neutral impact in terms of its harm to the setting of Langley House. In terms of design CO appreciates the reason for hipping the roof ends etc to reduce bulk however CO considers the design could be improved and probably the flint panels omitted. The

blank east elevation of the westernmost property is unfortunate and the dormer looks too cramped in this position.

Cycle and refuse storage has been indicated on the site plan adjacent to the rear of the stable building but not shown on elevation plans. Can this be clarified.

Whilst the principle of converting 44 High Street is acceptable the subdivision of the main house into four separate units is considered to harm the layout and character of the interior of this grade II listed building. However, CO is aware that the listed building has been vacant for a few years and is beginning to fall into a state of disrepair; furthermore it seems as if attempts to sell the property as one unit have not been successful; whilst neither of these are a reason to grant consent they could provide weight to the proposals. The NPPF requires the Council to weigh up any harm to the listed building against any public benefit the proposed conversion may provide (para. 134).

Suggest an enhanced viability statement would help justify the harm to the grade II listed building.

The revisions suggested above to the fenestration of the stable block and a reconsideration of the design / appearance of the rear development would be welcomed.

Response to the Revised Viability Assessment

If the suggested amendments regarding the listed building are provided (as per the applicant's additional submission) CD would be happy to recommend approval of the proposed scheme (subject to a number of conditions).

Building Control

Comments awaited.

Trees & Woodlands

Comments awaited.

Scientific Officer

The site is located within the vicinity of potentially contaminative former land uses. Consequently there may be land contamination issues associated with this site. I recommend that the contamination condition be applied to this development should permission be granted.

Noise & Pollution

Comments awaited.

Refuse Controller

Comments awaited.

Hertfordshire County Council :Highways

Recommendation

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:

1).Best practical means shall be taken at all times to ensure that all vehicles leaving the site during the construction of the development are in a condition such as not emit dust or deposit mud, slurry or other debris on the highway.

Reason: To minimise the impact of construction vehicles whilst the development takes place.

2) All areas for storage and delivery of materials associated with the construction of this development shall be provided within the site on land, which is not public highway, and the use of such areas must not interfere with the use of the public highway.

Reason: In the interest of highway safety and free and safe flow of traffic.

3) The proposed car parking space shall have measurements of 3.6m x 4.8m respectively. Such spaces shall be maintained as a permanent ancillary to the development shall be paved and shall be used for no other purpose.

Reason: To ensure the adequate provision of off-street parking at all times in order to minimise the impact on the safe and efficient operation of the adjoining Highway.

Highway Comment

This latest amended details shows that the 3 disabled compliant car parking spaces and discusses the construction methodology of the build.

HCC Fire and Rescue department will comment separately on the accessibility of the site and whilst visitor parking is a matter for the LPA to determine the applicant has confirmed that the refuse will be collected from the dwellings at kerb side which is on par with other similar residential dwellings in the vicinity.

Conclusion The Highway Authority has no objection to the construction of these houses and the refurbishment of the existing. On balance, this proposal is unlikely to have a significant impact on the safety and operation of the adjacent highway, consequently the Highway Authority does not consider it could substantiate a highway objection to this proposal. The Highway Authority has no objection subject to the above conditions to the grant of permission.

Hertfordshire County Council: Historic Environment

Comments awaited.

Note: Based upon pre application advice there are no fundamental objections

Hertfordshire Ecology

HE has reviewed the bat report.

.

1. HE has no existing species records on the database for this site, however there are four records of bats within 1 km.

2. The 2015 bat report found limited evidence of bat use at this site (four old droppings in the roof void and two fresh droppings in the ground floor workshop), but this indicates that a bat had been present in the building at some point. This report stated that there was moderate potential for bats and that further surveys were necessary. HE has no reason to believe these were undertaken as no further information has been provided in this respect. The report did provide an outline mitigation strategy assuming a maternity colony of pipistrelle bats were present.

3. Technically the LPA **should not determine an application without demonstrating how a European Protected Species can be satisfactorily dealt with** if required, thus satisfying the third Habitats Regulations test. In this case, further surveys are still needed having been recommended but a worst case scenario has also been provided to demonstrate the type of mitigation considered necessary, based on the evidence seen thus far.

4. Consequently if the application is to be approved, **the LPA should condition the further surveys outlined in the 2015 report to determine whether bats are present at the site and to inform what specific mitigation is appropriate.** Whilst surveys should not be conditioned, the current evidence is weak and mitigation options have been outlined so HE considers there is reasonable justification to proceed with

determination having taken bats sufficiently into account.

5. HE has no reason to consider there are any other ecological issues associated with this proposal.

Environment Agency

Flood risk is the only constraint at this site. This site is in Flood Zone 1 and is under a hectare. There was no need for consultation.

The main flood risk issue at this site is the management of surface water run-off and ensuring that drainage from the development does not increase flood risk either on-site or elsewhere.

Recommend the EA surface water management good practice advice in cell F5 to ensure sustainable surface water management is achieved as part of the development.

Note: Given the site is a former land use there is usually consultation with the EA.

Hertfordshire Constabulary: Crime Prevention Officer

On the basis of information available am content with the development.

The rear gateway access to the public car park on the North West corner of the site, should be full height, ideally self-closing, and with number lock to the car park and thumb turn to the inside face. This is to prevent casual intrusion into the proposed development from this car park.

Any new doors, ground floor windows and flat access doors off communal areas should be to the Secured by Design standard of BS Pas 24:2012.

It is hoped that this will help the development achieve that aims of the National Planning Policy Framework's Policy 69 (safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion) Dacorum Core Strategy policies CS12 (safe access, layout and security) and CS13 (pedestrian friendly, shared spaces in appropriate places).

Hertfordshire Fire & Rescue Service

HRFS has examined the drawings and note that the access for fire appliances and provision of water supplies appears to be adequate.

Further comments will be made upon the receipt of the Building Regulations application.

Thames Water

Surface Water Drainage

It is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer.

Recommended that the applicant ensures 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. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes shared your neighbours, or are situated outside of the property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should the proposed building work fall within 3 metres of these pipes Thames Waters should be to discuss their status and to determine if a building over / near to agreement is required.

Sewerage infrastructure capacity

No objection.

Water Supply

This is addressed by the Affinity Water Company.

Affinity Water

Comments awaited.

Historic England

The proposed works of demolition would be limited and would not seem to affect the more significant element of the building. The subdivision of the house into 4 flats would substantially affect its character.

Langley House is as substantial building whose settling appears to have been eroded by modern development. Development to the rear would seem likely to erode it further, to the detriment of the house's character.

The NPPF provides clear policies for conservation of the historic environment and of designated heritage assets in particular 7, 14,17, 131 132.

The Council should consider whether the proposal work would harm its significance , and whether the development to its rear would harm that of Langley House. Should either proposal entail such harm the Council should weigh that harm against such public benefit as the proposals might provide , in accordance with the Framework (NPPF 134

Ancient Monuments Society/ Council for British Archaeology/ Society for the Protection of Ancient Buildings/ The Georgian Group/ The Victorian Society

No responses.

Response to Publicity / Site Notice/ Neighbour Notification

16 York Close

Will there be a secure lorry off loading bay in the High Street?

How will the excavation spoil be removed?

How many High Street car parking spaces will be taken up by the construction hoarding?

Will the local shop keepers be compensated for the loss in trade?

Can Section 106 be invoked for the benefit of the shop keepers and Kings Langley residents?

If access is from the High Street, a detailed logistics plan and vehicle management strategy is surely required before planning permission is considered.

Or, is the site to be serviced from the rear public car park?

This will mean a loss of premium public car parking spaces forcing more cars to park on the pavements of the surrounding streets.

How many spaces will be lost?

How will the many large construction vehicles be managed, loaded / off loaded and manoeuvred in such a tight space?

Again, a detailed logistics plan and vehicle management strategy is surely required before planning permission is considered.

With 7 properties and a total of 13 bedrooms, there is the potential of 13 car parking spaces required. With only 3 on site, where are the other 10 going to park? As a local resident, I don't want any more pavement / street parking. On street parking is a real problem in Kings Langley and it is not good enough for the authorities to bury their heads in the sand and hope it will go away!

Surely, the application has to provide adequate off street parking in line with Dacorum polices for the 7 properties.

It is a sad situation we are in where there is more concern about bats than the local residents environment and businesses issues. I know we have to move forward and get the most out of our existing housing stock and land assets but it must be to the benefit of all and not just the few.

7 York Close

The total density of units is far too high for such a small area - 14 bedrooms, potentially 14 cars. Where will they park with restricted parking on the High Street, the threat of charging in the car park will result in parking on Langley Hill and nearby closes.

The nearest unit to our garden is very close and would be visually intrusive to our garden and property. The next nearest unit in the garden is very close to the south wall and will be clearly visible to our detriment.

The entrance to the whole development is very tight - how will fire engines, ambulances gain access?

There is a grave danger for pedestrians walking along the pavement- there would be very restricted views for cars entering/leaving the property.

All in all too high density, especially for a listed property.

Langley House

From the plans it is not clear how tall the new buildings at the back of the existing property will be. If they are taller than our wall then our garden will be directly overlooked to which I would be seriously opposed. Seek would like clarification from the Council ..

1 Edmund's Mews

The plans do not appear to consider the requirements in relation to parking for a total of seven units. What parking is shown it is very limited. Please could you clarify how the parking will be managed and where this will be placed on the development so that it does not interfere with the existing premises enjoyment of my/their own homes/gardens.

Further, the parking on the High Street is already overloaded and access to/from Edmund Mews is often blocked or restricted by vehicles parking in this area. Please could you confirm what, if any, plans have been proposed to deal with the increased traffic.

The proposed path (?) which appears to run along the side of the existing wall abutting 1-3 Edmund Mews properties. It is assumed that this is a path and not a driveway. The elevation of this path is critical as people walking along it will potentially be able see directly into the back gardens/conservatories of Edmund Mews. This would be a significant change to the current situation and unacceptable. Any change in elevation might also impact on the security of the property and this should be taken into account. Request for the Council to confirm that the changes/plans will not impact on the elevation of the land running alongside the wall with Edmunds Mews.

Considerations

Policy and Principle

The principle of new housing is acceptable.

Core Strategy Policy CS 1 supports 'Large Villages' such Kings Langley accommodating new development for housing. This is provided it satisfies a range of criteria. These include that it is of a scale commensurate with the settlement and the range of local services and facilities, helps the vitality and viability of the settlement and there is no damage to the existing character.

The principle is reinforced by Policy CS4. There is no objection in principle to housing development in this general location which straddles the Local Centre and Residential Area designations.

The proposal also accords with Policy CS17 in providing additional housing and

retaining the existing. Policy CS18 supports a mix of housing. Also whilst the existing building has a High Street frontage the ground floor does not form part of the identified Shopping Area of the Kings Langley Local Centre Frontage under saved DBLP Policy 43

Impact upon the Listed Building /Setting of adjoining Listed Buildings/Design /Layout/Character and Appearance of the Conservation Area

This is with due regard to Policies CS 10, CS11 CS12, CS13 and CS 27 and saved DBLP Policies 19, 119 and 120 and its relevant Appendices.

The reinvigoration of the site is supported in principle as confirmed by the Conservation Officer. As clarified by the CO this is not a straightforward development proposal.

In considering the application holistically due weight should be given to the respective specialist advice of Historic England and the CO. This is in conjunction with the site conditions and the opportunity for redevelopment, with due regard to applying flexibility in assessing the existing layout/ parking standards and the Applicant's viability issues. Key Issues/ Outcomes are the following with regard to the CO's specific advice :

1. Condition of the Building.

According to the CO the property is structurally sound and whilst in need of redecoration and repair internally the CO does not consider it to be presently 'at risk'. The Applicant has since confirmed the outcome the subsidence assessment and has a different view.

2. Principle.

Whilst the principle of converting 44 High Street is acceptable the subdivision of the main house into four separate units, the CO's initial assessment considered that it would harm the layout and character of the interior of this Grade II listed building. However see below.

3. Initial Viability assessment.

The CO considered this lacked substance to justify its conversion to 4 units and the construction of 3 further units in the rear garden. There was a request for a more detailed viability statement supported by more facts / figures. However it was accepted at the pre-application stage that the property is fairly large and there would be scope to convert it to separate residential units.

4. A Way Forward.

As observed by the CO the listed building has been vacant for a few years, is beginning to fall into a state of disrepair and attempts to sell the property as one unit has not apparently been successful.

Therefore CO noted whilst neither of these are a reason to approve the scheme they could provide weight to the proposals. The NPPF requires the Council to weigh up any harm to the listed building against any public benefit the proposed conversion may provide (para. 134). It was therefore concluded that an enhanced viability statement would help justify the harm to the grade II listed building.

5. Revised Viability Statement.

The CO acknowledges the viability issues giving weight to a generally positive overall approach to the proposals..

6. Internal Changes to the Listed Building.

As explained by the CO the current application entails limited physical alteration to the listed building.

However the subdivision will involve blocking up of openings, the creation of new openings and insertion of fire / sound proofing measures – all of which will have some

degree of harmful impact upon the internal character of the listed building. With some 'fine tuning' 'in reconciling the heritage implications with Building Regulations (Fire. Noise)- which can be relaxed for listed buildings- there are no overriding objections. Conditions aim to address these circumstances.

7. External Changes to the Listed Building.

The external appearance of the main house will remain unaltered, existing windows and doors are all proposed to be retained and renovated and no replacements are proposed. The proposed alterations to the stable block require some re-evaluation but are not fundamental. Conditions can address these.

8. Rear Garden Development.

According to the Applicant this is a fundamental pre requisite for facilitating/ enabling the conversion.

Since the receipt of Historic England's response and the COs initial advice the Applicant has provided a levels drawing showing the relationship of the proposed buildings to their surroundings .

With some 'fine tuning' of the detailed external design, the impact would be neutral to the wider setting of the respective listed buildings and the Conservation Area.

It is fully acknowledged that the private gardens for the new dwellings are very limited and well below the DBLP Appendix 3 standards. However they are south facing, useable and will have privacy. The limited size of the respective gardens has to be balanced against the adjoining significant benefits of the communal landscaped area. In assessing the role of this part of the proposal it should not be in isolation. There needs to be the collective consideration of the visual context (the site conditions and surroundings/ setting) and the development's layout, form/ design and amount . This is in addition and parallel to applying some flexibility to the specified standards for garden sizes and parking in order to achieve a high quality design and layout. This land does not lend itself to a 'standard' approach in terms of applying saved DBLP's Appendix 3's spacing and garden sizes and the parking standards. To do so would significantly stifle the opportunity for innovative approaches to design and layout. In particular it would undermine the role of the communal structural landscaping. The benefits of the large communal landscaped area is the key 'visual fulcrum' to the whole scheme, reinforced by the footpath link to the public car park. It is the 'glue' that creates a cohesive approach to the whole layout.

Overall the layout prevents a clash between 'old ' and 'new'. The setting of the listed building will not be affected by the new buildings which are very different in design. The layout enables each distinctive part of the development to separately benefit from the ' green setting ' provided by the communal structural planting .

In itself the new building forms a visually cohesive block quite subtly located in relation to the converted historic existing buildings around the courtyard with the communal structural planted / landscaped area creating the visual focus from the arched entrance important **replicating in part the role of the existing garden**. This will be reinforced by the effect of the very limited curtilage parking served by the necessary turning area, with an emphasis upon parking for persons with disabilities/ limited mobility. The low key car parking will be visually and discretely integrated within the layout at a key transitional point set against the higher large area of planting which will create a visual buffer to the site.

The collective effect of the layout , positions and heights of the buildings, levels, limited parking and the fundamentally pivotal important role of the communal structural planting should maintain the historic identity and setting of the listed building remaining in its 'garden setting context. At the same time the new building will establish its own identity and context , ensuring a careful balance between the existing and new building, with the linking internal footpath integrating the development.

Materials will be key to the overall appearance, in addition to the location/ design of the refuse bin store.

As a contrast if there was adherence to the normal parking standards this would result in the rear garden converted into parking/ garaging with the potential to visually dominate and sterilise the rear of the site. Moreover there would be adverse highway safety implications associated with the level of use of the access.

Therefore the opportunity to re-energise the site is dependent upon the need for flexibility to achieve the design/ layout benefits.

Impact upon the Residential Amenity of Existing Dwellings

Despite the smaller gardens, based upon the expectations of Core Strategy Policy CS12, the site conditions and the submitted documentation, the development would be compatible with adjoining residential development. This is in terms of physical impact, privacy, the receipt of sun and day light and noise/ disturbance and takes into the effect of lowering the ground level with the proposed floor level by approximately 0.8m.

Highway Safety (Vehicle/ Pedestrian), Sustainable Location/ Parking / Traffic Generation/ General Access/ Access for Persons with Disabilities- Inclusive Access/ Fire Access

Recent Background Information. Following dialogue between HCC Highways the Applicant, has confirmed:

- Servicing- Refuse would be collected from council waste bins which would be placed at the kerbside on collection days.
- Deliveries – These would be made to the kerbside of the property as they are at present like the other residents in the street.
- Access- Utilising the site's lawful vehicular access. The aim has always been to minimise any impact on the vehicular access to the site. There will be a net decrease in two way movements onto the highway network, as a residential C3 dwelling of this size would generate not only more in vehicular trips but also the amount of off street parking that would be utilized in the current courtyard. Highway Safety/ Access/ Traffic Generation. By restricting the amount of curtilage parking and the need to maintain adequate turning space to enable ingress/ egress in forward gear there will be limited movements across the existing access. This will be in the interests of pedestrians and motorists.
- Sustainable Location. The site's location is ideal in this central village location with access to a range of facilities and services, with bus stops on the main A41 route nearby. The cycle provision will complement this advantage.
- Parking. This is low level of on site parking has also taken into account the sustainable location, the gated access to Kings Langley centre car park enabling residents to use the car park, the environmental effect of more parking within the site and the importance of limiting the number vehicular movements in terms of pedestrian safety from the access onto the highway.
- Inclusive Access/ Access for Persons with Disabilities/ Limited Mobility. All the dwellings will have access to the 3 wider spaces. It will be necessary for the new buildings to be served with levels to ensure that the ramps/ layout provide access.

General Access. Herfordshire County Council Highways have raised no highway

safety/ access objections.

Fire access. The restrictive effect of the archway access prevents tenders entering the site. However Hertfordshire Fire Service is satisfied with the scheme / layout. This will have taken into account the separation distance from the highway and the availability of a fire hydrant. This is set against the usual requirement for fire appliances to be within 45 metres of all parts of dwellinghouses and that part of the furthestmost dwelling on the proposed layout exceeds this, albeit it is partially achieved to the front door of this proposed new dwelling. A dry riser or similar provision of internal fire mains and other facilities at the entrance archway to mitigate this small shortfall to this one property is indicated along the northern boundary.

Pedestrian access from Kings Langley Car Park. This pedestrian link is a benefit FOR residents and visitors.

Refuse. This will be necessary from the site frontage on collection day. A communal bin store is a recommended condition.

Parking. In this location in applying it is expected that between 7 and 9.5 spaces should be provided under the Accessibility Zone assessment. Given the sustainable location the lower level can be applied. The proposal's 3 spaces is however significantly below this. Justification for such takes into account the availability and accessibility of the adjoining public car park from the site, the safety implications of the increased use of the access and additional on site parking would compromise the overall layout. It is feasible for the current layout to accommodate one additional space.

Ecological Implications/ Biodiversity

An additional bat/ habitat survey is necessary based upon Hertfordshire Ecology's advice. Depending upon the findings this may have implications for the final design/ layout. If a roost is confirmed and/or high levels of bat activity are recorded during further surveys, this would indicate an increased likelihood of the cellar being utilised by hibernating bats.

New planting in the communal landscaped area would benefit urban biodiversity.

Flooding/ Drainage

There are no fundamental issues. A condition should address the details, including sustainable drainage, taking into account no soakaways should be installed on contaminated land.

Contamination and Land Stability

Contamination can be addressed by conditions given the site's former land use.

There is no evidence available to the local planning authority regarding land stability. An informative is recommended.

Archaeological Implications

A condition is recommended.

Note: The submitted supporting report notes:

Evidence for each of the phases of the building's development survives within the

fabric of the building, and also in many of the fixtures and fittings that are present within the property.

It is understood that the current development will be carried out sensitively, and much of the historic character of the building will be retained.

There may be some negative impact on the historic fabric of the building during building works, but this could be mitigated by the implementation of a historic building watching brief during these works, to ensure the proper recording of any affected areas. This may also contribute to a better understanding of the development of the building through its different phases of use.

Crime Prevention/Security

There are no apparent fundamental objections. The layout ensures excellent natural surveillance. The installation of a locked rear gate to the public car park would be essential.

Approach to Sustainable Construction

The Council will expect that there is full attention to this in accordance with Policy CS29. and is addressed by a recommended condition.

External Lighting

This should be kept to a minimum and subject to a condition.

Affordable Housing / Planning Obligation

No affordable housing will be required due to the number of units and the development's floorspace.

Environmental Impact Assessment

This is not be necessary.

Conditions

These are wide ranging to reflect the site conditions and the responses of the respective technical consultees.

Conclusions

According to the Applicant a lower density development for the site is 'viability challenged'. The layout ensures maintenance of the listed building's long established green setting by re-interpreting the role of part of its garden through an innovative approach to the communal structural soft landscaping. This area visually integrates the two components of the development reinforced by the important role of the connecting footpath to the public car park. The setting of both parts of the development will benefit from the position of the communal planting.

It is fully acknowledged that the normal parking and garden standards are not complied to, however this is actually what makes the scheme work, functionally, environmentally and viably in a very sustainable location. A different scheme involving less dwellings

would not apparently deliver the necessary enabling development achieved through building at the rear of the site in this proposed holistic approach. A lower density scheme would however potentially generate more vehicular movements if maximum parking standards are applied using the existing access onto the High Street where pedestrian , motorist and cyclists safety is paramount and result in a far less innovative design approach.

Therefore, in this highly sustainable location the proposal provides an opportunity to reinvigorate the site in the centre of Kings Langley if a flexible approach is adopted in applying the LPA's saved DBLP standards for parking and layout. In this context the application is recommended for permission Subject to the imposition conditions.

RECOMMENDATION - That planning permission be **GRANTED** for the reasons referred to above and subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

- 2 Notwithstanding the submitted details no development hereby permitted shall commence until a full schedule of all materials (including samples) to be used in the construction of all parts of the development shall have been submitted to and approved in writing by the local planning authority. The development hereby permitted shall be carried out in accordance with the approved details.**

Reason: To ensure that the development is compatible with the setting of the existing listed building, the adjoining listed building and the character and appearance of Kings Langley Conservation Area to accord with the requirements of Policies CS10 ,CS12 and CS27 of the Dacorum Core Strategy and the saved Policies 119 of 120 of the Dacorum Borough Local Plan.

- 3 Before the commencement of the development hereby permitted and notwithstanding the submitted details no development hereby permitted shall commence until a full schedule of all external changes to the existing building is submitted to and approved by the local planning authority. The development shall be carried out fully in accordance with the approved details.**

Reason: To ensure that the development is compatible with the setting of the existing listed building, the adjoining listed building and the character and appearance of Kings Langley Conservation Area to accord with the requirements of Policies CS10 ,CS12 and CS27 of the Dacorum Core Strategy and the saved Policies 119 of 120 of the Dacorum Borough Local Plan.

- 4 **Rainwater gutters and downpipes shall be of metal all windows and doors shall be of timber and and the rooflights shall be of a Conservation type.**

Reason: To ensure that the development is compatible with the setting of the existing listed building, the adjoining listed building and the character and appearance of Kings Langley Conservation Area to accord with the requirements of Policies CS10 ,CS12 and CS27 of the Dacorum Core Strategy and the saved Policies 119 of 120 of the Dacorum Borough Local Plan.

- 5 **The hard surfaced courtyard shall be constructed of permeable material in accordance with details submitted to and approved in writing by the local planning authority.**

Reason: In the interests of sustainable drainage to accord with Policy CS 29 of Dacorum Core Strategy.

- 6 **Notwithstanding any of the submitted details no development shall take place until details of the proposed slab, finished floor and ridge levels of the new buildings and the proposed ramps in relation to the existing and proposed levels of the site and the surrounding land shall have been submitted to and approved in writing by the local planning authority. The development shall be constructed in accordance with the approved levels.**

Reason: To ensure that the development is compatible with the setting of the existing listed building, the adjoining listed building and the character and appearance of Kings Langley Conservation Area to accord with the requirements of Policies CS10 ,CS12 and CS27 of the Dacorum Core Strategy and the saved Policies 119 of 120 of the Dacorum Borough Local Plan. In the interests of residential amenity to accord with the requirements of Policy CS12 of the Dacorum Core Strategy.

- 7 **Before the first occupation of any of the dwellings hereby permitted full details of soft landscaping shall have been submitted to and approved in writing by the local planning authority. These details shall include a management plan for the maintenance of the communal landscaped area, the planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and existing planting to be retained and measures for their protection during construction works. The approved landscape works shall be carried during the first planting season following the first occupation of any of the dwellings hereby permitted.**

Reason: To ensure that the development is compatible with the setting of the existing listed building, the adjoining listed building and the character and appearance of Kings Langley Conservation Area to accord with the

requirements of Policies CS10 ,CS12 and CS27 of the Dacorum Core Strategy and the saved Policies 119 of 120 of the Dacorum Borough Local Plan and in the interests of biodiversity and to accord with the sustainable approach to development to accord with Policy CS29 of the Dacorum Core Strategy.

- 8 **Any tree, hedge or shrub which forms part of the approved landscaping scheme within a period of ten years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree , section of equivalent hedge or shrub of a species, size and maturity to be approved by the local planning authority. After the ten years the submitted management plan subject to Condition 7 shall be carried out and maintained at all times.**

Reason: To ensure that the development is compatible with the setting of the existing listed building, the adjoining listed building and the character and appearance of Kings Langley Conservation Area to accord with the requirements of Policies CS10 ,CS12 and CS27 of the Dacorum Core Strategy and the saved Policies 119 of 120 of the Dacorum Borough Local Plan and in the interests of biodiversity and to accord with the sustainable approach to development to accord with Policy CS29 of the Dacorum Core Strategy.

- 9 **No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of all the boundary fences/ walls The boundary walls/fences shall be provided fully in accordance with the approved details before the dwellinghouse hereby permitted is first occupied and thereafter shall be retained at all times.**

Reason: To ensure that the development is compatible with the setting of the existing listed building, the adjoining listed building and the character and appearance of Kings Langley Conservation Area and in the interests of residential amenity to accord with the requirements of Policies CS10 ,CS12 and CS27 of the Dacorum Core Strategy and the saved Policies 119 of 120 of the Dacorum Borough Local Plan.

- 10 **The first floor bathroom windows of the dwellinghouses hereby permitted shall be and permanently fitted with obscured glass.**

Reason: In the interests of residential amenity to accord with the requirements of Policy CS12 of the Dacorum Core Strategy.

- 11 **Before the first occupation of the dwellinghouses hereby permitted the vehicular access under the archway shall be upgraded fully in accordance with details submitted to and approved by local planning**

authority.

Reason: In the interests of highway safety in accordance with Policy CS12 of Dacorum Core Strategy.

- 12 **The parking spaces numbered identified on Drawing Number 980-SL02 shall be provided fully in accordance with this drawing before the first occupation of any of the dwellings hereby permitted. These spaces shall only be used for parking thereafter.**

Reason: To ensure the adequate provision of off-street parking at all times in order to minimise the impact on the safe and efficient operation of the adjoining highway in accordance with Policies CS8 and CS12 of the Dacorum Core Strategy and Policy 58 of the Dacrum Borough Local Plan.

- 13 **No dwelling hereby permitted d shall not be occupied until the turning space shown on Drawing No. 980-SL02 shall have been provided and shall not be used thereafter for any purpose other than the turning of vehicles.**

Reason: To ensure that vehicles may enter and leave the site in forward gear in accordance with Policy CS12 of Dacorum Core Strategy.

- 14 **A gate shall be provided at all times linking the rear of the site with the adjoining car park fully in accordance with details approved in writing by the local planning authority.**

Reason: To ensure opportunities for occupiers of the dwellings hereby permitted to have direct access to the adjoining car park and in the interests of security and crime prevention to accord with Policies CS8, and CS12 of the Dacorum Core Strategy.

- 15 **Before the commencement of the development hereby permitted a Sustainable Design and Construction Statement shall be submitted to the local planning authority. The development shall be constructed and maintained in accordance with approved scheme.**

Reason: To ensure the sustainable development of the site in accordance with Policy CS29 of the Dacorum Core Strategy.

- 16 **The development hereby permitted shall not be commenced until a sustainable surface water and foul drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall be carried out fully in accordance with the approved details before the development is completed and any part is first brought into use. No soakaways which shall not be constructed on contaminated land.**

Reason To ensure that the site is served an acceptable drainage

infrastructure to accord with Policy CS31 of the Dacorum Core Strategy and to protect groundwater to accord with the requirements of Policies CS31 and CS32 of the Dacorum Core Strategy.

- 17 **Before the first use of any of the dwellings hereby permitted an exterior lighting scheme shall be submitted to the local planning authority. The approved exterior lighting scheme shall be installed and thereafter retained and maintained fully in accordance with details submitted to and approved in writing by the local planning authority.**

Reason: To safeguard the local environment in accordance with accord with the requirements of Policies CS12, CS27, CS29 and CS32 of the Dacorum Core Strategy and Policy 113 and Appendix 8 of the saved Dacorum Borough Local Plan.

- 18 **No development shall be carried out until additional bat surveys have been submitted to the local planning authority, In the event that bats are found to inhabit the respective buildings a bat mitigation strategy shall be submitted to the local planning authority. The development shall be carried out fully in accordance with the approved bat mitigation strategy.**

Reason: In the interests of safeguarding bats to accord with the requirements of Policy CS26 of the Dacorum Core Strategy.

- 19 **No development shall take place/commence until a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:**

- 1.The programme and methodology of site investigation and recording**
- 2.The programme for post investigation assessment**
- 3. Provision to be made for analysis of the site investigation and recording**
- 4. Provision to be made for publication and dissemination of the analysis and records of the site investigation**
- 5. Provision to be made for archive deposition of the analysis and records of the site investigation**
- 6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.**

Reason: In order to ensure investigation and preservation of archaeological findings in accordance with Policy CS27 of the adopted Core Strategy

- 20 **No development shall take place until a monitoring and maintenance scheme to include monitoring the long-term effectiveness of the**

proposed remediation over a period of 5 years shall have been submitted to and approved in writing by the local planning authority. Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced, and submitted to the Local Planning Authority for its approval in writing.

This must be conducted in accordance with DEFRA and the Environment Agency's *'Model Procedures for the Management of Land Contamination, CLR 11'*.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policies CS31 and CS 32 of the Dacorum Core Strategy

- 21 **No development shall take place until a monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period of 5 years shall have been submitted to and approved in writing by the local planning authority. Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced, and submitted to the Local Planning Authority for its approval in writing.**

This must be conducted in accordance with DEFRA and the Environment Agency's *'Model Procedures for the Management of Land Contamination, CLR 11'*.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policies CS31 and CS 32 of the Dacorum Core Strategy

- 22 **Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order amending or re-enacting that Order with or without modification) no development falling within the following classes of the Order shall be carried out without the prior written approval of the local planning authority within the residential curtilages of the dwellinghouses of Plots 5 , 6 and 7 :**

Schedule 2 Part 1 Classes A, B, C, D and E.

Reason: To enable the local planning authority to retain control over the development in the interests of ensuring that the limited gardens serving the dwellinghouses hereby permitted are maintained and retained for their

designed purposes , in the interests of safeguarding the residential amenity of the dwellings hereby permitted and adjoining dwellings , to ensure that there is an acceptable balance between buildings and retained space and in the interests of the appearance of the development in accordance with Policies CS10, CS11 ,CS12 and CS27 of Dacorum Core Strategy

- 23 **Before the first occupation of any of the dwellings within the listed building a scheme shall be submitted confirming how the basement is to be used and maintained .**

Reason: To ensure that the basement's future is clarified in the carrying out of the development to accord with Policy CS27 of Dacorum Core Strategy.

- 24 **The four flats shall be served by a communal refuse storage building unit which shall be provided s fully in accordance with an approved scheme at all times.**

Reason: To ensure that refuse disposal is addressed through Policy CS 12 of the Dacorum Core Strategy and to ensure that the development is compatible with the setting of the existing listed building, the adjoining listed building and the character and appearance of Kings Langley Conservation Area to accord with the requirements of Policies CS10 ,CS12 and CS27 of the Dacorum Core Strategy and the saved Policies 119 of 120 of the Dacorum Borough Local Plan.

- 25 **Subject to the requirements of other conditions of this planning permission the development hereby permitted shall be carried out in accordance with the following drawings:**

**980 AL01 to 12
980 SL 01 to 02**

Reason: For the avoidance of doubt and in the interests of proper planning.

NOTE 1:

Article 31 Statement

Planning permission has been granted for this proposal. The Council acted pro-actively through positive engagement with the applicant at the pre-application stage and during the determination process which lead to improvements to the scheme. The Council has therefore acted pro-actively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012

INFORMATIVES

Bats : Demolition Works

Notwithstanding the content of the e mail dated 3 December 2014 the local planning authority regarding bats :

UK and European Legislation makes it illegal to:

Deliberately kill, injure or capture bats;
Recklessly disturb bats;
Damage, destroy or obstruct access to bat roosts (whether or not bats are present).

If bats or evidence of them are found to be present a licence will be required before any relevant works can be undertaken and this will involve preparation of a Method Statement to demonstrate how bats can be accommodated within the development.

If bats are discovered during the course of any works, work must stop immediately and Natural England (0300 060 3900), Bat Conservation Trust Helpline (0845 1300 228) or the Hertfordshire & Middlesex Bat Group Helpline (01992 581442) should be consulted for advice on how to proceed.

- *Contacts:*

English Nature	01206 796666
UK Bat Helpline	0845 1300 228 (www.bats.org.uk)
Herts & Middlesex Bat Group	01992 581442

Removal of Asbestos

Advice should sought from the Council's Environmental Health Unit and the Health & Safety Executive.

Construction

Best practical means should be taken at all times to ensure that all vehicles leaving the site during the construction of the development are in a condition such as to not emit dust or deposit mud, slurry or other debris on the highway to minimise the impact of construction vehicles whilst the development takes place.

All areas for storage and delivery of materials associated with the construction of this development should be provided within the site on land, which is not public highway, and the use of such areas must not interfere with the use of the public highway; in the interest of highway safety and free and safe flow of traffic.

The highway authority requires that all new vehicle crossovers are constructed by approved contractors. All works must be undertaken by approved contractors so that the works are carried out to their specification and by a contractor who is authorised to work in the public highway. The applicant will need to contact www.hertsdirect.org or telephone 0300 1234 047 for further instruction.

Air Safeguarding Area

The site is in an air safeguarding area.

Water Supply

This is within the area covered by the Affinity Water Company. It is recommended that the developer contacts Affinity Water.

Land Stability

Before the commencement of development it is recommended that the developer checks the site's land stability.

ANNEX A: Proposed viability and development considerations

This coupled with the Applicant's s revising schemes and reducing the number of units, room sizes, ensuites etc as below and being sensitive with the design leaving original features in place with 4 large apartments means we feel we have done everything within our power to appease everyone, meet the council's planning and building regulations requirements and also make the project financially viable for ourselves.

There are proposed a total of 4 apartments (3 in the main house and 1 in the stable block) and 3 new builds at the rear making a total of 7 units.

They are all arranged so that nearly all of the upper floors accommodation is directly above their living accommodation with exception of that above the living room unit 2, but is living room over living room which is an accepted preferred arrangement

To unit 1 the proposal includes our agreement to the exclusion of the earlier proposed staircase to the front room and the reintroduction of the original staircase thereby allowing these front rooms onto the street at ground level and first floor levels to be retained in their current configuration, bedroom 2 has been kept the same size space which was considered important as this being the oldest part of the original building

A new stair has been added in unit 2 is arranged in the more modern central rear extension which was built more recently than the front part of the property

The Applicant has taken on board the LPA's comments as above but also since the first proposal, removed 1 unit from the plans taking number of 5 to 4 units, removed the basement, staircase in oldest part of house living room, side extension to stable block, utilized 2 original staircases, amended the main bathroom and kept original features such as bedroom store cupboard etc now throughout the conversion and limited any works to the oldest part of the house,

Within the existing main building and in relation to the subdivision to provide 2 or 3 units in coming to our final architectural proposal the Applicant has

considered a numerous options, and have previously concluded that conversion into 2 units would produce houses with sizes of over 150 sqm both would be large properties. Between them only one existing High Street entrance door is available, as we wished, and are required to retain the front elevation (with 3 structural openings at ground floor level) as intact as far as possible. Even without the new build the houses these 2 would have a poor relationship to garden space and to car parking arrangement and could not offer suitable accommodation that would attract higher values which must be achieved if only 2 units were required.

In considering the conversion into 3 dwellings this is not realistic, in that the connection of the accommodation to the rear stable block to the potential connection zone in the front house, long circulation areas would require resulting in an expensive and ineffecient plan layout. These houses would be in the order of 100sqm each and also with less than ideal setting and ancillary facilities, that would fail to attract the essential higher values required.

The Applicant consider that this latest proposal provides a well balanced approach in that it allows a sensitive conversion, maximise the use of the accommodation and secures the retention and refurbishment of the building to a good state of repair together with the proposed new building accommodation would not otherwise be economically possible, and this allows us to breathe new life into the property for many years to come.

The submitted scheme makes the project financially viable. The financial calculations that have been carried out have utilized the current construction rates and normal levels of developers return on investments.

The Applicant believes everything has been to satisfy all parties and have dealt with all matters such as lowering the new builds (again at expense) to have a neutral effect on the garden and limit any physical impact on neighbouring areas on all sides. Produced a car parking layout which limits the physical impact and vehicular access onto the highways and arch way. Design 4 apartments that take into consideration the historical fabric and value of 44 high street, reinstating old features and keeping features throughout.

The Applicant has produced specialist reports substantiating all of the above. It has also dealt with all enquires as they have come forward and had very positive feedback from neighbours and consultees hi-lighting that this project is viable as we have presented it within the community .

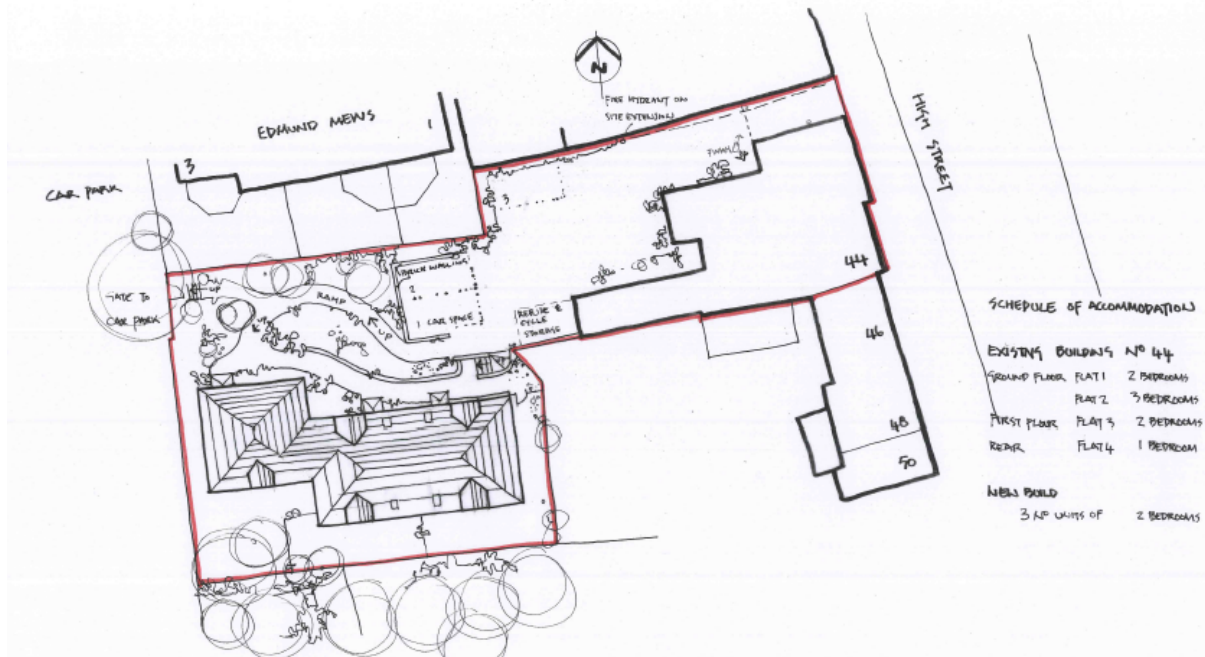
The Applicant trusts that the above satisfies your requirements and that this application can be seen as a well considered proposal and that can be supported by the Planning Authority.

This page is intentionally left blank

ITEM 5.05

**4/01388/15/FUL – CONVERSION OF EXISTING BUILDINGS TO CREATE 1 X ONE BEDROOM, 2 X TWO BEDROOM AND 1 X THREE BEDROOM FLATS.
CONSTRUCTION OF 3 TWO BEDROOM 1.5 STOREY DWELLINGS TO THE REAR OF THE PROPERTY WITH ASSOCIATED ANCILLARY WORKS**

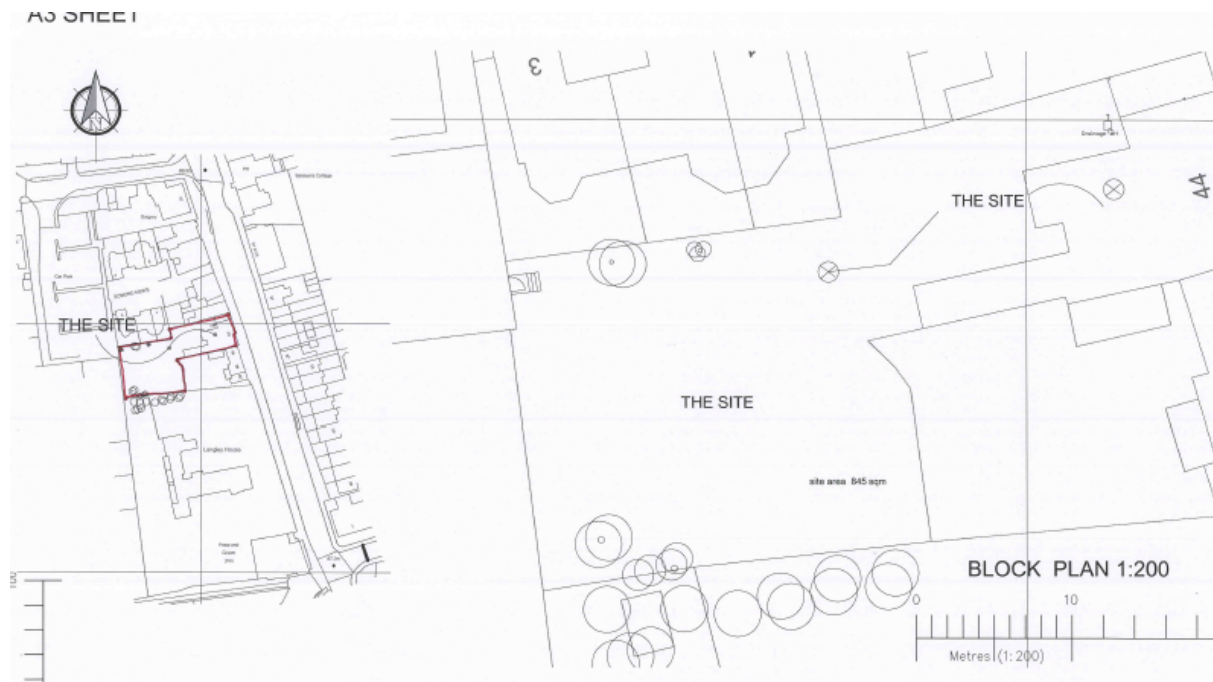
44 HIGH STREET, KINGS LANGLEY, WD4 9HT



ITEM 5.05

**4/01388/15/FUL – CONVERSION OF EXISTING BUILDINGS TO CREATE 1 X ONE BEDROOM, 2 X TWO BEDROOM AND 1 X THREE BEDROOM FLATS.
CONSTRUCTION OF 3 TWO BEDROOM 1.5 STOREY DWELLINGS TO THE REAR OF THE PROPERTY WITH ASSOCIATED ANCILLARY WORKS**

44 HIGH STREET, KINGS LANGLEY, WD4 9HT



This page is intentionally left blank

**4/01389/15/LBC - CONVERSION OF EXISTING BUILDINGS TO CREATE 1 X ONE BEDROOM, 2 X TWO BEDROOM AND 1 X THREE BEDROOM FLATS.
44 HIGH STREET, KINGS LANGLEY, WD4 9HT.
APPLICANT: Mr Cain.**

[Case Officer - Nigel Gibbs]

Summary

The application is recommended for approval.

The proposal provides an opportunity to reinvigorate this empty listed building. There will be some inevitable change and harm to its internal character through the subdivision with the overall benefit resulting from its re use and reinvigoration, with the effects controlled through the imposition of conditions.

Site Description

See Report 4/01388/14/FUL.

Proposal

This is for the building's conversion into 4 flats and its associated renovation. This comprises of one 1 bedroom, 2 two bedroom and one 3 bedroom flats.

Part of the main loft void will be converted into residential use and the whole building will be re-roofed. There are no planned works to the basement/ cellar. The conversion would incorporate sound and fire insulation.

A copy of the Revised Viability Assessment is at Annex A for Report 4/01388/14/FUL. For clarification the Applicant recently confirmed:

- Viability: Over 50 % of the construction costs are to reinvigorate no. 44. The 4 units and 3 houses at the rear enable this.
- Buildings at Risk : Recent property valuation. A specialist subsidence insurance at great expense has been necessary after the latest surveyor's valuation report to the Applicant's lenders. The surveyor for the lender was extremely concerned at the property's structural condition.
- The surveyors report was so critical that the completion on the house almost didn't happen as several lenders were put off by the issues that 44 High Street currently faces.
- The neighbours next door are also experiencing cracking from the joining party wall and are worried at this continuing with roof tiles sliding and damaging their property.

Referral to Committee

The application is referred to the Development Control Committee due to due to the contrary views of Kings Langley Parish Council regarding the parallel Planning Application

Planning History

See Report 4/ 01388/14/FUL.

Policies

National Policy Guidance

National Planning Policy Framework (NPPF)
Adopted Core Strategy
CS27 - Quality of the Historic Environment
Saved Policies of the Dacorum Borough Local Plan
Policy 119
Supplementary Planning Guidance / Documents
Environmental Guidelines (May 2004)

Representations

Kings Langley Parish Council

The Council objects to this application as it considers that the development would be an over-cramping of the site and that there is insufficient parking provision for the number of dwellings.

Conservation & Design

Initial Advice

The property is Grade II listed and dates to the 17th century or earlier, it has a timber frame core with the front in red brick (19th century) and comprises various phases of construction. At its north end is a gated carriageway entrance to the rear of the site. The property lies in a prominent corner position on the High Street, within the Kings Langley Conservation Area. To the rear, and adjoining the house and forming part of the listed building is a small stable block. The garden extends to the rear and the ground level rises up considerably.

The property is of a good size and has functioned as a family home during the 20th century, it has been used in part as offices in the past and as flats but is currently one unit.

The application includes a detailed Historic Building Appraisal which adequately details the history, fabric and development of the listed building and assesses the impact of the proposals on the listed building.

The property is structurally sound and whilst in need of redecoration and repair internally CO does not consider it to be 'at risk' at this present time. The applicants have submitted a viability statement attempting to justify its conversion to 4 units and the construction of 3 further units in the rear garden, this statement lacks substance and CO would like to see a viability statement that is backed up by more facts / figures. However it has been accepted at the pre-application stage that the property is fairly large and there is scope to convert it to separate residential units. At the pre-app stage CO raised concerns regarding the conversion of the property to 5 units and the impact upon the fabric and character of the listed building; now a total of 4 units are proposed, 3 units in the house and 1 unit in the stable block.

Following an extensive amount of pre-application discussions the current application entails limited physical alteration to the listed building however the subdivision will naturally entail blocking up of openings, creation of new openings and insertion of fire / sound proofing measures – all of which will have some degree of harmful impact upon the internal character of the listed building. The external appearance of the house will

remain unaltered, existing windows and doors are all proposed to be retained and renovated (no replacement is proposed).

There are a number of historic doors within the property, a couple with older spring latches and some vertical board doors. It is likely that the creation of four separate flats will entail the need to block many of these openings up, insert fireproof partitions / doors etc. which will harm the character and internal fittings of the listed building. I would like to see the door between rooms F1 and F2 (both flat 3?) retained, it is a late 18th century panelled door with a spring latch and if within the same flat I believe this could be retained in situ and nailed shut if necessary.

The cupboard in room F4 is to be retained and the former stairs (now part of a cupboard) leading from G6 to F5 will be used again, this re-instates the older staircase within the oldest part of the property. Other historic doors and door frames can potentially be fireproofed and re-used rather than replaced.

It is recommended the roof-lights to the rear elevation (for the attic conversion) are either a single roof-light (enlarged) or the two roof-lights are placed further apart. External alterations to the stable block are proposed, inserting windows where there are doors currently existing. In principle this is acceptable as the building will be put fully into residential use thereby keeping it in a better state of repair. The proposed fenestration does seem rather muddled and the proposed French doors and side lights to the large front opening is overly domestic in character and should be simplified. It is suggested the full opening is infilled with framed glazing, with the central doors opening and side lights – no glazing bars. The front door can have glazing in its upper part but a reduced amount. It would reduce the domestic appearance of this converted stable building if the door closest to the house could also feature a fully glazed window (non-opening) or remain as a timber door. The other window within the upper part of the existing door opening is acceptable but the glazing bars should be omitted or reduced to a single glazing bar.

The rear development. 44 High Street has a good sized garden area to the rear, it also extends to the west to the rear of 46 – 50 High Street, the land level rises up considerably to the rear. Whilst any development is unlikely to be easily visible from the street scene it may be visible from the car park on Langley Hill and due to the raised levels to the rear any development will have an elevated position. The impact upon the setting of the Grade II* Langley House will also need to be considered, following a site visit I did not consider the new development would have a neutral impact in terms of its harm to the setting of Langley House. In terms of design CO appreciates the reason for hipping the roof ends etc to reduce bulk however CO considers the design could be improved and probably the flint panels omitted. The blank east elevation of the westernmost property is unfortunate and the dormer looks too cramped in this position.

Cycle and refuse storage has been indicated on the site plan adjacent to the rear of the stable building but not shown on elevation plans. Can this be clarified.

Whilst the principle of converting 44 High Street is acceptable the subdivision of the main house into four separate units is considered to harm the layout and character of the interior of this grade II listed building. However, CO is aware that the listed building has been vacant for a few years and is beginning to fall into a state of disrepair; furthermore it seems as if attempts to sell the property as one unit have not been successful; whilst neither of these are a reason to grant consent they could provide weight to the proposals. The NPPF requires the Council to weigh up any harm to the

listed building against any public benefit the proposed conversion may provide (para. 134).

Suggest an enhanced viability statement would help justify the harm to the grade II listed building. The revisions suggested above to the fenestration of the stable block and a reconsideration of the design / appearance of the rear development would be welcomed.

Response to the Revised Viability Assessment

If the suggested amendments regarding the listed building are provided (as per the applicant's additional submission) the CO would be happy to recommend approval of the proposed scheme (subject to a number of conditions).

Historic England

The proposed works of demolition would be limited and would not seem to affect the more significant element of the building. The subdivision of the house into 4 flats would substantially affect its character.

Langley House is a substantial building whose setting appears to have been eroded by modern development. Development to the rear would seem likely to erode it further, to the detriment of the house's character.

The NPPF provides clear policies for conservation of the historic environment and of designated heritage assets in particular 7, 14, 17, 131, 132. The Council should consider whether the proposal would harm its significance, and whether the development to its rear would harm that of Langley House. Should either proposal entail such harm the Council should weigh that harm against such public benefit as the proposals might provide, in accordance with the Framework (NPPF 134).

Ancient Monuments Society/ Council for British Archaeology/ Society for the Protection of Ancient Buildings/ The Georgian Group/ The Victorian Society

No responses.

Response to Publicity / Site Notice/ Neighbour Notification

See Report 4/ 01388/14/FUL.

Considerations

This focuses upon the effect upon the character and appearance of the listed building.

This is with due regard to the expectations to Policies CS 27 and saved DBLP Policy 119.

The building's subdivision and resultant reinvigoration of the site is supported in principle by the Conservation Officer. However, as clarified by the CO this is not a straightforward proposal. In considering the application due weight should be given to the respective specialist advice of Historic England (HE) and the LPA's Conservation Officer (CO).

It is understood that HE's representative has not visited the site. HE has not been consulted upon the Revised Viability Statement. As previously clarified the proposed development of the rear of the site is enabling development necessary to facilitate the conversion.

Key Issues/ Outcomes are the following with regard to the CO's specific advice :

1. Condition of the Building.

According to the CO the property is structurally sound and whilst in need of redecoration and repair internally the CO does not consider it to be presently 'at risk'. The Applicant has since confirmed the outcome the subsidence assessment and has a different view.

2. Principle.

Whilst the principle of converting 44 High Street is acceptable the subdivision of the main house into four separate units, the CO's initial assessment considered that it would harm the layout and character of the interior of this Grade II listed building. However see below.

3. Initial Viability Assessment.

The CO considered this lacked substance to justify its conversion to 4 units and the construction of 3 further units in the rear garden. There was a request for a more detailed viability statement supported by more facts / figures. However it was accepted at the pre-application stage that the property is fairly large and there would be scope to convert it to separate residential units.

4. A Way Forward.

As observed by the CO the listed building has been vacant for a few years and is beginning to fall into a state of disrepair and attempts to sell the property as one unit has not apparently been successful.

Therefore CO noted whilst neither of these are a reason to approve the scheme they could provide weight to the proposals. The NPPF requires the Council to weigh up any harm to the listed building against any public benefit the proposed conversion may provide (para. 134). It was therefore concluded that an enhanced viability statement would help justify the harm to the grade II listed building.

5. Revised Viability Statement.

The CO acknowledges the viability issues giving weight to a generally positive overall approach to the proposals.

6. Internal Changes to the Listed Building.

As explained by the CO the current application entails limited physical alteration to the listed building. However the subdivision will involve blocking up of openings, the creation of new openings and insertion of fire / sound proofing measures , all of which will have some degree of harmful impact upon the internal character of the listed building. With some 'fine tuning 'in reconciling the heritage implications with Building Regulations (Fire. Noise)- which can be relaxed for listed buildings- there are no overriding objections. Conditions aim to address these circumstances.

7. External Changes to the Listed Building.

The external appearance of the main house will remain unaltered, existing windows and doors are all proposed to be retained and renovated and no replacements are proposed. The proposed alterations to the stable block require some re-evaluation but are not fundamental. Conditions can address these.

8. Conclusion

It is acknowledged that Historic England observe that the subdivision of the house into 4 flats would substantially affect its character. It is understood that HE's representative has not visited the site.

There are no fundamental objections to the conversion. This with due weight given to

the observations of the Conservation Officer, acknowledgement of some inevitable harm resulting from the subdivision and the opportunity to impose of conditions

RECOMMENDATION - That planning permission be **GRANTED** for the reasons referred to above and subject to the following conditions:

- 1 **The works for which this consent is granted shall be begun before the expiration of three years from the date of this consent.**

Reason: To comply with section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

- 2 **Notwithstanding the submitted details no works hereby approved shall commence until full schedule of all materials including samples to be used in the refurbishment and alteration of all internal and external parts of the listed building including replacement of the existing materials shall have been submitted to and approved in writing by the local planning authority. Works shall be carried out in accordance with the approved details.**

Reason: To ensure that the works are compatible with the setting of the existing listed building to accord with the requirements of Policy CS27 of the Dacorum Core Strategy and the saved Policy 119 of the Dacorum Borough Local Plan.

- 3 **Notwithstanding the submitted details no works hereby approved shall commence until full schedule of all internal works are submitted to the local planning authority. The works shall be carried out in accordance with the approved details.**

Reason: To ensure that the works are compatible with the setting of the existing listed building to accord with the requirements of Policy CS27 of the Dacorum Core Strategy and the saved Policy 119 of the Dacorum Borough Local Plan.

- 4 **Subject to the requirements of the other condition of this consent the works hereby approved shall be carried out in accordance with the following drawings:**

**980 AL01 to 12
980 SL 01 to 02**

Reason: For the avoidance of doubt.

ARTICLE 31 STATEMENT

Listed building consent has been granted for this proposal. The Council acted pro-actively through positive engagement with the applicant at the pre-application stage and during the determination process which lead to

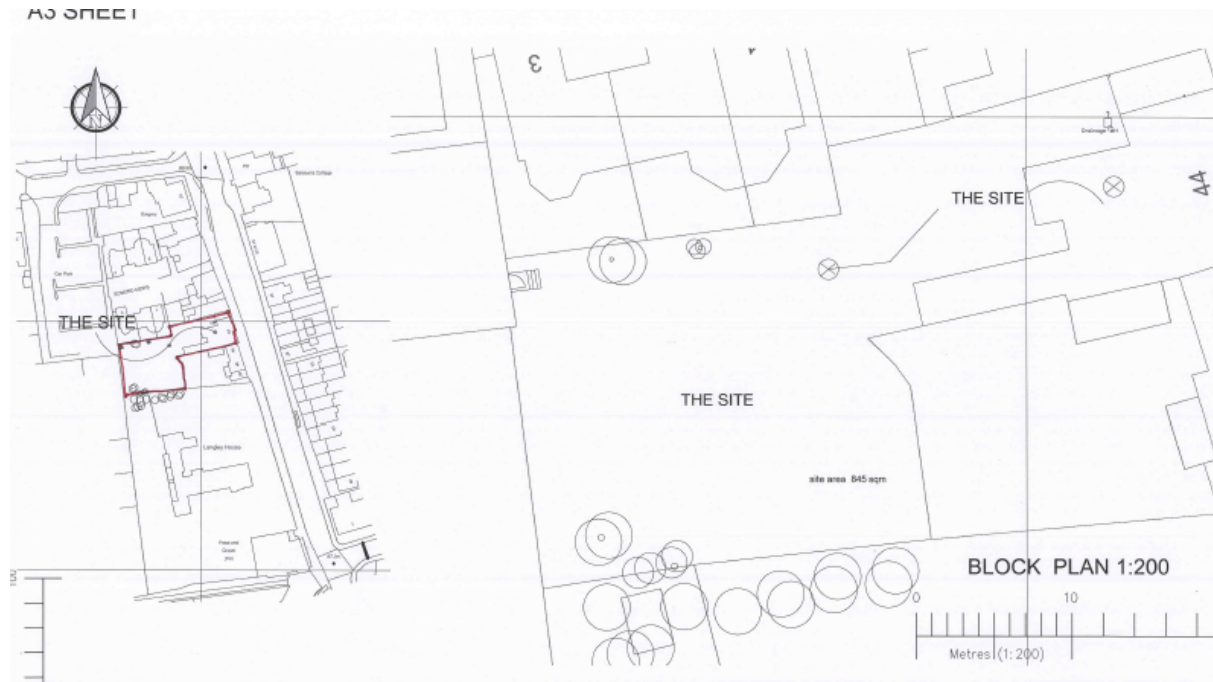
improvements to the scheme. The Council has therefore acted pro-actively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012

This page is intentionally left blank

ITEM 5.06

**4/01389/15/LBC – CONVERSION OF EXISTING BUILDINGS TO CREATE 1 X ONE BEDROOM, 2 X TWO BEDROOM AND 1 X THREE BEDROOM FLATS.
CONSTRUCTION OF 3 TWO BEDROOM 1.5 STOREY DWELLINGS TO THE REAR OF THE PROPERTY WITH ASSOCIATED ANCILLARY WORKS**

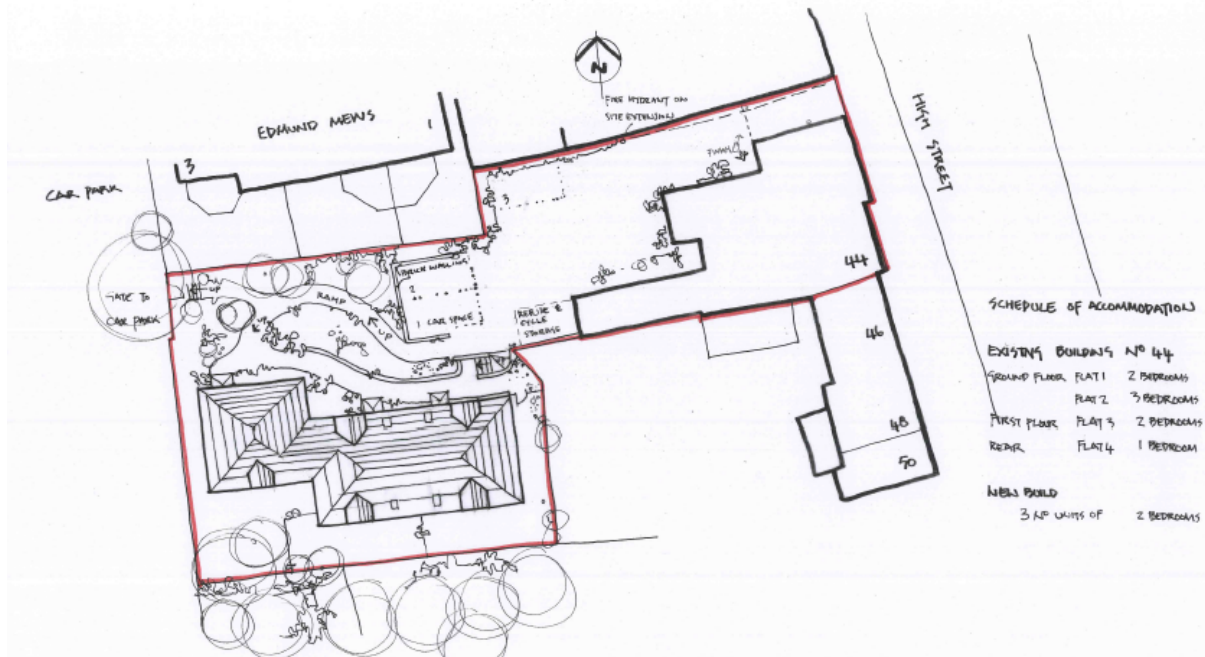
44 HIGH STREET, KINGS LANGLEY, WD4 9HT



ITEM 5.06

**4/01389/15/LBC – CONVERSION OF EXISTING BUILDINGS TO CREATE 1 X ONE BEDROOM, 2 X TWO BEDROOM AND 1 X THREE BEDROOM FLATS.
CONSTRUCTION OF 3 TWO BEDROOM 1.5 STOREY DWELLINGS TO THE REAR OF THE PROPERTY WITH ASSOCIATED ANCILLARY WORKS**

44 HIGH STREET, KINGS LANGLEY, WD4 9HT



This page is intentionally left blank

**4/01872/15/FUL - CONSTRUCTION OF STABLE BLOCK FOR EQUESTRIAN USE
COMPRISING 4 STABLES, TACK ROOM AND HAY STORE.
RED HOUSE FARM, POTASH LANE, LONG MARSTON, TRING, HP23 4QY.
APPLICANT: Mr Warner.**

[Case Officer - Myles Joyce]

Summary

The application is recommended for approval. It can be viewed both as a stand alone application to erect stables in Red House Farm but can also be viewed as a continuation of an earlier scheme which has been granted permission to demolish and replace a barn and stabling with a barn-like dwelling away to the south-east of the site.

The proposed development is of a scale, footprint and bulk typical of a stable block and as such is considered to preserve the character of the Rural Area and maintain the Countryside in line with Policy CS7 of the Core Strategy. Its use would also accord with saved Local Plan Policy 109 which encourages farm diversification. It is well screened from the neighbouring properties and would form part of the extended farm land to the rear of the farmhouse curtilage. The equestrian facilities will be located close to Red House Farm just outside the current paddock and would not reduce openness nor be out of place in terms of scale and design, in effect being a replacement of the barns currently in existence away to the south-east of the site. The proposed stables will be surrounded by grazing land which is considered to be more than sufficient for the number of stable unit and as such overall is considered to accord with Saved Local Plan Policy 81. Accordingly, planning permission subject to conditions is recommended.

Site Description

This is quite a remote site in the Rural Area beyond Long Marston. The site relates to the land immediately to the south of the farmhouse which is currently open fields, and a development complex subject to separate planning permissions comprising a barn, two runs of stables and a manege grouped around a large concreted courtyard. There is also a well-established vegetable garden abutting the far boundary to the yard which has been cultivated for many years by the owners who currently reside at Red House Farm itself.

This outbuilding complex is accessed at the end of Potash Lane where it becomes a public Right of Way. The subject site would be to the rear of the Red House Farm dwelling. The site is relatively open but heavily screened around its boundaries

Proposal

It is proposed to erect a small complex of stables roughly in an L-shape, immediately to the rear of the curtilage of Red House Farm. When viewed from the SW-NE they would have a width of c15m and from the SE-NW 10.5m. The footprint is c 84 sq.m. The stables will be single storey with a maximum ridge height of 3.5m and will part enclose a concrete yard. The stables will have stained timber walls and onduline corrugated roofing. The area will be enclosed by timber posts and rail.

Referral to Committee

The application is referred to the Development Control Committee due to the contrary views of Tring Parish Council.

Planning History

4/ 00144/15/FUL Removal of large barn and stabling and their replacement with a single storey barn-like four bedroom dwelling unit and repositioning one-third of the manege further into the field. Granted with conditions 18.3.15

Policies

National Policy Guidance

National Planning Policy Framework (NPPF)

Adopted Core Strategy

CS7 - Rural Area

CS12 - Quality of Site Design

CS25 -Landscape Character

Saved Policies of the Dacorum Borough Local Plan

Policy 79 Footpath Network

Policy 81 Equestrian Activities

Policy 109 Farm Diversification

Policy 118 Important Archaeological Remains

Supplementary Planning Guidance / Documents

Landscape Character Assessment (May 2004)

Summary of Representations

Tring Town/Parish Council

Tring Rural Parish Council object to this application on the basis of the effect on the area, in particular how the building relates to its surroundings. The council felt the stable would stand out on its own in the field and may impact neighbouring properties.

HCC Historic Environment Advisor

Concerns that land contained ancient furrows. Would require a condition to map these out and ensure no further encroachment onto field.

Contaminated Land Officer

The site has a potentially contaminative use (barn, stables etc.) The site is also located within the vicinity of potentially contaminative former land uses (former sewage farm). Consequently there may be land contamination issues associated with this site. I recommend that the 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 Councils website (www.dacorum.gov.uk/default.aspx?page=2247)

Response to Neighbour Notification / Site Notice / Newspaper Advertisement

None

Considerations

Policy and Principle- The Rural Area

Policy CS7 states that within the Rural Area, acceptable uses are agriculture; forestry; mineral extraction; countryside recreation uses; social, community and leisure uses; essential utility services; and uses associated with a farm diversification project, which can be demonstrated to be necessary for the continuing viability of the farm business and consistent with the principles of sustainable development. Small-scale development will be permitted for the above uses, limited extensions to existing buildings; the appropriate reuse of substantial buildings and the redevelopment of previously developed sites provided that it has no significant impact on the character and appearance of the countryside and it supports the rural economy and maintenance of the wider countryside. The proposed development is considered to be of a modest scale, in terms of footprint and scale a typical stable block and as such is considered to preserve the character of the Rural Area and maintain the Countryside. It is well screened from the neighbouring properties and would form part of the extended farm land to the rear of the farmhouse curtilage.

Saved Policy 81 states that small scale facilities will normally be permitted in the Green Belt and Rural Area, provided they meet the following criteria:

- (a) equestrian facilities should be well located in relation to existing and proposed rights of way for equestrians;
- (b) equestrian facilities should be carefully integrated into the rural landscape by siting adjacent to existing buildings or features such as trees, woodlands or hedgerows; (yes)
- (c) any new buildings should be compatible in scale and design with the countryside setting and ancillary to the overall equestrian use;
- (d) the scale of activity should respect the countryside setting and quality of the surrounding area;
- (e) opportunities to extend or add links to the bridleway network and improve riders' safety should be taken;
- (f) careful attention should be paid to the design, maintenance and management of jumps and other equipment (including the desirability of removing these items when they are not in use); and
- (g) availability of sufficient grazing in relation to the number of loose boxes and stable units.

The equestrian facilities will be located close to Red House Farm just outside the current paddock, the farmhouse is well screened by mature vegetation and trees and the site would not reduce openness nor be out of place in terms of scale and design, in effect being a replacement of the barns currently in existence away to the south-east of the site. The site is easily accessible from existing bridleways and road access.

The proposed stables will be surrounded by grazing land which is considered to be more than sufficient for the number of stable units.

Saved Policy 109 Farm Diversification states that proposals for farm diversification will be encouraged. Whilst preference is given to the re-use of existing buildings, the proposals are consistent in scale and design with the rural location, and as such accords with Rural Area policies. As a new building it is considered that it does not harm, indeed is consistent with the rural character and landscape in terms of siting, design and appearance and relates well to the related buildings on site away to the south-east. The stable blocks will also assist in the diversification of the farm activities. The materials are considered acceptable and the lack of landscaping given the Rural location and proposed use as stables is acceptable. However in the absence of any elevational plans with regard to the enclosure of the land by timber post and rail fencing details will be required by condition to be agreed prior to the commencement of works on site.

The land immediately to the north is covered by an Article 4 direction but aside from potential impact on the adjoining properties which is considered later in this report the proposed development is considered not to have an adverse impact on the land under this Direction.

Other Material Considerations

Impact on Street Scene

The proposed stables are set to the rear of the Red House Farm curtilage and therefore would have no impact on the streetscene.

Impact on Trees and Landscaping

There is no anticipated impact on trees by the proposed development. Landscape issues are discussed above in relation to Policy SP7.

Impact on Highway Safety

The modest nature of the development suggests that any impact on highway safety with regard to generation of increased traffic will be negligible.

Impact on Neighbours

The rear boundary of the Red House Farm Curtilage is heavily screened and consequently it is considered that the impact on neighbours will be negligible.

Sustainability

No details are provided but it is considered that this can be resolved through imposition of a planning condition requiring details for approval prior to development taking place.

Other Material Planning Considerations

The footpath Network is not affected and the proposal is neutral with regard to Saved

Policy 79 of the Local Plan 2004.

Conclusions

The proposed development is considered to be of a modest scale, in terms of footprint and scale a typical stable block and as such is considered to preserve the character of the Rural Area and maintain the Countryside in line with Policy CS7 of the Core Strategy. It is well screened from the neighbouring properties and would form part of the extended farm land to the rear of the farmhouse curtilage. The equestrian facilities will be located close to Red House Farm just outside the current paddock and would not reduce openness nor be out of place in terms of scale and design, in effect being a replacement of the barns currently in existence away to the south-east of the site. The proposed stables will be surrounded by grazing land which is considered to be more than sufficient for the number of stable unit and as such is considered to accord with Saved Local Plan Policy 81.

Saved Policy 109 Farm Diversification states that proposals for farm diversification will be encouraged. Whilst preference is given to the re-use of existing buildings, the proposals are consistent in scale and design with the rural location, and as such accords with Rural Area policies and is not considered to have an adverse impact on the land under this Direction.

RECOMMENDATION – That planning permission be **GRANTED** for the reasons referred to above and subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

- 2 No development shall take place until details of the materials to be used in the construction of the external surfaces of the stables and that of the proposed hard surfacing of the development hereby permitted shall have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.**

Reason: To ensure a satisfactory appearance to the development.

- 3 No development shall take place until full details of both hard and soft landscape works shall have been submitted to and approved in writing by the local planning authority. These details shall include:**

- means of enclosure;
- proposed finished levels or contours;
- means of access and access from the stables
- minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc);

- proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc, indicating lines, manholes, supports etc);
- retained historic landscape features and proposals for restoration, where relevant.

The approved landscape works shall be carried out prior to the first occupation of the development hereby permitted.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

4

Condition A

No demolition/development shall take place/commence until a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

Reason: To ensure that reasonable facilities are made available to record archaeological evidence in compliance with Core Strategy policy CS27.

5

Condition B

1) Any demolition/development shall take place in accordance with the Written Scheme of Investigation approved under condition (A).

2) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: To ensure that reasonable facilities are made available to record archaeological evidence in compliance with Core Strategy policy CS27.

6

Unless otherwise agreed in writing by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until Conditions (a) to (d) below have been complied with. If unexpected contamination

is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until Condition (d) has been complied with in relation to that contamination.

(a) Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;**
- (ii) an assessment of the potential risks to:**
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).**

This must be conducted in accordance with DEFRA and the Environment Agency's *'Model Procedures for the Management of Land Contamination, CLR 11'*.

(b) Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

(c) Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

(d) Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Condition (a) above, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Condition (b), which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with Condition (c).

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy 11 of the adopted Dacorum Borough Local Plan 1991 - 2011.

INFORMATIVE:

The applicant is advised that a guidance document relating to land contamination is available in the Council's website:

<http://www.dacorum.gov.uk/default.aspx?page=2247>

- 7 **Notwithstanding any details submitted as part of the planning application, prior to the commencement of the development hereby permitted, plans and details showing how the development will provide for renewable energy and conservation measures, and sustainable drainage and water conservation shall be submitted to and approved in writing by the local planning authority. The approved measures shall be**

provided before any part of the development is first brought into use and they shall thereafter be permanently retained.

Reason: To ensure the sustainable development of the site in accordance with the aims of Policy 1 of the Dacorum Borough Local Plan 1991 - 2011 and adopted Supplementary Planning Guidance.

- 8 Details of any floodlighting shall be submitted to and approved in writing by the local planning authority before the use hereby permitted commences. Development shall be carried out in accordance with the approved details.**

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

- 9 The development hereby permitted shall be carried out in accordance with the following approved plans:**

2094.51

2094.52

2094.53

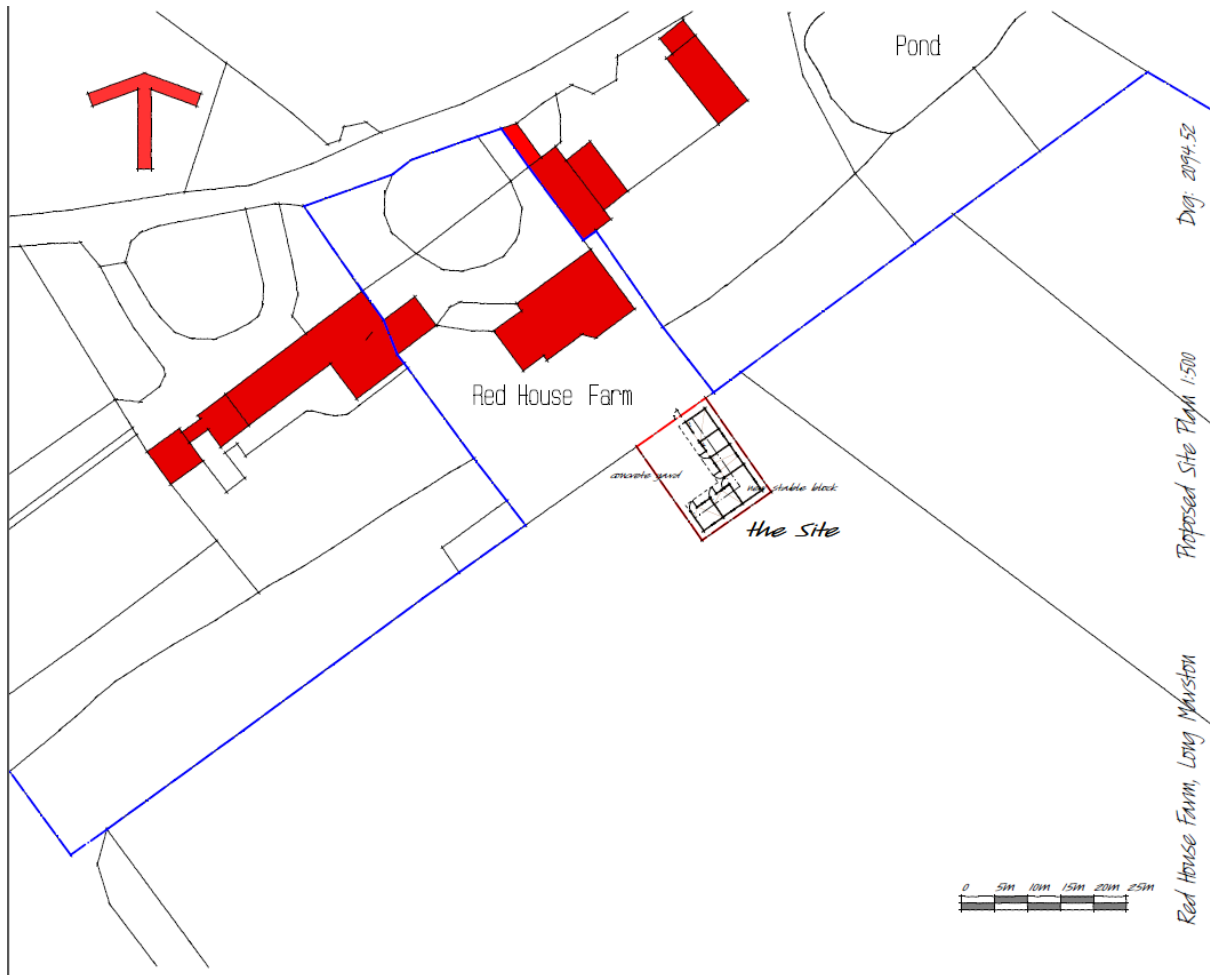
Reason: For the avoidance of doubt and in the interests of proper planning.

This page is intentionally left blank

ITEM 5.07

**4/01872/15/FUL – CONSTRUCTION OF STABLE BLOCK FOR EQUESTRIAN USE
COMPRISING 4 STABLES, TACK ROOM AND HAY STORE**

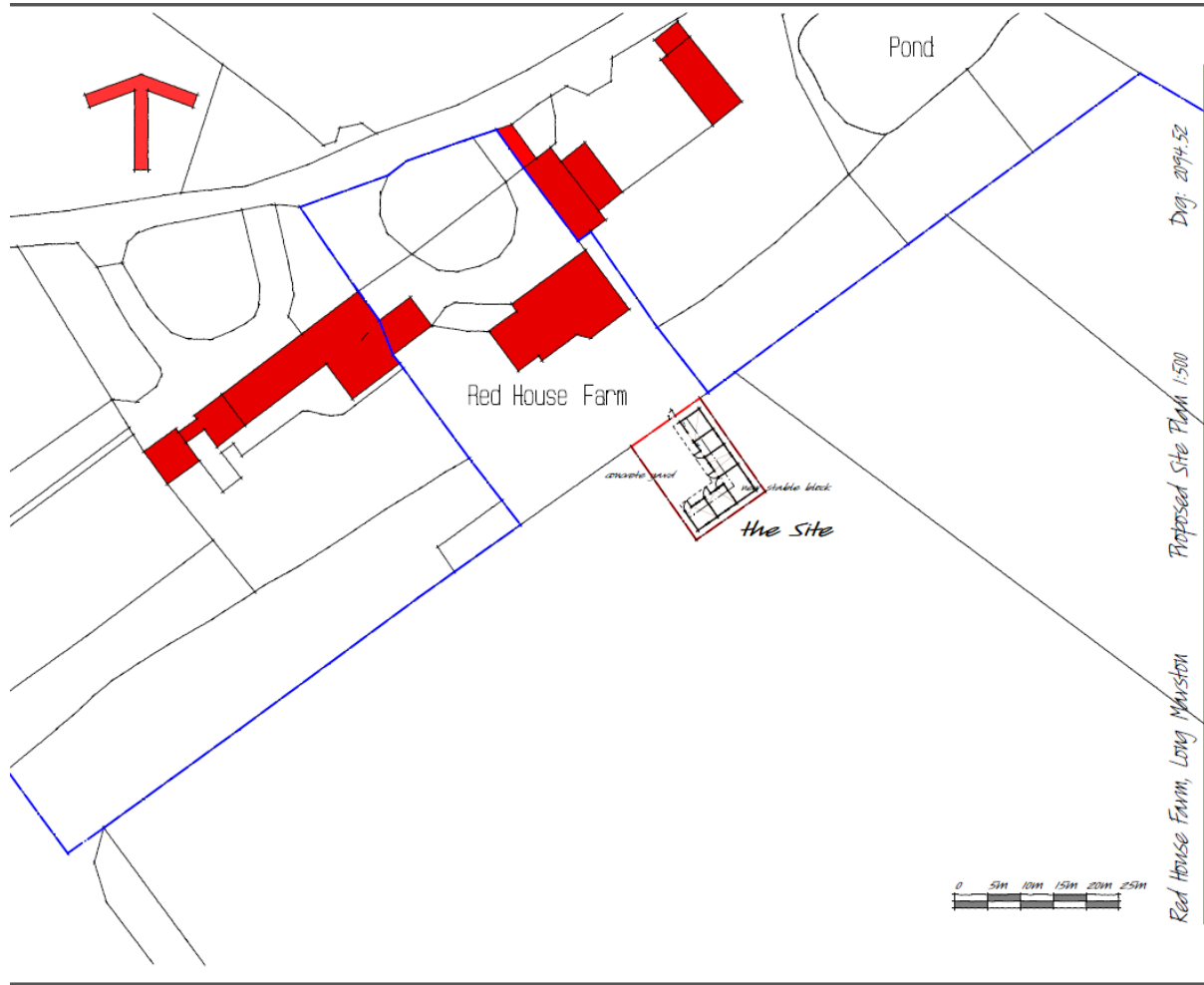
RED HOUSE FARM, POTASH LANE, LONG MARSTON, TRING, HP23 4QY



ITEM 5.07

**4/01872/15/FUL – CONSTRUCTION OF STABLE BLOCK FOR EQUESTRIAN USE
COMPRISING 4 STABLES, TACK ROOM AND HAY STORE**

RED HOUSE FARM, POTASH LANE, LONG MARSTON, TRING, HP23 4QY



This page is intentionally left blank

**4/02057/15/ADV - 1 X NON ILLUMINATED 1 OFF SET INDIVIDUAL LETTER ON BRASS LOCATORS 1 X EXTERNALLY ILLUMINATED TRADITIONAL HANGING SIGN.
68 HIGH STREET, TRING, HP23 4AG.
APPLICANT: Lloyds pharmacy.**

[Case Officer - Tass Amlak]

Summary

The application is recommended for approval. The proposal is for 1 non illuminated fascia sign and 1 externally illuminated traditional hanging sign. Overall it is considered that signs would be in keeping with the character and appearance of the application property and would not be harmful to the character and appearance of the conservation area.

Site Description

The application site relates to a ground floor unit located on the northern side of the High Street. 68 High Street is a 19th century building within the Tring Conservation Area, its ground floor has a modern (mid to late 20th century shop front) and is in use as a pharmacy.

Proposal

The application seeks to replace the existing lettering on the fascia sign and the erection of 1 externally illuminated traditional hanging sign to replace the existing.

The proposed lettering on the fascia sign will have a text height of 300mm and will be similar in appearance to the existing lettering.

The proposed hanging sign will have a depth of 700mm and a width of 280 mm and will be 2.7 metres from the ground.

Referral to Committee

The application is referred to the Development Control Committee due to the contrary views of Tring Town Council.

Relevant history

None.

Constraints

Tring Conservation Area.

National Policy Guidance

National Planning Policy Framework

Core Strategy Adopted September 2013

Policy CS4 - The Towns and Large Villages

Policy CS12 - Quality of Site Design
Policy CS13 - Quality of the Public Realm
Policy CS27 - Quality of the Historic Environment

Dacorum Borough Local Plan Saved Policies

Policy 112 - Advertisements
Policy 120 - Development in Conservation Areas

Supplementary Planning Guidance

Environmental Guidelines: Advertisements
Environmental Guidelines: Development in Conservation Areas or Affecting Listed Buildings

Advice Notes and Appraisals

Conservation Area Character Appraisal for Tring

Summary of Representations

Tring Town Council

The Council resolved to reject the recommendation of the Working Party and to recommend refusal of the application on the grounds that the illuminated sign projecting from the building was out of keeping with the historic building in particular and the High Street in general. The site is in the Tring Conservation Area. Whilst there are illuminated fascias signs in the High Street there are no illuminated projecting signs.

Object.

Heritage & Conservation

The proposed replacement off-set individual lettering (green lettering on a white fascia) is of an acceptable design and appearance and is similar to the existing. The sign will remain non-illuminated.

The hanging sign is being replaced on a similar basis although the graphics differ; the existing sign is externally illuminated, as is the proposed.

Both the new fascia and hanging sign are considered to preserve the character and appearance of the Tring Conservation Area in accordance with Local Plan Policy and Policy CS 27 of the Core Strategy. Recommend approval.

Hertfordshire County Council (T and CP GDP Order 2015)

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:

1) The standard of luminance shall comply with the recommendations set out in Chapter 8 of the Institution of Lighting Engineers' Technical Report Number 5 "Brightness of Illuminated Advertisements" (Third Edition 2001). Reason: The above condition is required in the interest of public safety and visual amenity.

Reason: So that drivers of vehicles along the adjacent highway are not dazzled or distracted, leading to interference to the free and safe flow of traffic along the highway

2) Projecting Signage The projection sign must be at a height of, or greater than 2.3 m vertically above the footpath and no less than 500 mm horizontally from the edge of the carriageway. Reason: The above condition is required in the interests of pedestrians/highway safety and in accordance with Roads in Hertfordshire: A guide for new developments, 2:1:1 clauses 1.57 and 1.59.

Reason: In the interest of pedestrian safety

The above application is for a combination of one externally illuminated traditional hanging sign and non-illuminated sign. The highway authority would not want to object to the grant of permission, subject to the above listed conditions.

Considerations

The main issues of relevance to the consideration of this application relate to the impact of the proposed advertisements on the appearance of the building and street scene, the impact on neighbouring properties, and the impact on highway safety.

Policy and Principle

Saved policy 112 of the local plan (advertisements) states that 'express consent to display an advertisement other than within conservation area will be given provided the advertisement:

- (a) is sympathetic in size, appearance, design and position to the building or site on which it is displayed;
- (b) is not unduly prominent;
- (c) does not detract from the amenity and character of the surrounding area; and
- (d) does not adversely affect highway and public safety

Within Conservation Areas the advertisement makes use of natural or other materials which are in keeping with and enhance the character of the conservation area and, if positioned on a building, the character of that building

The proposed lettering is sympathetic in size, appearance, design and position to the building and would be in keeping with the character and appearance of the building and the wider Conservation Area. The proposals meet the requirements of saved Policy 112 from (a) through to (d). The advertisements would not appear to dominate the building and do not cause harm to the Conservation Area.

Concerns have been raised by the Tring Town Council on the grounds that the illuminated sign projecting from the building was out of keeping with the historic building and there are no other examples. Whilst the objection is noted the conservation officer raised no objection to the proposal as the proposed externally illuminated projecting sign will replace the existing externally illuminated sign and therefore the proposal is considered to preserve the character and appearance of the

Tring Conservation Area.

Furthermore planning permission was granted at 20 High Street, Tring (application reference number 4/00028/15/ADV) for an externally illuminated advertisement sign and therefore the council could not justify refusing the current proposal.

Therefore all parts of saved policy 112 are considered to be met.

Effect on Amenity of Neighbours

No impact

Other Considerations

Despite being illuminated there would not be any negative impact in terms of Highway safety. A condition restricting the level of luminance would be imposed for the avoidance of doubt.

Conclusions

The proposed signage is acceptable and would not have an adverse impact on the appearance of the building, the street scene and the wider Tring Conservation Area. There would be no adverse impacts on neighbouring properties. In addition, the proposal would not have an impact on highway and pedestrian safety. The proposal is therefore in accordance with the National Planning Policy Framework, Policies CS12, CS13, and CS27 of the Core Strategy, and Policies 112 and 120.

RECOMMENDATION - That planning permission be **GRANTED** for the reasons referred to above and subject to the following conditions:

- 1. This consent is granted for a period of five years commencing on the date of this notice.**

Reason: To comply with the provisions of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

- 2. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.**

Reason: To comply with the provisions of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

- 3. No advertisement shall be sited or displayed so as to: -**

- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);**
- (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or**

- (c) **hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.**

Reason: To comply with the provisions of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

- 4. Any advertisement displayed, and any site used for the display of advertisement, shall be maintained in a condition that does not impair the visual amenity of the site.**

Reason: To comply with the provisions of the Town and Country Planning (Control of Advertisements) Regulations (England) 2007.

- 5. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.**

Reason: To comply with the provisions of the Town and Country Planning (Control of Advertisements) Regulations (England) 2007.

- 6. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.**

Reason: To comply with the provisions of the Town and Country Planning (Control of Advertisements) Regulations (England) 2007.

- 7. The standard of luminance shall comply with the recommendations set out in Chapter 8 of the Institution of Lighting Engineers' Technical Report Number 5 "Brightness of Illuminated Advertisements" (Third Edition 2001). Reason: The above condition is required in the interest of public safety and visual amenity.**

Reason: So that drivers of vehicles along the adjacent highway are not dazzled or distracted, leading to interference to the free and safe flow of traffic along the highway

- 8. The projecting sign must be at a height of, or greater than 2.3 m vertically above the footpath and no less than 500 mm horizontally from the edge of the carriageway. Reason: The above condition is required in the interests of pedestrians/highway safety and in accordance with Roads in Hertfordshire: A guide for new developments, 2:1:1 clauses 1.57 and 1.59.**

Reason: In the interest of pedestrian safety

Article 31 Statement

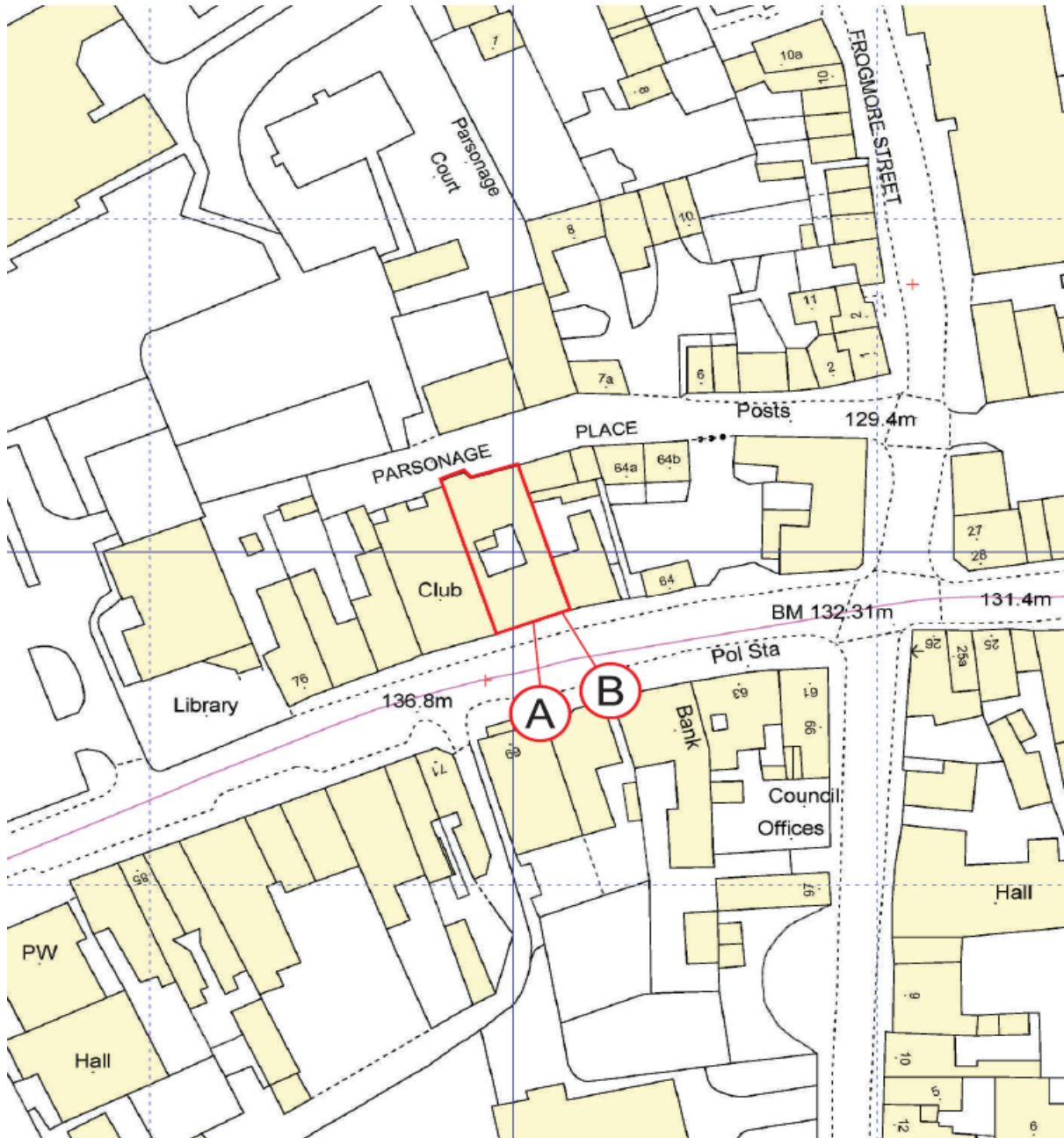
Advertisement consent has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this

instance. The Council has therefore acted pro-actively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012.

ITEM 5.08

4/02057/15/ADV – 1 X NON ILLUMINATED 1 OFF SET INDIVIDUAL LETTER ON BRASS LOCATORS 1 X EXTERNALLY ILLUMINATED TRADITIONAL HANGING SIGN

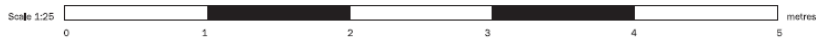
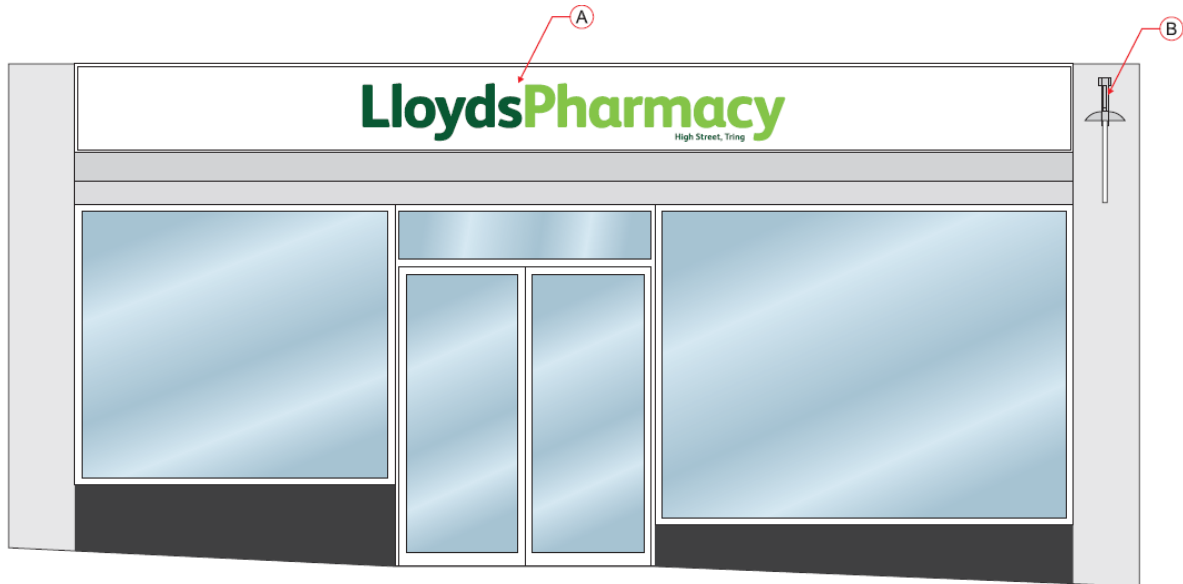
68 HIGH STREET, TRING, HP23 4AG



ITEM 5.08

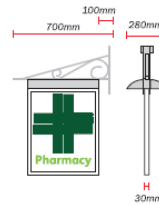
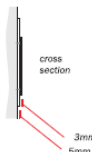
4/02057/15/ADV – 1 X NON ILLUMINATED 1 OFF SET INDIVIDUAL LETTER ON BRASS LOCATORS 1 X EXTERNALLY ILLUMINATED TRADITIONAL HANGING SIGN

68 HIGH STREET, TRING, HP23 4AG



LloydsPharmacy
High Street, Tring

1:25
Sign 'A'
1 off set individual aluminium letter on brass locators
Lloyds - Pantone 7453C, Pharmacy - Pantone 376
Text height 300mm, Q/A spread 2913mm
ILLUMINATED - NONE
Height to underside of sign: 2700mm



1:25
Sign 'B'
Traditional hanging sign,
Timber panel size 500mm x 625mm
Painted glass white with applied vinyl logo and text,
Text height 60mm, logo diameter 45mm
On stainless steel bracket finished bottlebrush grey,
**ILLUMINATED VIA SECTION LIGHTS
ON HANGING SIGN BRACKET,**
Height to underside of sign: 2700mm
Distance from edge of kerb: 2035mm

This page is intentionally left blank

**4/01323/15/FHA - PART SINGLE-STOREY, PART TWO-STOREY REAR EXTENSION.
28 ORCHARD AVENUE, BERKHAMSTED, HP4 3LG.
APPLICANT: MRS B WILKINS.**

[Case Officer - Martin Stickley]

Summary

The application is recommended for approval.

The principle of residential development is considered acceptable in the sites location within a town and residential area. The original scheme conflicted with the guidelines set out in saved Appendix 7 of the Dacorum Borough Local Plan 1991-2011 (DBLP) regarding loss of light to neighbouring properties. However, after several amendments, the scheme is now acceptable.

The proposed works would not have any adverse impact on the appearance of the dwelling and would not significantly detract from the street scene. The development would not have a detrimental impact on the amenity of neighbouring properties. The access and car parking is acceptable. Therefore, the proposal is acceptable in accordance with the aims of the National Planning Policy Framework; Policies CS4, CS11 and CS12 of the Core Strategy; and saved Policy 58 and saved Appendices 5 and 7 of the DBLP.

Site and Surroundings

The application site comprises a two-storey semi-detached dwelling located on the northern side of Orchard Avenue, within the urban area of Berkhamsted. The property is set back from and below the road with levels falling to the north. The surrounding area is primarily characterised by semi-detached properties, with detached properties to the north. The property has a paved front drive and a medium-sized rear garden, enclosed by close-boarded fencing and shrubs. Levels fall to the rear, allowing views of the valley below. The site is located within the Durrants Character Area (BCA16).

Proposal

The application seeks planning permission for a part single-storey, part two-storey rear extension. The proposed extension projects 3.7m from the rear wall and has a full width of 7.425m. The first-floor element has a depth of 5.925m and extends westward from the eastern flank wall. The first-floor element has been set down from the main ridge of the dwelling by approximately one metre and has a maximum height of 6.83m. The proposed two-storey extension would include a Juliette balcony and a pitched roof to match the parent building. The single-storey element includes two small roof lights.

Referral to Committee

The application is referred to the Development Control Committee due to the contrary views of Berkhamsted Town Council.

Planning History

4/02258/02/FH SINGLE STOREY FRONT EXTENSION AND CONSERVATORY
A

Granted
30/12/2002

Relevant Policy

National Planning Policy Guidance

National Planning Policy Framework (NPPF)

Dacorum Core Strategy 2006-2031

NP1 - Supporting Development
CS4 - The Towns and Large Villages
CS10 - Quality of Settlement Design
CS11 - Quality of Neighbourhood Design
CS12 - Quality of Site Design
CS29 - Sustainable Design and Construction
CS31 - Water Management
CS32 - Air, Water and Soil Quality

Dacorum Borough Local Plan 1991-2011

Policy 58 - Private Parking Provision
Appendix 5 - Parking Provision
Appendix 7 - Small-scale House Extensions

Supplementary Planning Guidance/Documents

Area Based Policies (May 2004) - Residential Character Area [BCA16: Durrants]

Summary of Representations

Neighbouring Properties

26 Orchard Avenue (17-Apr-15)

We have submitted our objections to Planning Application 4/01323/15/FHA. This is our statement: My wife and myself are concerned that the proposed two-storey extension to 28 Orchard Avenue will much reduce light to our patio and to the upper seating area in our garden. Light into the kitchen will also be reduced. It would appear from the plans that the extension is deeper than any of the other extensions to the rear of houses in Orchard Avenue, by approximately three feet.

Comments on amended plans

"Having seen the amended plans, we note that the proposed 2-storey extension to 28 Orchard Avenue, Berkhamsted, has been reduced in depth. However, it remains very large and our objections on the grounds of shading to our patio and our garden seating area, and the loss of light to our kitchen, remain. As the line of the building changes from the line of numbers 26, 24 Orchard Avenue, etc., the proposed extension also appears to "stick out" noticeably (see amended plan)."

30 Orchard Avenue (17-Apr-15)

We object to the plans in their present form on the following grounds:

1. Loss of light

There would be loss of light to the first floor rear bedroom window of our property nearest to the proposed extension. The 45-degree angle rule accepted for "Right to Light" seems to have been exceeded by about 5 degrees on the current plans; the proposed first floor extension projects too far across the back of the house towards our property and projects too far rearwards from the existing building

2. Loss of privacy and amenity

The large window (full height) with balcony would overlook our patio on the back of our property, especially as it is on the right of the proposed extension as seen from the rear. It would be more appropriate above the kitchen area of the proposed plan.

3. Boundary of our property

There are no boundary lines marked on the plan but the boundary line of number 30 (our property) lies at the far side of the retaining wall between the two curtilages and there is a strip of land approximately 60 cm wide belonging to number 30 which must not be encroached upon.

4. Design

Excavation for building the side wall nearest to our property could endanger the stability of our retaining wall, which is only one metre from the proposed wall and is at one point three metres high.

Comments on amended plans

The revised plans are a step in the right direction. There is a slight reduction in the rearward projection and a changing of the windows, but the bulk and mass are still excessive, principally because this is a two-storey extension. The aim of having a kitchen-diner across the back of the existing building and extra accommodation could be met by having a one-storey extension and rooms in the roof. This would lessen the impact on neighbouring properties and the locality.

19 Orchard Avenue (17-Apr-15)

21 Orchard Avenue (17-Apr-15)

10 Finch Road (17-Apr-15)

12 Finch Road (17-Apr-15)

No comments received.

Berkhamsted Town Council

Object.

The bulk and mass of the rear extension is excessive and there is inadequate car parking provision for a 4-bedroom dwelling. Contrary to Core Strategy Policy CS12 and Saved Local Plan Policy Appendix 5.

Comments on amended plans

Object.

The bulk and mass of the rear extension is excessive and there is inadequate car parking provision for a 4-bedroom dwelling. Contrary to Core Strategy Policy CS12 and Saved Local Plan Policy Appendix 5.

Considerations

Core Strategy Policy CS4 encourages appropriate residential development in towns. The principle of an extension in this location is acceptable and should be considered primarily against Core Strategy Policies CS11: Quality of Neighbourhood Design, CS12: Quality of Site Design and saved Appendix 7 of the DBLP - Small Scale House

Extensions.

Effect on Appearance of Building and Street Scene

An assessment of the impact of the proposed works has considered the impact on the appearance of the building. Under the development guidelines of the Residential Character Area BCA16 (Durrants), extensions should be subordinate in scale and height to the parent building. This is reinforced by saved Appendix 7 of the Local Plan (DBLP), which states that in terms of scale, development should not dominate the existing house. Saved Appendix 7 also suggests that extensions should be lowered to remain subservient to the parent dwelling. In this case, the agent has lowered proposed extension to remain a subordinate addition to the dwelling.

Policies CS11 and CS12 of the Core Strategy are primarily concerned with the quality of design but do emphasise the need for development to integrate with the streetscape character and respect the general character of the area. Guidance set out by Policy CS12 states that development should respect adjoining properties in terms of layout, scale and materials (amongst other things).

The street comprises a variety of medium-sized properties, many of which have been previously modified and enlarged. A recent application for 22 Orchard Avenue (three doors down) granted permission for a larger part single-storey, part two-storey rear extension (4/00124/14/FHA). Numerous other properties along the street have also received permission for two-storey rear extensions, including 3, 6, 7, 14, 23, 32 and 34 Orchard Avenue. Therefore, it is not considered that the proposed extensions would depart from what has already been allowed in the area.

The proposed extension would be constructed from matching materials, as stated in the application form. Therefore, in terms of design and materials, the proposed extension would harmonise with the parent building in accordance with Policies CS11 and CS12 of the Core Strategy and saved Appendix 7 of the Local Plan.

The proposed extensions are set back from the front elevation and views from the public realm are obscured. Given the location of works, it is considered that the proposal will not have a detrimental impact on the street scene. Therefore, it is not considered that the proposal would detract from the character of the street scene in accordance with Policy CS11 and CS12 of the Core Strategy.

In conclusion, the proposal would not have a detrimental impact on the building appearance or street scene in accordance with Policies CS11 and CS12 of the Core Strategy, and saved Appendix 7 of the Local Plan.

Effect on Amenity of Neighbours

Consideration has been given to the impact that the proposed extension would have on the adjoining neighbours. Policy CS12 states that regarding the effect on the amenity of neighbours, development should avoid visual intrusion, loss of light and loss of privacy.

The application site currently has two directly adjoining properties, 26 and 30 Orchard Avenue, both of which have objected to the proposal. It should be noted that both neighbouring properties have previously extended to the rear. It should also be noted

that an amended scheme was submitted following the original objections from the neighbours. The main grounds for objection are as follows:

- Loss of light

The original plans conflicted with the 45° guidance set out by saved Appendix 7 of the Local Plan regarding loss of light, as mentioned in the original objection from 26 Orchard Avenue. The neighbours at 30 Orchard Avenue echoed this concern. The architect was approached early in the determination period and a new plan was submitted, reducing the depth to now comply with the lighting guidelines set out in Dacorum's Local Plan.

The neighbours at 30 Orchard Avenue were still concerned with the plans, stating that *"it remains very large and our objections on the grounds of shading to our patio and our garden seating area, and the loss of light to our kitchen, remain"*. This neighbour and the application dwelling are angled away from each other and are both set back from the curtilage boundary. Furthermore, there is a large (2-3m) hedge on the boundary between the properties. This, reinforced by the guidance set out in saved Appendix 7, reveal that there would be no significant impact with regards to loss of light to this property.

- Loss of privacy

The neighbour at 30 Orchard Avenue also raised concerns over the Juliette balcony and loss of privacy to their garden area. The amended plan also dealt with this issue by moving the proposed balcony to the other side of the property. It should be noted that there is limited planning control over the installation of Juliette balconies. The neighbour removed their concerns over loss of privacy when commenting on the amended plans.

The original plans also included a flank window, which may have had a negative impact to the neighbours at No. 26. The amended plan removed this element from the proposal. The proposed works would not have an adverse impact with regards to loss of privacy or overlooking in accordance with Policy CS12 and saved Appendix 7.

- Design (bulk and mass)

Both of the neighbours commented on the bulk of the proposal. No. 26 said that the proposed extension appears to *"stick out noticeably"* and No. 30 stated that the *"bulk and mass are still excessive"*. As mentioned previously, there are many examples of larger extensions on the street and considering what could be constructed under permitted development rights, it is felt that the size of the extension has been kept marginal. Therefore, in terms of visual intrusion, the proposal is deemed acceptable in accordance with Policy CS12.

In conclusion, there would be no harm to the residential amenities of the neighbouring properties as a result of this proposal. The proposed extension would not impact the immediate neighbouring properties in terms of visual intrusion, loss of light and loss of privacy in accordance with Policy CS12 of the Core Strategy and saved Appendix 7 of the DBLP.

Access and Parking

The need for and ability to provide additional off-street parking should be taken into account when considering proposals for extra bedroom accommodation (saved Appendix 5 of the DBLP). The application site currently provides two off-street parking spaces, leaving a shortfall of 0.25 for the existing three-bedroom dwelling. There are no parking restrictions on the road and it does not suffer from over crowded parking.

The proposal would involve the creation of one additional bedroom, transforming the existing three-bedroom dwelling to a dwelling with four bedrooms. A dwelling of this size would generate a maximum requirement of 3 on site car parking spaces; 0.75 above the existing requirement for the existing three-bedroom dwelling on the application site. However, the site is located proximate (walking distance) to the local centre within Berkhamsted. Therefore, it is not considered that the shortfall of one car parking space would place undue stress on the surrounding road network. It follows that the parking arrangements are acceptable in accordance with Policy CS12 of the Core Strategy and saved Policy 58 and saved Appendix 5 of the Local Plan.

RECOMMENDATION - That planning permission be **GRANTED** subject to the following conditions:-

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

- 2 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match in size, colour and texture those used on the existing building.**

Reason: To ensure a satisfactory appearance to the development in accordance with Policy CS12 of the Core Strategy.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:**

DD 15/003.1(B)

Reason: For the avoidance of doubt and in the interests of proper planning.

Article 31 Statement

Planning permission has been granted for this proposal. The Council acted pro-actively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted pro-actively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012.

This page is intentionally left blank

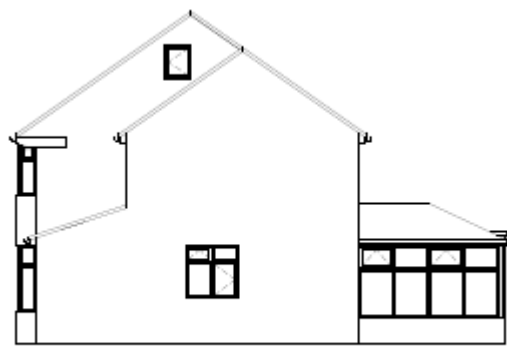
ITEM 5.09

4/01323/15/FHA – PART SINGLE-STOREY, PART TWO-STOREY REAR EXTENSION

28 ORCHARD AVENUE, BERKHAMSTED, HP4 3LG



Existing North (rear) Elevation
1:100

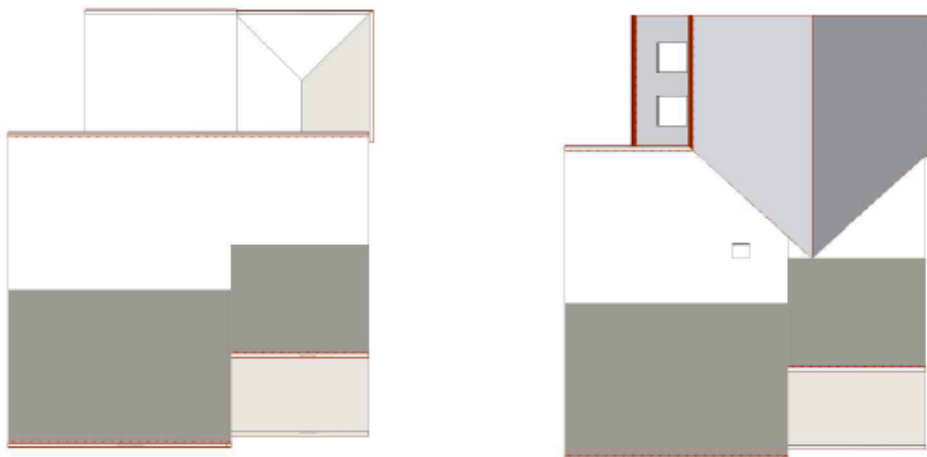
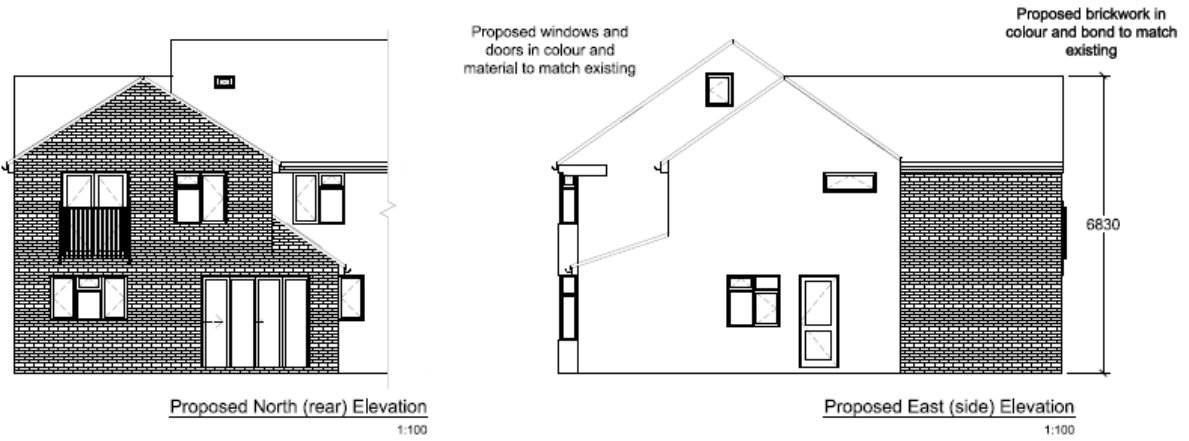


Existing East (side) Elevation
1:100

ITEM 5.09

4/01323/15/FHA – PART SINGLE-STOREY, PART TWO-STOREY REAR EXTENSION

28 ORCHARD AVENUE, BERKHAMSTED, HP4 3LG



This page is intentionally left blank

4/00838/15/FHA - SINGLE STOREY REAR EXTENSION.

23 CHARLES STREET, BERKHAMSTED, HP4 3DG.

APPLICANT: Mr I Rennie.

[Case Officer - Sally Styles]

Summary

The application is recommended for approval.

The application site is located within the residential area of Berkhamsted where residential extensions are acceptable in principle. The site is also located within the Berkhamsted Conservation Area. The scale, design and materials of the proposals are appropriate to the existing building and to the Conservation Area. There would be no harm to residential amenity. The proposal is therefore acceptable in terms of policies CS4, CS12 and CS27 of the Dacorum Core Strategy (September 2013) and in terms of saved policies 58 and 120 and Appendix 7 of the Dacorum Borough Local Plan 1991-2011.

Site Description

The application site comprises is a two storey Victorian terraced property, with single storey mono-pitch return projection at the rear and rear garden, which forms the boundary with the neighbouring property at number 21. On the opposite side of the site, the property has a side access from the front to the rear garden with the first floor built across to create a covered archway.

The property benefits from a long rear garden which slopes upwards, away from the dwelling and is enclosed on either side by the adjacent gardens. Both neighbouring properties have two storey rear projections and the neighbour at number 25 also has a single storey rear extension with felt roof which immediately abuts the application site.

The site falls within the urban area of Berkhamsted and the Conservation Area.

Proposals

The application involves the demolition of the existing single storey mono-pitch projection and the construction of a single storey rear extension which extends part 6m and part 4m in depth from the existing main rear wall of the house. The proposal extends the full width of the ground floor, with the exception of the covered archway and is therefore set in from the boundary on one side. During negotiations with the applicant, changes have been made to the materials proposed and clarification given on the roofing finishes. Please refer to the sections below for details.

Referral to Committee

The application is referred to the Development Control Committee because the applicant is married to a member of staff within the Council's planning department.

Planning History

None relevant to the application proposal.

Policies

The site lies within the designated Berkhamsted Conservation Area.

National Policy Guidance

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Adopted Core Strategy

NP1, CS4, CS12, CS27

Saved Policies of the Dacorum Borough Local Plan

Policies 58, 120 and Appendix 7.

Summary of Representations

Berkhamsted Town Council

No Objection.

Subject to appropriate materials for the windows and doors for the proposed extension being consistent with those for the Conservation Area.

Conservation and Design

The Planning (Listed Building & Conservation Areas) Act 1990 requires special regard to the desirability of preserving the setting of a listed building and also special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

DBLP 120 Development in Conservation Areas; new development or alterations or extensions to existing buildings in the conservation area will be permitted provided they are carried out in a manner which preserves or enhances the established character or appearance of the area. Each scheme will be expected to respect established building lines, layouts and patterns, In particular infilling proposals will be carefully controlled; use materials and adopt design details which are traditional to the area and complement its character; be of a scale and proportion which is sympathetic to the scale, height and overall character of the building to be extended; and in the case of alterations and extensions be complementary and sympathetic to the established character of the building to be altered or extended.

Though I am supportive of an extension in principle I consider that this proposal fails the above policies. However, I would be more than willing to meet with either the Agent or the Agent and applicants to discuss a way forward.

Considerations

Impact on Appearance of the Building and Conservation Area

The proposed extension is a large single storey flat roof extension with roof lights and large areas of glazing to the rear and side elevations. Discussions were held during the course of the application such that the materials have been improved (windows are now powder coated aluminium rather than UPVC) and roof detailing clarified. Officers are now satisfied that the form, design and finishes of the extension will be of sufficient quality within the Conservation Area such that no harm would be caused. Although the design is modern, the use of bricks to match the existing house, together with powder coated aluminium window and door frames and a roof finish which has the appearance of lead will all contribute to the quality of finishes and complement the Conservation Area setting.

Furthermore the extension is to the rear of the property and will not be visible from the public domain. This must weigh in favour of the proposal. The neighbouring property at number 25 has an extension which has a felt roof and does not use high quality materials. Although this does not set a precedent for this proposal, it does form part of the context against which the acceptability of the proposal is assessed.

On balance therefore, with the amendments to the materials and with the additional information regarding the roof detailing, the proposals are considered acceptable for approval in accordance with Policies 120 of the DBLP and 12 and 27 of the Core Strategy.

Impact on the Streetscene

The proposal will not be visible in the streetscene.

Impact on Amenity of Neighbouring properties

No aspect of this proposal will be harmful to residential amenity in terms of loss of light, privacy or visual intrusion. The proposal is therefore in accordance with CS12 of the Core Strategy.

Light levels will be improved to number 21 as the proposed extension will be lower along this boundary. Although the extension would be deeper, there are no windows that would be affected by the increase in depth compared with the existing rear projection. A condition is nevertheless necessary to prevent windows from being inserted into the side elevation as it faces this property.

Number 25 has a blank wall which forms the boundary with the application and as such amenity won't be harmed at this property.

RECOMMENDATION- That planning permission be **GRANTED** for the reasons referred to above and subject to the following conditions:

- 1 **The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

- 2 **Roof, windows and door materials shall be constructed as per the approved plans and details. Walls shall be constructed with brickwork to match the existing dwelling.**

Reason: For the avoidance of doubt and to ensure a satisfactory appearance and to comply with Policy CS12 of the Core Strategy.

- 3 **No windows shall be inserted into the eastern elevation without the prior written approval of the local planning authority.**

Reason: In the interests of residential amenity and to accord with Policy CS12 of the Core Strategy.

- 4 **The development hereby permitted shall be carried out in accordance with the following approved plans:**

**RCS-461-50
RCS-461-100
RCS-461-101
RCS-461-102B
RCS-461-103B
RCS-461-104
RCS-461-105**

Reason: For the avoidance of doubt and in the interests of proper planning.

ITEM 5.10

4/00838/15/FHA – SINGLE STOREY REAR EXTENSION

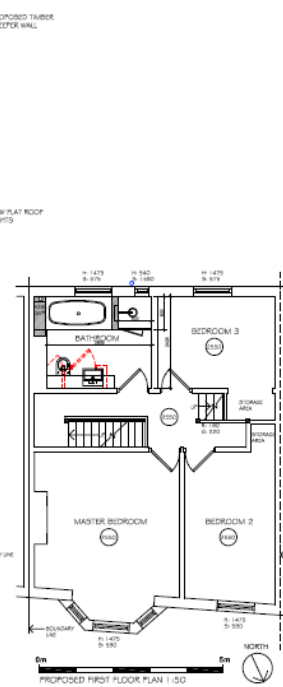
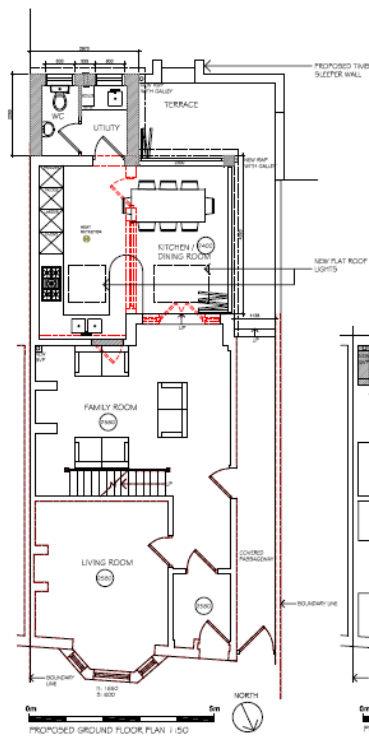
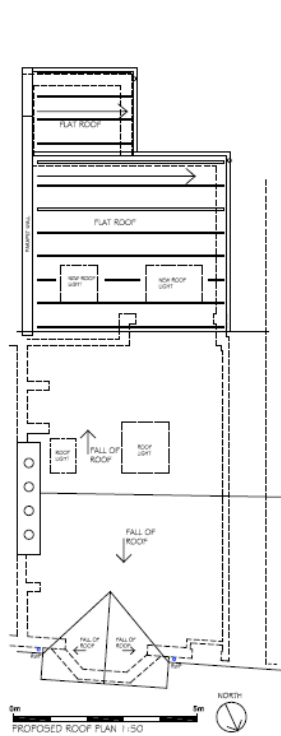
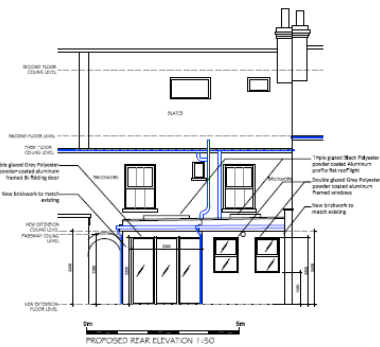
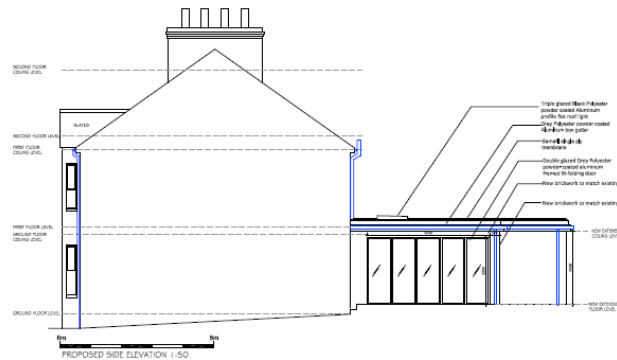
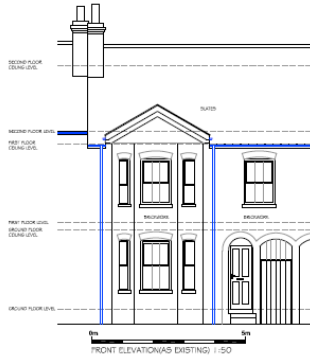
23 CHARLES STREET, BERKHAMSTED, HP4 3DG



ITEM 5.10

4/00838/15/FHA – SINGLE STOREY REAR EXTENSION

23 CHARLES STREET, BERKHAMSTED, HP4 3DG



This page is intentionally left blank

**4/01890/15/FHA - SINGLE STOREY SIDE AND REAR EXTENSION.
42 VICTORIA ROAD, BERKHAMSTED, HP4 2JS.
APPLICANT: Mr & Mrs Bennett.**

[Case Officer - Joan Reid]

Summary

The application is recommended for approval. The principle of residential development is considered acceptable as the site is located within a town and residential area.

The development would not have any adverse impact on the appearance of the dwelling and would not significantly detract from the street scene or the adjacent Conservation Area. The development would not have a detrimental impact on the amenity of neighbouring properties. The proposal will not require any change to parking arrangements. There are no significant trees in close proximity to the proposal. Therefore the proposal is acceptable in accordance with the aims of the National Planning Policy Framework; Policies CS4, CS11, CS12, CS27 of the Core Strategy and saved Policies 58, 99 and 120 and saved Appendices 5 and 7 of the DBLP.

Site Description

The application site comprises a two storey 1950s style brick semi-detached dwelling on the western side of Victoria Road towards the top of the hill. The site is adjacent to the Berkhamsted Conservation Area. The character of houses continuing up Victoria Road are of a similar style to that of No. 42 on the western side of the road, whilst those on the eastern side of the road are more modern but of a similar style, with the lower end being predominantly terraced cottages possibly late 18th early 19th century situated within Berkhamsted Conservation Area.

Proposal

The application seeks planning permission for a single storey side and rear extension with a pitched roof. The extension measures 4.2 metres deep parallel to the rear of the property and 2.8 - 4.6 metres wide at a slight angle to the side of the property. The proposal will provide a downstairs shower room, utility room, study and enlarged kitchen.

Referral to Committee

The application is referred to the Development Control Committee due to the contrary views of Berkhamsted Town Council. Their objection is

- This proposal represents an overdevelopment of the site. The size, mass and bulk will result in a lack of amenity and garden space. We question whether there is sufficient parking provision for the proposed property.
- Contrary to Core Strategy Policies CS12, CS27 and Saved Local Plan Policy Appendix 5.

The proposal is not considered to be overdevelopment of the site; the adjoining property has a single storey extension and significantly sized shed adjacent to the

property. Furthermore, the extension would be permitted under permitted development rights except for the corner section measuring approximately 4.2m x 4.6m. The garden is considered of a sufficient size to accommodate the proposed extension without significant detriment to amenity and garden space.

The level of parking will remain as existing, which is situated at the rear of the property and accessed from Three Lane Close. Given that parking standards are based on the number of bedrooms in a dwelling, and there is no proposed change to the number of bedrooms, the parking requirements for the dwelling remain unchanged.

Planning History

None

Policies

National Policy Guidance

National Planning Policy Framework (NPPF)
National Planning Policy Guidance

Adopted Core Strategy

NP1 - Supporting Development
CS4 - The Towns and Large Villages
CS10 - Quality of Settlement Design
CS11 - Quality of Neighbourhood Design
CS12 - Quality of Site Design
CS29 - Sustainable Design and Construction

Saved Policies of the Dacorum Borough Local Plan

Policies 10, 12, 13, 15, 21, 120
Appendices 1, 3, 5, 7

Summary of Representations

Berkhamsted Town Council

This proposal represents an overdevelopment of the site. The size, mass and bulk will result in a lack of amenity and garden space. We question whether there is sufficient parking provision for the proposed property.

Contrary to Core Strategy Policies CS12, CS27 and Saved Local Plan Policy Appendix 5.

Response to Neighbour Notification / Site Notice / Newspaper Advertisement

No objections raised to the proposal or the possible impact on parking.

Considerations

The main issue of relevance to the consideration of this application relates to the impact of the proposal upon the character of the existing dwelling and the streetscene. Other issues of relevance relate to the impact of the proposal on neighbouring properties, the adjacent Conservation Area and parking.

Policy and Principle

The site is located in an urban area and the principle of providing domestic extensions is acceptable in accordance with Policy CS4 of the Core Strategy.

Effects on appearance of building and street scene

The extension will be in character with the existing building in terms of design and materials. Although the cranked form will be a departure from existing building lines, it is unlikely that there will be any visual harm arising from this, given the curvature of the road.

In conclusion, it is considered that the proposal will not have a detrimental impact on the appearance of the building or street scene. The proposal is not considered to be visually harmful to the character and appearance of the dwelling or street scene in accordance with Policies CS4, CS11 and CS 12 of the Core Strategy and saved Appendix 7 of the DBLP.

Impact on Neighbours

As the extension is single storey and there are no windows of habitable rooms on the ground floor of the side of the relevant neighbours (No. 44), there will be no significant loss of sunlight and daylight for either of the neighbours.

There is a window proposed on the side elevation, but as the windows on the side of No. 44 are obscure glazed there will be no loss of privacy for No. 44 Victoria Road.

In conclusion, there will be no harm to the residential amenities of the neighbouring properties as a result of this proposal. The proposed extension would not impact on the immediate neighbouring properties in terms of visual intrusion, loss of light and loss of privacy in accordance with Policy CS12 of the Core Strategy.

Impact on Trees and Landscaping

There are no significant trees in close proximity to the proposal.

Impact on Highway Safety

The dwelling's parking is situated at the rear of the property where there is space for 2 cars. Given that parking standards are based on the number of bedrooms in a dwelling, and there is no proposed change to the number of bedrooms, it is not necessary to change the parking requirements.

RECOMMENDATION - That planning permission be **GRANTED** for the reasons referred to above and subject to the following conditions:

- 1 **The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

- 2 **The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match in size, colour and texture those used on the existing building.**

Reason: To ensure a satisfactory appearance to the development.

- 3 **The development hereby permitted shall be carried out in accordance with the following approved plans:**

[HP4 /1360/P01A](#)

Reason: For the avoidance of doubt and in the interests of proper planning.

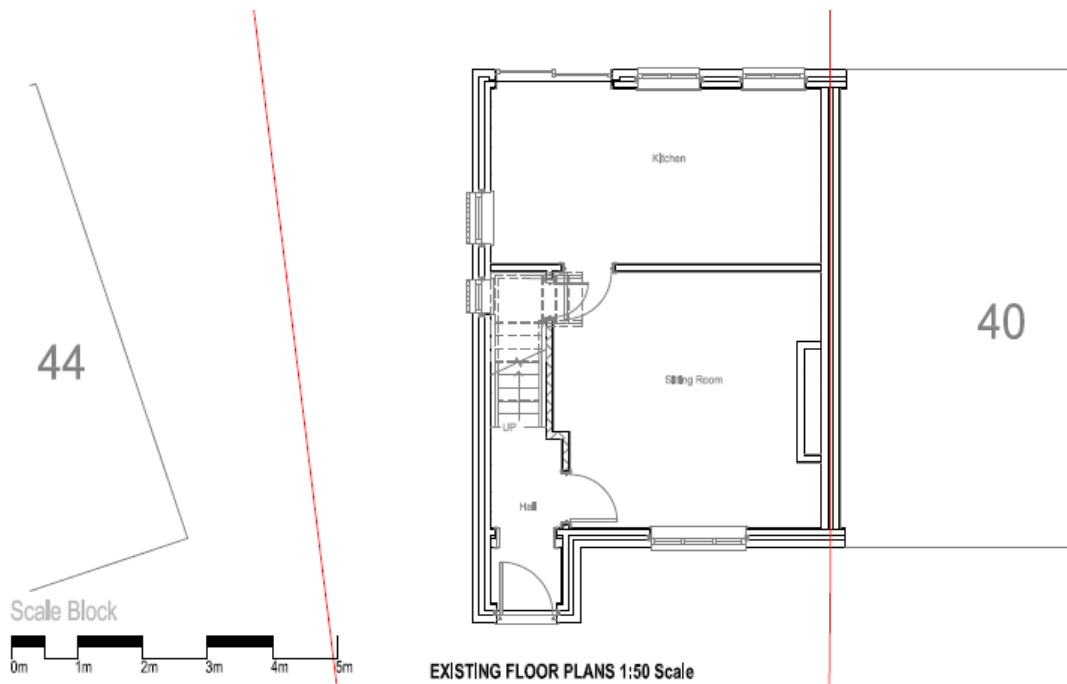
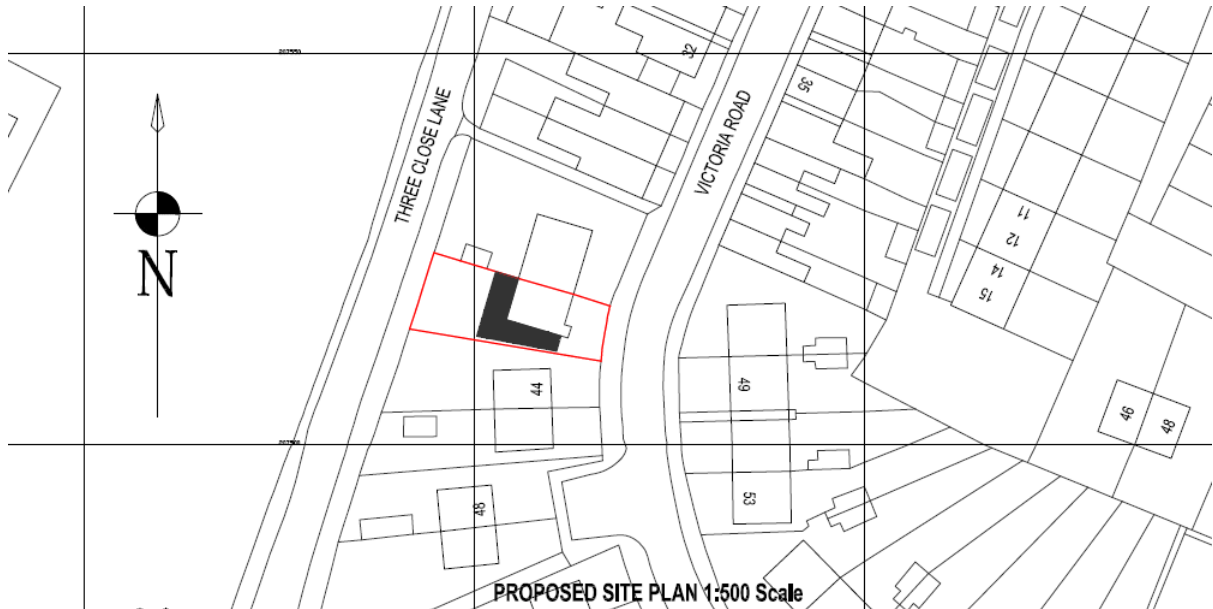
Notes - Article 31 Statement

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted pro-actively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012.

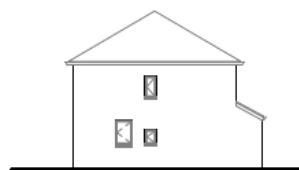
ITEM 5.11

4/01890/15/FHA – SINGLE STOREY SIDE AND REAR EXTENSION

42 VICTORIA ROAD, BERKHAMSTED, HP4 2JS



Front Elevation



Side Elevation

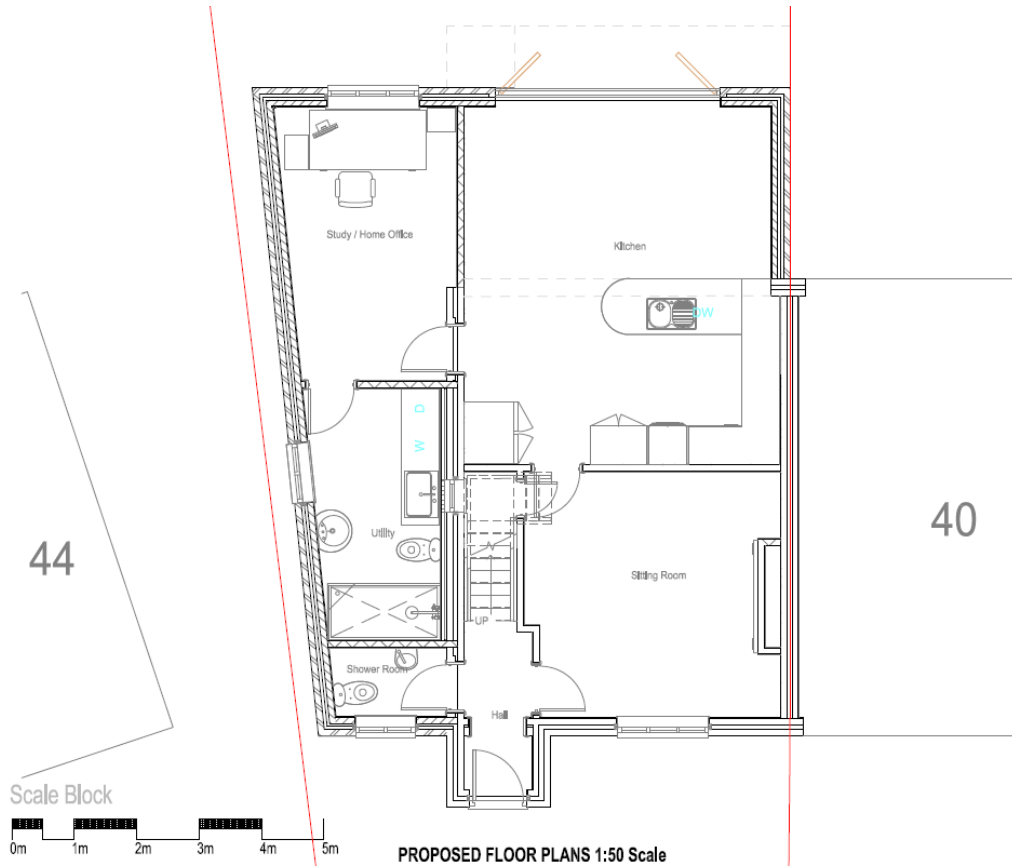


Rear Elevation

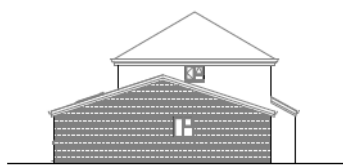
ITEM 5.11

4/01890/15/FHA – SINGLE STOREY SIDE AND REAR EXTENSION

42 VICTORIA ROAD, BERKHAMSTED, HP4 2JS



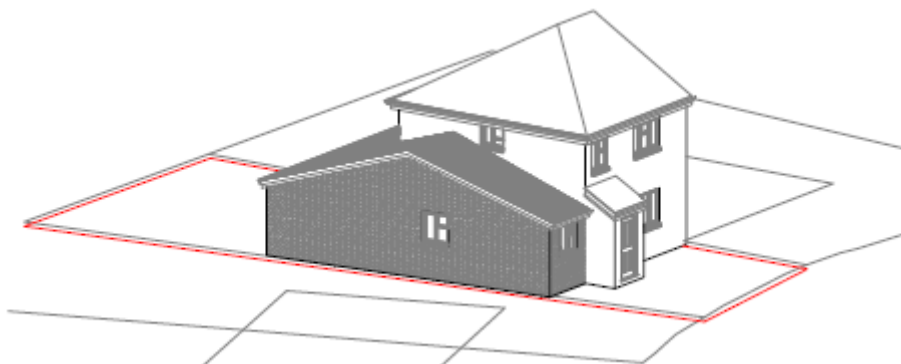
Front Elevation



Side Elevation



Rear Elevation



This page is intentionally left blank

**4/01658/15/FHA - TWO STOREY SIDE AND REAR EXTENSION, SINGLE STOREY FRONT EXTENSION, REPLACEMENT WINDOWS AND DOORS, RENDER TO WALLS.
3 YORK CLOSE, KINGS LANGLEY, WD4 9HX.
APPLICANT: Ms Judith Eary.**

[Case Officer - Patrick Doyle]

Summary

The application is recommended for approval. The extensions are considered to have an acceptable impact upon the street scene where two storey extensions are prevalent, the west elevation which although appears large in plan form will rarely be visible in its entirety at street level and neighbouring no.2 helps break up the view of this elevation, from the front the two storey addition is a subservient coherent addition to the dwelling, with enough visual variation to break up perceived mass and bulk.

Site Description

The site comprises of a two storey detached dwelling on the north side of York Close, a quiet cul de sac with sloping topography downhill from west to east. The property benefits from attached garage and front drive with parking for two gardens and large front and rear gardens.

The area is characterised by similar two storey detached dwellings of circa 1970s style with a mixture external materials in the area including upvc, painted render, brick and hanging tile cladding.

Proposal

The proposal is for a two storey side extension which also projects beyond the rear elevation of the property at two storey level and to the front at ground floor level with a porch area which also reconfigures the existing porch area. The two storey element is to be slightly inset from the front elevation. The extension is to have a multi-hipped roof form which marries with the existing roof over the two storey element of the proposals. The ground floor front projection is to have a mono-pitched roof form which returns to the front of the front plane of the house.

Two windows are proposed in the first floor west side elevation serving an en suite and landing area. There is a door proposed at ground floor level in the west side elevation which serves a utility room and a patio door in the east side elevation at ground floor level in the proposed rearward projecting element of the extension.

A 1m gap is to be retained to the side which widens the existing distance by approx. 300mm between the side of the property and the shared boundary with no. 2.

The proposed materials include anthracite powder coated aluminium framed windows and patio doors, interlocking tiles to match existing roof and ivory cream render to external walls.

Referral to Committee

The application is referred to the Development Control Committee due to the contrary views of Kings Langley Parish Council who object to the proposal based on the impact

upon the street scene.

Planning History

None

Policies

National Policy Guidance

National Planning Policy Framework (NPPF)
National Planning Policy Guidance (NPPG)

Adopted Core Strategy

NP1 - Supporting Development
CS1 - Distribution of Development
CS4 - The Towns and Large Villages
CS8 - Sustainable Transport
CS9 - Management of Roads
CS10 - Quality of Settlement Design
CS11 - Quality of Neighbourhood Design
CS12 - Quality of Site Design
CS13 - Quality of Public Realm
CS28 - Renewable Energy
CS29 - Sustainable Design and Construction
CS30 - Sustainability Offset Fund
CS31 - Water Management
CS32 - Air, Water and Soil Quality
CS35 - Infrastructure and Developer Contributions

Saved Policies of the Dacorum Borough Local Plan

Policies 10, 58, 99
Appendices 3, 5 & 7

Supplementary Planning Guidance / Documents

Accessibility Zones for the Application of car Parking Standards (July 2002)
Planning Obligations (April 2011)

Summary of Representations

Kings Langley Parish Council

The Council objects to this application on the grounds that by its design it would have a detrimental impact on the street scene at this location.

Response to Neighbour Notification

4 York Close - Comment

We do not have a problem with proposed development at No 3 York Close.

14 York Close - Obj

Following inaccuracies in the application:

Application Form

In section 8 – Parking. The agent omitted to state that the proposal would also reduce the length of the existing car hard standing by 1500mm.

Plans and Drawings – 5.12.2015

The distance from the side of this property to the neighbours boundary has not been given. The actual dimension is 800mm.

This drawing does not indicate the extent of the existing materials used on each elevation. To fully understand the proposal the current appearance needs to be indicated.

Proposed Plan – 5.12.2015

A dimension of 1000mm is given from the wall of the property to the neighbours boundary. This dimension is actually 800mm. Either the dimension given is incorrect or the proposal is to construct the two story side extension 200mm further away from the boundary than the current single story building.

This drawing does not indicate that the proposed extension forward of the front of the property would reduce the length of the existing car hard standing by 1500mm.

This drawing does not indicate the extent of the new materials that would be used on each elevation. To fully understand the proposal this needs to be indicated to show the difference from the existing materials.

Proposed Floor Plan – 5.12.2015

The dimension indicating the distance the proposed two story building extends out from the back of the property has been omitted. This dimension is 4000mm, the same as the ground floor plan.

Again, a dimension of 1000mm is given from the wall of the property to the neighbours boundary. This dimension is actually 800mm. Either the dimension given is incorrect or the proposal is to construct the two story side extension 200mm further away from the boundary than the current single story building.

Grounds for objection:

Visual Intrusion

The proposal to render over all the existing fascia's, currently comprising of the original facing bricks and hanging tiles, and then paint this Ivory White would be a visual intrusion affecting the whole of the close.

All properties in the close are finished in subtle facing bricks, either red Tudor or light dapple. No property has completely covered the existing facing bricks and hanging tiles in painted render.

This proposal would be completely out of character with the other properties in the close and even in the surrounding area.

What is wrong with leaving the existing facing bricks and hanging tiles that are in perfect condition and match the other houses in the close?

Adequacy of Parking

The proposed works will reduce the existing off road parking arrangements. Converting the existing garage to a habitable room and reducing the length of the existing car hard standing by 1.50 metres will result in only sufficient off road parking for one, perhaps two vehicles. There are already four or five vehicles associated with this property and with the proposed additional bedroom there is likely to be more.

Overdevelopment

The existing size of the property and its close proximity to neighbouring properties cannot justify the large scale of the proposed extension.

Proposed Deviations from Planning Portal

The proposal is to cover all elevations, currently facing brick and hanging tiles, in painted render.

Planning Portal states - *"materials used in exterior work to be similar in appearance to those of the exterior of the existing house"*.

The proposal is to extend 1.85 metres in front of the properties principle elevation towards the road.

Planning Portal states - *"extensions forward of the principle elevation or side elevation of a house and fronting a highway are NOT permitted development"*.

The proposal is to erect a two storey extension 1.00 metre, or less, from the boundary line and less than 2.00 metres from the adjacent property.

Planning Portal states - *"If extension is within two metres of a boundary maximum eaves height should be no higher than three metres to be permitted development"*.

The proposal is to erect a two storey extension along the entire side of the property.

Planning Portal states - *"side extensions to be single storey with a maximum height of four metres"*

The proposal is to erect a two storey extension extending 4.00 metres from the back of the property.

Planning portal states - *"Extensions of more than one storey must not extend beyond the rear wall of original house by more than three metres"*.

The Planning Portal guidelines are intended to indicate what is deemed to be excessive and inappropriate development of a property. The fact that this proposal is in breach of at least five of these guidelines indicates that this is an excessive and inappropriate development.

Due to the above points we request that this Planning Application is rejected.

16 York Close - Obj

Adequacy of parking

The property enjoys an integral single garage and space on the asphalt drive for two vehicles parked end on. Thus, the conversion of the garage to living accommodation will leave capacity for just two off street spaces. This is contrary to the Dacorum Borough Local Plan policies Appendix 5 parking provision, which states that for C3 residential use, 3 off street car parking spaces are required within the curtilage of a 4 of

more bedroom dwelling.

Furthermore, section A5.13 states that a car parking space should be no less than 4.8m by 2.4m. In the case of double end on parking, the allocated space should have a length of at least 10m. It is not clear from the drawings submitted that this is achievable in light of the proposed front extension.

Design, appearance and type of materials – Quality of Development

Policies CS11 and CS12 require all development proposals to be of a high standard. It states that development will not be permitted unless it is appropriate in terms of a number of criteria.

These include design and materials on the development itself and in relation to adjoining properties and in context of longer views (the street scene). The proposed development should respect the townscape and the general character of the area and avoid harm to the surrounding neighbourhood and adjoining properties. Any new development or extension should make a positive contribution and enhance the environment.

York Close is a development of 16 detached houses built in 1968/69 enjoying a rural street setting. There are 4 main house designs featuring either tudor red or dapple light brickwork with coloured concrete tiled or small white painted timber/PVC relief panels and coloured concrete tile roofs. Window frames and doors are white painted timber, white PVC, stained mahogany hardwood or more recently grey colour painted aluminium. These materials were common to the period in which the houses in York Close were built. Over the years, a number of front, side and rear extensions have been approved and constructed using these same materials, both complementing and enhancing the street scene.

The proposed two storey side and rear extension to within 1 metre of the boundary will dominate the view from 2 York Close. This 2 storey rear extension will restrict light into the garden of 2 York Close and beyond.

The bulk and massing of the proposed extensions are totally inappropriate for this property and the enhancement of the street scene.

The choice of Ivory Cream coloured render to the WHOLE outside (ie. all elevations) is not in keeping and will not blend sympathetically with any of the surrounding houses. It will have a strong and irregular visual impact and will intrude on the presently attractive and pleasant street setting. Furthermore, without regular maintenance its colour can stain and deteriorate.

My question is “why cover perfectly adequate external brickwork that has weathered perfectly for nearly 50 years with render?” Render is normally associated as a cheap covering of inferior quality materials.

It is quite clear that the covering of the existing face brickwork does not respect or enhance the general character of the area or satisfy the quality standards set by the Dacorum Borough Local Plan policies.

Design – Legal Bedroom Size

The minimum legal size of a bedroom is 70 square feet and a minimum width of 7ft (2.15metres)

There are no bedroom dimensions given on the application. From scaling of the drawings supplied with the planning submission, it would appear that the two new bedrooms over the old garage measure only 2.00 metres wide, some 150mm or 6 inches short of the legal minimum. This is without taking into account the thickness of the plaster or dry lining.

Furthermore, the en suite to the new bedroom in the rear extension does not conform to the legal minimum. Again, scaling from the drawing, this room measures 2.2metres by 1.1metres (2.42 square metres). The requirement is 5.2 square metres (2.6 x 2.0m). The proposed en suite is half the size of the minimum requirement.

Both new bedrooms and ensuite appear too small and do not meet requirements. The only dimensions shown on the drawings are the 1000mm between the side extension and the boundary with 2 York Close. The Case Officer will need to establish for himself the true dimensions and that the planning application meets all legal requirements, policies and guidelines.

Design – Overdevelopment

The existing building plot cannot sustain extensions of these dimensions, locations and materials. The proposal is a clear case of overdevelopment.

Considerations

Policy and Principle

Core Strategy policy CS4 encourages appropriate residential development in Towns and Large Villages as does policy 9 of the DBLP. The basis of determining this application is therefore centred on whether the proposal is held to be in accordance with Core Strategy policy CS12 and DBLP Appendix 7 - Small Scale House Extensions.

Effect on appearance of building

The extension will harmonise with the original design with a subservient scale and be of coherent appearance and materials.

The side extension has a subservient multi hipped roof form which is set in and down and mirrors the existing dwelling house. The subservient additions and retention of a 1m gap will avoid a cramped appearance and retain access to the rear of the building. The side extension echoes the main dwelling and would help to retain an appropriate balance to the front and rear

The front porch will be an acceptable feature in the appearance in the front of the property adding a design detail and some visual interest breaking up the bulk of the structure. is small scale and does not dominate the appearance.

Whilst the rear extension will increase the scale and bulk of the appearance they are

subservient additions which accord with the appearance of the main structure which would have a non-harmful visual effect upon the appearance of the building. The mixture of roof forms of mono-pitch and hipped pitch roofs in this instance does not detract from the overall appearance of the property.

The matching tiles and painted white brickwork will be in keeping with the character of the property.

The window design is compatible with the remainder of the dwelling.

Overall the appearance of the property will be concordant with saved DBLP appendix 7 and policy CS12.

Effect on Street Scene

The proposals will add to the bulk and amount of development in the street scene. Nonetheless the inset from the principle elevation and multi hipped roof will break the roof line retaining the essential characteristics of the street scene. The side extension will be non-dominant subservient addition to dwelling which will not dominate the street scene and co-ordinate well with the original design and context of the property and prevailing character of the street. The entire span of the extension will rarely be visible from public visible from public vantage points as the residential layout of neighbouring properties interjects and breaks up views of the property.

The ground floor front projection and remodelling of the porch is considered a visual improvement to the appearance of the property and therefore benefits the street scene.

There are other large scale extensions evident of the street scene and the character of the street is not of such outstanding quality that uniformity of style should be imposed, on the contrary some visual variation offered by the proposals will benefit the street scene. The proposed materials of matching tiles and ivory coloured render are not considered unacceptable there is mixed pallet of external materials in the street scene.

It is considered the proposal would preserve attractive streetscapes in accordance with CS11 and integrate with the streetscape character in accordance with CS12.

Effect on Amenity of Neighbours

The layout and design of the property does not have any significant injurious impact upon neighbouring amenity.

There is a window at ground floor level in the side elevation of no.2 facing the proposed extension, this serves a garage and at first floor level two obscured glazed window serve a landing area and bathroom. It is considered any incidental loss of light to these windows serving non habitable rooms will not be detrimentally harmful to the no.2 and the proposals appear acceptable in accordance building research establishment guidance. The hipped roof form will allow sufficient light and will not have oppressive effect on outlook.

There are no windows proposed in the side elevation and the proposal is not considered to incur any more harmful effect upon privacy currently enjoyed by neighbouring properties. The windows at first floor level in the west elevation of the

proposed extension serve non-habitable rooms (a landing area and en suite) these will be conditioned to be obscure glazed and non-opening to prevent harmful overlooking.

The proposal would not unduly harm the amenity of neighbouring property in accordance Core Strategy policy CS11 and saved appendices 3 & 7

Other Considerations

There would be sufficient on-site parking for this proposal. Policy 58 indicates a maximum of 3 parking spaces should be provided for a 4 bedroom plus property. The site currently has two onsite parking spaces (13m deep drive to the front of the property). Provision of two parking spaces would be considered appropriate in this instance due to the town location and access to local facilities and transport links, reducing dependency on the car. In addition the front garden is capable of being converted should the needs of the household require additional off street parking. On street parking conditions are light and a refusal could not be substantiated on the shortfall of one space off maximum provision on the basis of impact on highway safety. The proposal therefore accords with policy CS8, saved DBLP policy 58 and appendix 5.

No trees or landscape of significant value would be lost by virtue of this proposal and the proposal would accord with saved DBLP policy 99 and CS12.

Sufficient amenity space would remain post development in accordance with saved DBLP Appendices 3 & 7.

An acceptable CS29 checklist has been submitted this is considered to satisfy consideration of CS29.

Permitted development rights for alterations and additions to the roof under Class B would allow for exceptionally detrimental harm to the neighbouring amenity and the street scene due to harmful overbearing and bulky appearance of a hip to gable extension. In this instance removing permitted development rights are considered to meet the tests for conditions set out in the NPPF.

Some neighbour comments seem to be referencing planning portal guidance on permitted development rights this is not directly relevant to the determination of this application which is assessed against the local development framework and NPPF.

RECOMMENDATION - That planning permission be **GRANTED** for the reasons referred to above and subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance**

with the following approved plans:

DBC/6/1/1
DBC/6/1/2
DBC/6/1/3
CS29 Checklist

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 **The windows at first floor level in the side (west) elevation of the extension hereby permitted shall be permanently fitted with obscured glass to Pilkington level 3 and fixed shut below 1.7m above the finished floor level unless otherwise agreed in writing by the local planning authority.**

Reason: In the interests of the residential amenities of the occupants of the adjacent dwellings in accordance with Core Strategy policy CS12.

- 4 **Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending or re-enacting that Order with or without modification) no development falling within the following classes of the Order shall be carried out without the prior written approval of the local planning authority:**

Schedule 2 Part 1 Classes B

Reason: To enable the local planning authority to retain control over the development in the interests of safeguarding the residential and visual amenity of the locality in accordance with core strategy policies CS11 & CS12.

Article 31 Statement

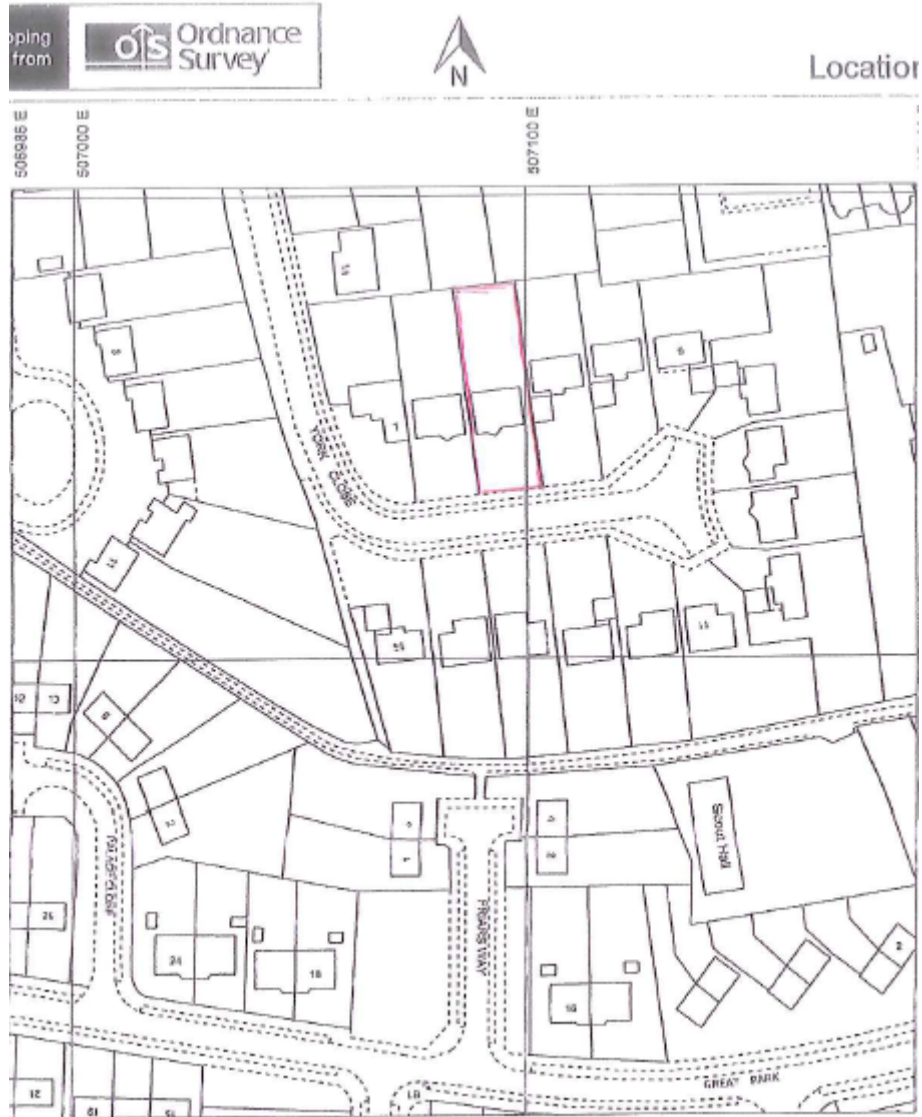
Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted pro-actively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012.

This page is intentionally left blank

ITEM 5.12

4/01658/15/FHA – TWO STOREY SIDE AND REAR EXTENSION, SINGLE STOREY FRONT EXTENSION, REPLACEMENT WINDOWS AND DOORS, RENDER TO WALLS

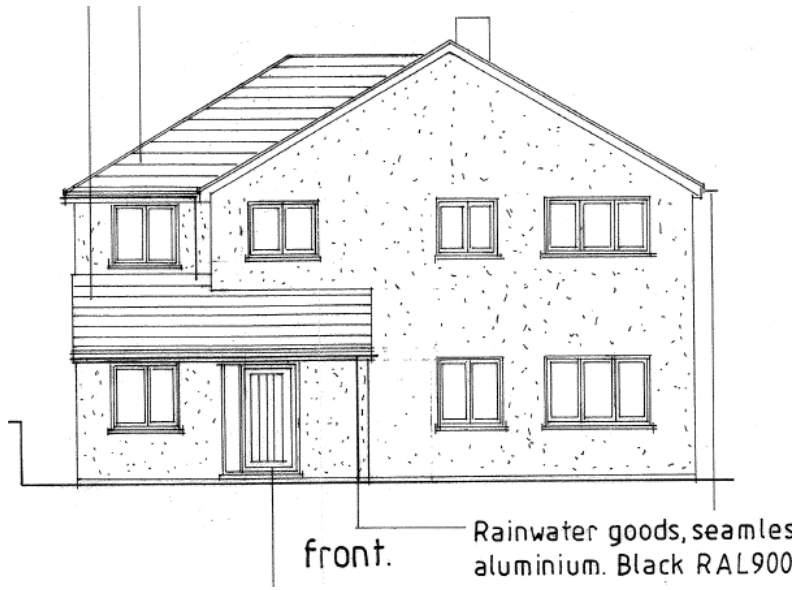
3 YORK CLOSE, KINGS LANGLEY, WD4 9HV



ITEM 5.12

4/01658/15/FHA – TWO STOREY SIDE AND REAR EXTENSION, SINGLE STOREY FRONT EXTENSION, REPLACEMENT WINDOWS AND DOORS, RENDER TO WALLS

3 YORK CLOSE, KINGS LANGLEY, WD4 9HX



Proposed



Existing

4/01843/15/FUL - CHANGE OF USE OF AMENITY GREEN TO CREATE 12 PARKING SPACES..

AMENITY GREEN, SOMERIES ROAD, HEMEL HEMPSTEAD, HP1 3PH.

APPLICANT: Resident Services.

[Case Officer - Andrew Parrish]

Summary

The application is recommended for approval.

This application is the subject of a two year process ('The Verge Hardening Project') that has highlighted and prioritised the areas of extreme parking stress in the Borough, checked the feasibility and cost effectiveness of parking schemes in those areas, and undergone a pre-application process to determine the most appropriate areas and methods to deliver the needed additional parking.

The application site is considered a priority in this Project. There is a clear need for additional off-street parking in the area. This application provides 10 net additional parking bays and this would be achieved in a way that maintains the most important amenity greens in the locality and maintains some greenery to the road. It is considered that an appropriate balance is struck between meeting the parking needs of the area and protecting the visual amenity of the neighbourhood. The application therefore complies with Policies CS11 and CS12 of the Core Strategy.

Site Description

The amenity green the subject of this application is located off Someries Road in the Warners End area of Hemel Hempstead. It extends to some 0.02 ha and comprises a grassed area and three semi-mature trees with perimeter footpath access to the dwellings either side. Someries Road comprises an area of terraced dwellings with limited off-street parking to some of the dwellings. The amenity green concerned is fronted by 2 storey terraced properties that step down the valley side towards the public open space at Warners End Valley. Someries Road is relatively narrow with on street parking, including 4 informal spaces for parking in front of the amenity green.

Proposal

It is proposed to convert part of the existing amenity green into a parking area comprising 12 bays. The existing disabled bay on the frontage would be relocated to one of these new bays. Vehicular access would be provided on the eastern side with two existing trees removed. One tree would be retained on the frontage, and the applicant has agreed to provision of replacement trees on the adjoining open space after seeking advice from the Tree Officer over the size and species etc. The new parking bays would be laid in dense bituminous macadam with sustainable drainage introduced at the bottom into a soakaway on the field.

Referral to Committee

The application is referred to the Development Control Committee as the applicant is the Borough Council.

Planning History

None relevant to this site.

Policies

National Policy Guidance

National Planning Policy Framework (NPPF)
National Planning Policy Guidance (NPPG)

Adopted Core Strategy

CS1 - Distribution of Development
CS4 - The Towns and Large Villages
CS8 - Sustainable Transport
CS10 - Quality of Settlement Design
CS11 - Quality of Neighbourhood Design
CS12 - Quality of Site Design
CS13 - Quality of Public Realm
CS26 - Green Infrastructure
CS29 - Sustainable Design and Construction
CS31 - Water Management
CS32 - Air, Water and Soil Quality
CS35 - Infrastructure and Developer Contributions

Saved Policies of the Dacorum Borough Local Plan

Policies 13, 57, 59 and 116
Appendix 5

Supplementary Planning Guidance / Documents

Environmental Guidelines (May 2004)
Area Based Policies (May 2004) - Residential Character Area HCA 3: Warners End
Water Conservation & Sustainable Drainage (June 2005)
Accessibility Zones for the Application of Car Parking Standards (July 2002)

Summary of Representations

Hertfordshire Highways (in summary)

Whilst the highway authority does not object in principle to the construction of these off street car parking spaces (on amenity land) any works on the highway to enable vehicular access to these proposed works will be subject to a legal section 278 agreement as per the informative below. The submitted plan shows that there are three trees on the green. The highway authority assumes that these three trees will be removed to enable efficient access and manoeuvrability to all of the parking spaces.

Trees and Woodlands

Its not difficult to see why there is a clamour for extra parking spaces in this part of

Hemel, the original design was made at a time when car ownership was not the norm that it is today.

The trees, incorrectly plotted and only 2 of 3 shown are unremarkable.

However as a champion of greenspace, I don't support converting a green with trees into a car park. Apart from the loss of green space it sets a precedent for other greens in the area, of which there are quite a few.

Scientific Officer

Due to the nature of the application, I have no comments to make in respect of contamination.

Response to Neighbour Notification / Site Notice / Newspaper Advertisement

26 Someries Road - note from the plan that the 12 bays are being constructed on the opposite side to us on the green. We would really like to get the assurance that we will be able to drop our kerb to allow us to put a driveway in. The frontage to our property will allow a double drive and the ability to get our two cars off the road this alleviating the parking pressure further on the green.

Considerations

Policy and Principle

The proposed development would take place in an urban area of Hemel Hempstead and would therefore be acceptable in principle in accordance with Policy CS4 of the Core Strategy.

This application is the subject of a two year process ('The Verge Hardening Project') that has highlighted and prioritised the areas of extreme parking stress in the Borough, checked the feasibility and cost effectiveness of parking schemes in those areas, and undergone a pre-application process to determine the most appropriate areas and methods to deliver the needed additional parking. The application site is considered a priority in this Project.

In accordance with policies CS11, 12 and 13, any scheme is expected, inter alia, to integrate with the streetscape character, preserve and enhance green gateways, avoid large areas dominated by parking, retain important trees or replace with suitable species if their loss is justified, avoid harm to neighbouring residential amenities and not compromise highway safety.

Furthermore saved Policy 116 of the DBLP seeks the protection of open land in Towns from inappropriate development. In particular, the location, scale and use of the new development must be well related to the character of existing development, its use and its open land setting, while the integrity and future of the wider area of open land in which the new development is set must not be compromised.

Appendix 5 of the DBLP states that, "*Achievement of parking provision at the expense of the environment and good design will not be acceptable. Large unbroken expanses of parking..are undesirable. All parking must be adequately screened and landscaped*".

The application site is located within the residential area of Warners End (HCA3). In this area proposals for built development on areas of amenity land or for their enclosure within private domestic curtilages will not normally be permitted unless it can be demonstrated that the loss of that land will not unduly harm the character of the area. It goes on to say that the use of parts of areas of amenity land for car parking may be acceptable if the resulting visual impact does not adversely affect the character and appearance of the area and established landscaping.

Impact on Street Scene / Character of Area

The creation of twelve parking spaces within this amenity green would result in a change to the appearance of the area through the introduction of additional hard surfacing and the reduction in the size of the amenity green and the loss of two existing mature trees.

However, there are several factors that should be noted:

- The proposal has been the subject of pre-application discussions with the applicants wherein it was advised that this amenity green would be preferable to convert to parking than the next one along to the west which would involve the removal of a greater number of visually more important trees to the street scene.
- A small area of amenity green to the frontage would remain and the existing tree therein will be retained. This will ensure that the view from Someries Road is softened whilst helping to break up and landscape the car park.
- Sustainable drainage will be incorporated.
- Although clearly providing a local amenity to the immediate area of Someries Road, it is not considered that the amenity green is of such importance within the wider locality to warrant its retention in full. This view has been reached for two reasons. Firstly, the area in front of the amenity green within the highway is already used as a parking area by up to four cars and, given the downward slope of the land towards Galley Fields, the green is not generally perceptible in the street scene due to these cars. Therefore the extension of this parking area further into the green will not be prominent in the local street scene. Secondly, whilst the loss of two trees is noted, these are relatively small compared to those within the amenity green further along, but in any event will be replaced by at least two trees within the adjoining field (Warners End Valley) which will help compensate for their visual loss.
- Whilst accepting that the existing amenity green creates a pleasant outlook for adjoining residential occupiers, this must be balanced against the benefit of providing additional parking for residents, with an associated reduction in on-street parking and congestion, and an improvement in visibility, safety, manoeuvrability and access, as well as the general appearance of the street scene.

On balance, it is considered that the proposal as submitted represents the most appropriate way of achieving the parking spaces that are in short supply in this locality. In addition it is considered that the provision of these spaces would not unduly harm the character and appearance of the area and as such the proposals comply with Policies CS10, 11, 12 and 13 of the Core Strategy and saved Policy 116 and HCA3 of the Local Plan.

Impact on Trees and Landscaping

There are three semi-mature trees within the site that would be affected or potentially affected by the proposals. Policy CS12 and saved Policy 99 seek to retain trees in new development or replace them with suitable species if their loss is justified under Policy CS12 and saved Policy 100.

The Tree Officer has advised that the trees are unremarkable.

The proposal will directly affect 2 of the existing trees, shown indicatively on the plan, through their removal. The loss of existing trees is always regrettable but needs to be balanced against the need for additional parking in this case. A condition is recommended with regards to the details of replacement tree planting.

The third tree (not shown) towards the Someries Road frontage would be retained within a grassed island, which is welcomed. Tree protection measures would be appropriate during construction works to ensure that damage does not occur to the tree and this can be secured by a condition. An amended plan has been requested to show this tree retained for the avoidance of doubt and an update will be given at the meeting.

Impact on Highway Safety

The Highway Authority has raised no objection subject to an informative regarding works within the highway needing to be subject to a s278 agreement under the Highways Act.

Impact on Neighbours

Other than the visual change, there would be no direct impact on the amenity of neighbours.

The proposals would accord with Policy CS12.

One neighbour has written to query whether she will be able to gain permission for an access for off-street parking within her front garden.

Provision of an access would potentially require planning permission as it would involve an access across private (DBC) land. We have advised that there may be an opportunity to create an access subject to details, i.e. provided some element of landscaping is included to help break up any hard surface area, and to prevent an undesirable precedent for excessive hard surfacing at building frontages in this immediate area.

Sustainability

Sustainable drainage in the form of a drainage channel discharging into the adjacent grass verge is proposed to offset the increase in runoff from the site. The details are considered acceptable.

Under Policy CS29 and Para. 18.22 of the Core Strategy, completion of a sustainability statement online via C-Plan is a normal requirement. Whilst no statement has been submitted, given the nature of the development it is not considered that much further

value would be added from the submission of such a statement in this case.

Conclusions

The proposed parking spaces would provide much needed local parking and, subject to details of replacement tree planting and protective fencing, would be achieved in a way that would not significantly compromise the visual amenity of the area.

RECOMMENDATION - That planning permission be **GRANTED** for the reasons referred to above and subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

- 2 No development shall take place, unless otherwise approved in writing by the local planning authority, until trees have been planted on the adjoining field (Warners End Valley, north of Galley Hill) in accordance with details which shall first have been submitted to and approved in writing by the local planning authority. These details shall include:**

- (d) scale plan showing the proposed siting of the trees;**
- (a) provision of a minimum of two container grown trees;**
- (b) details of size, which shall be a minimum circumference of 16-18 cm;**
- (c) details of species.**
- (e) programme for planting.**

If within a period of five years from the date of the planting of any tree, that tree (or any tree planted in replacement for it) is removed, uprooted, destroyed or dies (or becomes, in the opinion of the local planning authority, seriously damaged or defective), another tree of the same species and size as that originally planted shall be planted at the same place in the next planting season, unless the local planning authority gives its written consent to any variation.

Reason: In compensation for the loss of part of the amenity green and trees and to safeguard the visual character of the immediate area in accordance with saved Policy 100 of the Dacorum Borough Local Plan 1991-2011 and Policies CS12 and 13 of the Dacorum Core Strategy September 2013.

- 3 The existing tree shown on the approved plan to be retained shall be protected by fencing in accordance with details on a scale plan which shall first have been submitted to and approved in writing by the local planning authority. The approved fencing shall be erected before the commencement of development and shall be retained in position during the whole period of site excavation and construction. No materials, plant, soil or spoil shall be stored within the approved area of**

protection.

Reason: In the interests of the health and survival of the tree and to safeguard the visual character of the immediate area in accordance with Policies CS12 and CS13 of the Dacorum Core Strategy (September 2013) and Policy 99 and 100 of the Dacorum Borough Local Plan 1991-2011.

- 4 **The development hereby permitted shall be carried out in accordance with the following approved plans:**

Location Plan

DBC/014/013 received 30/06/15

Reason: For the avoidance of doubt and in the interests of proper planning.

Article 31 Statement:

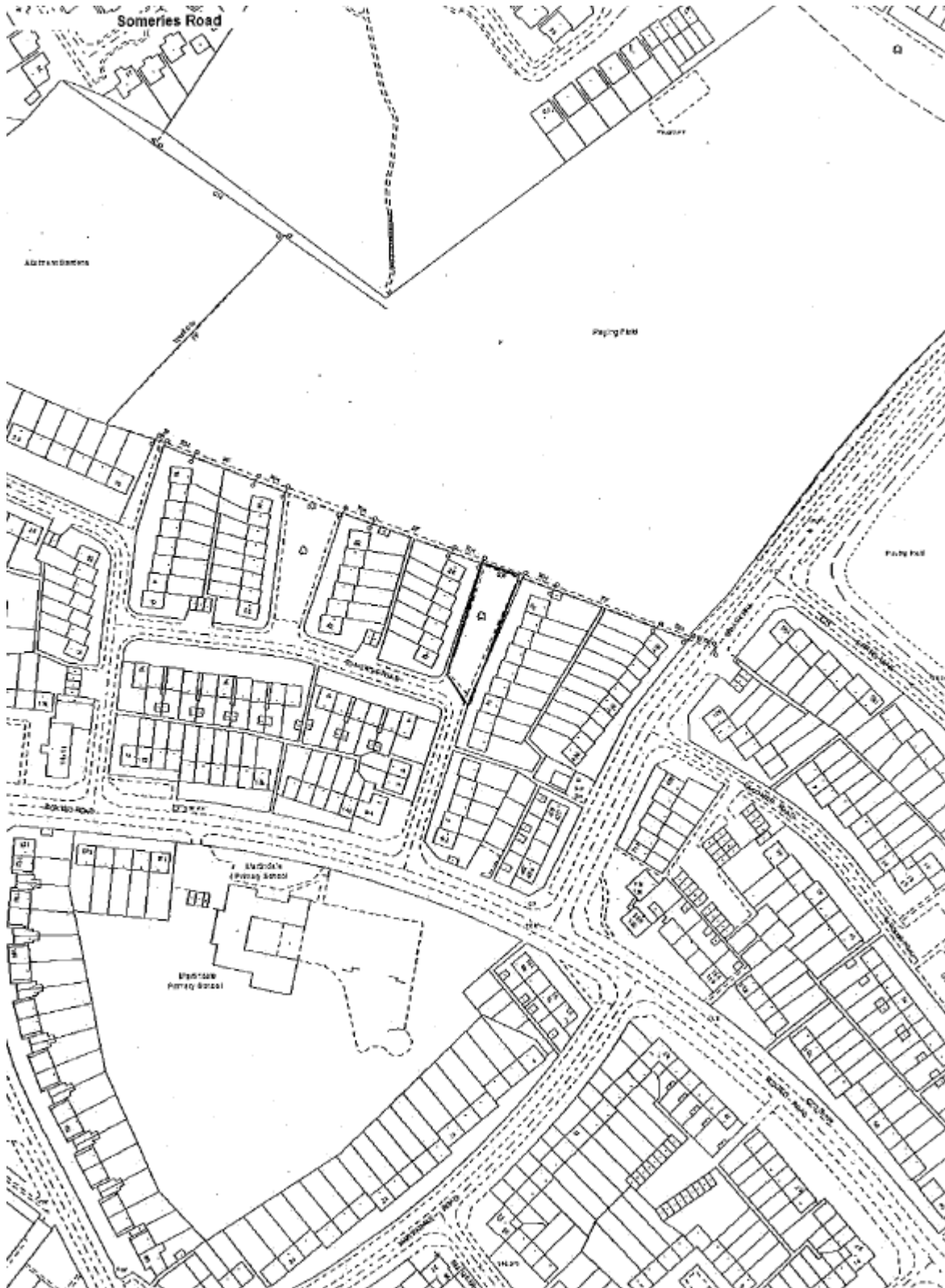
Planning permission has been granted for this proposal. The Council acted pro-actively through positive engagement with the applicant during the pre-application stage and determination process which led to improvements to the scheme. The Council has therefore acted pro-actively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012.

This page is intentionally left blank

ITEM 5.13

4/01843/15/FUL – CHANGE OF USE OF AMENITY GREEN TO CREATE 12 PARKING SPACES.

AMENITY GREEN, SOMERIES ROAD, HEMEL HEMPSTEAD, HP1 3PH



ITEM 5.13

4/01843/15/FUL – CHANGE OF USE OF AMENITY GREEN TO CREATE 12 PARKING SPACES.

AMENITY GREEN, SOMERIES ROAD, HEMEL HEMPSTEAD, HP1 3PH



4/01552/15/FUL - CHANGE OF USE FROM SPORTS PAVILION TO CYCLE HUB WITH CAFE.

CUPID GREEN SPORTS PAVILION, REDBOURN ROAD, HEMEL HEMPSTEAD, HERTS HP2 7BA.

APPLICANT: Mrs G Barber.

[Case Officer - Paul Newton]

Summary

The application is recommended for approval. The proposal will make use of an under utilised building and provide important dual use community facilities for residents, schools and businesses as supported by Policy CS23 of the Core Strategy. The external alterations are of a minor nature and will improve the appearance of the building. Sufficient parking is available for the use to operate without impact on the surrounding road network.

Site Description

The application site comprises the pavillion building sited on the Cupid Green Playing fields in Hemel Hempstead. The site is accessed from Redbourn Road almost opposite the Texaco garage.

The building currently accommodate five changing rooms and a large storage area and toilets. A large parking area surrounds the building.

Proposal

The application seeks approval for the conversion of part of the existing pavillion building to create a new cycle hub. Three of the five existing changing rooms will be retained together with the toilets.

The cycle hub will be a venue that facilitates and promotes cycling. It is a social enterprise that promotes and facilitates cycling complete with cycle hire facilities, cafe, cycle shop and workshop. It is:

- A meeting place for cyclists and non-cyclists alike
- A cafe to meet or drop in for refreshments, coffee, sandwich, cake...
- A place to start, finish or stop on a bike ride
- A place to get your bike serviced, repaired and buy accessories
- A variety of good quality hire bikes – half a day up to several days...
- A place to hold a meeting or hire for a function
- A place where you can access training in cycle maintenance, arrange cycling lessons and guided day rides in association with Sky Rides
- An information point for all things cycling in the area

Referral to Committee

The application is referred to the Development Control Committee due to the site being owned by Dacorum Borough Council

Planning History

None

Policies

National Policy Guidance

National Planning Policy Framework (NPPF)

Adopted Core Strategy

NP1 - Supporting Development
CS1 - Distribution of Development
CS4 - The Towns and Large Villages
CS8 - Sustainable Transport
CS9 - Management of Roads
CS10 - Quality of Settlement Design
CS11 - Quality of Neighbourhood Design
CS12 - Quality of Site Design
CS13 - Quality of Public Realm
CS23 - Social Infrastructure
CS29 - Sustainable Design and Construction

Saved Policies of the Dacorum Borough Local Plan

Policies 10,13,58,62,and 116
Appendices 1,5

Summary of Representations

None received

Considerations

Policy and Principle

There are no objections to the use of this building for the intended purposes. Although the site falls within an area allocated as open land the proposals will not increase the size of the existing building and will therefore not impact on the openness of the area. The dual use of existing community facilities is specifically encouraged by policy CS 23 of the Core Strategy. Although the proposal will reduce the number of changing rooms these facilities have not been used for a number of years. The proposal will provide an important community facility currently not available in the Town.

Effects on appearance of building

The proposal will re-instate existing windows which have been bricked in. In addition a new door will be constructed. Overall the proposals will improve the appearance of the building.

Impact on Highway Safety

Existing access and parking arrangements will be retained. Bearing in mind the

proposed use and the large parking area it is considered adequate parking and access arrangements are available for the proposed use.

Sustainability

The proposal will utilise an existing underused building. In addition the use will promote the use of a sustainable form of transport.

Other Material Planning Considerations

As well as being a legacy for Dacorum from the Tour of Britain 2014 and the Women's Tour 2015, the Cycle Hub promotes a healthy lifestyle and fits in with Get Set Go, Dacorum's Sport England funded project.

It will provide employment for local people and there will be an apprenticeship scheme run at the hub as well. There will be workshops in bike maintenance, bike servicing and repairs.

The Cycle Hub will provide an opportunity to work with schools from infant right up to secondary age students. There will be a training room for educational needs as well as a café, a shop, showers and toilets.

RECOMMENDATION – That planning permission be **GRANTED** for the reasons referred to above subject to the following conditions and for the following reasons :

- 1 **The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

- 2 **The development hereby permitted shall be carried out in accordance with the following approved plans:**

LOCATION PLAN
EXISTING PLAN
PROPOSED PLAN

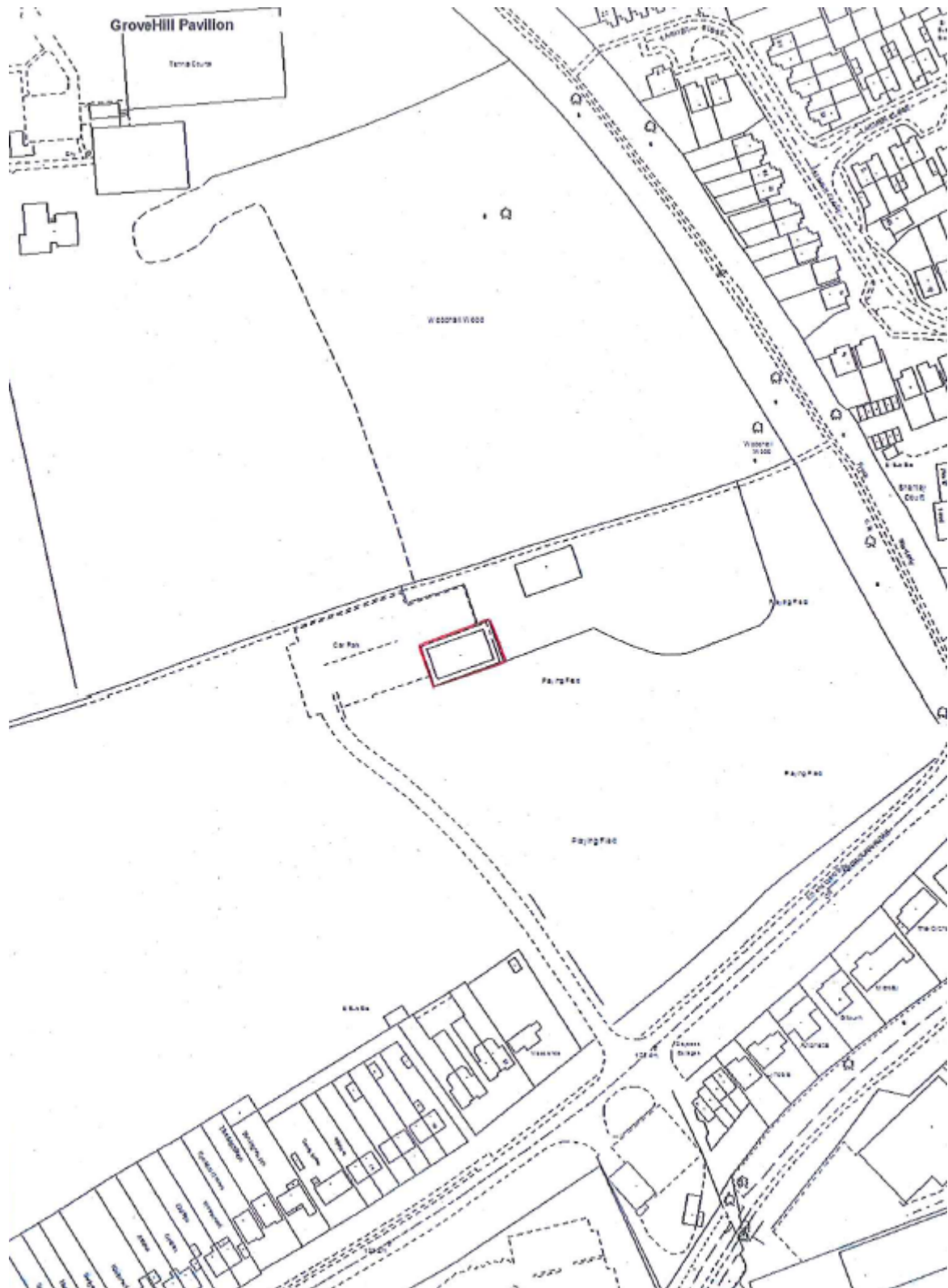
Reason: For the avoidance of doubt and in the interests of proper planning.

Planning permission consent has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted pro-actively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012.

ITEM 5.14

4/01552/15/FUL – CHANGE OF USE FROM SPORTS PAVILION TO CYCLE HUB WITH CAFE

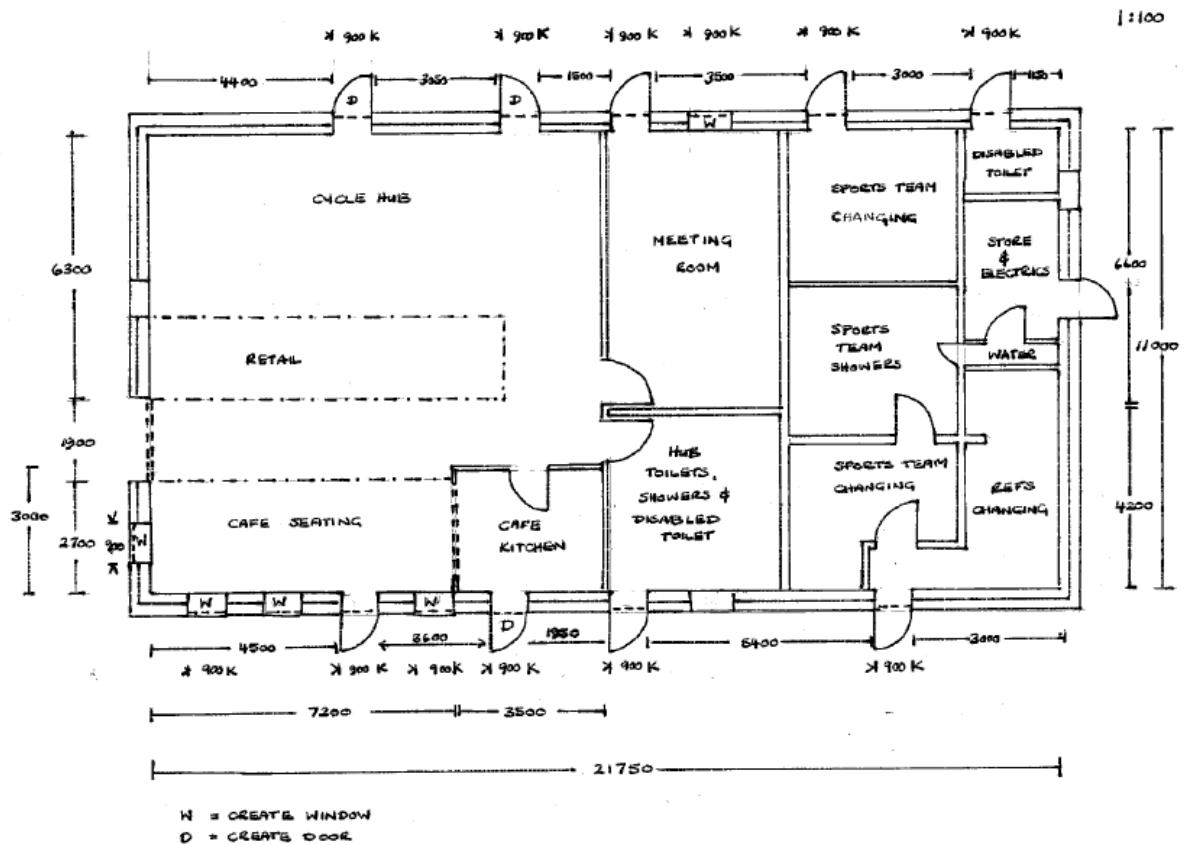
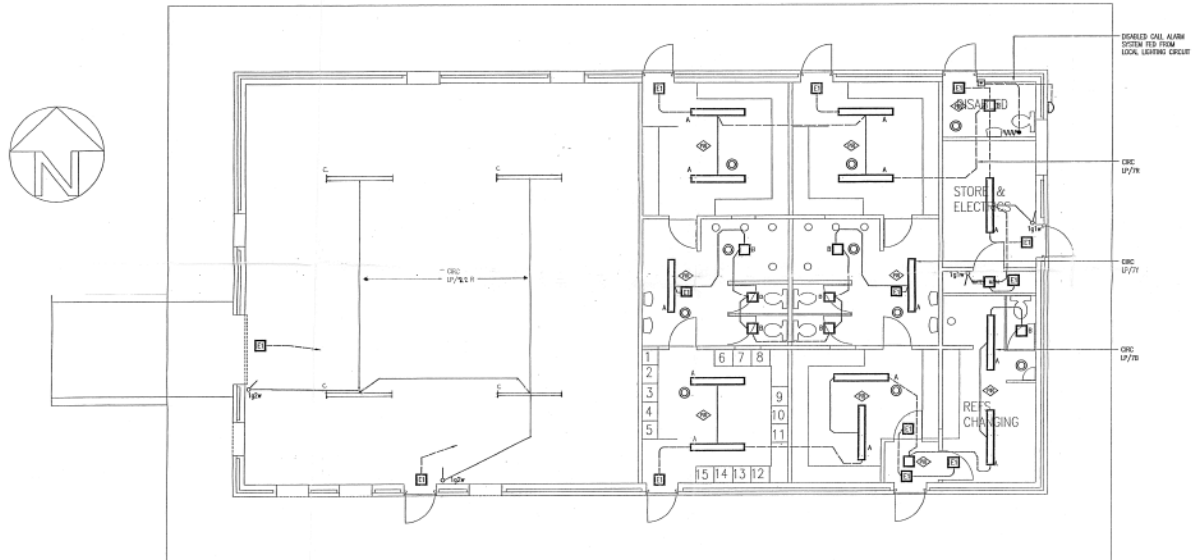
CUPID GREEN SPORTS PAVILION, REDBOURN ROAD, HEMEL HEMPSTEAD, HERTS, HP2 7BA



ITEM 5.14

4/01552/15/FUL – CHANGE OF USE FROM SPORTS PAVILION TO CYCLE HUB WITH CAFE

CUPID GREEN SPORTS PAVILION, REDBOURN ROAD, HEMEL HEMPSTEAD, HERTS, HP2 7BA



This page is intentionally left blank

4/01358/15/FHA - SINGLE-STOREY REAR EXTENSION AND LOFT CONVERSION WITH REAR DORMER.

145 GEORGE STREET, BERKHAMSTED, HP4 2EJ.

APPLICANT: Mr Higgins.

[Case Officer - Martin Stickley]

Summary

The application is recommended for approval.

The principle of residential development is considered acceptable in the sites location within a town and residential area. The original scheme conflicted with the aims of the Berkhamsted Conservation Area (Policy CS27 of the Dacorum Core Strategy (September 2013) and saved Policy 120 of the Dacorum Borough Local Plan 1991-2011 (DBLP)). However, after several amendments, the scheme is now considered acceptable.

The proposed works would not have any adverse impact on the appearance of the dwelling and would not significantly detract from the street scene. The development would not have a detrimental impact on the amenity of neighbouring properties. The access and car parking is deemed satisfactory. Therefore, the proposal is acceptable in accordance with the aims of the National Planning Policy Framework; Policies CS4, CS11, CS12 and CS27 of the Core Strategy and saved Policies 58 and 120, and saved Appendices 5 and 7 of the DBLP.

Site and Surroundings

The application site comprises a late Victorian mid-terrace dwelling on the northern side of George Street. George Street is mainly formed of terraces of small mid-19th century buildings of the 'two-up two-down' variety. The property is of yellow stock brick construction with red brick dressings and a single-storey front bay. The surrounding area is characterised by properties similar in size and appearance.

The site is located within the Berkhamsted Conservation Area and the Bank Mill Character Area (HCA3). A number of the terraced dwellings along the street have previously been modified to the rear with a variety of extensions and several dormers. On-street parking is limited and only a few dwellings benefit from private parking.

Proposal

The application seeks planning permission for a single-storey rear extension measuring 3.047m in depth and 2.025m in width, with a maximum height of 3.432m and a maximum eaves height of 2.481m. A parapet wall would run down the curtilage boundary on the north-western flank, measuring 2.677m in height.

The proposal also comprises a loft conversion including a rear box dormer and two roof lights.

Referral to Committee

The application is referred to the Development Control Committee due to the contrary views of Berkhamsted Town Council.

Planning History

None.

Relevant Policy

National Planning Policy Guidance

National Planning Policy Framework (NPPF)

Dacorum Core Strategy 2006-2031

NP1 - Supporting Development
CS4 - The Towns and Large Villages
CS10 - Quality of Settlement Design
CS11 - Quality of Neighbourhood Design
CS12 - Quality of Site Design
CS27 - Quality of the Historic Environment
CS29 - Sustainable Design and Construction
CS31 - Water Management
CS32 - Air, Water and Soil Quality

Dacorum Borough Local Plan 1991-2011

Policy 58 - Private Parking Provision
Policy 120 - Development in Conservation Areas
Appendix 5 - Parking Provision
Appendix 7 - Small-scale House Extensions

Supplementary Planning Guidance/Documents

Area Based Policies (May 2004) - Residential Character Area [BCA3: Bank Mill]
Conservation Area Character Appraisals and Policy Statements: Development
Residential Areas Berkhamsted

Summary of Representations

Neighbouring Properties

136 George Street (02-Apr-15)
138 George Street (02-Apr-15)
140 George Street (02-Apr-15)
143 George Street (02-Apr-15)
147 George Street (02-Apr-15)
65 Ellesmere Road (02-Apr-15)
66 Ellesmere Road (02-Apr-15)
67 Ellesmere Road (02-Apr-15)

No comments received.

Berkhamsted Town Council

Object.

The scale, bulk, height and design of the rear dormer is out of keeping with the traditional form of the building and thus detracts from the Conservation Area.

Contrary to Core Strategy Policies CS11, CS12 and CS27 and the Saved Local Plan Policies 120 and Appendix 7.

We note the absence of a drawing of the front elevation showing the proposed roof light.

Conservation & Design

The proposed single storey rear extension features a glazed lean-to roof of a suitable pitch and is fairly small scale, it is a subservient addition to the property and I have no objection to this part of the proposal.

I have concerns regarding the scale and form of the rear box dormer; it is large (covering over half the roof), bulky and sited too close to the ridge and eaves line and the gable end.

The purpose of dormers is to provide light and ventilation to attic spaces – not additional roof space. The existing proposed dormer is of poor design, I suggest the dormer design / scale is amended.

I recommend the dormer is reduced (halved) in size and brought away from the eaves, ridge and gable end. It should contain one casement window. My preference for it would be to be sited above the first floor window (and above proposed single storey side extension) rather than in its current proposed position where it has an awkward relationship with the roof of the two storey rear extension.

Roof lights should be of a conservation type, metal framed with a vertical central bar and sit flush with the roof. It would be preferable if the front roof light could be omitted. Policy CS27 Quality of the Historic Environment – All development will favour the conservation of heritage assets. Development will positively conserve and enhance the appearance and character of conservation areas.

The poor design of the dormer window fails to preserve the character or appearance of the Berkhamsted Conservation Area and is contrary to Policy CS27 and paragraph 131 of the NPPF, recommend refusal.

Comments on amended scheme

The box dormer has been greatly reduced in scale and is now of an acceptable design and has been moved away from the roof of the rear wing. It is unfortunate the dormer has not been aligned above the first floor window but this is not a reason for refusal.

Roof lights should be of a conservation type, metal framed with a vertical central bar and sit flush with the roof.

Policy CS27 Quality of the Historic Environment – All development will favour the conservation of heritage assets. Development will positively conserve and enhance the appearance and character of conservation areas.

The revised dormer design is now considered acceptable and the lightweight glazed infill to the side of the rear extension is of an appropriate design and scale, the proposed alterations are considered to preserve the character and appearance of the

Berkhamsted Conservation Area in accordance with Policy CS27 and paragraph 131 of the NPPF, recommend approval.
Network Rail

No comments.

Considerations

The main issues of relevance to the consideration of this application relate to the impact of the works upon the character and appearance of the dwelling and the Berkhamsted Conservation area in accordance with Policies CS12, CS13 and CS27 of Dacorum's Core Strategy. Other issues of relevance relate to the impact of the proposed additions and alterations on the character and appearance of the street scene, the impact on neighbouring properties and the impact on car parking.

Effect on Appearance of Building and Conservation Area

An assessment of the impact of the proposed works has considered the impact on the appearance of the building. There will be particular consideration to the collective role that the appearance of the dwelling serves in the character of the conservation area.

Under the development guidelines of the Residential Character Area BCA3 (Bank Mill), extensions should be subordinate in scale and height to the parent building. This must be balanced against the guidance of Policy CS12 of the Core Strategy which requires development to respect adjoining properties in terms of scale and height (amongst other things).

It is noted that numerous properties along George Street have been extended to the rear, including 75 George Street, which previously received planning permission for a large flat-roof two-storey extension. There are also a number of dwellings which have gained planning permission for dormers (including 33B, 65, 75, 118, 125, 151, 155 and 162). Specific attention should be drawn to an application made for 65 George Street, which granted planning permission for large rear dormer in 2008 (4/00240/08/FHA).

Policy CS27 of the Core Strategy and saved Policy 120 of the Local Plan state that Development within a Conservation Area is permitted provided it is carried out in a manner which preserves or enhances the established character or appearance of the area.

In terms of materials and design, the rear dormer would be set down from the main ridge line and would be clad in materials similar in appearance to the roof. The proposed extension would also match the existing dwelling and surrounding area in terms of materials and roof form in accordance with saved Policy 120 and saved Appendix 7 of the DBLP, and Policies CS12, CS27 of the Core Strategy.

Section 4.3.2 (Materials and Roofscape) in the Conservation Area Character Appraisals and Policy Statements (SPG) states that “the adoption of non-traditional roof forms has eroded some of the architectural importance of the area” and “flat roofs are not in keeping with the pitched roofs in the area and should be refused”. It is felt that the roof form of the proposed single-storey extension is more in-keeping with the historic character of the area when compared to the existing flat roof extensions on the road. Our Conservation and Design department have positively commented on this

element of the proposal by stating *"the proposed single-storey rear extension features a glazed lean-to roof of a suitable pitch and is fairly small scale, it is a subservient addition to the property and I have no objection"*.

Both Berkhamsted Town Council and Conservation objected to the proposed rear dormer, commenting on the scale and design. The architect was approached and an amended scheme was submitted (21-May-15). Further comments from Conservation and Design were positive towards the amendments - *"the revised dormer design is now considered acceptable, the proposed alterations are considered to preserve the character and appearance of the Berkhamsted Conservation Area in accordance with Policy CS27 and paragraph 131 of the NPPF, recommend approval"*. Berkhamsted Town Council's objection still holds.

In conclusion, it is felt that the scheme, after the amendments, has reached an acceptable outcome in line with the guidance set out in BCA13, saved Policy 120 and saved Appendix 7 of the DBLP, and Policies CS12, CS13 and CS27 of the Core Strategy.

Effect on Street Scene

The proposed extensions are set back from the front elevation and views from the public realm are obscured. A number of properties along the terrace have already received similar modifications and therefore the proposal would not detract further from the character of the street scene. There is one roof light proposed on the front roof slope, however, there are numerous examples of similar roof lights along the street. As stated on drawing MMH-GS02-PA(B), the roof lights would be flush-fitting, conservation style and metal framed with a vertical centre bar, as requested by Conservation and Design.

The proposed dormer would be set down from the ridge and is therefore not visible from the front. The rear of the property has long distance views, but given the nature of the application within a domestic setting the dormer window will not have a detrimental effect on the character of the Conservation Area in accordance with Policy CS27.

In conclusion, the proposal would not have an adverse impact on the character of the street scene in accordance with Policies CS11, CS12 and CS27 of the Core Strategy.

Effect on Amenity of Neighbours

Consideration has been given to the impact that the proposed extension would have on the adjoining neighbours. Policy CS12 states that regarding the effect on the amenity of neighbours, development should avoid visual intrusion, loss of light and loss of privacy.

The application site currently has two directly adjoining properties, 141 and 147 George Street. It should be noted that both neighbouring properties have previously extended to the rear. The proposed single-storey extension would not extend beyond the existing two-storey rear projection and therefore the proposal would not excessively enclose or seriously affect the day lighting to an adjoining owners habitable rooms in accordance with saved Appendix 7 of the DBLP.

The proposal would not have an adverse impact with regards to loss of privacy or overlooking. There are no proposed flank windows at first-floor level. The proposed dormer would not cause any greater impact than when compared to the existing first-floor rear facing windows. Therefore, with regards to loss of privacy and overlooking

the proposal is acceptable in accordance with Policy CS12 of the Core Strategy and saved Appendix 7 of the Local Plan.

In conclusion, there would be no harm to the residential amenities of the neighbouring properties as a result of this proposal. The proposed extension would not impact the immediate neighbouring properties in terms of visual intrusion, loss of light and loss of privacy in accordance with Policy CS12 of the Core Strategy and saved Appendix 7 of the DBLP.

Access and Parking

The need for and ability to provide additional off-street parking should be taken into account when considering proposals for extra bedroom accommodation (saved Appendix 5 of the DBLP). The proposal would involve the creation of one additional bedroom, transforming the existing two-bedroom dwelling to a dwelling with three bedrooms. A dwelling of this size would generate a maximum requirement of 2.25 on site car parking spaces; 0.75 above the existing requirement for the existing two-bedroom dwelling on the application site.

The application site does not provide for any off-street parking (similar to other properties) and relies on car parking on George Street and surrounding residential streets. However, the site is located proximate (walking distance) to the local centre within Berkhamsted. It is not therefore considered that the shortfall of 2.25 car parking spaces would place undue stress on the surrounding road network. It follows that the parking arrangements are acceptable in accordance with Policy CS12 of the Core Strategy and saved Policy 58 and saved Appendix 5 of the Local Plan.

It should also be noted that the utilisation of the roofspace with rooflights creating a further bedroom would fall outside planning control. The Highway authority have commented on similar applications along the street and have raised no objections to the additional parking demand.

RECOMMENDATION - That planning permission be **GRANTED** subject to the following conditions:-

- 1 **The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

- 2 **The development hereby permitted shall be constructed in accordance with the materials specified on the approved drawings or such other materials as may be agreed in writing by the local planning authority.**

Reason: In the interests of the visual amenities of the Berkhamsted Conservation Area in accordance with Policy CS27 of the Core Strategy.

- 3 **The development hereby permitted shall be carried out in accordance with the following approved plan:**

MMH-GS02-PA(B)

Reason: For the avoidance of doubt and in the interests of proper planning.

Article 31 Statement

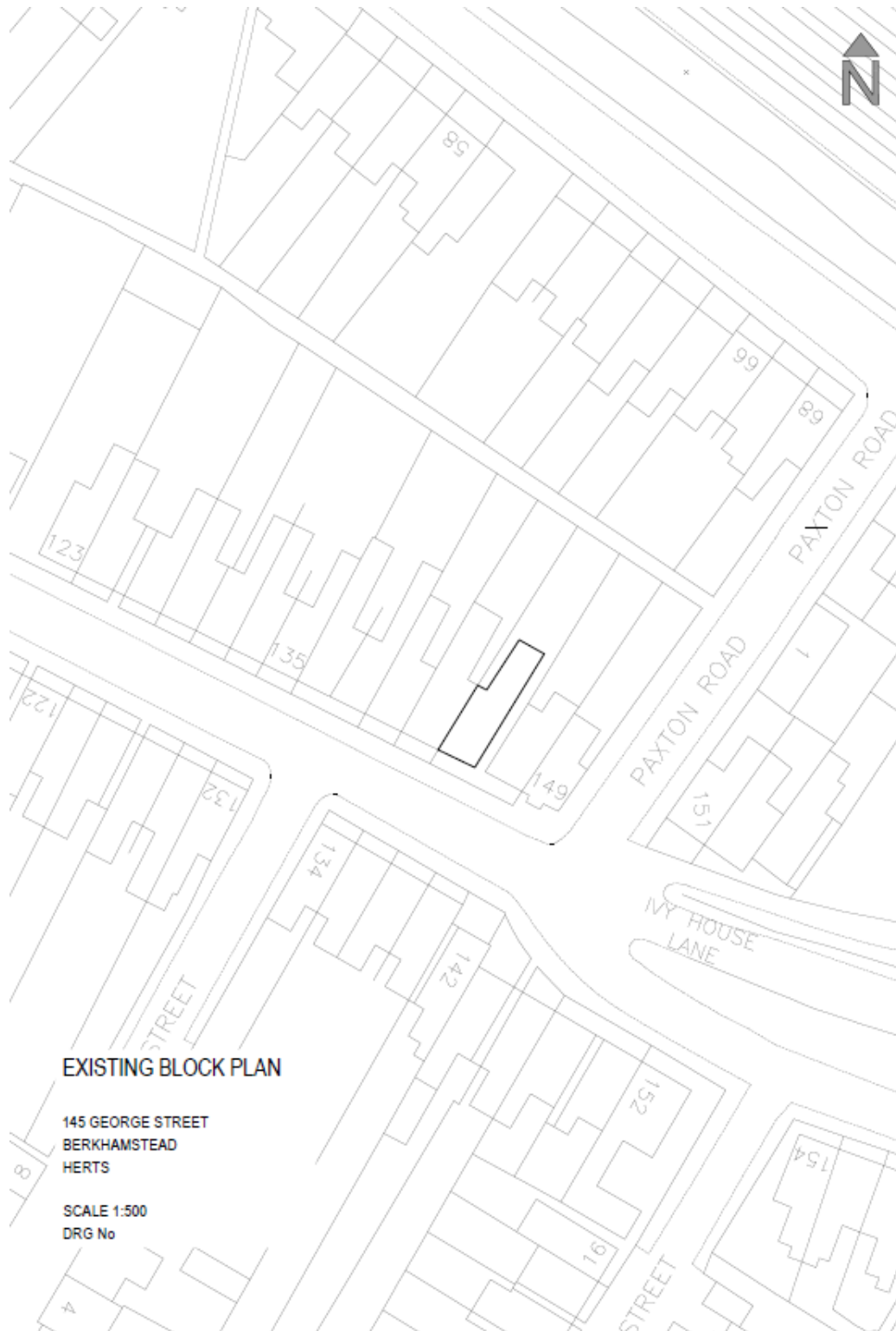
Planning permission has been granted for this proposal. The Council acted pro-actively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted pro-actively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012.

This page is intentionally left blank

ITEM 5.15

4/01358/15/FHA – SINGLE-STOREY REAR EXTENSION AND LOFT CONVERSION WITH REAR DORMER

145 GEORGE STREET, BERKHAMSTED, HP4 2EJ

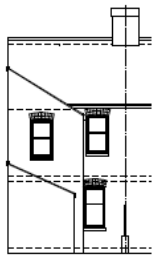


ITEM 5.15

4/01358/15/FHA – SINGLE-STOREY REAR EXTENSION AND LOFT CONVERSION WITH REAR DORMER

145 GEORGE STREET, BERKHAMSTED, HP4 2EJ

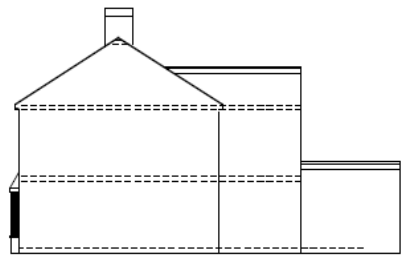
Existing



REAR ELEVATION

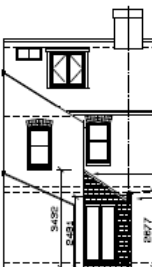


SIDE ELEVATION

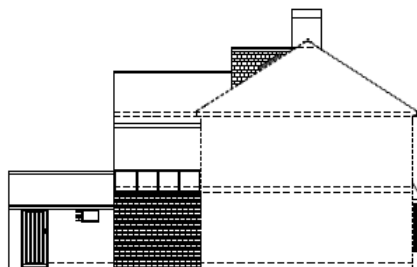


SIDE ELEVATION

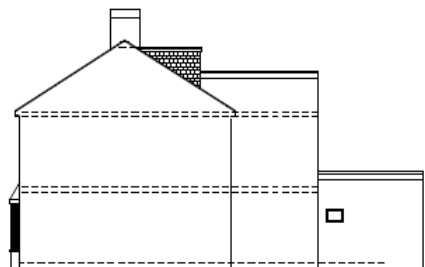
Proposed



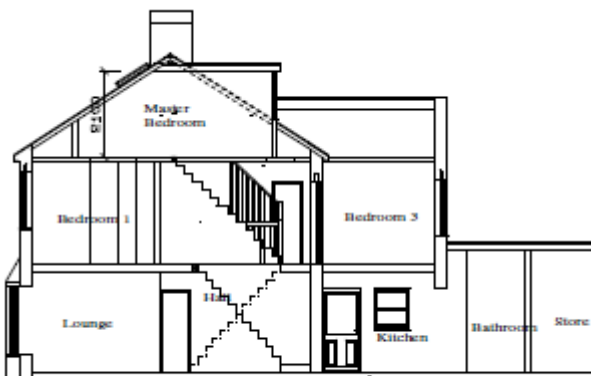
REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION



SECTION THROUGH SIDE ELEVATION

A. LODGED

4/02985/14/FUL Thompson
ADDITION OF NEW TWO STOREY ONE BED DWELLING WITH
REAR RETAINING WALL, ASSOCIATED GARAGE PARKING AND
NEW ACCESS FROM ST PAULS ROAD.
238 QUEENSWAY, HEMEL HEMPSTEAD, HP2 5DF
[View online application](#)

4/03142/14/FUL Bray
DEMOLITION OF EXISTING DWELLING AND ERECTION OF THREE
NEW DWELLINGS
7 PICKFORD ROAD, MARKYATE, ST. ALBANS, AL3 8RS
[View online application](#)

4/03176/14/RET Sure Trading Ltd
RETENTION OF SINGLE STOREY SIDE EXTENSION, LOFT
CONVERSION AND EXTENSION. EXTENDED AND ALTERED
DRIVEWAY
8 MANOR ROAD, TRING, HP235DA
[View online application](#)

B. WITHDRAWN

None

C. FORTHCOMING INQUIRIES

None

D. FORTHCOMING HEARINGS

None

E. DISMISSED

4/01275/14/FUL MR & MRS BANDY
CONSTRUCTION OF TWO-STOREY FOUR-BEDROOM
DWELLING WITH DETACHED GARAGE AND ANCILLARY
WORKS
LAND ADJ. THE SPINNEY, CHIPPERFIELD ROAD, KINGS
LANGLEY, WD4 9LY
[View online application](#)

The appeal was dismissed. The Inspector considered that the proposed new dwelling would constitute limited infilling in the Green Belt however the loss of openness occurs through the presence of a built form within the Green Belt, in which the inspector considered that the loss would be significant in this case due to the scale and mass of the built form. The Inspector considered that the proposal would not materially conflict with any of the purposes of the Green Belt but would have a greater impact on the openness of the Green Belt so would not qualify as an exception to inappropriate development in the NPPF.

4/01878/14/FHA MR & MRS BROWNE
CONSTRUCTION OF FRONT PORCH
STUART HOUSE, FERRERS HILL FARM, PIPERS LANE,
MARKYATE, ST. ALBANS, AL3 8QG
[View online application](#)

The appeal was dismissed. The Inspector considered that the proposed porch would have unacceptable impact to the listed building due to the arched canopy and supports detracting from the balance and proportions of the front of the building.

4/02067/13/FUL MR AND MRS C HENRY
DEMOLITION OF EXISTING HOUSE AND CONSTRUCTION OF
FOUR BED DWELLING (AMENDED SCHEME)
WOODLAND VIEW, ROSSWAY, BERKHAMSTED, HP4 3UD
[View online application](#)

The proposal would be inappropriate development in the Green Belt and the Framework establishes that substantial weight should be given to any harm to the Green Belt. In addition there would be a slight loss of openness; despite the demolition of the barn, the barn and the bungalow combined do not add up to the floor area of the proposed house, whichever calculation is used.

On the other hand, the design of the proposed dwelling would be an improvement on the design of the existing bungalow. However, whilst I consider this design to be an

improvement I do not consider this to have significant weight, due to the unobtrusiveness of the existing bungalow and the improved design of the fall back position. I do not consider therefore that this consideration clearly outweighs the totality of harm. Very special circumstances do not exist and therefore I conclude that the appeal should be dismissed.

F. ALLOWED

None

This page is intentionally left blank