

4/00031/19/FUL	DEMOLITION OF EXISTING FIVE GARAGES AND CONSTRUCTION OF 2 TWO BED DWELLINGS WITH OFF STREET PARKING AND SHARED FRONT GARDEN (AMENDED SCHEME)
Site Address	GARAGES ADJACENT, 8 CUPID GREEN LANE, HEMEL HEMPSTEAD, HP2 7HH
Applicant	Watford Community House Trust, 59 Clarendon Road
Case Officer	Robert Freeman
Referral to Committee	The application has been referred to committee in view of their previous decision to refuse planning permission for residential use of the site and given the Council's ongoing interest as a former landowner.

1. Recommendation

1.1 That planning permission be **GRANTED**

2. Summary

2.1 The proposed development would provide an appropriate redevelopment of this site for residential purposes.

2.2 It would provide for a high quality residential scheme in accordance with Policies CS1, CS4, CS8 and CS12 of the Core Strategy.

2.3 There would be no detrimental impact upon the amenities of neighbouring properties in accordance with Policy CS12 of the Core Strategy and saved Appendix 3 of the Dacorum Borough Local Plan 1991-2011 (DBLP)

2.4 The proposals would not result in significant harm to matters of highways safety in accordance with Policies CS8 and CS12 of the Core Strategy and saved Policy 51 and Appendix 5 of the DBLP.

3. Site Description

3.1 The site is located on the northern side of Cupid Green Lane and on the corner of Yeoman's Ride. The site comprises a block of five garages and an associated hard standing area sold by the Borough Council to Watford Community Housing. The land to the rear of the garages comprises a modest amenity green containing two trees.

4. Background

4.1 In September 2014, Cabinet approved the disposal of 97 garage sites, including that subject to this application, with a view to increasing the supply of housing across the Borough, minimising the future maintenance liability and driving more efficient use of its stock. A number of garages within Council ownership were not suitable for modern vehicles and were used for storage and parking for motorcycles.

4.2 The Council has approximately 7,000 garages in the Borough with over 2,000 currently vacant.

4.3 The Council has disposed of the application site to Watford Community Housing. The site was sold subject to vacant possession with existing tenants offered alternative accommodation in nearby garages.

4.4 An application for the construction of 2 x 2 bedroom properties at the site (4/01768/18/FUL) was considered by the committee on the 18th October 2018. The committee recommended that planning permission be refused for the following reason:

"The proposed development, by reason of its design and layout, would result in an inappropriate form of development which would be harmful to the amenity of the area and adjacent property. As such the proposals would be contrary to Policies CS12 of the Core Strategy and saved Appendix 3 of the Dacorum Borough Local Plan 1991-2011"

4.5 The current proposals seek to address members concerns that the proposals were cramped and provided little space between the property and 8 Cupid Green Lane for management and maintenance. This space around the property has been increased and it is now proposed to provide two maisonettes at the site.

5. Proposal

5.1 The proposals involve the demolition of an existing block of five garages and the construction of 2 x 2 bedroom maisonettes. Each unit would be provided with its own entrance and two parking spaces off Yeoman's Ride with outdoor amenity space being provided to the south of the properties.

6. Policies

6.1 National Policy Guidance

National Planning Policy Framework (NPPF)

6.2 Adopted Core Strategy

NP1, CS1, CS2, CS4, CS8, CS10, CS11, CS12, CS13, CS17, CS19, CS27, CS28, CS29 and CS35

6.3 Saved Policies of the Dacorum Borough Local Plan (DBLP)

Policies 10, 12, 13, 18, 21, 51,58, 99, 116 and 119.

6.4 Supplementary Planning Guidance / Documents

- Accessibility Zones for the Application of car Parking Standards (July 2002)
- Area Based Policies (May 2004) - Residential Character Area HCA 32: Grovehill
- Energy Efficiency & Conservation (June 2006)
- Environmental Guidelines (May 2004)
- Grovehill Neighbourhood Plan.
- Water Conservation & Sustainable Drainage (June 2005)

6.5 Advice Notes and Appraisals

- Sustainable Development Advice Note (March 2011)

7. Representations

Consultation responses

7.1 These are reproduced in full at Appendix A

Neighbour notification/site notice responses

7.2 These are reproduced in full at Appendix B

8. Considerations

Policy and Principle

8.1 The government places a strong emphasis upon the delivery of new homes in accordance with the NPPF and development plan. There is significant support in the NPPF for the promotion and development of under used land and buildings to meet identified housing needs at paragraph 118 of the NPPF. Paragraph 119 of the NPPF would encourage local authorities to take a pro-active role in bringing forward land including the promotion of land within public ownership extending to and including the assembly and disposal of suitable sites for residential use.

8.2 The site is located in a residential area where in accordance with Policies NP1, CS1 and CS4 of the Core Strategy the provision of new dwellings would be appropriate. The proposals would seek to address the general requirements for new housing as expressed under Policy CS17 of the Core Strategy but would also provide affordable as required under Policy CS19 of the Core Strategy.

8.3 The redevelopment of garage sites is encouraged under the Grovehill Neighbourhood Plan; particularly where such garages have no beneficial use or are no longer required. The garages have been sold as part of a wider review of the Council's garage stock and are surplus to its requirements. As such the site is considered appropriate for redevelopment.

Layout and Design

8.4 The proposed development follows the established urban grain and building line established by the neighbouring terrace to Cupid Green Lane and surrounding residential development. It would be sited some 1.2m from the flank elevation of No.8 with a back to back distance of around 32m provided from the first floor of units forming 18-28 Essex Mead. The proposed development would reflect the layout principles in saved Appendix 3 of the DBLP.

8.5 The proposed development is considered to be appropriate in terms of its design, bulk, scale, height and use of materials in accordance with Policy CS12 of the Core Strategy. The proposal compliments the adjacent terrace in its form and scale with a identical eaves and ridge height. The flats are designed to have identical floor plans with living, kitchen and dining spaces to the south and bedrooms to the north elevation. Each unit would has been designed to provide a high level of internal space, habitable rooms that received good daylight and sunlight and are well ventilated. The ground floor unit

would also benefit from having a modest private external amenity space in addition to a communal garden at the south of the property.

8.6 The external appearance of the surrounding buildings is predominantly pebble-dash render with dark roof tiles although brick features significantly on Yeoman's Court which is a mix of red brick, render and timber cladding. The proposals seek to blend into the character of the area whilst refreshing the aesthetics. The proposed dwellings would be constructed from a grey brick which would be more durable and easier to maintain than render and with a similar dark roof tile/slate to the existing properties. This approach should complement the appearance of neighbouring units.

8.7 The design of the proposed scheme is acceptable to the Conservation and Design team.

Impact on Heritage Assets

8.8 Opposite the application site lies Yeoman's Court which was built around the Grade II Listed St Agnells Farmhouse and associated outbuildings. The setting of the listed building has been considered in accordance with Policy CS27 of the Core Strategy. The historic context of the farmhouse has been substantially diminished over time and the proposal is likely to have a negligible impact on the historic setting of the listed buildings. As such no objections would be raised to the proposals by the Conservation Officer and there would be no conflict with Policy CS27 of the Core Strategy.

Loss of Open Space

8.9 The site does not comprise designated open land and as such its protection from loss is limited under both the Core Strategy and saved DBLP policies. Under saved Policy 116 of the DBLP it is appropriate to consider the contribution that the open land makes towards leisure and recreation, townscape, visual amenity and nature conservation and to weigh this against other planning benefits that might arise as a result of development. The site comprises a relatively small area of grassland which historically would have been maintained as part of the highway verge. It contains two trees as discussed below. The site does not perform any significant leisure or recreational function and makes only a limited contribution towards the appearance of the area. The Hertfordshire Ecology unit does not wish to be consulted on the application and have orally confirmed the conclusions in the Arboricultural report namely; that the site has low potential for wildlife and ecological associations as a result of trees upon the site. As such, and despite the resident's assertions that the site forms part of a wildlife corridor, the nature conservation value of the site appears limited.

8.10 The benefits of developing the site for housing and affordable housing clearly outweigh any harm identified from the loss of open space.

Impact on Trees and Landscaping

8.11 The proposed development will result in the removal of a small Silver Birch tree (T1) and the pruning of a larger Maple tree (T2) on the corner of Yeoman's Ride and providing screening to the Cupid Green Lane frontage of the site. The smaller tree is classified as a poor specimen and as such there would be no objection to its removal.

8.12 The larger Maple tree is shown for retention and will be subject to pruning to remove

Ivy, reduce the size of the tree crown and reduce the length of a defective limb. These works do not require the permission of the Council. Whilst the larger tree is identified for retention; there may be some pressure for it to be regularly pruned given its close proximity to the proposed dwellings. Its loss would be unfortunate in the event of excessive development pressure however the tree is neither subject to or worthy of a Tree Preservation Order. Such matters were discussed with the Tree Officer at the pre-application stage. As such a refusal of the proposals on the impact on trees could not be justified either under Policies CS12 and CS29 of the Core Strategy nor under saved Policy 99 of the DBLP.

8.13 The proposed landscaping scheme for the site is considered to be acceptable with new enclosures to the rear gardens and between the proposed dwellings and 8 Cupid Green Lane. The front gardens meanwhile would retain a relatively open appearance bounded by modest hedgerows and with new gates. As such the proposals, although incorporating the amenity space at the junction of Cupid Green Lane and Yeoman's Ride, are not considered to diminish the amenity value of the green space nor its contribution to the overall character and appearance of the area. Defensive planting at the rear (north) will be introduced to provide greater privacy to ground floor bedrooms.

Impact on Residential Amenities

8.14 The proposed development is not considered to result in any significant harm to the residential amenities of neighbouring properties in accordance with Policy CS12 of the Core Strategy and having regard to Saved Appendix 3 of the DBLP. The proposals would be constructed in line with the existing terrace of 2-8 Cupid Green Lane and such distance from properties in Essex Mead and Yeoman's Court that it would have no significant impact in terms of daylight or sunlight to these properties.

8.15 There would also be no significant harm to the privacy of neighbouring properties with distances to properties in Essex Mead significantly exceeding the back to back recommendations in saved Appendix 3 of the DBLP. Although new windows would be located within the flank elevation of the proposed units and facing Yeoman's Court, these would provide light to the stairs rather than substantive views into neighbouring land and property.

8.16 The use of the proposed dwellings should not generate a noise nuisance and in the event of excess noise or anti-social behaviour should be dealt with in accordance with other legislation.

Impact on Highway Safety

8.17 The proposed development will provide for two parking space per 2 bedroom property within the garden area. This would exceed the parking standards in saved Appendix 5 of the DBLP. However this provision is considered appropriate for the scale of the units proposed and having regard to Policies CS8 and CS12 of the Core Strategy and saved Policy 51 and Appendix 5 of the DBLP. The County Council has indicated that the proposals would not result in significant harm to matters of highways safety.

8.18 Paragraph 109 of the NPPF states that "development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe" This would not be the case with this proposal.

8.19 A number of cars currently park on the hard standing to the front of the garages will be displaced as a result of this development. This land is within the ownership of the applicant and as such cannot be relied upon to provide parking for other dwellings within the vicinity of the site. There would appear to be little legitimate grounds for refusal of the application on the basis that parking may be displaced as a result of development, notwithstanding the issues that this clearly raises.

8.20 The Estates team have indicated that there are a number of nearby garage blocks which are available for use including 4 garages within separate garage blocks to Yeoman's Roads, 4 garages at St Agnells Lane and 4 at Essex Mead.

8.20 A number of properties appear to have addressed their own concerns with parking through the provision of parking within their residential curtilages and there appears to be scope for more properties to undertake such measures should the need arise. Furthermore there are no on-street parking restrictions to either Cupid Green Lane or Yeoman's Ride. There would be no concerns that the displaced vehicles would lead to conditions prejudicial to highways safety in accordance with CS8 of the Core Strategy.

Response to Neighbour comments

8.21 These points have been addressed above.

CIL

8.22 The proposed development would be subject to CIL charges in accordance with Policy CS33 of the Core Strategy and the CIL Charging Schedule. A charge of £100 per square metre (plus indexation) would be levied against the proposals. The applicants may be eligible for an exemption from the charge as an affordable housing provider and subject to the submission of a relevant and complete relief claim. These should be submitted and agreed with the Council prior to the commencement of works.

S106 and Planning Obligations

8.22 The proposed development falls below the affordable housing threshold in Policy CS19 of the Core Strategy and as such it is not considered reasonable to tie the tenancy of the proposed units via the planning system. The units themselves will be developed as affordable units and are subject to a separate Capital Subsidy Agreement with the Council incorporating nomination rights for the Council's housing team. It is considered that the application site should not be subject to any other planning obligations under S106 of the Town and Country Planning Act 1990 (as amended) and in accordance with the CIL Regulations.

9. Conclusions

9.1 The proposals would provide a high quality residential scheme on the site without any significant adverse impacts to neighbouring property, the surrounding highways network or ecology.

9.2 The proposals are considered to be acceptable and would be in accordance with the development plan

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

Conditions

No	Condition
1	<p>The development hereby permitted shall be begun before the expiration of three years from the date of this permission.</p> <p>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.</p>
2	<p>No development shall take place until samples 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> <p>Reason: To ensure a satisfactory appearance to the development in accordance with Policy CS12 of the Core Strategy</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; and trees to be retained and measures for their protection during construction works;</p> <p>The approved landscape works shall be carried out in accordance with the approved details prior to the first occupation of the development hereby permitted with the exception of any tree protection which should be erected prior to the commencement of works and retained for the duration of construction.</p> <p>Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area in accordance with Policy CS12 of the Core Strategy.</p>
4	<p>Prior to the commencement of the development hereby permitted a Phase I Report to assess the actual or potential contamination at the site shall be submitted to and approved in writing by the local planning authority. If actual or potential contamination and/or ground gas risks are identified further investigation shall be carried out and a Phase II report shall be submitted to and approved in writing by the local planning authority prior to the commencement of the development. If the Phase II report establishes that remediation or protection measures are necessary a Remediation Statement shall be submitted to and approved in writing by the Local Planning Authority.</p>

	<p>For the purposes of this condition:</p> <p>A Phase I Report consists of a desk study, site walkover, conceptual model and a preliminary risk assessment. The desk study comprises a search of available information and historical maps which can be used to identify the likelihood of contamination. A simple walkover survey of the site is conducted to identify pollution linkages not obvious from desk studies. Using the information gathered, a 'conceptual model' of the site is constructed and a preliminary risk assessment is carried out.</p> <p>A Phase II Report consists of an intrusive site investigation and risk assessment. The report should make recommendations for further investigation and assessment where required.</p> <p>A Remediation Statement details actions to be carried out and timescales so that contamination no longer presents a risk to site users, property, the environment or ecological systems.</p> <p>Reason: To ensure that the issue of contamination is adequately addressed and to ensure a satisfactory development.</p>
5	<p>All remediation or protection measures identified in the Remediation Statement referred to in Condition 4 shall be fully implemented within the timescales and by the deadlines as set out in the Remediation Statement and a Site Completion Report shall be submitted to and approved in writing by the local planning authority prior to the first occupation of any part of the development hereby permitted.</p> <p>For the purposes of this condition a Site Completion Report shall record all the investigation and remedial or protection actions carried out. It shall detail all conclusions and actions taken at each stage of the works including validation work. It shall contain quality assurance and validation results providing evidence that the site has been remediated to a standard suitable for the approved use.</p> <p>Reason: To ensure that the issue of contamination is adequately addressed and to ensure a satisfactory development.</p> <p>Informative: Paragraph 121 of the NPPF states that all site investigation information must be prepared by a competent person. This is defined in the framework as 'A person with a recognised relevant qualification, sufficient experience in dealing with the type(s) of pollution or land instability, and membership of a relevant professional organisation.'</p> <p>Contaminated Land Planning Guidance can be obtained from Regulatory Services or via the Council's website www.dacorum.gov.uk</p>
6	<p>The development hereby permitted shall not be occupied until the arrangements for vehicle parking, circulation, loading and unloading shown on Drawing No. 102_PL2 shall have been provided, and they shall not be used</p>

	<p>thereafter otherwise than for the purposes approved.</p> <p>Reason: To ensure the adequate and satisfactory provision of off-street vehicle parking facilities in accordance with Policies CS8 and CS12 of the Core Strategy.</p>
7	<p>The development shall be carried out in accordance with the drainage strategy provided by David French Partnership and reference 15495/JAE unless otherwise agreed in writing. The approved drainage strategy shall thereafter be implemented and maintained retained fully in accordance with the approved details.</p> <p>Reason: To ensure that the site is subject to an acceptable drainage system serving the development in accordance with Policy CS31 of the Core Strategy.</p>
8	<p>The development hereby permitted shall be carried out in accordance with the following approved plans/documents:</p> <p>001_PL2 rev P1 002_PL2 rev P1 003_PL2 rev P1 100_PL2 rev P1 101_PL2 rev P1 102_PL2 rev P1 Development Site Impact Assessment & Method Statement MR/170306TCP MR/170306TPP Design Statement Sustainable Drainage Strategy Ecological Appraisal 4170932/4102 4170932/4202</p> <p>Reason: For the avoidance of doubt and in the interests of proper planning.</p> <p>Article 35</p> <p>Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted pro-actively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2015.</p>

Appendix A

Consultation responses

Hertfordshire County Council - Growth and Infrastructure

Hertfordshire County Council's Growth & Infrastructure Unit do not have any comments

to make in relation to financial contributions required by the Toolkit, as this development is situated within Charging Zone 3 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.

Hertfordshire County Council - Highways Section

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.

INFORMATIVES:

1. 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.
2. 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
3. Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the website <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-and-developer-information.aspx>.

COMMENTS

This application is for Demolition of existing five garages and construction of 2 two bed dwellings with off street parking and shared front garden (amended scheme)

PARKING

Four parking spaces will be provided, two for each proposed new property, as well as 1 cycle space per bedroom.

ACCESS

The site is accessed from Yeomans Rise, an unclassified local access road, giving onto Cupid Green Lane. No new or altered vxo is required and no works are required in the highway.

CONCLUSION

HCC as highway authority considers that the proposals would not have a severe residual impact upon highway safety or capacity, subject to the informative notes above

Hertfordshire County Council - Lead Flood Authority

As it is a minor application the Lead Local Flood Authority is not a statutory consultee. However we can offer advice to the Local Planning Authority to place them in a position to make their own decision regarding surface water and drainage.

Following the review of the Environment Agency maps for surface water flood risk, the proposed development is at a predicted low risk of flooding from surface water and we do not have any records of flooding in this location. Therefore we can confirm that we would have no objection to the proposals.

We note that drainage proposals have been submitted based on utilising soakaways however no infiltration tests have been undertaken. We would recommend including a pre-commencement condition to obtain infiltration tests to ensure the feasibility of the soakaways in this location. We note that there are Thames Water surface water sewers in the vicinity therefore should infiltration not an alternative based on discharge into the public should be proposed.

Conservation and Design

We have no objections to the proposals. Please ensure that samples of materials are secured by condition.

Contaminated Land Officer

Please be advise that we have no objection to the proposed development in relation to Land Contamination.

However, with the proposed development located within 74m and 176m of a former contaminated land use i.e. fireworks manufacture and Landfill/Tip respectively, the following planning condition and informative are recommend should planning permission be granted.

1a). Contaminated Land Condition

No development, shall take place until a Phase I Report to assess the actual or potential contamination at the site has been submitted to and approved in writing by the local planning authority. If actual or potential contamination and/or ground gas risks are identified, further investigation shall be carried out and a Phase II report shall be submitted to and approved in writing by the local planning authority prior to the commencement of the development. If the Phase II report establishes that remediation or protection measures are necessary, a Remediation Statement shall be submitted to and approved in writing by the Local Planning Authority.

For the purposes of this condition:

- A Phase I Report consists of a desk study, site walkover, conceptual model and a preliminary risk assessment. The desk study comprises a search of available information and historical maps which can be used to identify the likelihood of contamination. A simple walkover survey of the site is conducted to identify pollution linkages not obvious from desk studies. Using the information gathered, a 'conceptual model' of the site is constructed and a preliminary risk assessment is carried out.
- A Phase II Report consists of an intrusive site investigation and risk assessment. The report should make recommendations for further investigation and assessment where required.
- A Remediation Statement details actions to be carried out and timescales so that contamination no longer presents a risk to site users, property, the environment or ecological systems.

Reason: To ensure that the issue of contamination is adequately addressed and to ensure a satisfactory development, in accordance with Core Strategy (2013) Policy CS32.

1b). All remediation or protection measures identified in the Remediation Statement referred to in Condition 1a above shall be fully implemented within the timescales and by the deadlines as set out in the Remediation Statement and a Site Completion Report shall be submitted to and approved in writing by the local planning authority prior to the first occupation of any part of the development hereby permitted.

For the purposes of this condition: a Site Completion Report shall record all the investigation and remedial or protection actions carried out. It shall detail all conclusions and actions taken at each stage of the works including validation work. It shall contain quality assurance and validation results providing evidence that the site has been remediated to a standard suitable for the approved use.

Reason: To ensure that the issue of contamination is adequately addressed and to ensure a satisfactory development, in accordance with Core Strategy (2013) Policy CS32 and the NPPF (2012).

Informative:

Paragraph 121 of the NPPF states that all site investigation information must be prepared by a competent person. This is defined in the framework as 'A person with a recognised relevant qualification, sufficient experience in dealing with the type(s) of pollution or land instability, and membership of a relevant professional organisation.' Contaminated Land Planning Guidance can be obtained from Regulatory Services or via the Council's website www.dacorum.gov.uk

2). Un-expected Contaminated Land Informative

In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it must be reported in writing immediately to the Local Planning Authority with all works temporarily suspended

because, the safe development and secure occupancy of the site lies with the developer.

Appendix B

Neighbour notification/site notice responses

Objections

8 Cupid Green Lane (x2)

The building design and layout is not in keeping with the current properties on Cupid Green Lane. The plans do not fit in with the other properties in the area with the design of the properties when you take into account the building materials, colour of doors and windows. The main garden is at the front of our property which is where our two main bedrooms are situated, this could cause noise and privacy issues especially in the summer months and considering we have two small children in those bedrooms. We can also not up keep our hedge at side of property as a result of this proposal. There will be more traffic to the rear of the property which can be dangerous for the young children in local properties.

This has deviated significantly from the family houses that were originally planned. I do not consider flats to be family homes. I still do not see the need for this construction to go ahead.

There has been nearly zero communication from Dacorum Borough Council and Watford Community Housing over this planning application.

3 Yeomans Ride

I have a number of concerns about this application as well as the design approach that has been taken. This is mainly because of the adverse impacts the proposal would have on local amenity, including highway safety, two street scenes, the setting of the listed building and that properties in Yeomans Court will be overlooked, affecting my privacy (the drawings are not of good quality so its not possible to determine the location of the windows but the east elevation appears to have glazing at both ground and first floor level.

1. The application is for two flats to be built at the end of a row of terraced houses and adjacent to the listed buildings in Yeomans Court. This is wholly at odds with the settled and stable nature of the immediate area. The materials to be used are not compatible with the terraced houses, and do not blend in with the existing dwellings. It will look out of place, cramped and overcrowded. The building will be visually intrusive and accommodate up to seven people, far too many for the available space and facilities, and totally out of keeping with the area.
2. I don't consider that the loss of ten parking spaces and the incorporation of the original green space into a private curtilage is acceptable. The Area 2 Policy in the Grovehill Neighbourhood Plan deals specifically with garage blocks. It states that new development will only be supported if the garage block in question **is no longer in use**. The residents using these garages have been given eviction notices in order for the garages to be demolished. This is unacceptable and will

almost certainly lead to an increase in on-street parking by the displaced vehicles.

The number of lost parking spaces can be doubled as the spaces immediately outside the garages are used for parking as well as the buildings themselves. Potentially that is ten extra vehicles needing to find somewhere else to park. I believe that the local authority have offered alternative garages, but there is no information on how many displaced people have taken up this offer. Additionally, if there are seven occupants, then this may also impact on the number of vehicles parked on the road, and equally worrying, on the pavements. This is evident in nearby roads where there is insufficient parking facilities. This will be particularly difficult for people with pushchairs and mobility scooters.

3. The proposed plan is failing to take into account the safeguarding of residential amenity and highway safety. This is an area where families reside. The safety of local people, especially children, is paramount, and has been ignored. The area already suffers from poor visibility due to on-street parking close to the junctions in this part of Grovehill and this development would exacerbate the problem. Both Yeomans Ride and Cupid Green Lane are difficult to negotiate due to their layout, and any intensification of on-street parking would become dangerous and is also likely to cause access problems for emergency services vehicles, thereby compromising the safety of local residents.
4. The loss of a prominent open green space next to a listed building would be harmful. The local authority have approved an 'out of character' application in the past which has impacted on the visual quality and it isn't acceptable to cause further harm to the setting. The area has a sense of space and openness due to the layout and position of the dwellings relative to the junction, so the primary effect of the development would be overcrowding and loss of openness and consequently there would be an adverse effect on local character. This is particularly important because of the relationship this open green space has with the Grade 2 listed buildings within Yeomans Court. The erection of additional housing would harm the positive linkage which is long established. Page 5 of the Design Statement in the Heritage section incorrectly states that the site is not adjacent to listed buildings. This is inaccurate as the listed buildings in Yeomans Court date back to the 1600s. There would be conflict with **Policies CS1, CS4, CS10, CS1 and CS12** in the Core Strategy as well as the **Theme 2 Policy** in the Neighbourhood Plan. In respect of the setting of the listed building there is further conflict with Section 12 of the NPPF, **Policy CS27** in the Core Strategy and saved **Policy 119**. Policy CS27 specifically states that the setting of designated heritage assets will be protected, conserved and if appropriate enhanced. This proposal fails to adhere to any of these requirements.
5. The planned properties will overlook the houses and gardens in Yeomans Court leading to a loss of privacy, probable noise nuisance and an overcrowded appearance. There will be a visual intrusion due to the layout and siting of the structure. The plan shows the properties garden will be situated in Cupid Green Lane. This will ruin the look of the area, cause a visual intrusion and noise nuisance

Summary:

The principle of this development is unacceptable for the reasons stated above. The plan would cause unacceptable harm to the character and appearance of the area.

It's clear that the proposed scheme is unduly cramped and this would have an adverse impact on the street scene. There is inadequate space for the proposed development.

There is also conflict with the Neighbourhood Plan Area 2 Policy because the proposal would not complement or integrate well with the surrounding area. The SPG explains that, despite variation over the HCA32 / Grovehill area as a whole, there is regularity of appearance within groups of dwellings. I don't consider that this proposal reflects or respects this regularity.

In terms of Policies it fails to take account of the Neighbourhood Plan, Section HCA32 of the SPG and numerous Core Strategy Policies. There is additional conflict with saved Policies 21, 99 and 119, as well as the guidelines set out in Appendix 3 (Layout and Design Residential Areas), in the Local Plan.

The proposal would not successfully integrate with this part of Grovehill and in environmental terms it would cause unacceptable harm. Consequently it does not represent sustainable development when assessed against the NPPF and should be refused. The local authority need to re-examine their policy for selling off these very small pieces of land for residential development.