



DEVELOPMENT CONTROL AGENDA

THURSDAY 24 SEPTEMBER 2015 AT 7.00 PM

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
Councillor Fisher
Councillor Tindall

For further information, please contact or

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. INDEX TO PLANNING APPLICATIONS (Pages 1 - 2)

6. 5.01 - 4/01288/15/FUL 263-265, HIGH STREET, BERKHAMSTED, HP4 1AB (Pages 3 - 12)

7. 5.02 - 4/02491/15/FHA 7 ASHRIDGE COTTAGES, NETTLEDEN ROAD, LITTLE GADDESSEN, BERKHAMSTED, HP4 1PW (Pages 13 - 20)

8. **5.03 - 4/02492/15/LBC, 7 ASHRIDGE COTTAGES, NETTLEDEN ROAD, LITTLE GADDESSEN, BERKHAMSTED, HP4 1PW** (Pages 21 - 28)
9. **5.04 - 4/02844/15/FHA 10 NEW MILL TERRACE, TRING, HP23 5ET** (Pages 29 - 34)
10. **5.05 - 4/02858/15/FUL, 26 SOMERIES ROAD, HEMEL HEMPSTEAD, HP1 3PH**
(Pages 35 - 40)
11. **APPEALS** (Pages 41 - 42)
12. **EXCLUSION OF THE PUBLIC** (Pages 43 - 44)

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ITEM 5.01

4/01288/15/FUL – EXTENSION TO EXISTING BUILDING AT SOUTH WESTERN BOUNDARY TO FORM 2 NO 1 BED FLATS AT FIRST AND SECOND FLOOR LEVELS, AND ALTERATIONS TO ELEVATIONS

263-265, HIGH STREET, BERKHAMSTED, HP4 1AB



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**4/01288/15/FUL - EXTENSION TO EXISTING BUILDING AT SOUTH WESTERN BOUNDARY TO FORM 2 NO 1 BED FLATS AT FIRST AND SECOND FLOOR LEVELS, AND ALTERATIONS TO ELEVATIONS.
263-265, HIGH STREET, BERKHAMSTED, HP4 1AB.
APPLICANT: Mr Freeth.**

[Case Officer - Emily Whittredge]

Summary

The application is recommended for approval.

Site Description

The application site is currently occupied by a 4-storey modern office building at the junction of Berkhamsted High Street and Park View Road, within the Berkhamsted Conservation Area. The building fronts onto the High Street and has a car park to the rear accessed from Park View Road. The car park boundary is heavily landscaped with hedges and mature trees.

The building is spread over four floors set into the slope of Park View Road; however, the lower ground floor is limited to the High Street aspect and the third floor is set within the pitched roof space and is served by roof lights.

Proposal

The application seeks to construct a two storey extension to the south west elevation of the building, to provide two 1-bed flats. The extension would be two stories high, measuring 8.3 m wide and 9 m deep and would match the office building in appearance and detailing. A single storey bicycle store would adjoin the rear elevation, measuring 5.7m by 5.2m.

The application seeks to make alterations to the existing fenestration and exterior appearance of the building, including the replacement of the existing windows and doors with aluminium units, the replacement of roof lights, the addition of a small flat roofed dormer and the renewal of the existing roof with matching autoclaved slates.

Referral to Committee

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

Planning History

4/01363/15/FU CHANGES TO EXISTING FENESTRATION AND NEW DORMER
L WINDOW
Granted
06/08/2015

4/01298/15/TC WORKS TO TREES
A

Raise no objection
27/05/2015

4/03712/14/OP CHANGE OF USE FROM B1A (OFFICE) TO C3 (RESIDENTIAL)
A

Prior approval not required
16/02/2015

4/02313/03/TC WORKS TO TREES
A

Raise no objection
19/11/2003

Constraints

Conservation Area
Area of Archaeological Importance
Town Centre
Residential Area
Former Land Use

Policies

National Policy Guidance

National Planning Policy Framework (NPPF)
Planning Practice Guidance

Adopted Core Strategy

NP1 - Supporting Development
CS1 - Distribution of Development
CS4 - The Towns and Large Villages
CS8 - Sustainable Transport
CS11 - Quality of Neighbourhood Design
CS12 - Quality of Site Design
CS17 - New Housing
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

Saved Policies of the Dacorum Borough Local Plan

57 – Provision and management of parking
58 – Private parking provision
120 - Development within conservation areas

Appendices 3 & 5

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)

Advice Notes and Appraisals

Sustainable Development Advice Note (March 2011)

Conservation Area Character Appraisal for Berkhamsted

Summary of Representations

Trees and Woodlands:

I have no objection to the proposed extension of Salter House and the conversation of its use.

The construction of the rear extension and alterations to the car park will necessitate the removal of five trees but these are of low quality; removal has been recommended through application 4/1298/15/TCA.

There is limited scope to increase the level of landscaping within the plot.

Berkhamsted Town Council:

Object

The original objection remains. Contrary to Core Strategy Policies CS 11 because congestion is added to the local area and density will be increased and the extension and cycle store displaces car park space. The removal of shrubs and trees is contrary to Core Strategy Policy CS12

[Original objection: The proposal for the additional units is an over-development of the site which is accentuated by the removal of car provision, loss of amenity space and trees, all of which will have a detrimental impact on the Conservation Area. Contrary to Core Strategy Policies CS 12 and CS 27 and Saved Local Plan Policy 120.]

Design and Conservation:

The property is located on the corner of High Street and Park View Road, within the Berkhamsted Conservation Area. It is a large c1980's office building of dark red brick construction with slate roof (and flat crown roof area) and brown stained timber windows. The Conservation Area appraisal refers to 263 – 265 High Street as being a 'negative' feature. The appraisal notes that 'the corner to Park View Road has particularly suffered from inappropriate modern development'.

This application proposes an extension to the existing building, to its southern end – on part of an area of land which is currently used as car park. The south west end of the

building and car parking is currently well screened by trees and shrubs, providing some landscaping and screening / softening to the building and contributing to the character of the conservation area.

The proposed extension is set back very slightly from the existing front and rear elevations but is still a large extension on to what is already a large building – and one that is considered detrimental to the character and appearance of the Conservation Area. The fenestration pattern does not follow through from the existing property.

However, if the [fenestration] enhancements were undertaken then I would likely consider the overall impact upon the Conservation Area of the extended building to be broadly neutral – the overall enhancements countering the impact of the extended Salter House.

Hertfordshire Highways:

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

Contaminated Land:

In relation to the current application for an extension, I recommend that the developer be advised to keep a watching brief during ground works on the site for any potentially contaminated material. Should any such material be encountered, then the Council must be informed without delay, advised of the situation and an appropriate course of action agreed.

Response to Neighbour Notification / Site Notice / Newspaper Advertisement

None received.

Considerations

Principle of Development

The site is located in Berkhamsted Town Centre wherein a mix of uses is acceptable in principle. Policy BTC2 of the Berkhamsted Town Centre Strategy state that residential uses will be encouraged in the town centre through the encouragement of new residential uses and the encouragement of mixed uses, both in existing buildings and in new developments, as a contribution to the variety and character of the town centre.

New housing delivery in the Borough is set out in Policy CS17 of the Core Strategy, which aims to provide 430 net additional dwellings each year up to 2031. The proposed development would not result in a loss of employment or office space. The principle of development therefore accords with the development plan.

Impact on the Street Scene and the Character and Appearance of the Conservation Area

The existing building is defined in the Berkhamsted Conservation Area Appraisal as

having a negative impact on the conservation area. The external alterations proposed would improve the appearance of the exterior of the building through the replacement of windows, roof lights and doors with more modern units, the addition of French windows and balustrades to the fenestration, the addition of coloured render to sections of the facade and new metal railings to the street scene elevations. These additions will both soften the appearance of the building and enhance its impact on the conservation area. Details of materials, including colours, are to be required by condition to ensure a sympathetic finished appearance.

The proposed extension would include these same elements of detailing. The extension would increase the length of the building and its frontage on Park View Road, by a relatively modest 8 metres at the lowest height of the building. In the context of the existing building, which does not follow the historic fine grain of development, the proposed limited increase in size is not considered to warrant a refusal of the application under Policy CS11 of the Core Strategy. Although the extension of the building alone could not be said to result in an enhancement to the area, on balance, the development will improve the appearance of the existing building, thereby conserving and enhancing the character and appearance of the conservation area.

The NPPF states that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. Policy CS27 states that:

development will positively conserve and enhance the appearance and character of conservation areas. Negative features and problems identified in conservation area appraisals will be ameliorated or removed.

On balance the proposed development would not be detrimental to the conservation area, having a beneficial impact on its appearance and character. Policy CS17, which is also a material consideration, sets out the requirement for housing targets to be met and this proposal contributes to the housing supply.

Impact on Trees and Landscaping

An application for the removal of five trees within the car park behind the building was granted in May 2015 on the grounds that the tree officer did not consider any of the trees to be of sufficient quality to merit a TPO.

The current application does not propose the removal of any additional trees beyond these five. There is no proposal to remove any trees adjoining the highway or the remaining 3 trees in the middle of the car park.

The existing amenity land is already fully landscaped with hedges and there is very little opportunity to provide additional landscaping within the site.

Impact on Highway Safety

The Highway Authority raises no objection to the proposed development on highway safety grounds. No changes are proposed to the existing access.

Car Parking

Appendix 5 of the Local Plan sets out the requirements for residential and non-residential car parking requirements within the borough.

The application site is within Zone 2 of the four “Accessibility Zones” defined in the Council’s parking SPG. New office developments in Zone 2 are required to provide 25-50% of the maximum demand-based standard. The maximum standard for B1(a) offices is 1 car parking space per 35 m² gfa. The existing offices have a floor area of approximately 1,518 m², which requires approximately 50.6 parking spaces. 25 to 50% of this requirement equates to 13 to 25 parking spaces, which is within the range being provided in the current application.

Dacorum's car parking standards normally require 1 parking space per 1-bed dwelling, although saved Local Plan Policy 58 states that car-free residential development may be considered in high accessibility locations. The proposed extension would result in a reduction of 10 parking spaces on the site, leaving 22 spaces plus 1 dedicated disabled parking space. Two spaces would be dedicated to the new development, leaving 20 spaces plus 1 disabled space for the office users. As outlined above, the minimum requirement is 13 spaces, which this proposal exceeds. A condition will be added to ensure that parking allocation/management is submitted and approved prior to occupation of the development.

In addition to car parking provision, the development would provide 22 cycle spaces within a cycle store adjacent to the proposed extension.

Impact on Neighbours and Residential Amenity

The nearest residential addresses are at Park View Court, and these would be separated from the development by the site's car park and a distance of 17 metres. The development would not cause a loss of privacy, overlooking or visual intrusion to any neighbour. The development therefore complies with Policy CS12 in this respect.

No private outdoor amenity space has been provided for the flats, which is reasonable for 1-bedroom flats in a town centre location. The canal and recreation ground are located within walking distance of the site, providing adequate amenity for future occupiers.

Sustainability

A sustainability checklist was submitted with the application demonstrating that the principles of Policy CS29 have been considered and will be incorporated in the development. The requirements of Policy CS29 have therefore been met.

Contaminated Land

Although no contamination report was submitted with the current application, a report was undertaken on the site by the same applicant earlier this year. The findings indicated no potential sources of contamination present on the site. The contaminated land officer has recommended that the applicant keep a watching brief on the site.

CIL

Policy CS35 requires all developments to make appropriate contributions towards infrastructure required to support the development. These contributions will normally extend only to the payment of CIL where applicable. The Council's Community Infrastructure Levy (CIL) was adopted in February 2015 and came into force on the 1st July 2015. This application is CIL Liable.

The Charging Schedule clarifies that the site is in Zone 1 within which a charge of £250 per square metre is applicable to this development. The CIL is calculated on the basis of the net increase in internal floor area. CIL relief is available for affordable housing, charities and Self Builders and may be claimed using the appropriate forms.

Conclusions

The proposed extension and improvements to the external appearance of the building would, on balance, positively conserve the conservation area while providing two new residential units to the borough in an accessible, town centre location.

RECOMMENDATION – That the application be **DELEGATED** to the Group Manager, Development Management and Planning with a view to approval subject to the consultation response of Herts County Council and the addition of any archaeological conditions they may recommend.

- 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 details shown on the plans hereby approved, no development shall take place until details of the colour of the window cills, doors and window frames to be used in 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: In the interests of the visual amenities of the Conservation Area in accordance with Policy CS27 of the Dacorum Core Strategy and Policy 120 of the Local Plan.

INFORMATIVE: For the avoidance of doubt, this approval does not extend to the proposed colour (white) of the window cills, doors and window frames.

- 3 No development shall take place until details of the roof lights to be used in 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: In the interests of the visual amenities of the Conservation Area in accordance with Policy CS27 of the Core Strategy and Policy 120 of the Local Plan.

- 4 **The roof slates and face brickwork 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 and CS27 of the Core Strategy and Policy 120 of the Local Plan.

- 5 **The development hereby permitted shall not be occupied until the arrangements for vehicle parking for the new dwellings shall have been provided in accordance with plans submitted to and approved by the Local Planning Authority, and they shall not be used thereafter otherwise than for the purposes approved.**

Reason: To ensure the adequate and satisfactory provision of off-street vehicle parking facilities in accordance with Policy 58 of the Local Plan.

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

Site Location Plan
10 B, 11 B, 12 B, 13 B, 14 A, 15 A
14870 CV 10, 11, 12, 14, UG 01
Block Plan

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

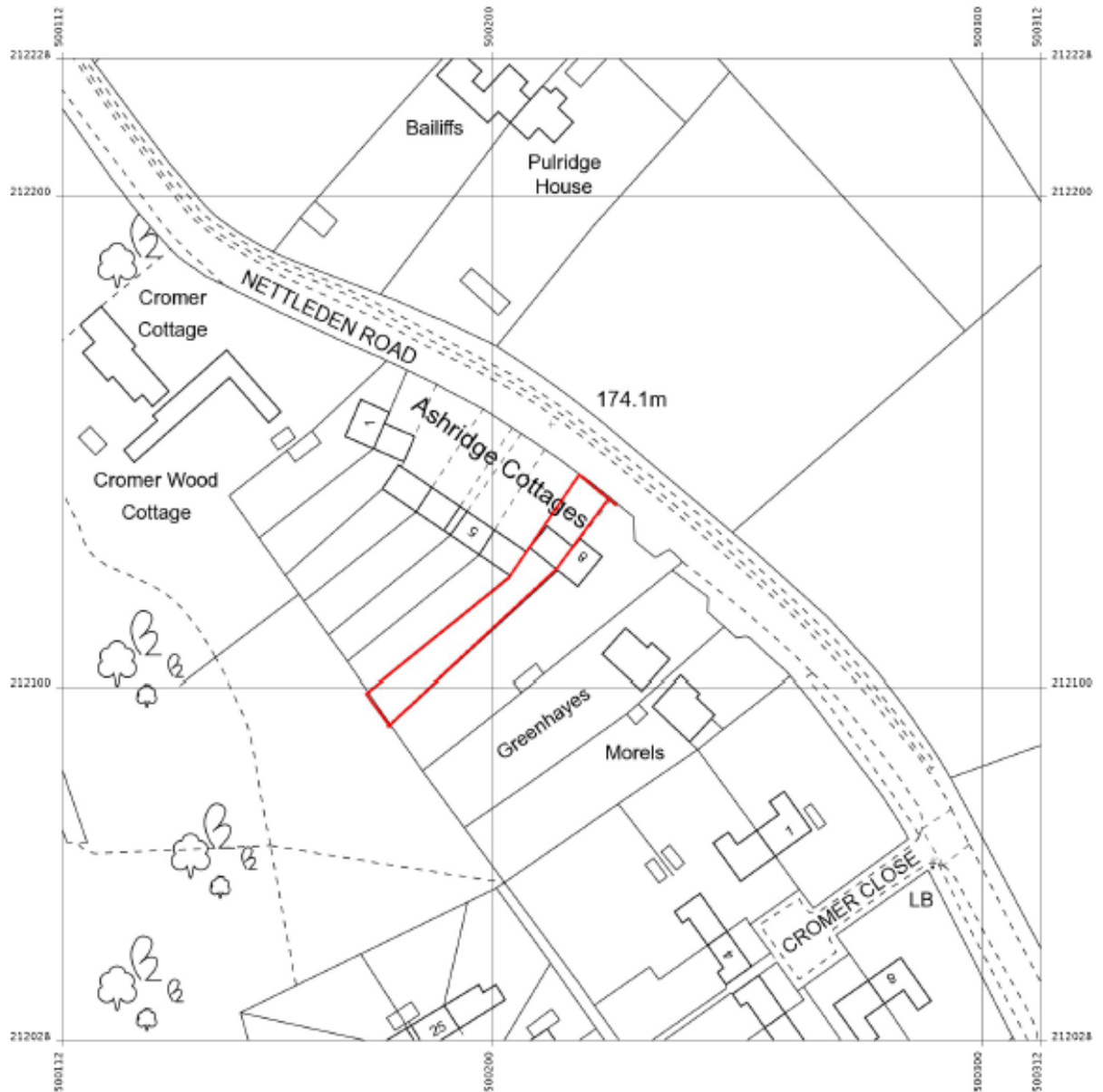
CONTAMINATED LAND INFORMATIVES:

The developer is advised to keep a watching brief during ground works on the site for any potentially contaminated material. Should any such material be encountered, then the Council must be informed without delay, advised of the situation and an appropriate course of action agreed.

ITEM 5.02

4/02491/15/FHA – SINGLE STOREY REAR EXTENSION

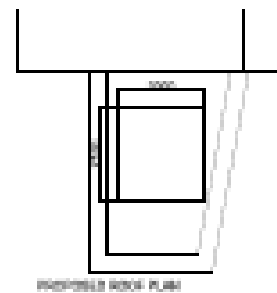
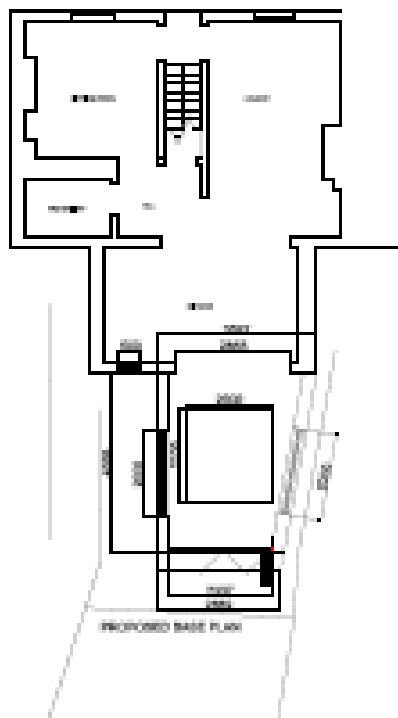
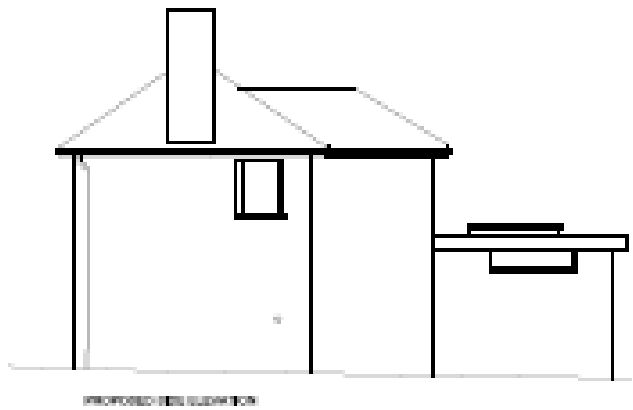
7 ASHRIDGE COTTAGES, NETTLEDEN ROAD, LITTLE GADDESSEN, BERKHAMSTED, HP4 1PW



ITEM 5.02

4/02491/15/FHA – SINGLE STOREY REAR EXTENSION

**7 ASHRIDGE COTTAGES, NETTLEDEN ROAD, LITTLE GADDESSEN, BERKHAMSTED, HP4
1PW**



**4/02491/15/FHA - SINGLE STOREY REAR EXTENSION.
7 ASHRIDGE COTTAGES, NETTLEDEN ROAD, LITTLE GADDESSEN, BERKHAMSTED,
HP4 1PW.
APPLICANT: MR KORONKA.**

[Case Officer - Keith Frost]

Summary

The application is recommended for approval. The rear extension to No.7 Ashridge Cottages is considered to be of a scale and form that respects the form and scale of the host building such that the extension would not be adversely harmful to the legibility and significance of the historic host building, nor significantly harm the amenity of the neighbouring properties. The extension would not be visually harmful to the character or appearance of the Little Gaddesden Conservation Area or the Chilterns Area of Natural Beauty. As such the application complies with the policies of the Dacorum Borough Core Strategy.

There is a concurrent application under 4/02492/15/LBC for Listed Building Consent.

Site Description

7 Ashridge Cottage is semi-detached property, part of a group of 8no. early 20th century estate cottages designed by Clough Williams-Ellis that since 2001 have been on the statutory list of buildings of special architectural or historic interest, as Grade II. This group of rendered storey dwellings consists of a range of four attached cottages, laid out along a north-west to south east orientation, with detached blocks of two cottages set forward at the northern and southern ends, forming a wide courtyard open to the road. No.7 Ashridge Cottage being the inner property of the southerly pair of forward projecting cottages.

Proposal

A flat roofed single storey extension is proposed to the rear of the property that would have an overall height of 2825mm and be 4099mm long by 3692mm wide where it joins with the existing building and then narrowing down to 2869mm wide at the south-western (garden end) of the extension. The extension is to have a rendered finish to match that of the existing building, with a single high level narrow window to each side of the extension and the three full height glazed bi-folding doors to the garden end of the extension that would have a large low profile lantern on its flat roof. Additionally it is proposed to reduce the size of the existing ground floor window on the rear two storey extension and enlarging the door opening to formation a wide opening between the existing and new extensions. At the same time it is proposed also to remove an internal wall that presently separates the lounge and kitchen.

Referral to Committee

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

Planning History

4/02492/15/LBC	SINGLE STOREY REAR EXTENSION Delegated
4/01726/06/DRC	DETAILS OF JOINERY REQUIRED BY CONDITION 5 OF PLANNING PERMISSION 4/01144/06 (TWO STOREY REAR EXTENSION) Granted 29/09/2006
4/01144/06/FHA	TWO STOREY REAR EXTENSION Granted 21/07/2006
4/01065/06/LBC	TWO STOREY REAR EXTENSION AND INTERNAL ALTERATIONS (AMENDED SCHEME) Granted 05/07/2006
4/01950/02/FHA	TWO STOREY REAR EXTENSION Granted 03/12/2002
4/01951/02/LBC	TWO STOREY REAR EXTENSION AND INTERNAL ALTERATIONS Granted 03/12/2002

Policies

National Policy Guidance

National Planning Policy Framework (NPPF)
Circular 11/95

Adopted Core Strategy

NP1 - Supporting Development
CS07 - Rural Area
CS10 - Quality of Settlement Design
CS11 - Quality of Neighbourhood Design
CS12 - Quality of Site Design
CS13 - Quality of Public Realm
CS24 - Chilterns Area of Outstanding Natural Beauty
CS25 - Landscape Character
CS27 - Quality of the Historic Environment

Saved Policies of the Dacorum Borough Local Plan

Policies 23, 97, 120
Appendix 7.

Supplementary Planning Guidance / Documents

Environmental Guidelines (May 2004) - Chapter 7
Chilterns Buildings Design Guide (Feb 2013)

Summary of Representations

Little Gaddesden Parish Council

'The majority view of Little Gaddesden Parish Council is to OBJECT to the planning application. The primary concern of the Council is the substantial negative impact on the layout and density of the building through percentage increase. This is a listed building in a Conservation area and secondary objection concerns design and appearance also negatively impacting the property and neighbourhood.'

Historic England

' Our specialist staff have considered the information received and we do not wish to offer any comments on this occasion.

Response to Neighbour Notification / Site Notice / Newspaper Advertisement

6 and 8 Ashridge Cottages - Object :

No.6 : The close proximity and height of the proposed extension will cause a substantial loss of light to the side window and door to the main room of the property.

No.8: 'The application proposes yet another rear extension, deeper by 25% to the 2006 extension. It will further turn what was a medium sized well built character cottage into a series of out of character extensions. Ashridge Cottages are a historically and visually important group of dwellings and this was formally recognised in their Grade II Listing in 2001. The current proposal will adversely affect their character and distinctiveness and harm their historic and architectural significance.

As the immediate neighbour I will be adversely affected by the proposed extension. The rear boundary between numbers 7 and 8 is a fence, not a wall. There is a gap between the fence and my cottage. The proposal will impact on the amenity of my home especially by its height at almost 3 metres. So it will be highly visible and intrusive from my bedroom.

In my opinion the proposal is not only out of scale but is out of character with the proposed materials particularly the use of aluminium and lantern roof lights. Building materials should respect the existing fabric of the cottages - this not the right location for a modernistic style.'

Considerations

Policy and Principle

The site falls within the Rural Area, the Little Gaddesden Conservation Area and the Chilterns AONB. Extensions to dwellings within the Rural Area are acceptable in principle providing they meet the five criteria within Saved DBLP Policy 22 (relating to the extension's appearance, size and impact on trees and the wider rural area).

The key issues to consider relate to the impact of the proposed development on the

character and appearance of the conservation area and the wider rural / Chilterns setting. Furthermore, the development's impact on neighbouring residential amenity would need to be assessed against Policy CS12 of the Core Strategy.

Impact on Appearance of the Building

The proposed extension is a single storey flat roof extension with a large roof lantern, and a large area of glazing to the garden elevation with a single high level narrow window to each side of the extension. Whilst the extension, with its proposed flat roof, low profile lantern and bi-folding door features, is clearly of a modern form when compared to the host building it is however considered to be of a scale and form complementary and subservient to the existing property, in the contrasting form of the extension making it clear it is a later addition and one that does not compete or obscure the historic form of the cottage given the existing extension to it.

Impact on the AONB / Rural Area

The proposed extension is considered to be well designed, having regard to both its setting and the host building, in terms of the size and shape of the site, with it being of a form, massing and materials respectful to the host building. The addition of this extension would result in an increase in the floor area of the property to over 150% of that of the original building, however the proposal would be to the rear of a dwelling that is part of a group of houses in a rural setting, with the extension not being readily visible within the rural landscape. Furthermore, the application site is not in an isolated location, rather it is located in the centre of the settlement, and therefore some flexibility to the 150% criterion should be applied. Overall, it is considered that the proposed extension would not be adversely harmful to the rural area and is considered to comply with Saved DBLP Policy 22 (Extensions to dwellings in the Green Belt and Rural Area).

With respect to the property being located within the Chiltern Area of Outstanding Natural Beauty, aside from the proposed extension being of an appropriate form and materials with regard to the host building, it being sited to the rear of the cottage that has a long rear garden to it, with an area of woodland beyond, it is considered that the proposal would have little if any visual impact on the general views of the rural landscape of the Chilterns AONB.

Impact on the Streetscene and Conservation Area

The proposed extension being to the rear of the property and only potentially visible in the narrow gap between No.7 and the adjacent property (No.6 Ashridge Cottages), would mean that aside from a very restrictive 'glimpsed' view the extension would not be visible from the public realm and as such is not considered to unduly impact on the appearance or character of this part of the Little Gaddesden Conservation Area.

Impact on Neighbours

The neighbouring property (No.6), directly to the north west of the application site, is a similarly styled two storey building and likewise has been extended to the rear through the addition of a two storey extension to the rear. No.6 Ashridge Cottage is in a

setback position compared to No.7 and presently extends back beyond the rear of No.7. The side elevation of No.6 has a long with a access doorway, a single ground and first floor window that face towards the garden of No.7. Presently there is approximately a 1.6m tall trellis fence with planting de-marking the boundary between the two properties, screening the window and door of No.6 from the garden of No.7 Ashridge Cottages. The proposed new extension will have an impact on the view from the side window and entrance to No.6, however to some extent the impact will be reduced by the presence of the existing boundary treatment. Furthermore, the lack of any openings, other than a high level window, to the side of the extension would mean there would be no issue of overlooking as a result of the extension. Finally, it is considered the distance between No.6 and the proposed extension is such that given the relatively low height of the extension due to its flat roof design would result in a structure that would not unduly cause shading or loss of light to No.6.

With respect to the adjoining cottage (No.8) this property is set forward of No.7 and has a large flat roofed single storey to the rear with patio windows and projects approximately a metre beyond the existing rear elevation of No.7, with a 1.8 metre high close boarded fencing (and planting) forming the boundary between the two properties. It is noted that the proposed extension would be built a short distance from the boundary and would be notably taller than the existing fencing and as such will have an impact on views from the garden of No.8, when looking north-west. That said, the use of a flat roof in the design of the extension is considered to help keep the overall height and massing down, which in conjunction to the extensions orientation to the path of the sun would it believed mean any likelihood of the structure casting a shadow over the rear garden and/or extension to No.8 would be restricted to the end part of the day during the high summer months. As such it is believed that there would be overall no discernible loss of light to No.8 as a result of the proposed extension.

Overall, therefore, no significant harm would be caused to the residential amenities of the neighbouring properties.

Community Infrastructure Levy (CIL)

Policy CS35 requires all developments to make appropriate contributions towards infrastructure required to support the development. These contributions will normally extend only to the payment of CIL where applicable. The Council's Community Infrastructure Levy (CIL) was adopted in February 2015 and came into force on the 1st July 2015. Due to the small-scale nature of this application, it is not CIL Liable.

Conclusions

The rear extension to No.7 Ashridge Cottages is considered to be of a scale and form that respects the form and scale of the host building such that the extension would not be adversely harmful to the legibility and significance of the historic host building, or the amenity of the neighbouring properties. Furthermore the extension would not have any undue visual harm on the character or appearance of the Little Gaddesden Conservation Area Conservation Area or the Chilterns Area of Natural Beauty in which the property lies or adversely harm the amenity of the neighbouring properties. As such, the application is considered to comply with the policies of the Dacorum Borough Core Strategy and national guidance.

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 external materials and finishes to be used in the construction 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: In the interests of the visual amenities of the Conservation Area, and AONB, in accordance with Policies CS24 and CS27 of the adopted Darcorum Core Strategy.

- 3 **No development shall take place until details of the windows, bi-folding doors and roof lantern to be used in the hereby permitted development 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: In the interests of the visual amenities of the Conservation Area, and ANOB, in accordance with Policies CS24 and CS27 of the adopted Darcorum Core Strategy.

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

Drawing No. HS 101-OS - Location Plan

Drawing No. 3204/001 Rev. C - Existing & Proposed Floor Plans & Elevations

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

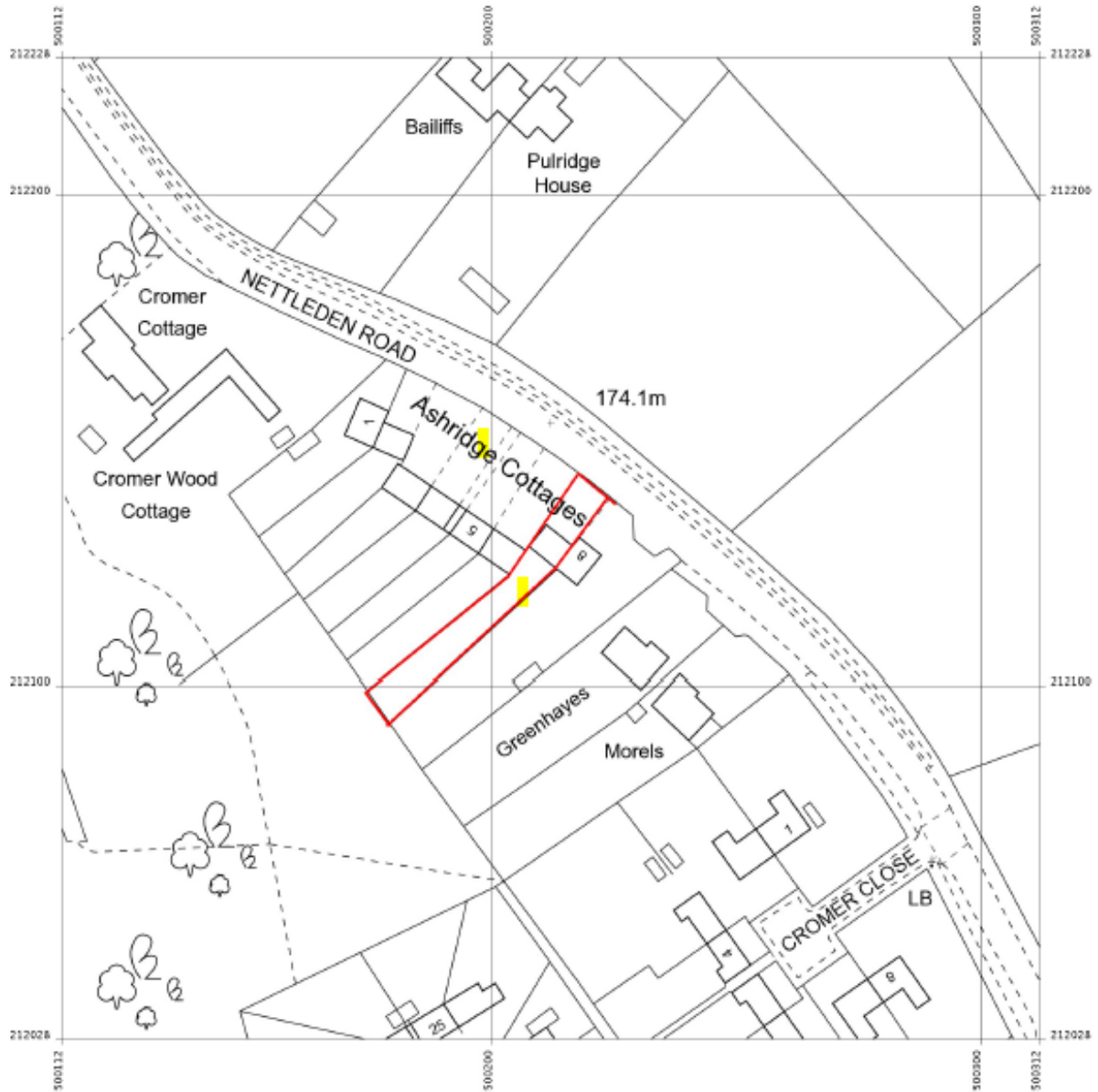
Article 31 Statement

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.

ITEM 5.03

4/02492/15/LBC- SINGLE STOREY REAR EXTENSION

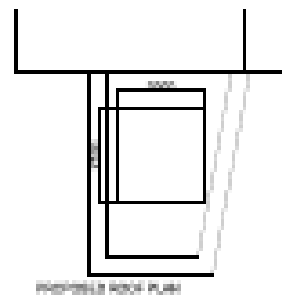
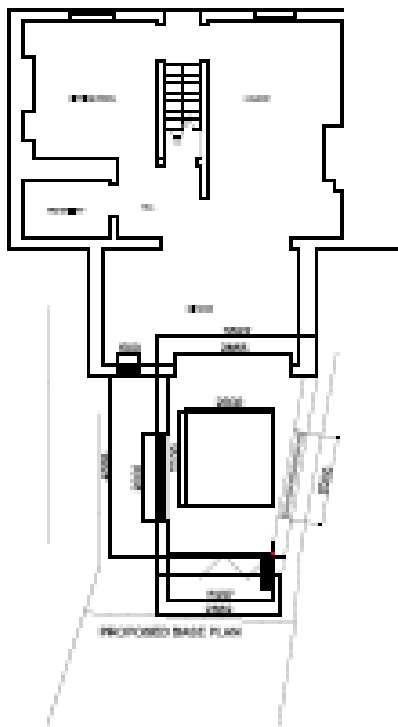
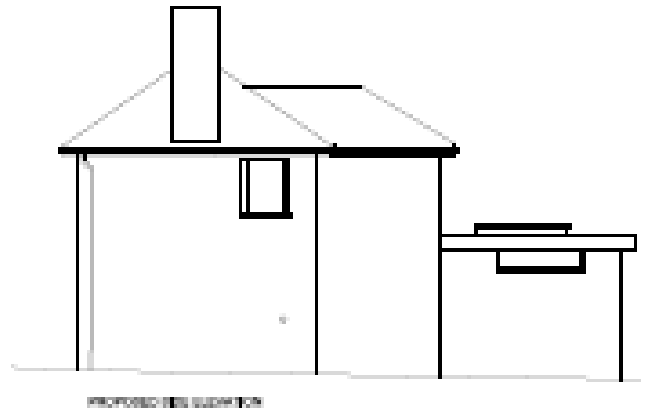
7 ASHRIDGE COTTAGES, NETTLEDEN ROAD, LITTLE GADDESSEN, BERKHAMSTED, HP4 1PW



ITEM 5.03

4/02492/15/LBC- SINGLE STOREY REAR EXTENSION

**7 ASHRIDGE COTTAGES, NETTLEDEN ROAD, LITTLE GADDESSEN, BERKHAMSTED, HP4
1PW**



**4/02492/15/LBC - SINGLE STOREY REAR EXTENSION.
7 ASHRIDGE COTTAGES, NETTLEDEN ROAD, LITTLE GADDESSEN, BERKHAMSTED,
HP4 1PW.
APPLICANT: MR KORONKA.**

[Case Officer - Keith Frost]

Summary

The application is recommended for approval. The single storey extension would not be harmful to the architectural and historic significance of No.7 Ashridge Cottage as a listed building. That said the removal of an internal wall does represent a loss of historic fabric and harm to the significance of this designated heritage asset however Listed Building Consent has previously given in 2006 under 4/01065/06/LBC for the two storey rear extension that has been built. As such the application complies with policy CS27 of the Dacorum Borough Core Strategy.

There is a concurrent application for planning permission under 4/02491/15/FHA.

Site Description

7 Ashridge Cottage is semi-detached property that is part of a group of 8no. early 20th century estate cottages designed by Clough Williams-Ellis that since 2001 have been on the statutory list of buildings of special architectural or historic interest, as Grade II. This group of rendered storey dwellings consists of a range of four attached cottages, laid out along a north-west to south east orientation, with detached blocks of two cottages set forward at either end, forming a wide courtyard open to the road. No.7 Ashridge Cottage being the inner property of the southerly pair of forward projecting cottages.

Proposal

A flat roofed single storey rear extension with an overall height of 2825mm and length of 4099mm and is of a tapered form, being 3692mm at its widest point where it joins with the existing building and then narrowing down to 2869mm wide at the south-western end in response to a narrowing of the plot. The new extension is to be rendered and finished so as to match with the existing building and would have a single narrow window to each side of the extension, with the southern western end (garden) elevation being comprised of three full height glazed bi-folding doors. A large low profile lantern is proposed for the flat roof.

Additionally, it is proposed to reduce the size of the existing ground floor window to the rear of the property whilst enlarging the existing rear access to create a wide opening between the rear of the existing building and the new extension. Furthermore, it is proposed to also remove an internal wall that presently separates the lounge and kitchen.

Referral to Committee

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

Planning History

4/02491/15/FHA	SINGLE STOREY REAR EXTENSION Delegated
4/01726/06/DRC	DETAILS OF JOINERY REQUIRED BY CONDITION 5 OF PLANNING PERMISSION 4/01144/06 (TWO STOREY REAR EXTENSION) Granted 29/09/2006
4/01144/06/FHA	TWO STOREY REAR EXTENSION Granted 21/07/2006
4/01065/06/LBC	TWO STOREY REAR EXTENSION AND INTERNAL ALTERATIONS (AMENDED SCHEME) Granted 05/07/2006
4/01950/02/FHA	TWO STOREY REAR EXTENSION Granted

Policies

National Policy Guidance

National Planning Policy Framework (NPPF)
Circular 11/95

Adopted Core Strategy

NP1 - Supporting Development
CS27 - Quality of the Historic Environment

Saved Policies of the Dacorum Borough Local Plan

Policy 120

Summary of Representations

Little Gaddesden Parish Council

'The majority view of Little Gaddesden Parish Council is to OBJECT to the planning application. The primary concern of the Council is the substantial negative impact on the layout and density of the building through percentage increase. This is a listed building in a Conservation area and secondary objection concerns design and appearance also negatively impacting the property and neighbourhood.'

Historic England

Do not wish to offer any comments on this occasion.

8 Ashridge Cottage - Object:

'The application proposes yet another rear extension, deeper by 25% to the 2006 extension. It will further turn what was a medium sized well-built character cottage into a series of out of character extensions. Ashridge Cottages area historically and visually important group of dwellings and this was formally recognised in their Grade II Listing in 2001. The current proposal will adversely affect their character and distinctiveness and harm their historic and architectural significance. '

'In my opinion the proposal is not only out of scale but is out of character with the proposed materials particularly the use of aluminium and lantern roof lights. Building materials should respect the existing fabric of the cottages - this not the right location for a modernistic style.

I hope the statutory Listing will now protect Ashridge Cottages from any more inappropriate developments '

Considerations

Policy and Principle

Policy CS27 of the Dacorum Core Strategy requires new development to be respectful of the integrity, setting and distinctiveness of designated heritage assets that are to be protected, conserved and where appropriate enhanced.

Effects on appearance and significance of building

The proposed extension is of a modern form, finished to match with the host building, and would be built off an existing modern two storey extension added to the historic building in the last decade. As such the works to form a new opening into the extension and reduce the size of an existing ground floor window would not involve the loss of any historic fabric. That said, as part of the application it is proposed to remove the now internalised original rear wall of the original building at ground floor level between the lounge and kitchen. Such works represent both a loss of historic fabric and harm to the historic plan form of the listed cottage and ordinarily would be strongly resisted. However, it is noted that in 2006, under 4/01065/06/LBC, consent has already been given for the removal of the wall between the kitchen and lounge as part of the implemented scheme for a part one and two storey rear extension that has been built.

It is recognised that the proposed extension represents a further enlargement of the original one cell deep property given the addition in the last decade by the part one and two storey rear extension that already. That said, it is considered the size and form of this flat-roofed extension is such that the ability to recognise the original form of the building is not made unduly worse by the addition of the extension. As viewed from the front of the property and in the context of the neighbouring listed cottage there would with the exception of a very restricted 'glimpsed' view in the narrow gap between No. 7 and the adjacent property (No.6 Ashridge Cottages) be no noticeable change to the appearance and setting of the listed buildings.

Conclusions

The rear extension is considered to be of a size and form that sits well with the host building in that it does not overwhelm it nor further diminishes the legibility of the historic host structure or adversely impacted on the significance or appearance of the Ashridge Cottages as an assemble of listed buildings. The extension and alterations to the rear window and door opening would not cause any harm to the architectural and historic significance of the cottage as Listed Building. The removal of a section of the now internalised rear wall to the original building would be harmful to the significance but these works, however, Listed Building Consent has previously given in 2006 under 4/01065/06/LBC for the two storey rear extension that has been built. As such the application complies with policy CS27 of the Dacorum Borough Core Strategy.

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 No development shall take place until details of the external materials and finishes to be used in the construction 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 safeguard the character and appearance of the Listed Building in accordance with Policy CS27 of the adopted Dacorum Core Strategy.

- 3 No development shall take place until details of the windows, bi-folding doors and roof lantern to be used in the hereby permitted development 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 safeguard the character and appearance of the Listed Building in accordance with Policy CS27 of the adopted Dacorum Core Strategy.

- 4 All new or altered external surfaces shall be finished or made good to match those of the existing building.**

Reason: To safeguard the character and appearance of the Listed Building in accordance with Policy CS27 of the adopted Dacorum Core Strategy.

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

Drawing No. HS 101-OS - Location Plan

Drawing No. 3204/001 Rev. C - Existing & Proposed Floor Plans & Elevations

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

Article 31 Statement

Listed building consent 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.

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ITEM 5.04

4/02844/15/FHA- TWO STOREY REAR EXTENSION (AMENDED SCHEME)

10 NEW MILL TERRACE, TRING, HP23 5ET



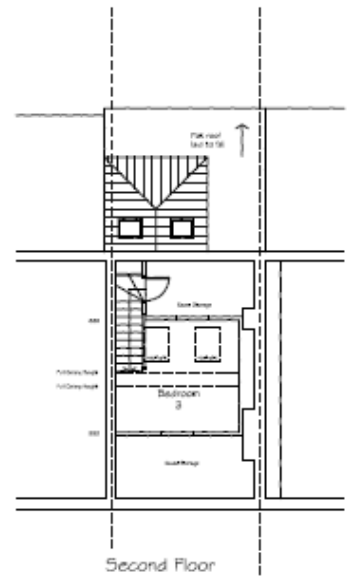
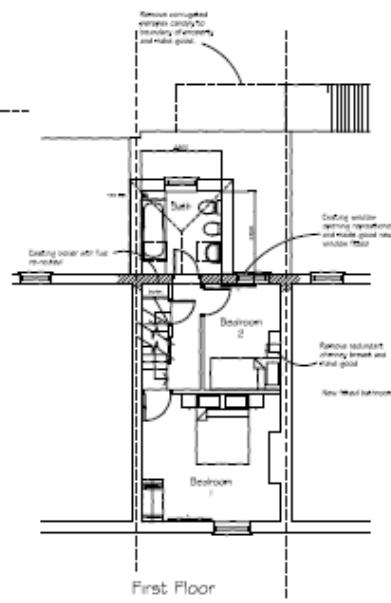
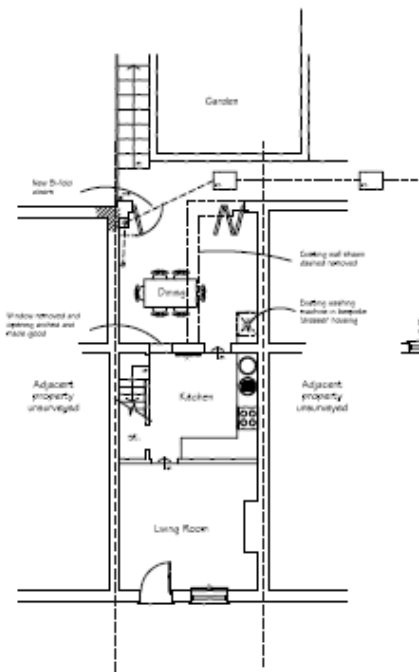
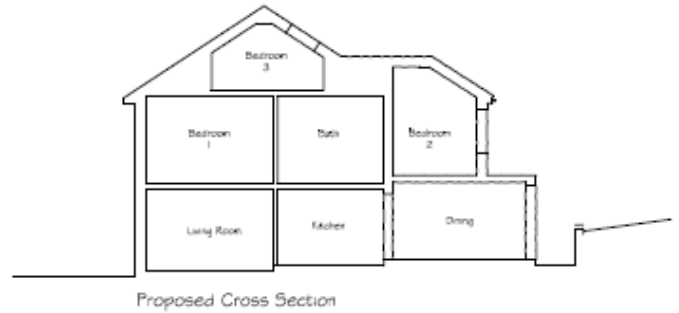
Supplied by Streetwise Maps Ltd
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Licence No: 100047474

Location Plan
Scale 1:1250

ITEM 5.04

4/02844/15/FHA- TWO STOREY REAR EXTENSION (AMENDED SCHEME)

10 NEW MILL TERRACE, TRING, HP23 5ET



**4/02844/15/FHA - TWO STOREY REAR EXTENSION (AMENDED SCHEME).
10 NEW MILL TERRACE, TRING, HP23 5ET.
APPLICANT: MRS K HARRIES.**

[Case Officer - Joan Reid]

Summary

The application is recommended for approval. The site is located within the residential area wherein the principle of development is considered acceptable in accordance with policy CS4. The part single storey part two storey extension would appear subordinate and sympathetic to the parent house and would not detract from the character of the area in accordance with policy CS12. The amenity of the neighbouring properties would not be seriously compromised by the development in accordance with policy CS12. Finally, no off street parking is provided, however, the residents park on the road adjacent and it is not considered that as a result of this development that highway safety would be compromised due to the small scale nature of the development.

Site Description

The application site is located to the east of New Mill Terrace and comprises a small terrace property which has recently converted the attic space into habitable room. There is a single storey rear extension to the back of the house.

Proposal

The application seeks planning permission for a half width two storey hipped roof extension together with a single storey flat roof extension extending to the full width of the parent property. The proposal would comprise a new bathroom. This is an amended scheme from that previously refused.

Referral to Committee

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

Planning History

4/00860/15/FHA TWO STOREY REAR EXTENSION
Refused
12/06/2015

Policies

National Policy Guidance

National Planning Policy Framework (NPPF)
NPPG

Adopted Core Strategy

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

CS29 - Sustainable Design and Construction

Saved Policies of the Dacorum Borough Local Plan

Appendices 5 and 7

Summary of Representations

Tring Town Council

Tring Town Council refuses this application on the grounds of over development; not sufficient change to overcome the reasons for refusal by DBC of a similar application 4/00860/15/FHA

Neighbour Comments

None

Considerations

Policy and Principle

Number 10 is located within the residential area of Tring wherein the principle of household extensions is acceptable subject to compliance with all other policies of the plan. Policy CS12 requires all development to a) provide a safe and satisfactory means of access for all users; b) provide sufficient parking and sufficient space for servicing; c) avoid visual intrusion, loss of sunlight and daylight, loss of privacy and disturbance to the surrounding properties; d) retain important trees or replace them with suitable species if their loss is justified; e) plant trees and shrubs to help assimilate development and softly screen settlement edges; f) integrate with the streetscape character; and g) respect adjoining properties in terms of: i. layout; ii. security; iii. site coverage; iv. scale; v. height; vi. bulk; vii. materials; and viii. landscaping and amenity space.

Effect on appearance of building and streetscene

The two storey extension comprises a hipped roof which extends just half the width of the parent house at first floor level. Therefore, whilst this two storey is the first one within the line of terraced properties, it is considered to appear subordinate to the parent property and does not project such a distance to dominate the original house. The hipped roof is set down from the ridge height which appears sympathetic to the row of properties and the original dwelling. There are no prominent views to the rear of the property and as such the extension would not detract from the character of the area. It is noted that there no other two storey extensions along this line of terraced properties, however, the other terraces along New Mill Terrace feature two storey extensions and as such this proposal is not considered to introduce an alien development to the area. It is noted that the Town Council have objected stating that the extension would result in overdevelopment of the site, however, it is considered that the extension is limited in size, and sufficient space is retained around the extension and within the rear which avoids a cramped development.

Effect on Amenity of Neighbours

The proposed two storey extension has been reduced in size since the first application and thus it would no longer result in such a significant projection, lessening the impact of the proposal on the amenities of the neighbouring properties. The extension would not breach a line drawn at 45 degrees from the centre of the nearest neighbouring windows and no objection is therefore raised in terms of significant loss of light or overbearing impact. Also, it is not considered to result in a significant loss of privacy to the neighbouring properties. The single storey extension would mirror that on the adjoining neighbours and no harm would result from the single storey element. It should be noted that no objections have been received from neighbours.

Other Considerations

There is no off street parking for the property, however, the residents of this area park on the road. No objection is raised in parking terms as the two storey extension would not increase the overall numbers of bedrooms within the property.

Policy CS35 requires all developments to make appropriate contributions towards infrastructure required to support the development. These contributions will normally extend only to the payment of CIL where applicable. The Council's Community Infrastructure Levy (CIL) was adopted in February 2015 and came into force on the 1st July 2015. Due to the small-scale nature and type of application, it is not CIL Liabile.

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 in accordance with policy CS12 of the adopted Core Strategy.

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

1404/p/02 A
1404/p/03 A
1404/P/01 A
1404/S/01

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

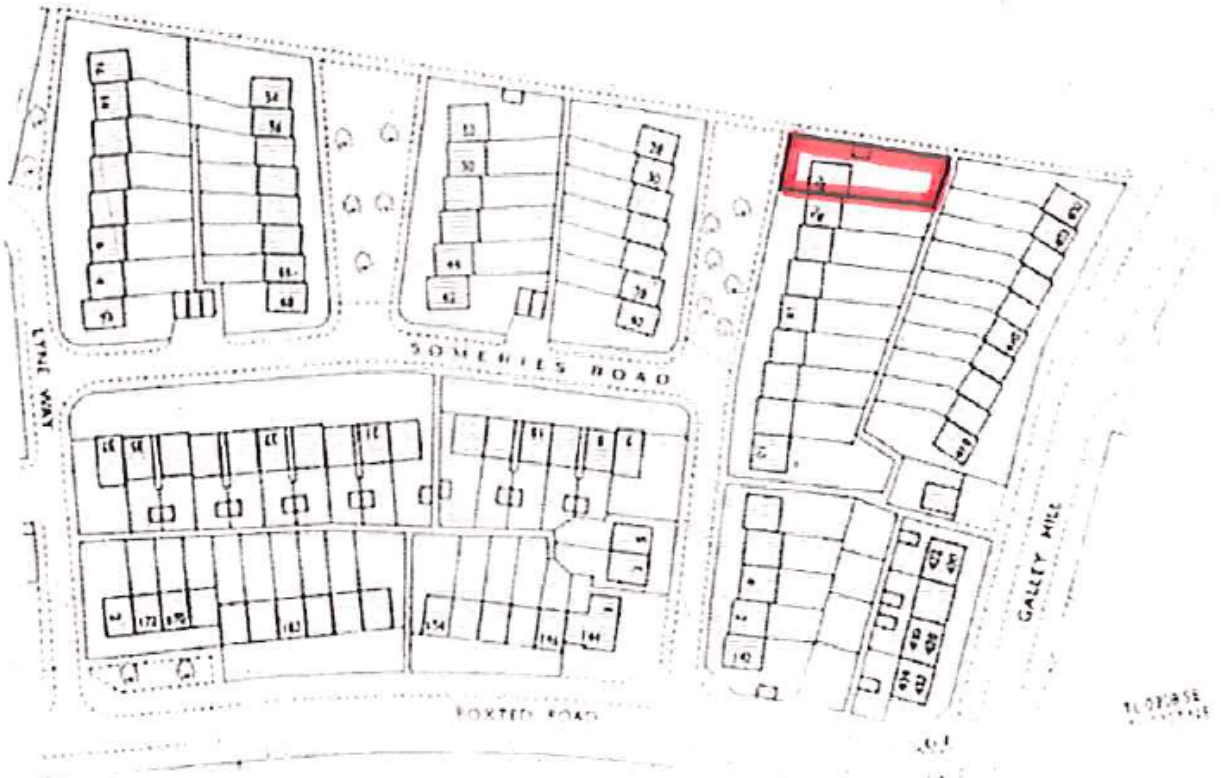
Article 31 Statement

Planning permission has been granted for this proposal. The Council acted pro-actively through early engagement with the applicant at the pre-application stage 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.

ITEM 5.05

4/02858/15/FUL- VEHICLE CROSSOVER

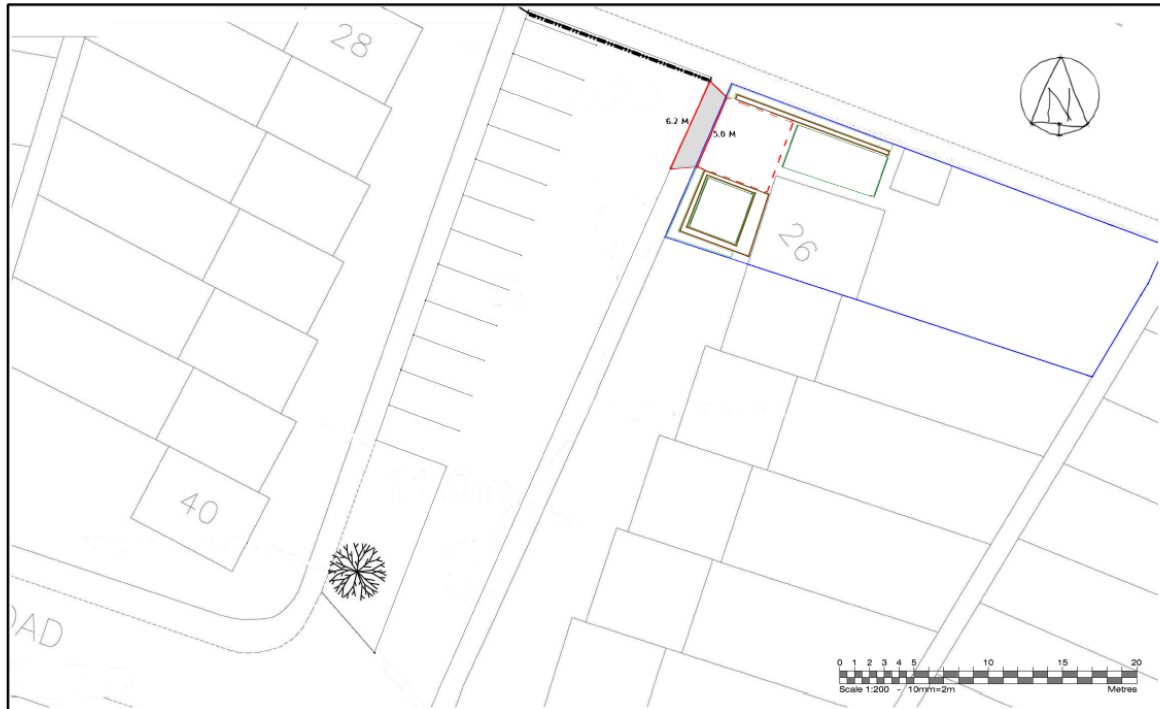
26 SOMERIES ROAD, HEMEL HEMPSTEAD, HP1 3PH



ITEM 5.05

4/02858/15/FUL- VEHICLE CROSSOVER

26 SOMERIES ROAD, HEMEL HEMPSTEAD, HP1 3PH



Proposed Crossover - 26 Someries Road, Hemel Hempstead, Herts. HP1 3PH

Drawing No. FW26SR.v2

Scale 1:200 @ A3

03.09.2015

KEY — RETAINED HEDGEROW — PROPOSED CROSSOVER — RETAINED PLANTING AND FLOWER BEDS (ENTER ORANGE BACK INTO SITE)

— RETAINED LAWN - - - PROPOSED DRIVEWAY (BLOCK PAVING PREFERABLE) — PROPERTY BOUNDARY

**4/02858/15/FUL - VEHICLE CROSSOVER.
26 SOMERIES ROAD, HEMEL HEMPSTEAD, HP1 3PH.
APPLICANT: MRS K WATTS.**

[Case Officer - Andrew Parrish]

Summary

The application is recommended for approval. The crossover would have no adverse impact on the street scene or highway safety.

Site Description

No 26 is an end of terrace property located on the eastern side of a recently constructed car park off Someries Road in the Warners End area of Hemel Hempstead. Someries Road comprises an area of new town terraced dwellings and the car park from which access is sought is fronted on both sides by 2 storey terraced properties that step down the valley side towards the public open space at Warners End Valley. A footway fronts the houses on both sides of the car park. The site boundaries are defined by clipped hedges and the property borders the public open space.

Proposal

It is proposed to install a vehicle crossover with associated vehicle hard standing.

Referral to Committee

The application is referred to the Development Control Committee as application involves Borough Council land.

Planning History

4/01843/15/FU CHANGE OF USE OF AMENITY GREEN TO CREATE 12
L PARKING SPACES
Granted
14/07/2015

4/02816/15/EN DROP DOWN CROSSOVER
Q
Unknown
04/08/2015

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
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

Saved Policies of the Dacorum Borough Local Plan

Policies 13, 58 and 59
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)

Summary of Representations

Hertfordshire Highways (in summary)

The access / vehicle crossover is off a new driveway on amenity green land. This land is not maintained by the highway authority. As this drive way serves additional off street parking spaces, it is felt that that it is not unreasonable to allow this new vehicle crossover from this new drive.

Valuation and Estates

Any comments received will be reported at the meeting.

Response to Neighbour Notification / Site Notice / Newspaper Advertisement

None

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.

The application follows an enquiry by the applicant on the previous application for change of use from amenity land to car park as to 1) whether a dropped kerb could be introduced and 2) whether planning permission would be required for a dropped kerb.

The applicant was advised that there would be no objection in principle to a dropped

kerb to serve on-plot parking but that planning permission would be required in this case as permitted development rights only relate to vehicular accesses onto a highway. The land in this case was deemed not to be a highway.

Despite the application for a vehicle crossover, no dropped kerb will in fact be required in this case because, in creating the car park, the contractors did not introduce any kerbing between the car park surface and the adjoining footways. This was unknown at the time of the enquiry. As such, no operational works are required in this case other than the removal of part of the front boundary hedge and the introduction of hard surfacing, both of which would be permitted development.

Impact on Street Scene / Character of Area

Other than the removal of part of the front boundary hedge and the creation of hard surfacing within the garden, there would be no material change to the appearance of the street scene or the character of the area.

The Development Principles in residential character area HCA3 (Warners End) state that the conversion of front garden areas to vehicle hardstandings is discouraged. However, in this case, the creation of a hardstanding would be permitted development provided the area between the front wall of the dwelling and the highway is made of porous material or provision is made to direct runoff to a permeable area within the curtilage of the dwellinghouse.

The proposal would accord with Policies CS12 and 13 of the Core Strategy.

Impact on Trees and Landscaping

HCA3 states that private landscaping in front garden areas is encouraged.

There are no significant trees.

The width of the proposed access would be limited to 5 metres thereby ensuring that an element of the existing front boundary enclosure in the form of hedging would be retained, together with that fronting the public open space to the side. The proposals also indicate the retention of areas of lawn, planting and flower beds.

The proposals are considered acceptable in landscaping terms and would comply with Policy CS12 and saved Policy 100.

Impact on Highway Safety

The Highway Authority has raised no objection as the proposals do not affect a highway. The proposal will also provide additional off-street parking in an area suffering from on-street parking issues.

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.

Sustainability

Sustainable drainage in the form of permeable block paving for the driveway is proposed which is considered acceptable.

There are no other significant implications for sustainability and the proposal is considered to accord with Policy CS29.

Other Matters

An easement will be required separately from the Borough Council.

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:**

**Location Plan
FW26SR.v2**

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

6. APPEALS

A. LODGED

4/00413/15/OUT Mr P Bird
CONVERSION OF EXISTING GARAGES INTO A NEW DWELLING
GUBBLECOTE FARM COTTAGE, GUBBLECOTE, TRING, HP23 4QG
[View online application](#)

4/01228/15/FUL EXIMIUS DEVELOPMENTS LTD - MR J HAYDON
DEMOLITION OF EXISTING DWELLING AND CONSTRUCTION OF TWO DETAC
PARKING, LANDSCAPING AND REVISED VEHICULAR ACCESS
THE PENNANT, DOCTORS COMMONS ROAD, BERKHAMSTED, HP4 3DW
[View online application](#)

4/03601/14/FUL

The Estate of the Late D Ronald & Frances Ronald Will Trust
DEVELOPMENT OF 2 NEW DETACHED DWELLINGS ON LAND ADJOINING OLI
GARAGE ATTACHED TO EACH DWELLING
OLD FISHERY HOUSE, OLD FISHERY LANE, HEMEL HEMPSTEAD, HP1 2BN
[View online application](#)

B. WITHDRAWN

4/01450/14/FUL DACORUM SPORTSPACE - MS R HEMMANT
CHANGE OF USE FROM BUSINESS USE (B1) TO LOW COST GYMNASIUM
(D2)
MARK HOUSE, 36 MARK ROAD, HEMEL HEMPSTEAD, HP2 7UE
[View online application](#)

C. FORTHCOMING INQUIRIES

4/02263/15/ENA HAMBERLINS FARM - MR G EAMES
APPEAL AGAINST ENFORCEMENT NOTICE
LAND AT HAMBERLINS FARM, HAMBERLINS LANE, NORTHCHURCH,
BERKHAMSTED, HP4 3TD
[View online application](#)

D. FORTHCOMING HEARINGS

None

E. DISMISSED

4/01369/14/OUT Peplow
DEMOLITION OF SIDE EXTENSION TO NUMBER 20 AND CONSTRUCTION
OF DETACHED FAMILY DWELLING AND PEDESTRIAN ACCESS - OUTLINE
APPLICATION (INCLUDING ACCESS, APPEARANCE, LAYOUT AND SCALE)
WITH CAR PARKING IN AREA OF DEMOLISHED GARAGE AND
PEDESTRIAN PATH ONLY TO DWELLING.

LAND TO REAR 18 & 20 MILLFIELD, BERKHAMSTED, HP4 2PB
[View online application](#)

The appeal decision was based on the amended, more detailed proposal and plans received.

Character and Appearance:

Street scene consists of large plots featuring low density, large dwelling houses, with an attractive verdant character to the area.

The proposed layout of the dwelling on the severed plot is considered to be incongruous with the pattern of the street scene and a bulky addition which would result in a cramped over development. The proposed new dwelling would be inconsistent with the verdant aspect of the area which comprises generous rear gardens which create a balance between built development and garden areas.

The property to the rear with a similar build line and depth does not set precedence.

Light pollution and the bulk of the proposed dwelling would result in visual intrusion to neighbouring residents.

The removal of surrounding trees would diminish the woodland character of local area. New planting would not mitigate the harm caused by the layout and limited garden space of the proposed house, and would not be a practical long term solution.

Parking and Access Arrangements:

Off street parking provision is satisfactory.

No suitable provision for emergency services which is required to safeguard the living conditions of future residents.

Proposed access arrangements are contrived and neither safe, nor practical.

The amended pedestrian access to the new dwelling would result in noise and disturbance to immediate neighbours (20 + 22). The manoeuvring associated with the tandem parking would also result in disturbance to neighbours at No.20.

Main reason appeal was dismissed:

The proposed development would harm the character and appearance of the local area, failing to respect the local context and distinctiveness. This harm would conflict with the NPPF and policies CS11 and CS12 of the Core Strategy.

The access arrangements would harm the living conditions of the neighbours at Nos 20 and 22, with particular regard to noise and disturbance. The proposed therefore fails to provide a good standard of amenity for all existing and future occupants of land and buildings. Failing to meet the requirements of the NPPF and CS12 of the Core Strategy.

The Berkhamsted Character Area (BCA7) SPG was not given full weight in consideration of the appeal.

F. ALLOWED

None

7. 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:

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