

	<p>the Environmental Health Department I have the following advice and recommendations in relation to land contamination.</p> <p>The application is for the redevelopment for housing on a previously developed site, albeit one with a residential land-use history. Therefore, because of the proposal to demolish part of the existing buildings and introduce new dwellings with associated landscaping the possibility of ground contamination should be considered by the applicant/developer in taking any permission forward.</p> <p>For the above reasons it is recommended that planning conditions are imposed on the permission should it be granted.</p>
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APPENDIX B: NEIGHBOUR RESPONSES

Number of Neighbour Comments

Neighbour Consultations	Contributors	Neutral	Objections	Support
44	14	1	45	0

Neighbour Responses

Address	Comments
Selattyn Shrublands Avenue Berkhamsted HP4 3JH	<p>1) Substantial negative impact to parking on Shrublands Road which is already double parked and dangerous. This will create even more risk for school children crossing the roads.</p> <p>2) Substantial negative impact on parking in Shrublands Avenue which is already over-parked with insufficient space for residents before this plan. If this goes ahead with the excessive 3 additional houses, it will have the immediate effect of further overspill parking on Shrublands Road and beyond.</p> <p>4) Proposed build significantly larger than current building and out of keeping with the area.</p> <p>5) Overlooking/loss of privacy. The proposed (excessive) plans will look directly into our property and block our light.</p> <p>6) Density of buildings not in keeping with the area, with direct impact on the Shrublands Avenue conservation area and the adjoining dwellings.</p> <p>7) Increased noise and light pollution due to the excessive number of proposed dwellings in such a confined area. 6 flats and three houses? It is currently one house!</p> <p>8) It is clear there are insufficient amenities in Berkhamsted to</p>

	<p>support this unnecessarily high density of housing. I refer to schools, parking, road access, doctors, water and sewage.</p> <p>9) There have been no Orange planning notices displayed in the area for what is a substantial application. I therefore object on the grounds of process that this plan is bypassing due notice to the affected residents in the area.</p>
<p>10 Shrublands Avenue Berkhamsted HP4 3JH</p>	<p>There will be a huge negative impact on the parking on both Shrublands Road and Shrublands Avenue both of which already exceed capacity. There is not adequate parking provisions made in the plans.</p> <p>The proposed build is out of keeping with the surrounding area which is supposed to be a conservation area. This will significantly change both the look and feel of both Shrublands Road and Shrublands Avenue.</p> <p>There are currently insufficient amenities within the local area to support such a huge change from 1 house to 6 flats and 3 houses. The local school is at capacity and the 2 local doctors surgeries are already a nightmare to try and get appointments in.</p> <p>As a local resident directly affected by this planning application I would have expected to receive some form of communication about it - as it is I have not received anything nor have I seen an orange planning notice.</p> <p>I strongly object to the proposed development.</p>
<p>65 Shrublands Avenue Berkhamsted HP4 3JG</p>	<p>Where is the orange planning notice for this planning application? As of 20 March 2019 - no such notice is visible to local residents who will be affected by this development on a daily basis.</p> <p>This is an ill conceived development that places the need to make money (by the developer) over the needs of the local residents. Where are the multiple car parking spaces for these 9 dwellings?</p> <p>The parking situation in Shrublands Avenue and Road is already very bad, making parking as well as driving into and out Shrublands Avenue already very stressful (and often dangerous due to cars parked on the corner). Instances of road rage in Shrublands Avenue have already become the norm.</p> <p>Shrublands Avenue has close on 100 Victorian semi's with one space on the road outside each home. Many homes have at least 2 cars (if not more if adult children are at home) making the parking situation stressful for all who live in this road. I often see elderly residents struggle with shopping having parked some distance away. I also often see mothers with babies and small children struggle with baggage as they were not able to park anywhere near their homes. There are people who work in the town who park here because public parking in the town is so inadequate. At present we have 4 skips in the road due to building work on 4 properties in addition to the multiple vehicle of those who are working on these properties not to</p>

	mention the large delivery vehicles regularly entering and exiting the Road. We're already at the point where residents only parking may well be advisable.
65 Shrublands Avenue Berkhamsted HP4 3JG	I wish to object to this application for the following reasons: 1) There is no evidence that the orange planning notices were available. The proper process has not been followed. 2) The existing parking situation in Shrublands Road and Avenue is already bad, and this development will make it worse. These 9 dwellings may have as many as 18 vehicles between them, where will they be parking. 3) The increase in density is not in keeping with the area.
84 Shrublands Avenue Berkhamsted HP4 3JG	Totally object. This road is already packed with cars and there is no where to park as it is. I have young children and dont want to struggle even more with parking and it will cause more traffic in an already struggling road just so one person can make lots of money and sell a load of flats. This is a conservation area and the Victorian HOUSES will devalue with flats in the street. Also we have Greenway school right at the top of the road which causes even more dangerous traffic and children need to cross the road to get to school. Strongly object!
63 Shrublands Avenue Berkhamsted HP4 3JG	This came as a real shock, where is the orange planning document. Having lived in the road for nearly twenty years it must be time to leave because, 1. It is extremely difficult to park anywhere near my house unless I am home before 4 pm. 2. There are four skips at present in Shrublands Avenue, many homes having extensions and loft conversions, in addition there are many work vans vying for parking spaces every day, one driver even waits for me to leave !! 3. In the afternoon mother's park in the road while collecting children from greenway school. 4. Delivery vans, both food and commodities constantly block the road. Just these four points make parking extremely difficult. In addition there are 100 homes in the road, most homes have more than one car each, odd numbers have no where else to park. Even numbers just have parking behind two thirds of the way up. There is a builder in the road that has more than five vehicles, parking is a nightmare. Some cars are parked for weeks at a time, which I know for a fact having to ring the police to get it moved. With such inadequate parking now in the town we now see many business people parking in our road quite openly. These are just a few comments I can think of in the heat of the moment. This construction is going to make the above issues even more dire along with trying to turn right in a morning out of the avenue, it's so difficult to see as there are no restrictions or yellow lines, so vehicles park right on the edge obscuring vision. I would like to know how planning permission has been granted and so quickly without any warning or planning notices visible. Thank you
15 Shrublands Road Berkhamsted HP4 3HY	I have two key objections - privacy and parking. Privacy- The three proposed three storey houses will overlook directly into our

	<p>kitchen, garden and first floor landing, which will constitute a substantial invasion of privacy. In particular, the top dormer windows would have clear and unobstructed views into our house and garden.</p> <p>Parking Shrublands Road and Shrublands Avenue are already overloaded with parked cars. It is dangerous and difficult to traverse along Shrublands Road and Shrublands Avenue because of the density of parked cars parked on both sides. I have witnessed many road rage incidents concerning obstructions along this road. The high volume of parked cars in this area also detracts from the conservation area, an area which is meant to be preserved.</p>
<p>81 Shrublands Avenue Berkhamsted HP4 3JG</p>	<p>Insufficient parking on an already busy road. Difficult as it is to cross with children/pushchairs.</p> <p>Not in keeping with conservation area- concerns over cramming in accommodation which would look unsightly.</p>
<p>21 Shrublands Avenue Berkhamsted HP4 3JH</p>	<p>In considering this proposal, I do understand the pressure across the country to build new homes and I think it is much better to try and accommodate this within built areas than putting potential pressure on green belts.</p> <p>However, I object to this proposal on the basis of parking.</p> <p>While the proposal includes 9 parking spaces, 6 of the proposed 9 dwellings are two/three bedrooms and it's highly likely there will demand for more than 9 parking spaces meaning extra pressure for on street parking.</p> <p>There will also be a loss of existing on street parking on Shrublands Avenue as a result of the three new houses fronting Shrublands Avenue.</p> <p>There is already insufficient parking meaning residents sometimes have to park on Shrublands Road. I don't think we can afford to both lose existing parking as well as having increased demand.</p> <p>I also object to what seems to be a lack of consultation by the Council as no information seems to have been provided to residents in the area about the proposal.</p>
<p>14 Shrublands Avenue Berkhamsted HP4 3JH</p>	<p>No orange notice provided/prior warning Impact on conservation area Impact on traffic and parking</p>
<p>22 Bridgewater Road Berkhamsted HP4 1HN</p>	<p>I write on behalf of the BCA Townscape group of which I am a member. We would like to express concern regarding:- a) The Lack of amenity space. b) Only 9 parking spaces for 9 dwellings seems insufficient especially in this congested area.</p>

<p>73 Shrublands Avenue Berkhamsted HP4 3JG</p>	<p>I strongly object to the planning app for 9 dwellings to be constructed on the site of 13 Shrublands Rd. This property is located on an already busy road where parking is difficult. It is also adjacent to Shrublands Ave. Parking on this road is heavily congested. Both roads are on the walking routes for many children making their way to Greenway Primary school & St Thomas Moore school & extra traffic will heavily compromise the safety of those routes. This is a conservation area & needs to be treated as such. An extra 9 dwellings will generate extra cars (maybe upto an extra 18 cars) in an area where parking is difficult & pedestrian safety is already compromised. I do not understand why local residents have not been made aware of this development & have not been consulted more publicly. This has been treated in a very underhand manner & there has been no concern for residents opinions, safety & ability to park</p>
<p>49 Shrublands Avenue Berkhamsted HP4 3JQ</p>	<p>The parking situation on Shrublands Avenue and Shrublands Road is already unacceptable with residents (some of which are elderly or have young children) having to park up to half a mile away to get a space.</p> <p>Adding nine residences will exacerbate this situation further. I do not have any objection to the actual conversion of the property, but I strongly advise that a consultation is made on either painting marked bays onto the road or bringing in permit only parking.</p> <p>Alternatively, the new properties should be made to have drives or garages to avoid extra cars on the already congested roads.</p>
<p>49 Shrublands Avenue Berkhamsted HP4 3JQ</p>	<p>I strongly object to the proposal of turning this property into 9 dwellings. Parking on Shrublands road and Shrublands Avenue is virtually impossible at present and this is without 9 additional vehicles - presuming that each residence would only have 1 car each. Something needs to be done to address the parking situation if this is to go ahead as it is becoming increasingly frustrating!</p>
<p>12 Shrublands Road Berkhamsted HP4 3HY</p>	<p>I have concerns that traffic, parking and road safety would be negatively impacted by the increase in the occupancy of this space. I feel nine dwellings is too many for the size of the property considering the access.</p>
<p>Sarnia Shrublands Avenue Berkhamsted HP4 3JH</p>	<p>Object due to over development of the site and specifically:</p> <ul style="list-style-type: none"> - Density of housing not in keeping with the area - The impact on parking in the area. The allocated parking spaces in front of each proposed new house will take the same space away from the road therefore not providing any additional parking for the 3 new dwellings. <p>Object due to loss of privacy in our home with the proposed new windows and dormers looking directly into our property.</p> <p>If planning should be granted, we would request that working times should be limited to sociable hours (8am-6pm) due to the work taking place in an area densely populated with family homes, many with young children.</p>

<p>Stonycroft 9 Shrublands Road Berkhamsted HP4 3HY</p>	<p>Whilst welcoming some action on developing this site, I have some concerns about the application itself. My main concerns are the lack of amenity space for the three additional houses fronting Shrublands Avenue; the additional roof light overlooking the gardens of nos. 11 and 9 Shrublands Road; and the inadequate number of parking spaces proposed in an area already full of parking displaced from adjoining roads.</p> <p>However I welcome the demolition of the old, unsightly extensions at the rear of the property, a left-over from the days when it was a residential home. I also find the design and materials of the new-build acceptable, especially as this house is prominent in the Conservation Area and has an A4 Direction on it.</p>
<p>15 Shrublands Avenue Berkhamsted HP4 3JH</p>	<p>I object to the above application on the following grounds: Overdevelopment of the site leaving no amenity space whatsoever; The development would therefore impact on the Conservation area; Landscaping. The development would have an impact on trees. The extension would involve the felling of the tree on land belonging to 1 Shrublands Avenue (The Colt House). This tree is not shown on the plans and is the only tree in the Avenue; Parking; the development would result in the loss of perhaps 5 on street parking spaces in an already congested road. This would be exasperated by the increase of the additional dwellings The development would have an adverse impact on 11 Shrublands Road (The Rowans) an Undesignated Heritage Asset; The development would result in overlooking onto 15 Shrublands Road; 13 Shrublands is covered by an Article 4 (2) direction which requires permission to demolish a wall, to provide off street parking;</p>
<p>13 Shrublands Avenue Berkhamsted HP4 3JH</p>	<p>We object to this development at the already crowded area at the bottom of Shrublands Avenue:</p> <ol style="list-style-type: none"> 1)It will make road crossing on the routes to the schools and town centre more dangerous. 2)It will negatively impact the already crowded parking on Shrublands Avenue and Shrublands Road. With provision of only 9 spaces for the development, parking will become even more unsafe and crowded for the current residents and visitors. 3)The new development is just cramming as many flats and houses into a small site without sufficient consideration for the local community. 4)Density of properties proposed is not in keeping with the conservation area.
<p>2 Shrublands Avenue Berkhamsted HP4 3JH</p>	<p>Planning objections -13 Shrublands Avenue. 4/00134/19/FUL</p> <ol style="list-style-type: none"> 1. The whole development will increase the parking difficulties already experienced by Shrublands Avenue residents. 2. There will be no graduation between the properties deemed worthy

	<p>of preservation and the proposed houses, making the uninvited and enforced preservation an irritation to those subject to it.</p> <p>3. The evidently edited photograph does not reflect the nature of congestion in Shrublands Avenue.</p> <p>4. The same photograph does not show the reality of the abutment with 1 Shrublands Avenue, the abutment will in reality be an eyesore if the existing site boundary wall on Shrublands Avenue is removed.</p> <p>5. There appears to be no amenity provision (garden, courtyard etc.) for what appear to be family accommodations.</p> <p>In principle, the conversion of the existing structures would be acceptable WITHOUT the inclusion of the proposed three new houses.</p>
<p>51 Shrublands Avenue</p> <p>Berkhamsted HP4 3JQ</p>	<p>I object to this planning application for these reasons</p> <p>It is overcrowded and not in keeping with the conservation status of our road.</p> <p>It will negatively impact the parking situation an already crowded street and cause congestion. It will also impact on the safety of the many pedestrians including children walking to and from school every day.</p> <p>We as local residents have not been made aware of this development & have not been consulted publicly. There has been no concern for residents opinions, safety & ability to park.</p>
<p>86 Shrublands Avenue</p> <p>Berkhamsted HP4 3JG</p>	<p>I object due to concerns over parking in an already very crammed road. More often than not I can't park on my own street which is frustrating, especially with a loaded car. Our baby is due in June and I am really worried about the impact even more traffic will have when loading and unloading him into the car and how far away I will have to park. If residents are unable to park in their own street, this will have knock on effects on nearby streets. Parking shouldn't be the end of day stressor when all you want to do is come home and relax!</p>
<p>67 Shrublands Avenue</p> <p>Berkhamsted HP4 3JG</p>	<p>I strongly object based on the below comments.</p> <p>1) There will be a large impact to parking on road and surrounding areas. Parking is already very congested and insufficient to meet demand for current houses and facilities, such as the nearby Church.</p> <p>2) The additional volume of cars will increase the dangers of people walking in the area. In particular for the safety of the many children walking to and from the nearby schools.</p> <p>3) The additional volume of cars from the location will increase the problems of driving on the Shrublands Road and Shrublands Avenue junction. This junction is already very busy due to poor visibility and congestion.</p>

	<p>4) The proposal is not in keeping with the conservation area. There are simply too many dwellings planned for a small space. It is very frustrating to see such a proposal when other people in the area are very considerate to observing the conservation planning rules.</p>
<p>1 Shrublands Avenue Berkhamsted HP4 3JH</p>	<p>The Colt House, 1 Shrublands Avenue, Berkhamsted, HP43JH (Object)</p> <ol style="list-style-type: none"> 1. Inaccurate drawings and images (layout, scale, height and bulk) 2. Density of proposed housing not in keeping with the area, Proposed build significantly larger than current building. Not suitable to go from a one dwelling property to nine! This proposal is out of proportion to other properties on Shrublands Avenue/Shrublands Road 3. The building looks like it would be erected very close to the boundary of my property and I would question if it is too close to be approved 4. Noise pollution will increase due to number of proposed dwellings on the plot. 5. The three proposed three storey houses will overlook our property and compromise our privacy 6. The local residents have not been made aware of this development & have not been consulted publicly. We have not seen any orange notices on the street 7. Concern over the excavation to allow basement areas and condition of underlying soil/ground on such a severe hill which forms the road (landslip etc) 8. Concern of proximity of proposed excavation to nearby property. How many meters should it be away from the other property please confirm that this will meet all the necessary building regs? It is very close to my boundary and property 9. Potential structural damage to immediate properties subsidence, movement etc. 10. Increase to water table based on proposed excavation 11. Lack of amenity space and notion to remove or compromise mature trees, insufficient outdoor space which is detrimental to the health and well-being of the occupants 12. Concern over the excavation and building process and disruption of the development to highways 13. Underground services water, gas, sewage, telecoms will be effected 14. Health of immediate neighbours, my daughter has a respiratory illness and I don't want her health to be compromised by excessive building works, on a personal note both my children will be sitting exams and the noise and works will affect their revision 15. The proposed change of sky line not suitable 16. I question the roof line conformability 17. Does not harmonise the character of the surrounding areas 18. Insufficient landscaping 19. Loss of sunlight and daylight to our property. Our garden will be overlooked and shadowed by such a huge building 20.

	<p>21. The plan doesn't respect the adjoining property</p> <p>22. Highway and traffic will be significantly impacted, there will be a higher capacity of use on local routes</p> <p>23. Parking is very limited as it is and this proposal will cause a major problem on Shrublands Avenue and Shrublands road, 9 parking spaces is ridiculous, there is likely to be at least 20 more cars around the property based on the proposed plan. Parking on the 3 storey house driveways will be near on impossible to use and turning out onto Shrublands Avenue with tightly parked vehicles either side will not be manageable</p> <p>24. The glazing on the proposed plan (south west elevation) will compromise our privacy and we will be overlooked</p> <p>25. Major impact on the safety of the many pedestrians including children walking to and from school every day. These walking routes are used every day for many children making their way to Greenway Primary school & St Thomas Moore school, residents who use the local church or make their way into the Town centre regularly will also be at risk. Local schools, doctors surgeries and other services are at full capacity already and this development would add a further burden to these vital services.</p> <p>26. The junction at the bottom of Shrublands Avenue is already very busy due to poor visibility and this plan would produce further danger to motorists and pedestrians</p> <p>27. It is clear that the proposed new development is just cramming in as many flats and houses into a small site without sufficient consideration of the interests of the local community. It is simply an opportunity for the developer to make money without any care of the residents.</p>
<p>7 Shrublands Avenue Berkhamsted HP4 3JH</p>	<p>The development is too big and over-bearing for the size of the site and not in keeping with the conservation area.</p> <p>The parking in Shrublands Avenue and Shrublands Road is already stretched to its limits with cars parked right up to the corners of both roads making it difficult and dangerous to pull out of or in to Shrublands Avenue - oncoming vehicles and pedestrians who are crossing can not be seen until the last minute. The addition of these 9 flats/houses and associated increased traffic will make the situation even worse.</p> <p>The inclusion of driveways for the three houses will mean that 4 existing parking spaces on Shrublands Avenue will be lost causing even more difficulty for existing homeowners to park.</p> <p>There has been no orange planning notice displayed alerting residence to this application.</p>
<p>61 Shrublands Avenue Berkhamsted HP4 3JQ</p>	<p>Along with the other comments, it should be noted that approx 8 car park spaces will be lost at the bottom of Shrublands Ave / Shrublands Road junction when double yellow lines are added. The breakdown is 4 on Shrublands Road, each side of Shrublands Ave and 2 on each side of Shrublands Ave. A similar number will be lost at the junction of Greenway and Shrublands Ave.</p>

<p>20 Shrublands Avenue</p> <p>Berkhamsted HP4 3JH</p>	<p>I strongly object to this planning application for the following reasons:</p> <p>It will put increased pressure on parking in Shrublands Avenue where it is already often difficult for residents to find a parking space close to home.</p> <p>The increased number of cars in the area will have a negative impact on the safety of pedestrians, especially children walking to and from school.</p> <p>It is not in keeping with the conservation area.</p> <p>There have been no planning notices that I have seen alerting residents to this application.</p>
<p>11 Shrublands Road Berkhamsted HP4 3HY</p>	<p>Please note that the below referenced document is available, including all illustrations, upon request. We have copied in the text from the document as no ability to upload the file. Many thanks</p> <p>1. INTRODUCTION</p> <p>1.1 My name is Hayden Todd and I am an Associate Director with Aitchison Raffety, Chartered Town Planning Consultants. I have a Bachelor's Degree in Environmental and Resource Planning (Hons) and am a Member of the Royal Town Planning Institute.</p> <p>1.2 I am appointed on behalf of Mr and Mrs Di Cello of the Rowans, 11 Shrublands Road, Berkhamsted, who adjoin the application site and strongly OBJECT to the planning application.</p> <p>1.3 The planning application is for the conversion of the building into six flats and construction of three dwellings at 13 Shrublands Road, Berkhamsted HP4 3HY.</p> <p>2. REASONS FOR OBJECTION</p> <p>2.1 The main concerns with the proposed development relate to the impact on the amenity of the neighbouring occupiers, standard of environment, character and appearance and parking provision.</p> <p>Neighbouring amenity</p> <p>2.2 The National Planning Policy Framework seeks to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.</p> <p>2.3 Policy CS12 of the Core Strategy aims to protect the amenity of adjoining occupiers and states that development should avoid visual intrusion, loss of sunlight and daylight, loss of privacy and disturbance to the surrounding properties.</p> <p>2.4 Appendix 3 (iv) of the Local Plan makes clear that "Residential development should be designed and positioned in such a way that a</p>

satisfactory level of sunlight and daylight is maintained for existing and proposed dwellings. Significant overshadowing should be avoided (see the Building Research Establishment's report 'Site Layout Planning for Daylight and Sunlight' 1991)."

2.5 The proposed dwellings would abut the side common boundary of 11 Shrublands Road and extend almost the full depth of the rear garden. This is clearly an unacceptable relationship and would result in a loss of light and serious level of overshadowing.

2.6 The proposed development would intrude into the 45 degree line of visibility taken from the nearest neighbouring rear ground floor window. This is an established and accepted test for understanding the impact of new development on light to adjoining windows as outlined in the Building Research Establishment's (BRE) Guide "Site Layout Planning" and referenced in the above policy. The proposal would fail this key test and have a significant adverse impact on natural light and outlook. In addition to this, the dwellings would cause a serious level of overshadowing. This is unacceptable and the development cannot be approved.

Proposed scheme would intrude into the 45 degree line of visibility

2.7 The proposed dwellings, which abut the common boundary and extends almost the entire depth of the garden, would have a visually obtrusive and overbearing impact on the occupiers of 11 Shrublands Road. The dwellings would completely dominate the outlook from the adjoining dwelling and garden. The proposal would enclose the garden, creating an oppressive environment that would adversely affect the living conditions and amenity of the occupiers. Furthermore, the proposed dwellings appear to be constructed above the natural ground level, particularly when compared to the key amenity space directly to the rear of number 11, which would exacerbate the overbearing and domineering impact of the proposed development.

2.8 It is acknowledged that the existing building has a rear projection located in close proximity to the adjoining garden. However, the proposed development is higher, closer to the boundary and has a greater rearward projection than the existing flat roofed part single, part two storey extension. The proposed development would therefore have a significantly greater impact on the living conditions of the adjoining occupiers than the existing extension.

2.9 It is important to note that an application for a rear extension to the application dwelling, which was smaller in scale and further from the boundary than the proposed development, was refused permission (4/01974/07/FUL) and subsequently dismissed at appeal. The Inspector raised serious concerns about the impact of this smaller extension on the living conditions of the adjoining occupiers and stated the following:

2.10 The Inspector's comments are relevant to this proposal and are a

material planning consideration that must be taken into account. The Inspector concludes that the proposed development would harm the amenity of the adjoining occupiers and character of the Conservation Area. This provides clear and conclusive evidence that this extension, which is larger than the dismissed scheme, must also be considered unacceptable.

Proposed flank elevation that would abut and extend the full depth of the adjoining garden

The considerably smaller extension, which an Inspector considered to adversely affect the amenity of the adjoining occupiers and the character of the Conservation Area

2.11 The proposed development would introduce a large first floor clear glazed double window in the side elevation of the existing dwelling. The only views from this bedroom window would be directed towards number 11 and into their key amenity space. It is noted that this window would only be located 1.5m from the common boundary, which is significantly less than the 11.5m minimum distance required by Appendix 3 of the Local Plan to avoid overlooking. In addition to this, the only windows in the rear section of the proposed dwellings would be located adjacent to the common boundary and directed towards the opposing outrigger. This unusual and contrived arrangement would direct all views from these bedrooms towards the adjoining garden, which would not protect the privacy of the adjoining occupiers as required by local policy. This unusual window arrangement is an indication of overdevelopment. The proposal would therefore result in an unacceptable loss of privacy, which would add to the intrusive nature of the proposed development.

2.12 The Planning Statement submitted in support of the application does not make a single reference to neighbouring amenity. Had this key material planning consideration been considered in the design process, it is unlikely the proposal would have been submitted in its current form.

2.13 The proposed development would therefore, by reason of its excessive scale, bulk, rearward projection and proximity to the common boundary, result in an unacceptable loss of light, overshadowing, overlooking and overbearing impact, to the detriment of the visual and residential amenity of the occupiers of 11 Shrublands Road, contrary to the provisions of Policy CS12 of the Core Strategy, Appendix 3 of the Local Plan and the National Planning Policy Framework.

Standard of Environment

2.14 A core planning principle as set out in the National Planning Policy Framework is to always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of Policies C12 and C19 of the Core Strategy and Appendix 3 of the

Local Plan.

2.15 The drawings submitted in support of application only illustrate the proposed dwellings having three levels of accommodation. However, the loft space is served by large and prominent flat roof front dormers. This large useable floor space within the loft is clearly intended for habitable accommodation. As the lofts are already served by large flat roof dormers, planning permission would not be required for the conversion of this space into habitable accommodation. The proposal is therefore providing three, four storey family dwellings and needs to be assessed against the appropriate relevant standards.

2.16 The key living areas within the proposed dwellings would be located at basement level. The main source of outlook and light to this entire subterranean floor would be from the north-west facing basement bay windows that would be located less than 1m from the retaining wall at their closest point. The recessed windows would be covered by the ground floor entrance 'bridge' and located less than 2m from the wall. The completely enclosed rooflights would provide minimal natural light and no outlook. The proposed development would not achieve an acceptable standard of environment in this key habitable part of the dwellings where the occupiers are likely to spend a considerable amount of time.

2.17 The first floor rear bedrooms in the proposed dwellings are only served by a single side facing window in the rear section of the room that are directed towards the opposing outrigger on the adjoining property. A single window in the rear section of the bedroom would not provide an acceptable level of outlook or allow for sufficient natural light.

2.18 The proposed development includes entire flats located at basement level which would have poor levels of outlook and natural light.

2.19 The proposed dwellings and flats have no private or communal amenity space, contrary to Appendix 3 of the Local Plan, which states "all residential development is required to provide private open space for use by residents whether the development be houses or flats." It would also fail to achieve the required 11.5m rear garden depths or "a private communal amenity area to the rear of the building at least equal to the footprint of the building for two storey developments, and increasing with building height."

2.20 The proposed development would not therefore achieve an acceptable standard of environment for the future occupiers, contrary to the provisions of Policies C12 and C19 of the Core Strategy, Appendix 3 of the Local Plan and the National Planning Policy Framework.

Character and Appearance

2.21 The National Planning Policy Framework seeks a high quality of design and that new development is sympathetic to local character, while not preventing appropriate innovation or change. It specifies that

permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. With reference to the historic environment, it states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Development should conserve or enhance the character and appearance of Conservation Areas.

2.22 Policies CS11 and CS12 of the Core Strategy seek to achieve a high standard of design and for new development to respond appropriately to adjoining properties in terms of layout, scale, bulk and materials. Policy CS27 of the Core Strategy requires all development to favour the conservation of heritage assets. It specifies that the integrity, setting and distinctiveness of designated heritage assets will be protected, conserved and, if appropriate, enhanced.

2.23 The site is located within the Charles Street Area of the Berkhamsted Conservation Area, which is characterised by large early 20th Century two storey dwellings. The dwellings are typically set on generously sized and well landscaped plots creating an attractive and verdant character.

2.24 The proposed development would introduce a substantial rear extension to create three, four storey dwellings. The proposed extension would completely dominate the existing building and could not be considered to represent a subservient addition. Whilst not immediately obvious from the computer generated image of the development, the proposal would have large lightwells that extend to the highway edge. The lightwells would reveal the true four storey height of the building, which would not respect the domestic scale of the surrounding development. The large lightwells would also need to be protected by high metal railings that would contribute towards the harsh and visually obtrusive appearance of the proposed development.

2.25 The proposed development, in complete contrast to the character of the surrounding area, would result in a building that extends almost the entire width and depth of the plot. The proposed development would not include any gardens and the only areas of open space would relate to the cluttered car parking areas and hard standing surfaces that surround the substantial building. The proposed building would appear overly cramped in the context of this area and fail to respond appropriately to the surrounding pattern of development.

2.26 As identified above, the proposed development would occupy almost the entire plot with no opportunity for any meaningful landscaping. The enlarged parking layout on the site frontage, which is not illustrated on any of the proposed drawings, would dominate the site frontage and have a cluttered appearance. It would also likely require the removal of all the existing landscaping/hedgerow, which would detract from the attractive and verdant vistas along this part of the road, which contribute to the significance of the area as a heritage asset. The proposed development is an overdevelopment of this plot

and would detract from the visual amenity of the area. It would not achieve an appropriate balance between landscaping and built form.

2.27 The proposed development would, by reason of its excessive size, scale and plot coverage, appear visually obtrusive and cramped, failing to relate acceptably to the surrounding pattern of development and balance between landscape and built form. The proposal would not preserve the character or appearance of the existing building, street scene and surrounding Conservation Area, contrary to the provisions of Policies CS11, CS12 and CS27 of the Core Strategy and the National Planning Policy Framework.

Highway Consideration

2.28 The site is located in an affluent part of Berkhamsted where there are high levels of car ownership. There is also a high demand for on-street parking in the surrounding area. Although not demonstrated on the proposed drawings, the application form specifies that 9 parking spaces would be provided to serve the three 1-bed units, one 2 bedroom unit and five 3 bedroom units (includes the habitable loft space as a bedroom). This would amount to a 5.5 car parking shortage where assessed against the local parking standards. Residents have raised serious concerns that this would be insufficient to serve the proposed development and would increase the demand for on-street parking, which is already at saturation point. Furthermore, in order to provide the three on-site parking spaces to serve the three family dwellings, it would be necessary to remove four on-street parking spaces that the surrounding residents currently use, exacerbating the existing parking problem and potentially compromising highway safety.

High demand for on-street parking

3. CONCLUSION

3.1 The proposed dwellings would abut the common boundary and extend the full depth of the garden. This is clearly unacceptable and would dominate the outlook from the adjacent dwelling and result in a harmful loss of light and overshadowing. The dwellings would also have a visually obtrusive and overbearing impact. These points were recognised by an Inspector for a previously proposed rear extension that was dismissed at appeal. The proposed development would therefore harm the visual and residential amenity of the occupiers of 11 Shrublands Road and cannot be approved.

3.2 The proposed development would introduce habitable windows directly adjacent to the adjoining property, 11 Shrublands Road, resulting in a harmful loss of privacy and overlooking.

3.3 The restricted outlook, low levels of natural light to key habitable rooms, combined with the fact that there is no amenity space, would not provide a satisfactory living environment for the future occupiers.

	<p>3.4 The proposal would not comply with local parking standards. The proposed scheme would result in the loss of 4 on-street parking spaces to provide 3 on-site parking spaces. The proposal will exacerbate an existing parking problem in this part of Berkhamsted.</p> <p>3.5 For the above reasons, the proposal is contrary to adopted planning policies and guidance and we respectfully recommend that planning permission be refused.</p>
<p>43 Shrublands Avenue Berkhamsted HP4 3JQ</p>	<p>We object to the planning application for 13 Shrublands Rd.</p> <p>Given that most families have two cars, and the application is for 9 dwellings overall, even though there is parking included in the planning design it is more than likely that this will not accommodate 18 cars. There is already not enough parking on Shrublands Avenue and current residents often have to park on the surrounding roads (which are also crowded). This is inconvenient especially with young children. The addition of 9 homes to this road would undoubtedly compound the problem of not enough parking on our road.</p> <p>The addition of 9 homes on the corner of Shrublands Road and Shrublands Avenue and the amount of cars and extra traffic that this would bring poses a problem in terms of safety for both pedestrians and motorists. This is a busy juncture, especially in the mornings and afternoons, with commuters driving to work and school and families walking to and from school (many primary age children who are unaccompanied by adults cross Shrublands Rd at this corner to walk up the hill to Greenway School). There will be more traffic for pedestrians to navigate, which means that this already busy corner will be more dangerous. Cars already park all along this corner and it is difficult to see when turning from Shrublands Ave into Shrublands Rd - again, 9 families and their vehicles can only compound this problem.</p>
<p>29 Shrublands Avenue Berkhamsted HP4 3JH</p>	<p>I have a number of reasons why I believe that this development isn't acceptable in this location, these are:</p> <p>1. The development is far too dense for the size of plot: The infill development of three houses in the small garden area of No 13 is excessive.</p> <p>2. The proposed three houses have one off street parking space: The allocation of one space per house is unrealistic. Parking space guidelines for new build are generally as follows: Single bedroom or studio unit</p> <p>- 1 per dwelling unit</p> <p>Two bedroom unit</p> <p>- 2 per dwelling unit, to be located within 200 feet of the building</p>

Three or more bedrooms -

2.5 per dwelling unit, to be located within 200 feet of the building

Visitor parking

- 1 for each 5 dwelling units

The planning statement mentions that additional parking will be available on street - this is not possible. The road currently cannot cope with demand from existing residents and the development accesses will reduce the existing number of spaces by approximately 5 cars. There is also a plan in place to insert double yellow lines on both corners of Shrublands Avenue, which will reduce the number of spaces further.

The new parking restrictions are omitted from the planning statement.

(See 5.24 It should also be noted that there are not any parking restrictions to the front of the property which accommodates parking on both sides of the road, equally the parking is unrestricted to the flank of 13 Shrublands Road ascending Shrublands Avenue which also has parking on both sides of the road.)

3. Impact on road safety:

Shrublands Avenue is used twice a day by many Primary aged children to access Greenway School and Thomas More School. Many of the Year 5 & 6 children walk unaccompanied by an adult in preparation for their secondary transfer. The insertion of three extra driveways in close succession together with the increased traffic using the parking area for the flats will increase the risk for these children as well as younger children walking with adults.

4. Conservation area and article 4:

Shrublands Avenue is in the conservation area and currently the majority of the road has an Article 4 order which prohibits existing residents from altering the fronts of their properties. The proposed development includes a dormer in the front aspect of each of the 3 houses. This is completely out of character with the street and many current residents have been refused even escape roof lights to the front of their properties.

(See 5.33 additional comments from pre -planning meeting: The dormers would need to be omitted, as they would appear at odds with the street scene, the use of a limited number of conservation style roof lights may be acceptable. If dormers are required for height, these should be located to the rear roof slope but would need to be obscure glazed to ensure no overlooking to the properties of Shrublands Road).

5. Poor architectural design:

Looking at the floorplans of the proposed three houses, it is evident

	<p>that the light levels inside the properties will be very low and in some areas non existent. This is worse than back-to-back housing.</p> <p>The proposed three houses will have no rear outside space and very limited front outside space. The comments in the planning statements mitigating this are laughable.</p> <p>(See 5.33: The proposal is 20m away from a bus stop and also the playing fields on Shrublands Road. The site is in walking distance to the sports centre, the shops at Gossoms End and to Berkhamsted town centre).</p> <p>6. The very close proximity to neighbouring properties will negatively affect those existing residents - this is unacceptable.</p> <p>7. Planning Statement: It is noted that the MD of the company that has written the planning statement on behalf of the developer was previously Head of Conservation Team at Dacorum Borough Council.</p> <p>To sum up the proposed development of this site is excessive and smacks of property developer greed. I would welcome a sympathetic development of the existing building at 13 Shrublands Road - this building has been empty for far too long, but the infill development will have as serious negative impact on the residents of Shrublands Avenue.</p> <p>I would also like to ask why the official orange notice for this planning permission was not displayed until 28th March 2019.</p>
<p>31 Shrublands Avenue</p> <p>Berkhamsted HP4 3JH</p>	<p>We object to the proposed development of the site.</p> <p>Whilst some form of development of the property is welcome, this plan appears to give little regard to residents of Shrublands Avenue and Shrublands Road or indeed to future residents of the development in question, where there is very little outside space and a number of dwellings that is excessively disproportionate to the size of the plot.</p> <p>The number of parking spaces allocated will in all likelihood be insufficient and will mean more cars trying to park on street. Parking is already an issue on Shrublands Avenue; it is rare that we get a parking space in front of our house and not unusual to have to park on a neighbouring road. There is a busy church on Shrublands Road, used for a number of activities as well as services, and this too places demand for parking in the immediate area.</p> <p>The density of dwellings is not in keeping with the conservation area.</p> <p>Shrublands Avenue and Shrublands Rd are used by a number of children walking to and from school, and we worry this development would compromise their safety.</p>

15 Shrublands Road Berkhamsted HP4 3HY	<ol style="list-style-type: none"> 1. Loss of light or overshadowing. Proposed build significantly larger than current building. There will be a loss of light to my property. 2. Overlooking/loss of privacy. All upper floor and dormer windows will look directly into our property. 3. Density of buildings not in keeping. 4. Increased noise due to number of proposed dwellings in such a confined area.
2 Shrublands Avenue Berkhamsted Hertfordshire HP4 3JH	<ol style="list-style-type: none"> 1. The whole development will increase the parking difficulties already experienced by Shrublands Avenue residents. 2. There will be no graduation, in this conservation area, between the properties deemed worthy of preservation and the proposed houses, making the uninvited and enforced preservation an irritation to those subject to it 3. The abutment with 1 Shrublands Avenue will in reality be an eyesore if the existing site boundary wall on Shrublands Avenue is removed. 4. There appears to be no amenity provision (garden, courtyard etc.) for what appear to be family accommodations. <p>In principle, the conversion of the existing structures would be acceptable WITHOUT the inclusion of the proposed three new houses.</p>
34 Shrublands Avenue Berkhamsted Hertfordshire HP4 3JQ	<p>We are concerned that this is too much development on one small residential site, in particular the construction of 3 additional dwellings.</p> <p>Conversion of the current building into flats with the current car park / drive seems reasonable, however there appears to be no additional parking for these new premises. This will have a large detrimental impact on the road parking which is already at capacity.</p> <p>We are also concerned that these new constructions will affect the character of the conservation area.</p>
Stonycroft 9 Shrublands Road Berkhamsted Hertfordshire HP4 3HY	<p>I write in response to the Amended plans for this application. My views have not changed from those in my comments on the original designs made on 22 March 2019; in fact, if anything they have hardened in my opposition to the plans. The proposals are a gross overdevelopment on the edge of the conservation area, and would adversely affect the amenity of immediately adjacent properties, as well as mine. There is still inadequate parking provision (only 9 spaces for 9 properties) in an area already accommodating displacement from adjoining roads; and the use of all of the site's open space for building cannot be acceptable in an already highly developed area.</p>
35 Shrublands Avenue Berkhamsted Hertfordshire	<p>I'd like to strongly oppose the plans to build 6 flats on Shrublands Avenue.</p> <p>This initiative clearly demonstrates a lack of research into the parking</p>

<p>HP4 3JQ</p>	<p>availability on the street. As house owner on Shrublands Avenue, there's already an issue whereby I'm regularly forced to park a considerable distance from my house.</p> <p>This is going to create real issues. My car has suffered multiple signs of damage due to fellow neighbors attempting to occupy spaces that are simply just too tight. This is, of course, is a result of having too many car owners for the size of the street.</p> <p>There's a universal opinion on the street that this construction work is bad for the neighborhood.</p> <p>I await your response on this subject.</p>
<p>The Rowans 11 Shrublands Road Berkhamsted Hertfordshire HP4 3HY</p>	<p>I am writing in response of the amended plans. Our views have not changed from those in my comments on the original designs and I shall send a follow up email with the previous Chartered Town Planning consultants opinion on this matter that we sought which clearly outlines the various significant reasons for objecting to this proposal. Our opinion on this matter has not changed and has in fact strengthened in our belief this proposal is gross overdevelopment on the edge of the conservation area, and would adversely affect our property. There is still inadequate parking provision in an area that already suffers congestion - in fact there are times we are unable to get our vehicle out of our driveway because of the severe parking congestion not allowing our vehicle to turn safely on to Shrublands Rd. The proposed new townhouses and flats are unacceptably close to the perimeter of our property causing overlooking and significantly impacting the natural light onto our property and the use of all of the site's open space for building cannot be acceptable in an already highly developed area. All of these matters were the reason why this proposal was rejected historically and the circumstances have not changed and see no reason why it should be upheld. Many thanks David & Charlotte</p>
<p>Selattyn Shrublands Avenue Berkhamsted Hertfordshire HP4 3JH</p>	<p>This planning application is completely against the character of the local area.</p> <p>It will:</p> <p>Upset all the council tax payers who have already objected to this planning application on several occasions. I see no support for this planning application in the local area at all. Any sensible independent and democratic person can see that this planning application is without merit and exists solely for the profit of a tiny minority at the expense of the local residents. The housing imprint for 13 Shrublands Road can and should be for a self-contained set of flats and only with sufficient onsite parking for those flats. In my view, there should also be garden space to the rear for the well being of those residents as well.</p> <p>This plan will create chaos for local parking in Shrublands Avenue and</p>

Shrublands Avenue. This overdevelopment does not give anything like the necessary amount of parking provision for the proposed new dwellings and cuts into the already over-parked Shrublands Avenue which is itself struggling due to the lack of sufficient parking spaces.

This plan will create a traffic hazard and nuisance on an already dangerous road junction. Shrublands Road and Avenue are routes to schools and town. A large volume of pedestrians cross Shrublands Road at this corner, which is also on a bus route. The council would be signing off a highly dangerous overdevelopment which will put lives at risk. Unless a proper survey of parking and traffic in the area is carried out, there is no due diligence to ascertain the facts. I therefore urge the planning authorities to properly discharge their duties before putting lives at risk. If you do not live in the area, you have no idea of the facts.

This plan will take away light and privacy from nearby properties. It will block daylight from the houses facing which will look directly into those dwellings. This is a serious matter given the impact on health, mental well being and the inevitable light and noise pollution.

This proposal will stick out like a sore thumb and set a precedent that anything goes in a conservation zone. Why should any council tax payer fund or listen to Dacorum planning if they flout their own rules over conservation zones? Clearly, Shrublands Avenue is a controlled planning zone. This plan should therefore be completely consistent with the letter and spirit of that set of planning rules. It is not acceptable to play brinkmanship with this planning application and then restrict other households in the area within conservation area planning restrictions.

This plan will kill two perfectly healthy and much needed trees on the boundary with Colt House. This is ecologically unacceptable in the current climate. Birdlife in the area relies upon trees, as do we for oxygen. There is little green space in Berkhamsted as it is. Where is the survey for the ecological impact of this overdevelopment?

Also, where are the invitations to local residents and objection holders to attend the Dacorum planning session that is considering this application?

Once again this appalling application has bounced back with little notice and no changes or improvements. **AND NO ORANGE NOTICE.**

For all the reasons stated before in my previous objection I object, I object, I object.

This is a blatant attempt at profiteering without any regard for the character, impact, or the safety of children, passers by and the

	<p>elderly. Parking is already under severe pressure and what right does this application have to take away six much needed parking spaces?</p> <p>The impact on adjoining properties is unacceptable. In terms of light, character, noise, pollution, strain and all the above tick boxes.</p> <p>Shrublands Avenue is a conservation area and this must be upheld. It is not acceptable to constrain the rest of the street while considering repeat overdevelopment applications from this applicant.</p> <p>The removal of parking, light, access safety, facilities, the risk of subsidence this will bring and the impact on all local properties would be severaly adverse, is completely unacceptable and must not be allowed to go ahead.</p> <p>I do not pay Council Tax to have property developers collude in appalling overdevelopment for the benefit of one person while overlooking the needs of Berkhamsted. Schools are overloaded, roads become grid locked, there are already huge developments in the Berkhamsted area, there is no shortage of property. These houses will never be affordable to low income families so let's not pretend this is a solution for anything.</p> <p>Further, this property was converted to a care home. In my view, it should be returned to its original floorplan as no more than six flats with self-contained parking via the current frontage. That is a clear and obvious option which is being avoided due to pure greed.</p> <p>As stated before by several objectors, the technicalities of this application are excessive. It is clearly designed to push the planning regulations to the limit in excavation on a clay hill and excessive height. The frontage is simply not there on Shrublands Avenue. Nor should it be allowed to be.</p> <p>In addition, this Dacorum planning portal has blocked my previous login Id and the consultation period for this application is very short. Again, there is no orange planning notice being displayed.</p>
<p>7 Shrublands Avenue Berkhamsted Hertfordshire HP4 3JH</p>	<p>These plans have, apparently, been amended although the amendments aren't clear - I can't see the changes. I am concerned that the 30+ objections to the original proposal are no longer visible on the portal and that these will not now be taken into account. My objections remain the same.</p>
<p>42 Shrublands Avenue Berkhamsted Hertfordshire HP4 3JQ</p>	<p>With three dwellings and six flats it could mean an increase of over 12 cars potentially parking on shrublands Avenue. I arrive home from work after 5.30pm and I already find it impossible to park on our road.</p>
<p>39 Shrublands Avenue Berkhamsted Hertfordshire</p>	<p>Me and my family live in Shrublands Avenue and I would like to strongly object to this application.</p> <p>It is a large development that is not in keeping with the surrounding</p>

<p>HP4 3JQ</p>	<p>area. Given we live in a conservation area, I am incredibly surprised at the scope of this planning application and the fact it is being considered. The buildings themselves will look at odds with the surrounding houses and if we continue to grant planning applications that are not in keeping with the look and feel of the conservation area, there is no point us being considered a conservation area.</p> <p>We have personally been through the planning process and, like many of our neighbours, have had to adhere to quite specific conditions because of our conservation area status (this includes changes to items that are not visible from the street). Should this application be granted, this would certainly undermine and raise questions about the planning process.</p> <p>Parking is also a concern. Parking on Shrublands Avenue is already a problem and, at certain times of the day / evening, it is not always possible to park in Shrublands Avenue with cars spilling into Greenway and Shrublands Road. Although this planning comes with 9 parking spaces, this does not solve the problem of tenants with multiple cars and visitors.</p> <p>I hope that these points will be given due consideration.</p>
<p>4 Shrublands Avenue Berkhamsted Hertfordshire HP4 3JH</p>	<p>This proposal will have a detrimental effect on this conservation area. The strain in traffic and especially parking in this area is already high and this will put increased pressure on the local residents. The disruption to residents will be considerable and the number of new residents is large although as I understand it no new provision is being made for local amenities such as doctor's surgeries or schools. In short this proposal is ill thought out and is designed primarily as a source of profit for developers rather than a plan that will lead to the improvement of the local community. I strongly object to this proposal.</p>
<p>22 Bridgewater Road Berkhamsted Hertfordshire HP4 1HN</p>	<p>I write on behalf of the Berkhamsted Citizens Association Townscape group of which I am a member. We would like to object to this application on the basis of a) Lack of amenity space. b) Lack of adequate parking with only 9 spaces for 9 dwellings. c) Overdevelopment.</p>
<p>29 Shrublands Road Berkhamsted Hertfordshire HP4 3HX</p>	<ol style="list-style-type: none"> 1. The number of dwellings is too high for the space available 2. The limited space for cars in the development, particularly for the houses, will exacerbate an already difficult - and fraught - parking situation in Shrublands Avenue and the surrounding roads 3. The car parking plans do not take sufficient notice of the sheer number of pedestrians, including children, who frequently cross Shrublands Avenue and walk up Shrublands Avenue. The outcome of this is a potential risk to safety, both for pedestrians and traffic. This is of particular concern with the parking spaces for the houses 4. Little consideration has been given to the residents who will live close by to the development, who will have their privacy markedly reduced and noise levels increased 5. Utter lack of green space within the development, which would be remedied by building fewer dwellings 6. I am unable to find any plans relating to the houses, which show a

	<p>floor plan that includes a front door</p>
<p>84 Shrublands Avenue Berkhamsted Hertfordshire HP4 3JG</p>	<p>Shrublands Avenue is a skinny Victorian Street where parking is already a nightmare and only one car can travel up and down the street. Meaning cars are always reversing up and down and queueing to get up and down the street, which is already risky and not ideal. I have seen many accidents where cars are hitting wing mirrors and scraping the sides of other cars. Bring on some ice and snow and cars are hit and it's even more super dangerous. There is already inadequate parking and the residents are having to park on other streets, causing people to park on curbs and having to walk a long way to get home after using their cars. Building flats does not fit with the Victorian style houses but most importantly is the extra parking and traffic is a danger to the children walking to the local schools in the area - Greenway and St Thomas Moore. Parents who drive their children to the schools already cause chaos each morning and extra traffic and parking needs would create even more danger and pollution on an already packed and over populated street. As a parent my concerns and worry about extra cars, visitors and people are real. Young children on bikes, scooters and crossing roads do not need any more traffic as they make their already quite dangerous journeys to school. This street and the area is already struggling and we can never park near our house as it is. I object strongly to flats being built on Shrublands Avenue and am shocked it's even being considered based on the traffic and problems on this round and surrounding streets. The weekends are a complete nightmare too. A few visitors to the houses round here and the street is blocked and tempers soar. Environmentally adding six more properties in too will be adding more pollution and the need for resources in an already struggling Victorian Street. No thanks.</p>
<p>The Colt House 1 Shrublands Avenue Berkhamsted Hertfordshire HP4 3JH</p>	<p>I object to the plan base on my previous comments, the plan doesn't seemed to have changed radically , There are more windows from what I can see which furthers a privacy issue to the other Neighbours properties, the scheme is trying to overdevelop on the land, there is no garden space, parking is directly effected on both Shrublands Road and Shrublands Avenue and the immediate road junction will become even more dangerous for pedestrians and people in vehicles, two gardens will be significantly overlooked and will reduce daylight in those spaces. We have a large conifer tree in our front garden which hasn't been considered in the scheme and will be affected, the depth and height seem to have been increased on the plan. Locals schools, sports facilities , doctors surgeries and other amenities are stretched as it is and this plan will add more pressure on the local area. I have serious concerns about them building underground on a road with a significant slope/gradient, I am concerned about potential subsidence to my property and their existing building. I object to the plan based on my previous comments which are The Colt House, 1 Shrublands Avenue, Berkhamsted, HP43JH (Object)</p> <ol style="list-style-type: none"> 1. Inaccurate drawings and images (layout, scale, height and bulk) 2. Density of proposed housing not in keeping with the area,

Proposed build significantly larger than current building. Not suitable to go from a one dwelling property to nine! This proposal is out of proportion to other properties on Shrublands Avenue/Shrublands Road

3. The building looks like it would be erected very close to the boundary of my property and I would question if it is too close to be approved

4. Noise pollution will increase due to number of proposed dwellings on the plot.

5. The three proposed three storey houses will overlook our property and compromise our privacy

6. The local residents have not been made aware of this development & have not been consulted publicly. We have not seen any orange notices on the street

7. Concern over the excavation to allow basement areas and condition of underlying soil/ground on such a severe hill which forms the road (landslip etc)

8. Concern of proximity of proposed excavation to nearby property. How many meters should it be away from the other property please confirm that this will meet all the necessary building regs? It is very close to my boundary and property

9. Potential structural damage to immediate properties subsidence, movement etc.

10. Increase to water table based on proposed excavation

11. Lack of amenity space and notion to remove or compromise mature trees, insufficient outdoor space which is detrimental to the health and well-being of the occupants

12. Concern over the excavation and building process and disruption of the development to highways

13. Underground services water, gas, sewage, telecoms will be effected

14. Health of immediate neighbours, my daughter has a respiratory illness and I don't want her health to be compromised by excessive building works, on a personal note both my children will be sitting exams and the noise and works will affect their revision

15. The proposed change of sky line not suitable

16. I question the roof line conformability

17. Does not harmonise the character of the surrounding areas

18. Insufficient landscaping

19. Loss of sunlight and daylight to our property. Our garden will be overlooked and shadowed by such a huge building

20.

21. The plan doesn't respect the adjoining property

22. Highway and traffic will be significantly impacted, there will be a higher capacity of use on local routes

23. Parking is very limited as it is and this proposal will cause a major problem on Shrublands Avenue and Shrublands road, 9 parking spaces is ridiculous, there is likely to be at least 20 more cars around the property based on the proposed plan. Parking on the 3 storey house driveways will be near on impossible to use and turning out onto Shrublands Avenue with tightly parked vehicles either side will not be manageable

24. The glazing on the proposed plan (south west elevation) will

compromise our privacy and we will be overlooked

25. Major impact on the safety of the many pedestrians including children walking to and from school every day. These walking routes are used every day for many children making their way to Greenway Primary school & St Thomas Moore school, residents who use the local church or make their way into the Town centre regularly will also be at risk. Local schools, doctors surgeries and other services are at full capacity already and this development would add a further burden to these vital services.

26. The junction at the bottom of Shrublands Avenue is already very busy due to poor visibility and this plan would produce further danger to motorists and pedestrians

27. It is clear that the proposed new development is just cramming in as many flats and houses into a small site without sufficient consideration of the interests of the local community. It is simply an opportunity for the developer to make money without any care of the residents.

The plan doesn't seem to have changed radically, There are more windows from what I can see which furthers a privacy issue to the other Neighbours properties, the scheme is trying to overdevelop on the land, there is no garden space, parking is directly effected on both Shrublands Road and Shrublands Avenue and the immediate road junction will become even more dangerous for pedestrians and people in vehicles, two gardens will be significantly overlooked and will reduce daylight in those spaces. We have a large conifer tree in our front garden which hasn't been considered in the scheme and will be affected, the depth and height seem to have been increased on the plan. Local schools, sports facilities, doctors surgeries and other amenities are stretched as it is and this plan will add more pressure on the local area. I have serious concerns about them building underground on a road with a significant slope/gradient, I am concerned about potential subsidence to my property and their existing building.