

ITEM NUMBER: 5a

20/01940/FUL	Demolition of existing external stores and construction of new one bedroom dwelling	
Site Address:	Buttercup House, 33 High Street, Bovingdon	
Applicant/Agent:	Mr Arthur Rickett	
Case Officer:	Robert Freeman	
Parish/Ward:	Bovingdon Parish Council	Bovingdon/ Flaunden/ Chipperfield
Referral to Committee:	The application is referred to committee in view of the contrary recommendation of the Parish Council.	

1. RECOMMENDATION

That planning permission be **GRANTED**

2. SUMMARY

- 2.1 The proposals represent an appropriate form of residential development in this location and would result in improvements to the overall appearance of Buttercup House in accordance with Policies CS4, CS8, CS11, CS12 and CS13 of the Core Strategy. The residential unit would provide an appropriate level of amenity space for future occupants in accordance with Policy CS12 of the Core Strategy and Saved Policy 18 and Appendix 3 of the Local Plan 1991-2011
- 2.2 The proposals are not considered harmful to the residential amenities of neighbouring properties in accordance with Policy CS12 of the Core Strategy and Saved Appendix 3 of the Local Plan 1991-2011.

3. SITE DESCRIPTION

- 3.1 Buttercup House is located to the rear of properties forming 33-37 High Street Bovingdon and is accessed via an archway from the High Street. To the north east of the site there are a number of terraced and semi-detached properties forming Hamilton Mead.
- 3.2 Buttercup House comprises a two storey flat roofed brick building constructed in the eighties and separated into two flats. A single storey brick store together with a more basic lean to structure are attached to the main building.

4. PROPOSAL

- 4.1 The proposals involve the construction of a new one bedroom unit in place of the two small stores to the north east flank elevation of Buttercup House. This would be constructed from brick and would have a shallow mono-pitch roof some 5.2m-5.4m in height.
- 4.2 This property would be accessed from the south east with a ground floor kitchen/dining area and small terrace. The first floor accommodation would have two balconies in the south eastern and north western elevations with the later utilising a section of flat roof to a retained store area. The property would have a gross internal floor area of some 47 square metres.
- 4.3. The proposed dwelling would be set back from the north eastern site boundary by 0.8m allowing for a small landscaping screen to be planted adjacent to the site boundary. Brick

detailing including the use of a diamond pattern of a subtle contrasting brickwork will be utilised on the north eastern elevation to alleviate the mass of the building.

- 4.4 Brick screens will be used to prevent views from the proposed balconies into neighbouring
- 4.5 A parking space will be allocated to the property within a garage block opposite the application site and within the applicant's control (see 20/01941/FUL)

5 PLANNING HISTORY

- 5.1 A concurrent application is under consideration for the demolition of an existing garage block and the construction of a replacement garage block and one bed flat opposite Buttercup House. This is considered under planning application number 20/01941/FUL (See Item 5xxxx)

6. PLANNING POLICIES

6.1 National Policy

National Planning Policy Framework (February 2019) (NPPF)
National Planning Policy Guidance (NPPG)

6.2 Dacorum Borough Core Strategy 2006-2031

NP1 - Supporting Development
CS1 - Distribution of Development
CS2 – Selection of Development Sites
CS4 – The Towns and Large Villages
CS8 – Sustainable Transport
CS10 - Quality of Settlement Design
CS11 - Quality of Neighbourhood Design
CS12 - Quality of Site Design
CS13 – Quality of Public Realm
CS17 – New Housing
CS18 – Mix of Housing
CS27 - Quality of the Historic Environment
CS29 - Sustainable Design and Construction
CS31 – Water Management
CS32 – Air, Soil and Water Quality
CS35 – Infrastructure and Developer Contributions

6.3 Saved Policies of the Dacorum Borough Local Plan 1991-2011

Policy 10 - Optimising the use of urban land
Policy 12 - Infrastructure Provision and Phasing
Policy 13 - Planning Conditions and Obligations
Policy 18 - Size of New Dwellings
Policy 21 - Density of Residential Development
Policy 51 - Development and Transport Impacts
Policy 54 - Highway Design
Policy 58 - Private Parking Provision
Policy 118 - Important Archaeological Remains.
Appendix 3 - Layout and Design of Residential Areas
Appendix 5 - Parking Provision

6.4 Supplementary Planning Guidance/Documents:

Accessibility Zones for the Application of Car Parking Standards (2002)
Planning Obligations (2011)
Roads in Hertfordshire, Highway Design Guide 3rd Edition (2011)
Site Layout and Planning for Daylight and Sunlight: A Guide to Good Practice (2011)

7. REPRESENTATIONS

7.1 Consultation responses

These are reproduced in full at Appendix A.

7.2 Neighbour notification/site notice responses

These are reproduced in full at Appendix B.

8. CONSIDERATIONS

Policy and Principle

- 8.1 The application site is located in the village of Bovingdon where appropriate residential development would be encouraged in accordance with Policies NP1, CS1, CS2 and CS4 of the Core Strategy.
- 8.2 Policy CS8 of the Core Strategy would encourage such developments to make appropriate arrangements to ensure that they are accessible and in particular that new residential development should provide safe, sufficient and convenient parking based on car parking standards within Saved Appendix 5 of the Local Plan 1991-2011.
- 8.3 All developments are expected to be well designed in the context of the site and surrounding land in accordance with Policies CS10, CS11, CS12 and CS13. This supports the government's objectives for a high standard of design, delivered at optimum densities and in the right locations.
- 8.4 The proposal would make a small contribution towards the delivery of the housing target of 430 new homes per annum over the plan period under Policy CS17 of the Core Strategy. It would also provide smaller affordable accommodation in accordance with the aims and objectives of Policy CS18 and Saved Policy 18 of the Local Plan 1991-2011.
- 8.5 The site is located in an area of archaeological significance and as such the impact on archaeological remains needs to be carefully considered in accordance with Policy CS27 of the Core Strategy.
- 8.6 Sustainable design and construction is an essential part of the Council's response to challenges of climate change, natural resource depletion, habitat loss and wider environmental and social issues. Accordingly the proposed dwelling has been assessed against the requirements of Policies CS28, CS29, CS31 and CS32 of the Core Strategy.

Layout and Design

- 8.7 The proposed development is considered to be acceptable in terms of its design, bulk, scale, height, site coverage and use of materials in accordance with Policy CS11 and CS12 of the Core Strategy and would not detract from the visual amenities of the area.

- 8.8 The application site is not within the Bovingdon Conservation Area. Notwithstanding the criticism from the Conservation and Design section, it would replace an existing structure which is of little architectural merit with a more sympathetic extension to the building.

Residential Amenity

- 8.9 The proposed residential unit would be a small one bedroom dwelling extending above an existing storage area at first floor level and providing a starter home. This property would have a gross internal floor area of some 48m² and would contribute to the mix of one bedroom properties in the locality.
- 8.10 The property is considered to have a reasonable level of internal space having regard to the National Space Standards, Saved Policy 19 and the explanatory text of unsaved Policy 20 from the Local Plan 1991-2011. The National Space Standards (NSS) are not adopted planning policy under the Core Strategy and as such should be afforded only limited weight in any decision. The NSS does not specify how large a dwelling should be for single occupation, however it is acknowledged that there is a shortfall of around 10 square metres against the NSS for a 1 bed 2 person house.
- 8.11 A limited amount of external amenity space is also provided in the form of balconies and a yard to the dwelling. This is also acceptable given the nature of the property, those in the locality and the close proximity of public open spaces. The yard is sufficient in size to allow for the drying of clothes and is functional for use by the occupant.

Impact on Residential Amenity

Hamilton Mead

- 8.12 The applicants have provided a section through the site, drawing 270pa2.107, which clearly demonstrates the impact of the proposed building upon the residential amenities of properties in Hamilton Mead to the north east of the site.
- 8.13 The flank elevations to the proposed property would be located some 12.37m from the principle rear elevation of properties in Hamilton Mead and would extend to some 5.2m in height. It is evident that the proposed building would not breach a 25 degree angle to the main windows within the rear elevation of properties to Hamilton Mead and as such would not have any significant impact in terms of daylight or sunlight to these properties in accordance with Policy CS12 and Saved Appendix 3 of the Local Plan 1991-2011.
- 8.14 The bulk and mass of the flank elevation to the proposed building will be alleviated through the brick detailing thereto and will be further screened by new landscaping along the boundary of the application site. Beyond this, there is a high boundary wall demarcating the boundary with 22 Hamilton Mead. The flank elevation would also not be considered to be overbearing or particularly intrusive to those properties at Hamilton Mead.
- 8.15 There would be no windows within this flank elevation to Hamilton Mead. Although two balconies would be introduced in the front and rear elevations to the property, screen walls will prevent overlooking of neighbouring land, thus ensuring that there is no significant detrimental impact upon the privacy of these properties.

Newhall Mews

- 8.16 In relation to Newhall Mews, the proposed new property would have a single bedroom and single bathroom window at first floor level facing 5 Newhall Mews. A modest balcony area would also be provided.

- 8.17 These openings and the balcony would be between 14m to 16m from the neighbouring properties in Newhall Mews and would exhibit a similar relationship with neighbouring land to Flat 2, Buttercup House. Given the layout, site coverage and juxtaposition of 5 Newhall Mews, there would not be any significant impact on either daylight or sunlight to this property. The proposals are also not considered to result in any significant increased overlooking of 5 Newhall Mews and as a consequence no significant impact upon the privacy of this and other properties to the north west of the site.

Access, Parking and Safety

- 8.18 The site, in common with the existing properties at Buttercup House and residential properties at first floor level on the High Street, would be accessible via an archway from the High Street. The dwelling would be allocated a single parking space within a newly reconstructed garage building (see application 20/01941/FUL)
- 8.19 The access to the site is considered to be acceptable in accordance with Policies CS8 and CS12 of the Core Strategy and Saved Policies 51 and 54 and Appendix 5 of the Local Plan 1991-2011.
- 8.20 A single parking space is considered to be sufficient in accordance with Saved Appendix 5 of the Local Plan 1991-2011 for a 1 bedroom property in this location. Furthermore the proposed unit is within reasonable walking distance of a range of shops and local facilities including the local bus stop.
- 8.21 There would be no objections from the County Council as highway authority in relation to this scheme.

Archaeology

- 8.22 Despite the site being within a designated area of archaeological significance, the County Council consider the proposals as unlikely to have an impact on heritage assets of archaeological interest. Accordingly the proposals would be acceptable under Policy CS27 of the Core Strategy.

Developer Contributions and Infrastructure

- 8.23 All new developments are expected to contribute towards the costs of on site, local and strategic infrastructure in accordance with Policy CS35 of the Core Strategy. The Council seeks to secure such infrastructure contributions through a combination of CIL and through an appropriate use of planning obligations under Section 106 of the Town and Country Planning Act 1990 (As Amended)
- 8.24 Residential development will be charged CIL in accordance with the adopted CIL Charging Schedule. The site is located within Charging Zone 2 where a charge of some £150 per square metre (index linked) will be levied against new residential developments. In some instances an exemption from the payment of CIL may be applicable.

Sustainable Construction

- 8.25 A Sustainability Checklist has not been submitted with the application to address the requirements of Policy CS29 of the Core Strategy.

- 8.26 A number of the requirements under Policy CS29 have subsequently been embodied in the Building Regulations. It is however recommended that additional information is secured through the use of a planning condition.

Other Material Planning Considerations

Noise

- 8.27 A refusal of planning permission based on noise and disturbance to neighbouring residential units could not be substantiated. There is no reason to believe that future occupants would lead to a noise issue and in the unlikely event that excess noise is generated by future occupants, statutory noise nuisances can be dealt with under Environmental Health legislation.

Contamination

- 8.28 The Environmental Health team have recommended the imposition of contaminated land conditions in view of concerns over the historical land use of the site and to address any potential risk to human health.

9 RECOMMENDATION

- 9.1 That planning permission be **GRANTED** subject to the following planning conditions

Conditions

- 1. The development hereby permitted shall begin before the expiration of three years from the date of this permission.**

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990, as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

- 2. The development hereby permitted shall be carried out in accordance with the following approved plans/documents:**

**SU1.101A (Location Plan)
2.103A (Site Plan)
2.104A (Proposed Floor Plan)
2.105A (Proposed Elevations)
2.106A (Roof Plans)**

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3. The development hereby permitted shall be constructed in accordance with the materials specified on the application form.**

Reason: To make sure that the appearance of the building is suitable and that it contributes to the character of the area in accordance with Policies CS11 and CS12 of the Dacorum Borough Core Strategy (2013)

- 4. No construction of the superstructure shall take place until full details of both hard and soft landscape works has been submitted to and approved in writing by the Local Planning Authority. These details shall include:**

- means of enclosure;
- all external hard surfaces within the site
- soft landscape works including a planting scheme with the number, size, species and position of trees, plants and shrubs;
- minor artefacts and structures (e.g. furniture, play equipment, signs, refuse or other storage units, etc.); and

The planting must be carried out within one planting season of completing the development.

Any tree or shrub which forms part of the approved landscaping scheme which within a period of 5 years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a similar species, size and maturity.

Reason: To improve the appearance of the development and its contribution to biodiversity and the local environment, as required by saved Policy 99 of the Dacorum Borough Local Plan (2004) and Policy CS12 (e) of the Dacorum Borough Council Core Strategy (2013).

5. **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:

(i) 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.

(ii) 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.

(iii) 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 risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with Policy CS32 of the Dacorum Borough Core Strategy (2013) and Paragraphs 178 and 180 of the National Planning Policy Framework (2019).

6. **All remediation or protection measures identified in the Remediation Statement referred to in Condition 5 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 risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with Policy CS32 of the Dacorum Borough Core Strategy (2013) and Paragraphs 178 and 180 of the National Planning Policy Framework (2019).

7. **Any contamination, other than that reported by virtue of Conditions 5 and 6 encountered during the development of this site shall be brought to the attention of the Local Planning Authority as soon as practically possible; a scheme to render this contamination harmless shall be submitted to and agreed by, the Local Planning Authority and subsequently fully implemented prior to the occupation of this site. Works shall be temporarily suspended, unless otherwise agreed in writing during this**

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.

8. **The development, hereby approved, shall not be occupied until the arrangements for vehicle parking associated with the dwelling have been submitted and approved in writing by the local planning authority. These arrangements shall be provided in accordance with the approved details and shall thereafter be retained for the use of this dwelling.**

Reason: In the interests of highways safety in accordance with Policies CS8 and CS12 of the Core Strategy and Saved Appendix 5 of the Local Plan 1991-2011.

9. **No construction of the superstructure shall take place until details of proposed sustainability measures within the development shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.**

Reason: To ensure the sustainable development of the site in accordance with the aims of Policies CS28 and CS29 of the Dacorum Borough Core Strategy (2013), the Sustainable Development Advice Note (2016) and Paragraphs 150 and 153 of the National Planning

10. **The bathroom window at first floor level in the north-west elevation of the dwelling hereby permitted shall be fitted with a high level opening and permanently fitted with obscured glass unless otherwise agreed in writing by the Local Planning Authority.**

Reason: In the interests of the residential amenities of the occupants of the adjacent dwellings in accordance with Policy CS12 (c) of the Dacorum Borough Council Core Strategy (2013) and Paragraph 127 (f) of the National Planning Policy Framework (2019).Policy Framework (2019).

APPENDIX A: CONSULTEE RESPONSES

Consultee	Comments
Bovingdon Parish Council	Object ' overlooking neighbours ' the north west elevation overlooks 5 New Hall Mews and the south east elevation overlooks several properties in Hamilton Mead. The proposed scheme is out of keeping with surrounding properties and is of a poor design. There is a lack of parking.
Hertfordshire County Council – Archaeology Unit	In this instance I consider that the development is unlikely to have an impact on heritage assets of archaeological interest, and I therefore have no comment to make upon the proposal.
Hertfordshire County Council – Growth and Infrastructure	<p>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 your CIL zone and does not fall within any of the CIL Reg123 exclusions.</p> <p>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.</p> <p>We therefore have no further comment on behalf of these services, although you may be contacted separately from our Highways Department.</p> <p>Please note this does not cover the provision of fire hydrants and we may contact you separately regarding a specific and demonstrated need in respect of that provision.</p>
Hertfordshire County Council - Highways	<p>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.</p> <p>Highway Informatives</p> <p>HCC as Highway Authority recommends inclusion of the following Advisory Note (AN) highway informative to ensure that any works within the highway are carried out in accordance with the provisions of the Highway Act 1980:</p> <p>AN 1) Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should</p>

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.

AN 2) Obstruction of public highway land: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence.

AN 3) Road Deposits: It is an offence under section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway

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Comments

The proposals are for the demolition of existing external stores and construction of new one bedroom dwelling at 33 High Street, Bovingdon. High Street is an classified C local distributor road with a speed limit of 30 mph and is maintained at public expense.

The dwelling in the application is not proposing a new access and will continue to use the current access and vehicle crossover for the current flats in the vicinity. This means that there will be no added detriment to the highway network regarding increased trips or vehicles for the dwelling. The current access has good visibility on both sides for vehicles to enter and exit safely.

Parking is a matter for the Local Planning Authority (LPA). However, HCC would comment that from the proposal drawings that the property will be allocated a parking space from the existing parking area within the private courtyard.

The dwelling is 50 metres from the nearest bus stop which has links to the local town of Hemel Hempstead and its train station.

	<p>The construction of the planned dwelling should not affect surrounding dwellings or the highway network and therefore HCC is satisfied with this outcome.</p> <p>Conclusion HCC as Highway Authority considers that the proposal would not have a severe impact on the safety and operation of the surrounding highway network. Therefore, HCC has no objections on highway grounds to the application.</p>
<p>Conservation and Design</p>	<p>It is difficult to be positive about the design of any addition, when the existing itself is so poorly designed.</p> <p>I would suggest that the way forward for this site is to seek a redevelopment which includes Buttercup House itself, currently a mix of storage/residential; and being two storeys with a flat roof is of no architectural merit. The proposed outlook of the proposed house would be poor, with overlooking issues created by the first floor balcony and the creation of a 'lifeless' brick north-east elevation</p>
<p>Environmental Health</p>	<p>I am able to confirm that there is no objection to the proposed development, but that it will be necessary for the developer to demonstrate that the potential for land contamination to affect the proposed development has been considered and where it is present will be remediated.</p> <p>This is considered necessary because the application site is close to land with a contaminated land use history (slaughter house) and will involve a change of use to a more sensitive receptor, as such the possibility of ground contamination cannot be ruled out at this stage. This combined with the vulnerability of the proposed residential end use to the presence of any contamination means that the following planning conditions should be included if permission is granted.</p> <p>Contaminated Land Conditions:</p> <p>Condition 1:</p> <p>(a) No development approved by this permission shall be commenced prior to the submission to, and agreement of the Local Planning Authority of a written preliminary environmental risk assessment (Phase I) report containing a Conceptual Site Model that indicates sources, pathways and receptors. It should identify the current and past land uses of this site (and adjacent sites) with view to determining the presence of contamination likely to be harmful to human health and the built and natural environment.</p> <p>(b) If the Local Planning Authority is of the opinion that the report which discharges condition (a), above, indicates a reasonable likelihood of harmful contamination then no development approved by this permission shall be commenced until a Site Investigation (Phase II environmental risk assessment) report</p>

has been submitted to and approved by the Local Planning Authority which includes:

- (i) A full identification of the location and concentration of all pollutants on this site and the presence of relevant receptors, and;
- (ii) The results from the application of an appropriate risk assessment methodology.
- (c) No development approved by this permission (other than that necessary for the discharge of this condition) shall be commenced until a Remediation Method Statement report; if required as a result of (b), above; has been submitted to and approved by the Local Planning Authority.
- (d) This site shall not be occupied, or brought into use, until:
 - (i) All works which form part of the Remediation Method Statement report pursuant to the discharge of condition (c) above have been fully completed and if required a formal agreement is submitted that commits to ongoing monitoring and/or maintenance of the remediation scheme.
 - (ii) A Remediation Verification Report confirming that the site is suitable for use has been submitted to, and agreed by, the Local Planning Authority.

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.

Condition 2:

Any contamination, other than that reported by virtue of Condition 1 encountered during the development of this site shall be brought to the attention of the Local Planning Authority as soon as practically possible; a scheme to render this contamination harmless shall be submitted to and agreed by, the Local Planning Authority and subsequently fully implemented prior to the occupation of this site. Works shall be temporarily suspended, unless otherwise agreed in writing during this process because the safe development and secure occupancy of the site lies with the developer.

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.

Informative:

The above conditions are considered to be in line with paragraphs 170 (e) & (f) and 178 and 179 of the NPPF 2019.

The Environmental Health Team has a web-page that aims to provide advice to potential developers, which includes a copy of a Planning

	<p>Advice Note on "Development on Potentially Contaminated Land and/or for a Sensitive Land Use" in use across Hertfordshire and Bedfordshire. This can be found on www.dacorum.gov.uk by searching for contaminated land and I would be grateful if this fact could be passed on to the developers.</p>
	<p>Waste Comments</p> <p>With regard to SURFACE WATER drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website. https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewater-services</p> <p>There are public sewers crossing or close to your development. If you're planning significant work near our sewers, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes.</p> <p>We would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Should the Local Planning Authority be minded to approve the planning application, Thames Water would like the following informative attached to the planning permission: "A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk . Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.</p> <p>Thames Water would advise that with regard to WASTE WATER NETWORK and SEWAGE TREATMENT WORKS infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.</p> <p>Thames Water recognises this catchment is subject to high infiltration flows during certain groundwater conditions. The scale of the proposed development doesn't materially affect the sewer network and as such we have no objection. In the longer term Thames Water, along with</p>

	<p>other partners, are working on a strategy to reduce groundwater entering the sewer network.</p> <p>Thames Water recognises this catchment is subject to high infiltration flows during certain groundwater conditions. The developer should liaise with the LLFA to agree an appropriate sustainable surface water strategy following the sequential approach before considering connection to the public sewer network. The scale of the proposed development doesn't materially affect the sewer network and as such we have no objection. In the longer term Thames Water, along with other partners, are working on a strategy to reduce groundwater entering the sewer network.</p> <p>Water Comments With regard to water supply, this comes within the area covered by the Affinity Water Company. For your information the address to write to is - Affinity Water Company The Hub, Tamblin Way, Hatfield, Herts, AL10 9EZ - Tel - 0845 782 3333.</p>
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APPENDIX B: NEIGHBOUR RESPONSES

Address	Comments
20 Hamilton Mead	<p>I am writing to object to the construction of the one bedroom dwelling at the rear of my property, It is being built too close to the boundary wall at the back of my property, this would mean increased noise and I would be looking out of a brick wall also blocking out daylight.</p> <p>I think that the traffic in & out of the entrance would be chaotic, it is a very busy part of the high street. With shops either side of the entrance, it's extremely busy during morning & afternoon school time.</p>
22 Hamilton Mead	<p>This site referred to in this proposal is directly behind my property at 22 Hamilton Mead.</p> <p>The storage shown on the existing site plan is currently one storey high, with the existing 2 storey structure set well back (5.6 m away) from the wall at the rear of our boundary.</p> <p>The proposed application would mean that the new build would effectively move 5.6m nearer to our garden, ie: would be right up to our property boundary.</p> <p>I object on the basis that a two storey building constructed right up to the edge of my boundary will increase noise nuisance, impede our privacy and block light from both the garden and the rear of our property. This would cause severe overshadowing during the autumn and winter months, which is currently far less of an issue with the existing building set back 5.6m.</p> <p>I also object as the extending of the only flat roofed two storey building in the high street vicinity is completely out of keeping with the character of the area. The existing property is already out of place and</p>

allowing its footprint to expand would result in an enormous visual intrusion right on the boundary overlooking our property.

I would also question how the required depth of footings for a 2 storey structure could be built without risking the integrity of the 10 foot wall at our property boundary that the proposed building would be immediately next to?

Anyone familiar with the site location would be aware that the parking provisions are already totally inadequate in this enclosed area behind the High Street shops. Bovingdon is woefully short of parking and forcing more cars to park on and around the High Street so close to the village primary school will also increase the likelihood of road traffic accidents/ children being run over etc.

If however, the plans were changed to only allow the building of a one storey section in place of the 5.6m of existing storage, I would not then object; aside of my comments regarding the parking provision.

Amended/Additional Plans

This site referred to in this proposal is directly behind my property at 22 Hamilton Mead.

As I pointed out before, the storage shown on the existing site plan is currently one storey high, with the existing 2 storey structure set well back (5.6 m away) from the wall at the rear of our boundary.

The proposed application would mean that the new build would effectively move 5.6m nearer to our garden, i.e: would be right up to our property boundary.

I object on the basis that a two storey building constructed right up to the edge of my boundary will increase noise nuisance, impede our privacy and block light from both the garden and the rear of our property. This would cause severe overshadowing during the autumn and winter months, which is currently far less of an issue with the existing building set back 5.6m.

Furthermore, the revised October Rear North East elevation plan conveniently excludes the balcony on the right of the building that is shown in the proposed rear North west elevation. This balcony would give a clear view directly into my garden and that of 20 Hamilton Mead, which is an obvious and major intrusion on our privacy.

I also continue to object to the extension of the only flat roofed two storey building in the high street vicinity. This is completely out of keeping with the character of the area. The existing property is already out of place and allowing its footprint to expand would result in an enormous visual intrusion right on the boundary overlooking our property.

Finally, the government recently announced that any permitted development rights should meet the nationally described space standards; a standard that Dacorum Borough Council never

	<p>implemented into their planning policy when it was introduced as optional guidelines.</p> <p>I believe that the proposed building is covered by this, as the extension is effectively a change of use issue. If I am correct, then the property on the North East elevation must have an internal area of 58 square metres in size, but would be less than 45 square metres. Furthermore, it is also required to have built in storage of at least 1.5 square metres, but has none shown.</p> <p>Additional Comment</p> <p>It is worth noting that the family of the applicant own the vast majority of property in the direct vicinity of this application.</p> <p>For example, nos 26 and 26a Hamilton Mead are rented out to tenants by the applicant, meaning that they are hardly likely to object given their circumstances.</p> <p>I would assume 5 addresses were contacted in Hamilton Mead and it's no surprise that all 3 that have commented are privately owned, whilst the two that have not are property owned by the applicant's family.</p>
24 Hamilton Mead	<p>The site referred to in this proposal is partly behind my property at 24 Hamilton Mead, and completely behind my neighbour's at No.22.</p> <p>At the moment, there is some relief from the existing two-storey building as it is set well back from our garden boundaries, but this proposal would bring a two-storey building almost up to the garden wall itself. As a result, it will block light from my garden, with the overshadowing being especially pronounced in the autumn and winter months when the sun is lower in the sky.</p> <p>Considered in tandem with Proposal No. 20/01941/FUL by the same Applicant for the erection of another two-storey building at the other side of my garden, this will detract from the character and atmosphere of my home and garden by making it feel very overshadowed and hemmed in.</p> <p>Currently, the parts of the building being considered for conversion are non-residential. Converting them to two-storey, and residential to boot, will almost certainly increase noise nuisance.</p> <p>The fact that the view from the front windows (south-easterly) of the proposed new one bedroom dwelling will overlook my garden and the back of my house will compromise and severely impede my privacy. There are also windows proposed at the north-eastern side which would peer straight into my garden and those of my neighbour's further impeding privacy. This, despite the promise of new trees, which as per the plan would not block the view from the south-easterly window anyway. Nor I suspect would they ever be planted as there is not really space for them to thrive.</p>

	<p>In this part of the village, we are surrounded by mainly pitched roof buildings, so the extension or expansion of the only two-storey flat-roofed building would be completely out of keeping with the character of the area.</p> <p>Aside from the increased noise nuisance, a single storey proposal would be far more sympathetic to the surroundings and overcome most of my objections. The site referred to in this proposal is partly behind my property at 24 Hamilton Mead, and completely behind my neighbour's at No.22. The proposed development would overlook both the back of my house and garden.</p> <p>Amended/Additional Plans</p> <p>I have looked at the amendments to the original application, but can see nothing to alleviate the objections I previously logged here on 23rd July 2020.</p> <p>Presumably this also constitutes a 'Change of Use' for the site if a miniscule residence is going to replace the existing storage facility. I also second my neighbour's concerns about the risk of nationally described minimum space standards and government policy being passed over by Dacorum, which he raised in his objections to this amended proposal on 15th October 2020.</p> <p>Considering this in tandem with Proposal No. 20/01941/FUL by the same Applicant for another two-storey building the other side of my garden (including another potential 'Change of Use', replacement of stand-alone garages, but with the addition of another miniscule residence perched on top), this will detract from the character and atmosphere of my home and garden by making it feel very overshadowed and hemmed in.</p>
<p>The Old Butchers Shop 5 Newhall Mews</p>	<p>Original Plans</p> <p>When we purchased our property we were advised that the neighbouring property (Buttercup house) was occupied by Leon catering downstairs and a photographic studio up stairs and was classed as commercial, later we have discovered that when the studio closed it was converted in to a residential flat of which we were not informed of.</p> <p>The proposed new development at two storeys will adversely affect the levels of light in our property as it will increase the height of the existing store .I am also concerned about the proposed conifer hedge and the level to which they will grow re further reducing our light levels.</p> <p>The developer's statement states that the building materials used will match the existing building but is proposing to install grey aluminium windows which do not match the existing white upvc windows in Buttercup House.</p> <p>I am also concerned about our privacy as there will be two extra first floor windows on the north west elevation now overlooking us.</p>

This is a small site which serves the shops and existing flats with access and residential parking, additional parking will be required for the new property in an area that is already over-crowded this will force residence to park on the high street causing further congestion along an already dangerous road.

Additional/Amended Plans

Please see my comments of the 16th July 2020 further to the new plans I have an objection to the northwest elevation which directly overlooks my property previous was for 2 windows on this elevation it is now a window and french doors with a balcony so this is far worse than the previous proposal, to which I objected to the two windows. This is an invasion of our privacy as this will be overlooked into our kitchen study and hall.