

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B. WITHDRAWN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