

4/00335/18/FUL	PART DEMOLITION OF EXISTING SIDE EXTENSIONS AND CONSTRUCTION OF NEW 3-BED DETACHED DWELLING.
Site Address	3 GAVESTON DRIVE, BERKHAMSTED, HP4 1JE
Applicant	Mr & Mrs Shaylor, 3 GAVESTON DRIVE
Case Officer	Elsbeth Palmer
Referral to Committee	Due to contrary view of Berkhamsted Town Council

1. Recommendation

1.1 That planning permission be **GRANTED**.

2. Summary

2.1 This application seeks full planning permission for part demolition of existing side extensions and construction of new 3 bed detached dwelling with off street parking for two vehicles.

2.2 The site is located within a designated residential area of Berkhamsted wherein the principle of development is acceptable in accordance with Policies CS4 and CS17 of the Core Strategy (2013).

2.3 Saved Policy 10 of the Local Plan (2004) also seeks to optimise the use of available land within urban areas. This proposal seeks to optimise the use of urban land.

2.4 Policies CS 11 and 12 seek to ensure quality in neighbourhood and site design. There would not be an adverse impact to neighbouring properties as a result of the proposals and satisfactory parking is provided on site. The access to the development would not compromise highway safety and the site would be enhanced by additional planting and landscaping. The design and form of the development would be in character with the area which is already reasonably diverse.

3. Site Description

3.1 The site comprises a two-storey detached dwelling with a single storey side extension and car port on a corner plot between Gaveston Drive and Trevelyn Way, Berkhamsted. The plot benefits from off-street parking, comprising a double driveway. The plot also benefits from fairly sizable front and side gardens but has a limited garden depth. The property itself is characterised by a pitched roof, red brick, plain tiles and white uPVC.

4. Proposal

4.1 This application seeks full planning permission for part demolition of existing side extensions and construction of new 3 bed detached dwelling with off street parking for two vehicles.

5. Relevant Planning History

4/00334/18/FHA PART DEMOLITION OF EXISTING SIDE EXTENSIONS AND CAR PORT, CONSTRUCTION OF NEW TWO-STOREY SIDE EXTENSION, INTERNAL ALTERATIONS AND CHANGES TO FENESTRATION.
Granted
25/06/2018

6. Policies

6.1 National Policy Guidance

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

6.2 Adopted Core Strategy –

NP1, CS1, CS2, CS4, CS10, CS11, CS12, CS17, CS18, CS25 and CS29.

6.3 Saved Policies of the Dacorum Borough Local Plan

Policies 13, 18, 21, 51, etc.
Appendices 3 and 5

6.4 Supplementary Planning Guidance / Documents [include only those relevant to case]

- Environmental Guidelines (May 2004)
- Area Based Policies (May 2004) - Residential Character Area BCA 13: Castle Hill
- Water Conservation & Sustainable Drainage (June 2005)
- Energy Efficiency & Conservation (June 2006)

6.5 Advice Notes and Appraisals [include only those relevant to case]

Sustainable Development Advice Note (March 2011)

7. Constraints

- 15.2M AIR DIR LIMIT
- HALTON DOTTED BLACK
- AREA OF ARCHAEOLOGICAL IMPORTANCE
- CIL1

8. Representations

Consultation responses

8.1 These are reproduced in full at Appendix A

Neighbour notification/site notice responses

8.2 These are reproduced in full at Appendix B

9. Considerations

Main issues

9.1 The main issues to consider are:

- Policy and principle
- Layout, Design and Scale
- Impact on Street Scene
- Amenity Space
- Impact on Neighbours

- Trees and Landscaping
- Impact on Highway Safety
- Other

Policy and Principle

9.2 The National Planning Policy Framework advises that local authorities should seek to find solutions rather than problems with regard to development proposals in their decision making capacity. It however stresses the importance of a high quality of design.

9.3 The National Planning Policy Framework (NPPF) encourages the provision of more housing within towns and other specified settlements and the effective use of land by reusing land that has been previously developed. Saved Policy 10 of the Local Plan (2004) also seeks to optimise the use of available land within urban areas.

9.4 Policy CS 18 states that new housing will provide a choice of homes which will comprise a range of housing types and sizes.

9.5 The application site is located within an urban area in the existing town of Berkhamsted. As such the infrastructure in the immediate area has been developed to provide good transport links for existing land uses. There are also services and facilities available within close proximity of the site.

9.5 The site is situated within the town of Berkhamsted wherein residential development is acceptable in accordance with Policy CS4 of the Core Strategy.

9.6 The Berkhamsted Character Appraisal for this area (BCA13) sets out a number of development principles for the construction of new dwellings:

No special design requirements.

Detached dwellings are appropriate and are encouraged.

Medium to large sized houses are appropriate and are encouraged.

New development should follow the existing layout structure. The building line must be maintained. Spacing should be provided within the medium range (2m to 5m).

Should be compatible with the character within the existing density range (less than 15 dwellings/ha).

Front gardens and forecourts should be provided at a size, shape and depth common to other plots adjacent to and nearby the development site.

Landscaping and planting: Existing landscaping provision should be maintained where appropriate. Schemes for new development will be expected to supplement and enhance existing landscaping.

Off-street parking: Should be accommodated within individual private curtilages.

9.7 Taking all of the above into account, the proposal would make a valuable contribution to the Borough's existing housing stock (in accordance with Policy CS17). As such, the development would be located in a sustainable location and seeks to optimise the use of previously developed land, the proposal is in accordance with Policies CS 1, CS4 and CS17,18

of the Core Strategy (2013), Saved Policy 10 of the Local Plan (1991) and the NPPF (2012).

Layout, Design and Scale

9.8 The proposed development will be one two storey detached dwelling fronting Gaveston Drive. The proposed dwelling will be approximately one metre forward of No. 3 Gaveston Drive but will be set down from the road in a similar fashion.

9.9 The proposed dwelling will be similar in terms of eaves and ridge height to the existing dwelling.

9.10 The access will remain the same by using the existing access for No. 3 Gaveston Drive.

9.11 The design of the development will be modern and will reflect characteristics of dwellings in the local area.

9.12 Plot sizes vary locally with some small bungalows on large plots and some of the more modern developments to the north of the site which have large dwellings on small plots.

Impact on Amenity of Neighbours

9.13 The new dwelling is well removed from the neighbour to the east No. 1 Gaveston Drive (approximately 12 metres to their side elevation) and in line with No. 3 Gaveston Drive so there will not be any significant loss of sunlight and daylight as a result of the proposal.

9.14 The plans have been amended to reduce any overlooking into the rear garden of No. 40. The window for bedroom 2 is the only window in the first floor rear elevation that will not be obscure. Notwithstanding the details shown on the approved plans the windows serving the bathroom, dressing room and ensuite will be obscure and top hung. The one bedroom window is facing the rear neighbour's garden at an oblique angle so will not result in significant overlooking.

9.15 An existing screen of vegetation approx. 4 metres in height runs along the boundary between the site and 40 Trevelyan Way. Provision and agreement on landscaping plans showing existing tree and hedge screen to be supplemented and enhanced as part of a landscaping scheme will be made a condition of any approval.

9.16 It is considered that the obscure glazed windows and the vegetative screen will ensure that there is no harm caused by overlooking.

Impact on Street Scene

9.17 Paragraph 60 of the NPPF states that, 'planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.

9.18 Core Strategy (2013), Policies', CS1, CS4, CS10, CS11 and CS12 highlight the importance of good design in improving the character and quality of an area; seeking to ensure that developments are in keeping with the surrounding area in terms of size, mass, height and appearance. This guidance is reiterated in the Saved Local Plan (2004) Policies' of 10, 18 and 21.

9.19 The proposal is a detached two storey dwelling with a 2.4 metre gap between the side

elevation and the boundary of the site. The house will be set forward by one metre from the adjacent property but well set back from the front of the site. Off street parking for two vehicles will be provided to the side of the dwelling. The scale, bulk, design and materials of the proposed new dwelling will be in character with the street scene of Gaveston Drive.

9.20 The character along Gaveston Drive is mixed. The northern side has a strong character of large two storey dwellings on medium to large plots with off street parking to the front of the dwelling and garages to the side of the dwelling. No 1 and 3 Gaveston Drive are split from the rest of the southern side of Gaveston Drive due to the intersection with Trevelyan Way. Further west is No. 5 Gaveston Drive which is similar to the subject site but set back further from the road. The street scene to the west of this dwelling is amenity land and then a row of 6 bungalows which have had a variety of extensions. Overall the character along the southern side of Gaveston Drive is extremely mixed.

9.21 The proposal complies with the majority of the guidance set out in BCA 13. The only aspect which does not follow this guidance is density. The proposal will result in a higher density than the surrounding dwellings but from a street scene point of view the density will appear in character. The reason for this is that there is a gap between No. 3 Gaveston Drive and the neighbour on the eastern side No. 1 Gaveston Drive. This gap is far larger than that between other dwellings in the street scene.

9.22 The proposed new dwelling will not impact detrimentally on the street scene and will comply with CS 11 and 12.

Amendments sought through negotiations

9.23 The scheme has been amended through negotiations to reduce its impact and improve the scheme in the following ways:

- enhancement of existing landscaping bounding the site - which will be protected during construction via a condition;
- relocation of main bedroom to front of the dwelling so the majority of rear facing windows at first floor level can be obscured and non-opening; and
- reduction in ridge height to match the existing dwelling.

Amenity Space

9.24 The rear garden depth of approximately 9 metres is less than the 11.5 m stated in the guidance provided in Saved Local Plan Appendix 3.

9.25 The garden depth of No. 3 Gaveston Drive is similar to the new dwelling proposed. The garden depths vary in the local area from well in excess of the guidance to some of the more modern developments to the north of the site which have large dwellings on small plots.

9.26 The main reason for a minimum garden depth of 11.5 metres is to ensure that back to back relationships of dwellings are no closer than 23 metres in order to avoid overlooking. The proposed dwelling does not have a back to back relationship with No. 40 - it is a back to side.

9.27 While the depth falls short as it measures 9 metres, the width is generous at 15 metres and the garden has a regular shape such that it would provide a functional area of amenity.

Impact on Trees and Landscaping

9.28 No comments were received from Trees and Woodlands but due to the existing vegetation on site being of high visual amenity and screening value a condition will be set on any approval requiring the submission of a landscaping plan.

Impact on Highway Safety

9.29 The proposed development will allow for two off street parking spaces for a 3 bed dwelling. The SPG Accessibility Zones for the Designation of Car Parking Standards states that a three bedroom dwelling requires 2.25 spaces.

9.30 For this reason the existing on-site provision is believed to adequately supply the property's parking needs.

The proposed parking is therefore acceptable under Policy CS12 (b) of the Core Strategy.

Community Infrastructure Levy (CIL)

9.31 Policy CS35 of the Core Strategy 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 1 July 2015. This application is CIL liable due to resulting in more than 100m² of additional floor space.

Response to Neighbour comments

9.32 These points have been addressed above.

10. Conclusions

10.1 Taking all of the above into account, the proposal would make a valuable contribution to the Borough's existing housing stock (in accordance with Policy CS17). As such, the development would be located in a sustainable location and seeks to optimise the use of previously developed land, the proposal is in accordance with Policies CS 1, CS4 and CS17,18 of the Core Strategy (2013), Saved Policy 10 of the Local Plan (1991) and the NPPF (2012).

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

Conditions/Reasons for Refusal

No	Condition
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 development hereby permitted have been submitted and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details. Please do not send materials to the council offices. Materials should be kept on site and arrangements made with the planning officer for inspection.

	<p>Reason: To ensure a satisfactory appearance to the development and to comply with CS12.</p>
3	<p>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:</p> <p>hard surfacing materials; means of enclosure; soft landscape works which shall include 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; trees to be retained and measures for their protection during construction works; proposed finished levels or contours; and car parking layouts and other vehicle and pedestrian access and circulation areas.</p> <p>The approved landscape works shall be carried out prior to the first occupation of the development hereby permitted.</p> <p>Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area and to comply with CS12.</p>
4	<p>Any tree or shrub which forms part of the approved landscaping scheme which within a period of five 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 or shrub of a species, size and maturity to be approved by the local planning authority.</p> <p>Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area and to comply with CS12, CS25 and CS26.</p>
5	<p>The proposed car parking spaces shall have measurements of 2.4m x 4.8m min. and be located on land within the ownership of the applicant. This area shall be levelled, surfaced and drained in accordance with a detailed scheme submitted to and approved in writing by the Local Planning Authority and retained thereafter available for that specific use.</p> <p>Reason: In the interests of satisfactory development and highway safety and to comply with CS12.</p>
6	<p>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:</p> <p>Schedule 2 Part 1 Classes [A, B, C, E, F]</p> <p>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 immediate neighbour to the south 40 Trevelyan Way and the locality and to comply with CS12.</p>
7	<p>Notwithstanding the details shown on the approved plans the 3 windows at first floor level (nearest to the western side and which serve the bathroom, dressing room and en suite) in the rear elevation of the development hereby permitted shall be permanently fitted with obscured glass and top hung.</p> <p>Reason: In the interests of the residential amenities of the occupants of the adjacent dwellings - to ensure that there is no overlooking into the rear garden of 40 Trevelyan</p>

	Way (specifically the immediate amenity area adjacent to their property) and to comply with CS12.
8	<p>The development hereby permitted shall be carried out in accordance with the following approved plans/documents:</p> <p>Location Plan 2709.01 Proposed Elevations 2709.07 B Proposed Floor Plans 2709.06 A Proposed Site Plan 2709.05 A</p> <p>Reason: For the avoidance of doubt and in the interests of proper planning.</p> <p>Informatives:</p> <p>Article 35 Statement:</p> <p>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 2015.</p> <p>Highways</p> <p>1. The Highway Authority requires the alterations to or the construction of the vehicle crossovers to be undertaken such that the works are carried out to their specification and by a contractor who is authorised to work in the public highway. If any of the works associated with the construction of the access affects or requires the removal and/or the relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc.), the applicant will be required to bear the cost of such removal or alteration. Before works commence the applicant will need to apply to the Highway Authority to obtain their permission and requirements. The applicant may need to apply to Highways (Telephone 0300 1234047) to arrange this, or use link:- https://www.hertfordshire.gov.uk/droppedkerbs/</p> <p>2. Obstruction of public highway land: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the website: http://www.hertfordshire.gov.uk/services/transtreets/highways/ or by telephoning 0300 1234047.</p> <p>3. Road Deposits: It is an offence under section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available via the website http://www.hertfordshire.gov.uk/services/transtreets/highways/ or by telephoning 0300 1234047</p> <p>Ecology</p> <p>Bats and their roosts are protected at all times under domestic and European law. Works should proceed with caution, and in the event of bats or evidence of them</p>

	being found, work must stop immediately and advice taken on how to proceed lawfully from an appropriately qualified and experienced Ecologist or Natural England: 0300 060 3900.'
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That the application be GRANTED subject to the following conditions:

Appendix A

Consultation responses

Berkhamsted Town Council

Amended Plans (showing reduced ridge height).

To be advised through Addendum.

Amended Plans (showing master bedroom moved to front and first floor windows to the rear obscure glazed).

Objection. The development is cramped, there would be a loss of amenity to the adjoining owners and not much amenity space for the new property. Tandem parking would exacerbate the current parking situation and traffic movement. The lack of provision of a garage is out of character with surrounding houses and there is a loss of light to No. 1 and potential damage to the hedge line. Appendix 5; Appendix 3 (iv); CS11; CS12

Amended Plans (showing enhancement of boundary landscaping)

Concern:

The Committee was pleased to see that the issue of landscaping has now been addressed. However, the proposal is for tandem parking at the front of the property which can be problematic to coordinate on a day-to-day basis leading to an increase in on-street parking. The tree planting proposed for the front garden is likely to exacerbate such problems with tandem parking. Appendix 5.

Original Plans

Concern:

The documentation accompanying the application is deficient in terms of landscaping principles and the division of the plot.

CS12

Ecology Advisor

I am not aware of any notable ecological interest at this address but as modifications to the roof space are proposed, bats that rely on the property to roost or shelter could be adversely affected; there are records of bats in the area and it is likely they forage around properties on Gaveston Drive. Bats are protected under domestic and European law and, in general terms, it is an offence to disturb or harm a bat, or, damage or obstruct access to a roost.

However, the age, design and condition of the building suggest that the likelihood of bats roosting or sheltering in the building is slight and, therefore, a precautionary approach is appropriate. Consequently, I recommend that the following **Informative** should be added to

any consent:

“Bats and their roosts are protected at all times under domestic and European law. Works should proceed with caution, and in the event of bats or evidence of them being found, work must stop immediately and advice taken on how to proceed lawfully from an appropriately qualified and experienced Ecologist or Natural England: 0300 060 3900.”

Building Control

Approved document M –

Please specify the category of the design for the new dwelling (1 visitable/2 accessible and adaptable/3 wheelchair user), and that design considerations for level threshold to the property have been taken into account .

Historic Advisor

In this instance I consider that the development is unlikely to have a significant impact on heritage assets of archaeological interest, and I have no comment to make upon the proposal.

HCC - Highways

Amended Plans

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:

Hertfordshire County Council as Highway Authority does not object to the development, subject to the conditions and informative notes below.

CONDITIONS

1. The proposed car parking spaces shall have measurements of 2.4m x 4.8m min. and be located on land within the ownership of the applicant. This area shall be levelled, surfaced and drained in accordance with a detailed scheme submitted to and approved in writing by the Local Planning Authority and retained thereafter available for that specific use. Reason: In the interests of satisfactory development and highway safety.

I should be grateful if you would arrange for the following note to the applicant to be appended to any consent issued by your council:-

INFORMATIVES:

1. The Highway Authority requires the alterations to or the construction of the vehicle crossovers to be undertaken such that the works are carried out to their specification and by a contractor who is authorised to work in the public highway. If any of the works associated with the construction of the access affects or requires the removal and/or the relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc.), the applicant will be required to bear the cost of such removal or alteration. Before works commence the applicant will need to apply to the Highway Authority to obtain their permission and requirements. The applicant may need to apply to Highways (Telephone 0300 1234047) to arrange this, or use link:-
<https://www.hertfordshire.gov.uk/droppedkerbs/>

2. Obstruction of public highway land: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to willfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the website: <http://www.hertfordshire.gov.uk/services/transtreets/highways/> or by telephoning 0300 1234047.

3. Road Deposits: It is an offence under section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available via the website <http://www.hertfordshire.gov.uk/services/transtreets/highways/> or by telephoning 0300 1234047

COMMENTS

This application is for Part demolition of existing side extensions and construction of new 3-bed detached dwelling.

This amendment is for additional planting and landscaping

PARKING

Demolition of the existing car port will remove two of the current parking spaces for the existing property, so that only one parking space remains. The proposal is to provide two parking spaces for the new property.

ACCESS

The existing vxo providing access to the current hard standing and carport will require alteration to allow access to the proposed new parking spaces.

The site is located on Gaveston Drive, which is an unclassified local access road with a 30mph speed limit and no accidents in the vicinity in the last 5 years.

CONCLUSION

Hertfordshire County Council as Highway Authority considers the proposal would not have an increased impact on the safety and operation of the adjoining highways, subject to the conditions and informative notes above.

Original Plans

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:

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CONDITIONS

1. The proposed car parking spaces shall have measurements of 2.4m x 4.8m min. and be located on land within the ownership of the applicant. This area shall be levelled, surfaced and drained in accordance with a detailed scheme submitted to and approved in writing by the Local Planning Authority and retained thereafter available for that specific use. Reason: In the interests of satisfactory development and highway safety.

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COMMENTS

This application is for Part demolition of existing side extensions and construction of new 3-bed detached dwelling. PARKING

Demolition of the existing car port will remove two of the current parking spaces for the existing property, so that only one parking space remains. The proposal is to provide two parking spaces for the new property.

ACCESS

The existing vxo providing access to the current hard standing and carport will require alteration to allow access to the proposed new parking spaces.

The site is located on Gaveston Drive, which is an unclassified local access road with a 30mph speed limit and no accidents in the vicinity in the last 5 years.

CONCLUSION

Hertfordshire County Council as Highway Authority considers the proposal would not have an increased impact on the safety and operation of the adjoining highways, subject to the conditions and informative notes above.

Herts Property Services

Herts Property Services do not have any comments to make in relation to financial contributions required by the Toolkit, as this development is situated within Dacorum CIL Zone 1 and does not fall within any of the CIL Reg123 exclusions. Notwithstanding this, we reserve the right to seek Community Infrastructure Levy contributions towards the provision of infrastructure as outlined in your R123 List through the appropriate channels.

Trees and Woodlands

No comments received.

Appendix B

Neighbour notification/site notice responses

Amended Plans

40 Trevelyan Way - Objects

Unfortunately this minor change won't address any of my well documented concerns about the development.

Namely:

1. Loss of privacy. We would be overlooked when we aren't today. If not immediately then at some point in the future. We have a 5m hedge/tree line between the 2 properties. With such a small back garden proposed for the new build i see no way this natural screen will be maintained as they will get no light.
2. Traffic and safety. The parking and sight lines are bad on this road. People already park near corners and an extra house with more cars won't help. Also the parking proposed with the new house isn't side by side so inevitably one car will be on the road.
3. Environment and landscape. Cramming an extra house into a 60s development will be out of character. We have lots of trees where we live and some of these I'm sure will be lost and the local environment worsened.

Amended Plans

4 Gaveston Drive - Objects

We object against this proposed development due to many of the multiple points raised by several neighbours (and the council) already. The real attraction to the road and area is the space and placing of the current properties, in addition I struggle to see the specifics of how this property will fit in the proposed space, I fear lots of the vegetation/trees will be removed and also I can't see how the property will have a sufficient garden space. This will set a dangerous precedent enabling people to consider developing plots to introduce more houses. I see the current house (no.3) has already been granted a double storey extension of the same plot, this with a whole new house is far in excess of the plot/space available.

40 Trevelyan Way - Objects

This 3rd application submission for a new house does nothing to address our core concerns of:

1. Loss of privacy, there is nothing to prevent the existing hedges being taken down or require their adequate maintenance in the future
2. Road safety, a real issue already with people double parking on this road and those around it, with poor visibility. I've seen 2 very near misses, one with a pedestrian, in the last 12 months caused by poor visibility due to the number of parked cars. This development will make it worse.

The owner, who hasn't lived here for years, seems only interested in profit maximisation. No effort is being made to engage with the neighbourhood being impacted.

Further comments objecting - 40 Trevelyan Way

We recently received the letter advising the amendment to the proposed build of a new 3 bed detached dwelling. As far as we can understand the only thing that has changed is some extra information about the hedges and trees along the boundary between the adjoining properties including ours - 40 Trevelyan Way.

The means that all of our original concerns below regarding Overcrowding/Overdevelopment, Parking and Safety and elements of Landscape and environment still stand. We still believe that the proposed development could impact on all of these areas.

Regarding our Loss of Privacy. We can see that the applicant has tried to address some of these concerns but we still do not believe that there will be no impact in the longer terms for us. I have attached 2 photos taken from our back garden facing up the hill to the 3 Gaveston Drive property to show the current screening that exists.

Photo 1 - shows a large laurel bush on the boundary between our 2 properties. Behind here is exactly where the new dwelling is being proposed. As you will know laurel bushes are evergreen and so this screening exists year round.

Photo 2 - is of the same aspect and shows the screening that exists between our property and the existing house at 3 Gaveston Drive. As you can see this gives complete screening for us from 3 Gaveston Drive today. And for them from us.

In summary we currently have trees and hedges between our 2 properties that allow complete privacy. We are very concerned this will not be maintained over the long term with the cramming of 2 properties onto 1 current plot.

The new application says, "existing tree and hedge screen to be supplemented and enhanced

as part of a landscaping scheme to be agreed/conditioned". What does this mean? What is to stop the developer or a future owner (say in 5 years time) of this proposed property materially changing the trees and hedges that form the border? The laurel bush and most of the other hedges along the border have their trunk/roots in the 3 Gaveston Drive property so any future owner would presumably be within their rights to chop them down and overlook our property unimpeded?

We are concerned that looking at the revised plans that the proposal to maintain the landscaping between the 2 properties would only last until the property is sold. The garden that comes with the proposed new dwelling will be very small and have very little light. Any future owner would be very tempted to cut down the current 14 foot boundary we have, let in more light to their property and overlook ours - compromising our privacy.

We still vigorously oppose this development.

38 Trevelyan Way - Objects

I object for 2 reasons:

1.) The proposed development may result in our garden and rear of property becoming more overlooked. On review of the revised plans, there has been an attempt to maintain the hedge at the rear of the property. While this may be "agreed / conditioned" as noted on drawing 2709.05 A, it provides no assurance against the house owners choosing to remove this hedging following construction of the houses. This being natural, as otherwise their garden and ground floor of the property will receive very little direct sunlight.

2.) We already have commuters using the station regularly parking their vehicles on Gaveston Drive and Trevelyan Way. Infilling will likely worsen this situation. Given the road configuration and limited sight lines offered to drivers due to the corner on Trevelyan Way and associated junction between Trevelyan Way / Gaveston Drive, parked cars on the road present a greater risk to residents and particularly our young children.

1 Gaveston Drive - Objects

The proposed adjustments make little effort to deal with our objections on

1) privacy as relates to bordering/hedging that is not accurate and regardless will ensure it all gets destroyed with the build;

2) our issues with light remain

3) our issues with street parking remain

4) and the host of issues related to design and appearance for the area remain as per my previous comments and are I believe contrary to Dacorum planning rules.

And as yet no effort has been made by the owners to engage with any of the neighbours on the matter.

Further comments Objecting - 1 Gaveston Drive

The revised plans wrt the above planning applications do not address my concerns regarding the overlooking and loss

of privacy which are;

1. Overlooking Loss of Privacy

- The new house either by the side or back windows will be able to oversee our garden in the most intrusive of ways.

- The diagram plan identifies 5 trees as being the border between number 1 & 3 with all in the garden of number 1. This is highly misleading;

(i) They are not all trees, much of it is a hedge

(ii) The trees and hedge are not all in my garden

- This then creates the following issues;

(i) The closeness of the proposed house to the trees and hedge will destroy the plants/tree/hedges once building begins - regardless of who owns the trees/hedges/shrubs.

(ii) Therefore, the only method of providing screening then would require house number 1 to plant trees further inside our garden - this cannot be right

or justifiable. I should not be required at my own cost to plant trees within my own property to facilitate a profitable development at the adjoining property.

- It should also be noted that because of the layout of my house, this portion of the garden is the piece most used - yet if the plans are given the go-ahead,

I will lose this private amenity space for my family

And to re-iterate the previous concerns;

2. Adequacy of Parking/Turning

- The road is narrow and already suffers when anyone chooses to park there - particularly during the week for the station. During the 10 years that the house has been rented out there have been frequent periods where the rental residents of number 3 have chosen to park on the road because of the incline in the parking hill. This can only worsen the situation.

3. Design, Appearance

- The council states the importance of maintaining the character of an area - this infilling is at odds with that objective (Berkhamsted Character Appraisal for the area (BCA13)

- The proposed new house simply will not mimic number 1 Gaveston Drive. It would provide lopsided view of the housing at that end of Gaveston Drive

- I am also at a loss as to understand how the plans can fit in with the DBLP guidance on garden depth (11.5m) and the minimum distance between rear wall and rear of another, privacy requirements of 23 feet.....

- The gardens will not be of the same size per the first point in this section.

4. Loss of Light or overshadowing

- The new houses shadow will from mid-afternoon to evening overhang our garden

substantially, particularly in the summer.

I am also conscious that I may have mis-identified the correct planning application code with my initial written objections ie entitles it 4/00334/18/FHA and did not identify the one related to the building of the house - my comments however would have made it clear what I was referring to - so I hope this is not an issue.

Main Points

1. Overlooking loss of privacy

Plans are inaccurate on location and number of trees - no comment on the hedges

Any building would destroy the trees anyway given how close to the border the building would be

The only way I could seek proper cover would be to grow new shrubbery further into my garden - this is unacceptable

Concerns from previous email and re-iterated

2. Inadequacy of parking and turning - the road is narrow and already suffers from owners parking on the road

3. Design and appearance

The infill appears to contravene local planning rules

- related to character, BCA13

- DBLP garden length distance from build

4. Possible loss of light from mid afternoon during the summer.

Note original objections were not recorded on website but were sent to planning officer.

6 Gaveston Drive - Objects

My previous objections to this proposed development still stand!

In addition I must point out the following.

I received notification that the councillor Iain Reay and others are proposing that Bridgewater Rd has yellow lines put on it to stop parking. This hazard prevents free passage of traffic and is dangerous. When I replied to the consultation I said that in principle I agreed that this was a good idea. However my one great concern is that people will seek out other places to park and they will move their cars into side roads such as Gaveston Drive. Our road is already used as a car park for the station and of course residents park cars too. Another house will add to the problem since many households have two or three cars.

Original Plans

40 Trevelyan Way - Objects

Currently we are not overlooked at all by 3 Gaveston Drive. There is a 14 foot laurel bush that provides screening between the 2 properties. We are very concerned that the new house being

proposed would overlook (esp from bedrooms 2&3) our back garden and rear of our house. .A new house between No. 1 and 3 Gaveston (the only 2 houses between the junctions of Murry Rd and Trevelyan Way) would be over-crowding through garden grabbing. We would be very concerned that No. 1 Gaveston could do the same, and we would end up with 4 houses in a space that today only has 2!This small section of road, already has parked cars on and around the bend consistently. A new house will only make this traffic worse. The new house would be squashed right up against the boundary and have a tiny garden relative to house size, not in keeping with the location. There are hedges/trees in the areas between the houses and changes to this aspect of the landscape would adversely affect the neighbourhood and our privacy.

40 Trevelyan Way Further comments - Objecting

Loss of Privacy

Currently we aren't overlooked from 3 Gaveston Drive at all, both in our house and back garden. There is excellent screening from a 14 foot laurel bush and a number of other trees and high bushes that run the full length of the border of 3 Gaveston with our back garden and house.

The proposed plans for the new dwelling have 2 bedrooms that would face towards our property and we believe would adversely impact on our privacy.

Overcrowding/Overdevelopment

The plot that No. 3 Gaveston is on isn't that big. Cramming an extra dwelling on the plot through plot subdivision, "garden grabbing", isn't in keeping with the rest of the houses and streets in the nearby area. The proposed new house takes up a large amount of the small sub divided plot, and is squashed right up against the boundaries of adjoining plots. It increases the density of housing significantly in a small area.

We would be concerned that No. 1 Gaveston could add a new dwelling on their plot, in exactly the same way, and we would end up with 4 houses in a space that today only has 2!

Parking and Safety

3 Gaveston Drive is on a short space of road between the junction with Murray Road and Trevelyan Way. There are only 2 houses on the south side of the road (No. 1 and No 3). Adding an extra house with associated cars and driveway will make this part of the road more crowded and less safe, esp given the way the road bends by the junction with Murray Road.

Landscape and environment

The application says trees/hedges nearby could influence the development. We wouldn't want to see any changes the landscape in that respect, esp. in heights. The large hedges and trees we have in this area are both part of the character of the neighbourhood but also essential for maintaining current levels of privacy.

36 Trevelyan Way - Objects

The associated application says "Car port altered to parking space, but 3 parking for 3 vehicles unchanged". The present 4 bedroom house currently has 3 parking spaces (on a steep downward sloping drive). These 3 parking spaces now appear to be shared between the

existing house (extended to 5 bedrooms) and the proposed new 3 bedroom house. This will be grossly inadequate and on-street parking will be necessary, contributing further to congestion and danger.

The 4 bedroom houses on this 1960s estate all have reasonable sized gardens suitable for children to safely play in. Building a second house on the same plot will destroy this amenity for future occupants.

6 Gaveston Drive - Objects

I object strongly to this application:

We live on a 1960s development. The houses are not close together and there is a spacious feel. If more houses are put in spaces between existing houses the nature of the local development will be lost. If this house is allowed more will follow and the area spoilt.

We already have a parking problem on a narrow road. People park here when they use the station and that is in addition to the cars of residents. This proposed house will bring more vehicles to a road which already can be difficult to negotiate.

The space between numbers 1 and 3 Gaveston Drive is filled with shrubs and trees which are in the gardens and which provide a pleasant view. A house beside number 3 will obstruct my view to the South West of my house which provides a view of the other side of the valley in which Berkhamsted is placed.

The owners of 3 Gaveston Drive do not live in the house. It has been let for some years. They are damaging our environment not their own!

6 Gaveston Drive - Further objections

This area of Berkhamsted was built in the 1960s. At that time plots were generous and thus the houses are well-spaced with good gardens. It just happened that 3 Gaveston Drive has much of its garden to the side of the existing house thus providing easy road access for the proposed house.

This does not mean however that it should be built.

It would alter the visual appearance of the area by increasing the density of building in the local area. In addition the proposed house is not of the same generous proportions of the existing housing stock and will therefore stand out visually in the wrong way!

If other people in the area were to start seeking and receiving permission to squash in smaller houses the whole area would be altered in character and lose its 1960/70s character which is an attractive feature of where we live.

We already get a fair amount of through traffic in Gaveston Drive and irritatingly, people use it to park for the station. Several more cars, which any new house is likely to generate, will cause an already narrow road to become more congested and impair the passage of large vehicles particularly.

10 Gaveston Drive - Objects

We are the residents at number 10 Gaveston Drive which is directly opposite the site of the proposed development.

We would like to raise concerns in 3 areas:

1) The view from our house South towards the valley , Grand Union Canal and the other side of Berkhamsted will be severely impacted. It was this view that made us decide to buy our house and it is a source of a great deal of happiness at all times of day and night. We have a large window at the top of our first storey and a second dwelling will obscure the view out of it. Moreover a second dwelling will create a "block" of housing and spoil the general visual aesthetic of the street.

2) Parking. It seems inevitable that this will cause additional parking strain on the road. Gaveston Drive was considered for residents only parking restrictions a number of years ago. As more people use the station the number of people parking in Gaveston Drive and walking to the station has increased. Another dwelling will add additional pressure to "on street" parking in the area.

3) Disruption. There will be a hugely disruptive period for us if these developments are passed. That includes many months of noise, building, lorries and deliveries, obstruction and in general a negative impact on our daily lives for many months. As our drive is directly opposite the proposed works, this will cause difficulty in moving our car at times of supplies being delivered, heavy machinery use and general business of the building work itself, which will be dangerous for our children. Coupled with the general waste material that are used in such a build, nails, metalwork, bricks etc.

I would be grateful if the above would be taken into consideration before any decision is made and a mitigation plan developed accordingly.

Objections

Address	Comments
BERKHAMSTED TOWN COUNCIL,CIVIC CENTRE,161 HIGH STREET,BERKHAMSTED, HP4 3HD	BTC comment Concern. The documentation accompanying the application is deficient in terms of landscaping principles and the division of the plot. CS12.
40 TREVELYAN WAY,BERKHAMSTED,,HP 4 1JH	Currently we are not overlooked at all by 3 Gaveston Drive. There is a 14 foot laurel bush that provides screening between the 2 properties. We are very concerned that the new house being proposed would overlook (esp from bedrooms 2&3) our back garden and rear of our house. A new house between No. 1 and 3 Gaveston (the only 2 houses between the junctions of Murry Rd and Trevelyan Way) would be overcrowding through garden grabbing. We would be very concerned that No. 1 Gaveston could do the same, and we would end up with 4 houses in a space that today only has 2! This small section of road, already has parked cars on and around the bend consistently. A new house will only make this traffic worse. The new house would be squashed right up against the boundary and have a tiny garden relative to house size, not in keeping with the location. There are hedges/trees in the areas between the houses and changes to this aspect

	of the landscape would adversely affect the neighbourhood and our privacy.
1 GAVESTON DRIVE, BERKHAMSTED,,, HP4 1JE	<p>Fuller details of objections are with planning officer on email</p> <p>Main Points</p> <ol style="list-style-type: none"> 1. Overlooking loss of privacy Plans are inaccurate on location and number of trees - no comment on the hedges Any building would destroy the trees anyway given how close to the border the building would be The only way I could seek proper cover would be to grow new shrubbery further into my garden - this is unacceptable <p>Concerns from previous email and re-iterated</p> <ol style="list-style-type: none"> 2. Inadequacy of parking and turning - the road is narrow and already suffers from owners parking on the road 3. Design and appearance The infill appears to contravene local planning rules - related to character, BCA13 - DBLP garden length distance from build 4. Possible loss of light from mid afternoon during the summer. <p>Note original objections were not recorded on website but were sent to planning officer.</p>
6 GAVESTON DRIVE, BERKHAMSTED,,, HP4 1JE	<p>I object strongly to this application:</p> <p>We live on a 1960s development. The houses are not close together and there is a spacious feel. If more houses are put in spaces between existing houses the nature of the local development will be lost. If this house is allowed more will follow and the area spoilt.</p> <p>We already have a parking problem on a narrow road. People park here when they use the station and that is in addition to the cars of residents. This proposed house will bring more vehicles to a road which already can be difficult to negotiate. The space between numbers 1 and 3 Gaveston Drive is filled with shrubs and trees which are in the gardens and which provide a pleasant view. A house beside number 3 will obstruct my view to the South West of my house which provides a view of the other side of the valley in which Berkhamsted is placed.</p> <p>The owners of 3 Gaveston Drive do not live in the house. It has been let for some years. They are damaging our environment not their own!</p>
36 TREVELYAN WAY, BERKHAMSTED,,, HP4 1JH	<p>The associated application says "Car port altered to parking space, but 3 parking for 3 vehicles unchanged". The present 4 bedroom house currently has 3 parking spaces (on a steep downward sloping drive). These 3 parking spaces now appear to be shared between the existing house (extended to 5 bedrooms) and the proposed new 3 bedroom house. This will be grossly inadequate and on-street parking will be necessary, contributing further to congestion and danger.</p> <p>The 4 bedroom houses on this 1960s estate all have</p>

	<p>reasonable sized gardens suitable for children to safely play in. Building a second house on the same plot will destroy this amenity for future occupants.</p>
<p>38 TREVELYAN WAY, BERKHAMSTED,,, HP4 1JH</p>	<p>I object for 2 reasons:</p> <p>1.) The proposed development may result in our garden and rear of property becoming more overlooked. On review of the revised plans, there has been an attempt to maintain the hedge at the rear of the property. While this may be "agreed / conditioned" as noted on drawing 2709.05 A, it provides no assurance against the house owners choosing to remove this hedging following construction of the houses. This being natural, as otherwise their garden and ground floor of the property will receive very little direct sunlight.</p> <p>2.) We already have commuters using the station regularly parking their vehicles on Gaveston Drive and Trevelyan Way. Infilling will likely worsen this situation. Given the road configuration and limited sight lines offered to drivers due to the corner on Trevelyan Way and associated junction between Trevelyan Way / Gaveston Drive, parked cars on the road present a greater risk to residents and particularly our young children.</p>
<p>6 GAVESTON DRIVE, BERKHAMSTED,,, HP4 1JE</p>	<p>My previous objections to this proposed development still stand!</p> <p>In addition I must point out the following.</p> <p>I received notification that the the councillor Iain Reay and others are proposing that Bridgewater Rd has yellow lines put on it to stop parking. This hazard prevents free passage of traffic and is dangerous.</p> <p>When I replied to the consultation I said that in principle I agreed that this was a good idea. However my one great concern is that people will seek out other places to park and they will move their cars into side roads such as Gaveston Drive. Our road is already used as a car park for the station and of course residents park cars too. Another house will add to the problem since many households have two or three cars.</p>
<p>1 GAVESTON DRIVE, BERKHAMSTED,,, HP4 1JE</p>	<p>The proposed adjustments make little effort to deal with our objections on 1) privacy as relates to bordering/hedging that is not accurate and regardless will ensure it all gets destroyed with the build 2) our issues with light remain 3) our issues with street parking remain 4) and the host of issues related to design and appearance for the area remain as per my previous comments and are I believe contrary to Dacorum planning rules.</p> <p>And as yet no effort has been made by the owners to engage with any of the neighbours on the matter.</p>
<p>40 TREVELYAN WAY, BERKHAMSTED,,, HP4 1JH</p>	<p>This 3rd application submission for a new house does nothing to address our core concerns of:</p> <p>1. Loss of privacy, there is nothing to prevent the existing hedges being taken down or require their adequate maintenance in the future</p> <p>2. Road safety, a real issue already with people double</p>

	<p>parking on this road and those around it, with poor visibility. I've seen 2 very near misses, one with a pedestrian, in the last 12 months caused by poor visibility due to the number of parked cars. This development will make it worse.</p> <p>The owner, who hasn't lived here for years, seems only interested in profit maximisation. No effort is being made to engage with the neighbourhood being impacted.</p>
<p>4 GAVESTON DRIVE, BERKHAMSTED,, HP4 1JE</p>	<p>We object against this proposed development due to many of the multiple points raised by several neighbors (and the council) already. The real attraction to the road and area is the space and placing of the current properties, in addition I struggle to see the specifics of how this property will fit in the proposed space, I fear lots of the vegetation/trees will be removed and also I cant see how the property will have a sufficient garden space. This will set a dangerous precedent enabling people to consider developing plots to introduce more houses. I see the current house (no.3) has already been granted a double storey extension of the same plot, this with a whole new house is far in excess of the plot/space available.</p>

Supporting

Address	Comments
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Commenting

Address	Comments
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