

6. APPEALS

A. LODGED

4/00310/15/OUT	Grand Union Investments Ltd DEMOLITION OF EXISTING BUILDINGS AND THE DEVELOPMENT OF THE SITE TO PROVIDE 5 FAMILY HOUSES (USE CLASS C3) INCLUDING THE RETENTION AND PART REBUILD OF THE EXISTING STABLE BLOCK. DETAILS OF ACCESS WITH ALL OTHER MATTERS RESERVED. ASHLYNS FARM, CHESHAM ROAD, BERKHAMSTED, HP4 2ST
4/00539/14/FUL	Howmac Homes Limited CONVERSION AND CHANGE OF USE OF FIRST FLOOR OFFICE (B1a) AND GROUND FLOOR ENTRANCE TO THREE SELF-CONTAINED FLATS (C3) 20 HIGH STREET, TRING, HP23 5AP
4/00540/14/LBC	Howmac Homes Limited INTERNAL ALTERATIONS TO FIRST FLOOR OFFICE AND GROUND FLOOR ENTRANCE TO FACILITATE CONVERSION FROM OFFICES (B1a) TO THREE SELF-CONTAINED FLATS (C3) 20 HIGH STREET, TRING, HP23 5AP
4/00723/15/FHA	MR & MRS G NEWCOMBE GARAGE CONVERSION WITH FIRST-FLOOR EXTENSION ABOVE 5 THE OLD FORGE, TRING ROAD, LONG MARSTON, TRING, HP234RL

B. WITHDRAWN

None

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
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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

F. ALLOWED

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

The Inspector considered that the scheme has a somewhat awkward roof arrangement with the ridge to the front gable rising above the ridge of the main roof. The front dormer is also a dominant feature within the roof plane, given that the ridge of the dormer extends to the ridge height of the main roof, although in all other respects, it is appropriate in terms of its siting and scale in relation to the roof form. However, the Inspector considered that the impact of these aspects of the scheme design on the street scene are limited to certain viewpoints. These street scene views are principally when approaching the property from the south; from directly in front of the property the scale and proportions of the front gable do not stand out against the height of the main roof and approaching the property from the north the property is not prominent in the street scene.

The Inspector went on to consider that the four dormers to the rear are also more dominant features in terms of their relationship to the ridge height of the main roof, but overall they are of a scale and form that they do not detract from the character and appearance of the property or of the local area and she found that the materials are appropriate in the context of surrounding development and respect the street scene. Overall, the Inspector considered that whilst some aspects of the scheme, taken individually, are awkward in terms of their design, the design incorporates features which are common in the local area and, taken as a whole, generally accords with the street scene. It was noted that objections have been raised regarding the impact on neighbours' living conditions however the Inspector considered that the alterations, particularly to the roof form would not materially harm the outlook for any of the surrounding neighbours, taking into account the relationship of neighbouring properties and the appeal dwelling and the scale of the alterations and extensions to the property.