

**ITEM NUMBER: 5f**

|                               |  |                         |
|-------------------------------|--|-------------------------|
| <b>21/03794/FHA</b>           | <b>Construction of top lit rear dormer, top lit extension to existing rear dormer, and front rooflight</b> |                         |
| <b>Site Address:</b>          | <b>5 Hamilton Road, Berkhamsted, Hertfordshire, HP4 3EF</b>  |                         |
| <b>Applicant/Agent:</b>       | <b>Ms J Bastiman</b>   | <b>Mr Andy Laight</b>   |
| <b>Case Officer:</b>          | <b>Briony Curtain</b>  |                         |
| <b>Parish/Ward:</b>           | <b>Berkhamsted Town Council</b>  | <b>Berkhamsted East</b> |
| <b>Referral to Committee:</b> | <b>Contrary views of Berkhamsted Town Council</b>  |                         |

**1. RECOMMENDATION**

That planning permission be GRANTED.

**2. SUMMARY**

2.1 The proposed development is acceptable in principle, in accordance with Policies CS1 and CS4 of the Dacorum Borough Core Strategy (2013). The Conservation Officer is satisfied that the proposed development would have a neutral impact on the character, appearance and historic interest of the Berkhamsted Conservation Area. The dormers are subservient in size and scale to the parent property. Their design and visual impact is acceptable and would harmonise with the parent property and integrate into the existing varied streetscape.

2.2 The proposal would not have any adverse impacts on the residential amenities of neighbouring properties by being visually overbearing or resulting in a loss of light or privacy, to the contrary with regard to overlooking the proposals would represent a betterment when compared to the existing situation and to a previously approved scheme (see background section below). There would be no adverse impact on the road network or any parking stress.

2.3 Given all of the above, the proposal complies with the National Planning Policy Framework (2021), Policies CS1, CS4, CS11, CS12, CS27, CS29 and CS32 of the Dacorum Borough Core Strategy (2013), Saved Policies 57-58 and Saved Appendices 3, 5 and 7 of the Local Plan (2004), the Parking Standards Supplementary Planning Document (2020) and the Planning (Listed Buildings and Conservation Areas) Act 1990.

**3. SITE DESCRIPTION**

3.1 The application property comprises a relatively modern chalet-style bungalow located at the south eastern end of Hamilton Road within the Berkhamsted Conservation area. Hamilton Road is an unmade no through road with access from Kitsbury Road. Levels fall to the north east within the site such that the bungalow occupies an elevated position on the plot. The site area is 0.042 ha.

3.2 The bungalow occupies the end plot within Hamilton Road and has a front garden and parking area to the front. Surrounding properties comprise predominantly 19th Century terraced housing. Levels fall to the north towards Charles Street so that the properties on Hamilton Road are set above those on Charles Street below.

**4. PROPOSAL**

4.1 Planning permission is sought for the construction of a top-lit rear dormer, a top-lit extension to the existing rear dormer, and a front roof light.

4.2 The proposed additional dormer will measure 3m in width, be sited at the same height as the existing dormer, be entirely constructed of lead cladding to the rear and side elevations and comprise a single roof light within the flat roof to provide light/aspect. As such, there will be no rear facing fenestration. The proposed dormer will serve an existing bedroom and will replace two existing velux roof lights.

4.3 In addition it is also proposed that the existing rear dormer is extended by 1.25m further to the left and would again be entirely clad to the rear elevation comprising a single top roof light within the flat roof to provide light. As such, there will be also no rear facing fenestration in the extended part of the dormer.

4.4 A velux roof light is proposed to the left-hand side of the front roof slope.

## **5. BACKGROUND**

5.1 Planning permission was granted on 7th July 2021 for the construction of single storey side/rear and first floor extensions, rear dormer, front and rear roof lights, under planning application 21/01883/FHA. Subsequent concerns were raised in relation to the rear dormer, overlooking and a loss of privacy. It has since been concluded that the dormer as already approved would in fact result in harm to the residential amenities of No.4 North Road by virtue of an increase of overlooking. The other development proposals approved under 21/01883/FHA are not in contention and remain acceptable as per that permission.

5.2 The additional dormer as approved under application 21/01883/FHA is not subject to a condition requiring the window to be obscure glazed and, due to its situational relationship and proximity to the neighbouring property, would result in a harmful increase in overlooking to the rear garden and rear patio doors of No 4 North Road. The overlooking resulting from the approved dormer is at an increased and intensified level when compared to the existing dormer window, which is obscured to a limited level and is located at the far end of the property in relation to No.4 North Road. The rear dormer is also considered to cause more harm than the existing two velux roof lights, due to the increased amount of glazing and increased perceptions of being overlooked. As such, subsequent to the grant of planning permission, it has been concluded that the development as approved results in harm to the residential amenities of adjacent properties and would be contrary to Policy CS12.

5.3 It is therefore concluded that the granting of this part (the rear dormer) of planning application ref: 21/01883/FHA was done in error. As such, the Council considers it expedient to use its powers under s.97 of the Town and Country Planning Act 1990 to amend the above planning permission, effectively to remove planning permission for the rear dormer.

5.4 The matters described above have been drawn to the attention of the applicant and is the reason for the current revised application. The current proposal, in part, seeks to resolve the concerns and issues with the previous consent.

5.5 Whilst the Council has not yet taken formal action to amend the approved planning permission, sufficient written assurances from the applicant that they will not commence works on the approved scheme have been received. Therefore, despite being told by the Council that the Council needs to revoke part of a granted scheme, the applicant has cooperated fully with the Council in an attempt to resolve matters.

## 5. PLANNING HISTORY

### Planning Applications:

21/01883/FHA - Single Storey Side Extension. Extension to Rear Dormer and Rooflights to Existing Flat Roof.

*GRA - 7th July 2021*

21/02932/LDP - Construction of a rear dormer

*WDN - 6th September 2021*

4/01408/09/DRC - Details of materials as required by condition 2 of planning permission 4/00911/09 (single storey side/rear and first floor extensions. Rear dormer and front and rear rooflights)

*GRA - 12th October 2009*

4/00911/09/FHA - Single storey side/rear and first floor extensions. rear dormer and front and rear rooflights

*GRA - 21st July 2009*

4/00764/09/LDP - Single storey rear extension

*GRA - 2nd July 2009*

4/02185/07/CAC - Demolition of bungalow

*REF - 29th November 2007*

4/02184/07/FUL - Construction of three dwellings

*REF - 29th November 2007*

4/01072/07/CAC - Demolition of chalet bungalow

*WDN - 28th June 2007*

4/01028/07/FUL - Construction of three dwellings

*WDN - 11th June 2007*

4/00544/07/CAC - Demolition of chalet bungalow

*REF - 30th April 2007*

4/00461/07/FUL - Demolition of existing bungalow and construction of two dwellings

*WDN - 4th April 2007*

4/02614/06/FHA - Loft conversion with raised roof, detached garage and rendering of external walls (amended scheme)

*GRA - 15th January 2007*

4/02007/06/FHA - Loft conversion, front and rear rooflights, replacement windows, detached garage and rendering of external walls

*REF - 3rd November 2006*

### Appeals:

4/02184/07/FUL - Development Appeal

*- 7th July 2008*

## **6. CONSTRAINTS**

Article 4 Directions: Hamilton Road No's: 1-4

CIL Zone: CIL1

Berkhamsted Conservation Area

Parish: Berkhamsted CP

RAF Halton and Chenies Zone: Green (15.2m)

RAF Halton and Chenies Zone: RAF HALTON: DOTTED BLACK ZONE

Residential Area (Town/Village): Residential Area in Town Village (Berkhamsted)

Parking Standards: New Zone 3

EA Source Protection Zone: 2

Town: Berkhamsted

## **7. REPRESENTATIONS**

### Consultation responses

7.1 These are reproduced in full at Appendix A.

### Neighbour notification/site notice responses

7.2 These are reproduced in full at Appendix B.

## **8. PLANNING POLICIES**

Main Documents:

National Planning Policy Framework (2021)

Dacorum Borough Core Strategy 2006-2031 (adopted September 2013)

Dacorum Borough Local Plan 1999-2011 (adopted April 2004)

Relevant Policies:

### Core Strategy:

NP1 - Supporting Development

CS1 - Distribution of Development

CS4 - The Towns and Large Villages

CS10 - Quality of Settlement Design

CS11 - Quality of Neighbourhood Design

CS12 - Quality of Site Design

CS27 – Quality of the Historic Environment

CS29 - Sustainable Design and Construction

### Dacorum Borough Local Plan:

Appendix 7 – Small Scale House Extensions

### Supplementary Planning Guidance/Documents:

Berkhamsted Conservation Area Character Appraisal (2014)

Accessibility Zones for the Application of Car Parking Standards (2020)

Roads in Hertfordshire, Highway Design Guide 3rd Edition (2011)

Site Layout and Planning for Daylight and Sunlight: A Guide to Good Practice (2011)

## 9. CONSIDERATIONS

### Main Issues

9.1 The main issues to consider are:

The policy and principle justification for the proposal;  
The quality of design, impact on visual amenity and impact on Conservation Area;  
The impact on residential amenity; and  
The impact on highway safety and car parking.

### Principle of Development

9.2 The application site is located within a well-established residential area of the town of Berkhamsted wherein appropriate development is encouraged in accordance with Policy CS4 of the Core Strategy 2013. The proposal is thus acceptable in principle subject to a detailed assessment of its impact and compliance with all other relevant planning policies.

### Quality of Design / Impact on Visual Amenity / Impact on Berkhamsted Conservation Area

9.3 The application site is located within the Berkhamsted Conservation Area. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a general duty on local planning authorities with respect to any buildings or other land in a conservation area. In particular, there is a requirement for special attention to be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

9.4 Further the NPPF (2021) Section 16, paragraph 199 includes that 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, this is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Paragraph 202 goes on to state that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

9.5 Policy CS27 of the Dacorum Core Strategy (2013), seeks to ensure development will positively conserve and enhance the appearance and character of conservation areas. This is echoed by Saved Policy 120 of the Dacorum Local Plan (2004) which states that new developments, alterations or extensions to existing buildings in the conservation areas will be permitted provided they are carried out in a manner which preserves or enhances the established character or appearance of the area.

9.6 Whilst concern was initially expressed by the Conservation team in relation to the size and dominance of the rear dormers, the dormer extension has now been reduced slightly in width, is set away from the side wall by 1m and having reviewed the scheme and the siting of the property within the conservation area, they have concluded that no harm would be caused. It is noted that *'The dwelling is located within zone 3 of the Berkhamsted conservation area which is mainly characterised by 19<sup>th</sup> century terraced housing. This part of the area has a mixed character with mid and late 20<sup>th</sup> century garages and some dwellings as well as the historic terraced dwellings. The site is a backland development adjacent to the end of the terrace set back from the building line. As such it is not particularly visible from the street (Hamilton Road) until close up'*.

9.7 The conservation Officer goes on to conclude that *'the existing building does not make a positive contribution to the character of the conservation area and could be considered somewhat out of keeping given the surrounding 19<sup>th</sup> century dwellings'*. Only very limited glimpse of the existing front

roof slope of the property are visible from North Road. The rear elevation of the property is not visible at all.

9.8 Finally it is concluded that *'Given its position and height we do not believe that the proposals would have an adverse impact on the streetscene and surroundings. Its impact on the character and appearance of the conservation area would be considered nominal. As such any impact would be neutral rather than detrimental to the character of the conservation area'*.

9.9 Given the conclusions of the Conservation team in accordance with paragraph 202 of the NPPF, in this instance given no harm is identified (the impact is concluded as neutral) no public benefits are required.

9.10 It should be noted that no objection was raised by Conservation to the dormer approved under application 21/01883/FHA, which is identical in size and height to that currently proposed.

9.11 Policies CS11 and CS12 of the Core Strategy 2013 require development to integrate with the streetscape character, and respect adjoining properties with regard to layout, site coverage, scale, height, bulk, materials, landscaping and amenity.

9.12 Saved Appendix 7 of the Dacorum Borough Local Plan (DBLP) sets out that;

- Dormers should preferably be located on rear roof slopes,
- Dormers should not extend above the ridgeline of the existing roof, but should be brought as far as possible below the ridge,
- The dormer margins should be set in a minimum of 1m from the flank walls and set in from the main rear wall
- Dormers should be clad in materials similar in appearance to the existing roof.

9.13 The proposed additional dormer and enlarged dormer both comply fully with all of the prescribed criteria of Appendix 7. They are both set 1m away from the side walls of the existing property, set down from the main ridgeline, set back from the rear wall and are clad in matching materials such that they would respect the existing property and successfully integrate into the existing roof scape to comply with CS11 and CS12. The dormers whilst visible from surrounding properties would appear as subservient features to the roof and are considered acceptable in visual and design terms.

9.14 The additional front roof light would not result in any visual harm to the property, the street scene or this part of the Conservation Area. There are many similar examples in the area such that it would harmonise well.

9.15 It is concluded that the proposals comply with S72 of the Act, Section 16 of the NPPF, Policies CS11, CS12 and CS27 of the Core Strategy 2013 and Saved Appendix 7 of the DBLP.

#### Impact on Residential Amenity

9.16 The dormers as now proposed will not result in harm to the residential amenities of adjacent and surrounding properties with regard to light, privacy or visual intrusion. Indeed, with regard to overlooking, they would actually result in a significant betterment; replacing two existing velux roof lights with a dormer that comprises no rear facing fenestration.

9.17 The existing rear roof slope of the application property contains two velux roof lights, which serve a bedroom. The two roof lights are not obscured and are openable such that given their height in the room and relationship with No. 4 North Road (which occupies an elevated position) they currently overlook the rear garden area of No.4.

9.18 The enlarged dormer as now proposed would have a neutral impact on overlooking as the existing rear facing window would remain as per the existing situation but the extension to it would comprise no fenestration (this is evident from the plans and would be thus conditioned for the avoidance of doubt). The overall visual impact of this part of the proposal would be comparable to the existing situation and given the enlarged part is set further away from the properties of North Road it would not appear overly dominant or visually intrusive to any surrounding properties.

9.19 The additional dormer as now proposed replaces the two existing velux windows and would therefore significantly reduce overlooking levels between the application site and No. 4 North Road to the rear. The proposal thus represents a betterment. The plans make clear that the proposed dormer is entirely clad to the rear with no fenestration/glazing proposed (an annotation has been added for the avoidance of doubt) and a condition placed on any permission would ensure this is retained in perpetuity. With regard to its visual impact, the dormer is not excessive in size, would be viewed against the backdrop of the taller parent property and is set away from the common boundary with No. 4 North Road such that it is not concluded to appear unduly prominent or visually intrusive to the detriment of their residential amenity.

9.20 The front roof light would face the rear of the properties in Charles Street, however given the separation distance and the fact these are at a lower level there would be no harm with regard to privacy or overlooking. In addition, it is important to note that there is an existing front facing dormer window to No. 5 Hamilton Road which already permits greater views over the Charles Street properties than the velux window now proposed.

9.21 The proposal complies with Policy CS12 in this regard.

#### Impact on Highway Safety and Parking

9.22 The NPPF (2021), Policies CS8 and CS12 of the Dacorum Borough Core Strategy (2013), Saved Policy 58 of the Local Plan (2004) and the Parking Standards Supplementary Planning Document (2020) all seek to ensure that new development provides safe and sufficient parking provision for current and future occupiers.

9.23 There are no changes to the number of bedrooms as a result of the proposal so no additional parking is required.

9.24 No changes have been proposed to the existing site access.

#### Response to Neighbour / Town Council Comments

9.25 Berkhamsted Town Council object to the proposal due to overlooking, overdevelopment, light pollution and lack of detail on the plans. Concerns were expressed in relation to the scale, mass, bulk and the dormers were considered out of keeping in the Conservation Area. Overlooking and the impact on adjacent and surrounding properties have been addressed above; the proposal would result in a betterment. The size, scale and visual impact has been addressed above; the proposal is concluded to have a neutral impact on the conservation area and complies with all the relevant policies.

9.26 With regard to overdevelopment this is defined as '*An amount of development (for example, the quantity of buildings or intensity of use) that is excessive in terms of demands on infrastructure and services, or impact on local amenity and character*'. This application proposes roof additions only, no increase in the number of bedrooms within the property and the footprint of the building remains as per the existing such that the overall ratio of building to land and the parking, amenity and service space in and around the building remains exactly the same as the existing.

9.27 Turning to light pollution the site is located within a densely populated part of the town of Berkhamsted and is surrounded by residential dwellings. Light pollution and light spill levels as a result of the proposed development would be no worse than those that of all surrounding existing properties which feature windows within their elevations and roof scapes, in fact it may be less as the only fenestration proposed faces the sky.

9.28 The plans have been revised since the receipt of the Town Councils comments and annotations have been added to make it clear that the proposed dormer will not comprise any rear fenestration/glazing. It is considered that it is already clear from the floor plans and elevations that no glazing is proposed to the rear of the dormer enlargement. The materials are clearly set out on the application form and approved plans; lead cladding. A condition specifying these out will also be included.

9.29 It should also be noted that Berkhamsted Town Council raised no objection to the dormer approved as part of application 21/01883/FHA which as set out above comprises a rear facing window and is of identical size to that now proposed.

9.30 Three representations have been received from neighbours objecting to the proposals and expressing concerns with regard to visual intrusion, overlooking, loss of privacy and amenity, out of scale with existing area, lack of ability to use garden, light pollution, lack of notification/consultation. The majority of these points have been addressed above.

9.31 With regard to publicity, all necessary procedures have been followed. Immediate neighbours have been notified directly in writing and a site notice has been displayed as part of this application. (Photographic evidence of its siting within Hamilton Road at the entrance to the site has been received and despite it being at a low level it was clearly visible for some distance along the track when a site visit was undertaken).

#### Community Infrastructure Levy (CIL)

9.32 The development would not be CIL liable.

### **10. RECOMMENDATION**

10. That planning permission/listed building consent be GRANTED.

#### **Condition(s) and Reason(s):**

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:**

**DBC / 21 / 6 / 2B**

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



3. **Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any Order amending or re-enacting that Order with or without modification) no windows, dormer windows, doors or other openings other than those expressly authorised by this permission shall be constructed within the roof, other than the roof lights to the existing flat roof permitted under 21/01883/FHA.**

Reason: to safeguard the residential amenities the residential amenities of the locality, having regard to Policy CS12 of the Dacorum Borough Core Strategy (2013) and Paragraph 130 (f) of the National Planning Policy Framework (2021).

4. **The rear and side elevations of the new dormer and the dormer extension hereby permitted shall be entirely lead clad, shall not comprise any glazing/fenestration, and shall be thereafter maintained as such.**

Reason: For the avoidance of doubt and to protect the residential amenities of the locality, having regard to Policy CS12 of the Dacorum Borough Core Strategy (2013) and Paragraph 130 (f) of the National Planning Policy Framework (2021).

5. **The development hereby permitted shall be constructed in accordance with the materials specified on the application form and approved plans.**

Reason: To make sure that the appearance of the building is suitable and that it contributes to the character of the area and to safeguard the character and appearance of the Conservation Area in accordance with Policies CS11, CS12 and CS27 of the Dacorum Borough Core Strategy (2013).

**Informatives:**

1. Planning permission has been granted for this proposal. The Council acted pro-actively through positive engagement with the applicant before and during the determination process which led to improvements to the scheme. The Council has therefore acted pro-actively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2015.

**APPENDIX A: CONSULTEE RESPONSES**

| Consultee                   | Comments   |
|-----------------------------|--|
| Conservation & Design (DBC) | <p>Revised comments</p> <p>The existing bungalow is a single storey structure which dates from the second part of the 20th century. It is rendered and has a pitched slate roof and has minimal architectural interest. It is located at the end of Hamilton Road a short terrace of Victorian houses. The site is a backland development adjacent to the end of the terrace set back from the building line. As such it is not particularly visible from the street until close up. To the south are a group of late 20th century two storey semi-detached dwellings on rising land. To the east is a two storey terraced housing of 19th century with a later rear extension towards the</p> |

bungalow.

The statutory duty under Section 72 of the Planning (Listed buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area. The Framework states that in considering development proposals great weight should be given to the conservation of heritage assets. The local policy CS27 seeks to protect the integrity setting and distinctiveness of heritage assets. The dwelling is located within zone 3 of the Berkhamsted conservation area which is mainly characterised by 19th century terraced housing. This part of the area has a mixed character with mid and late 20th century garages and some dwellings as well as the historic terraced dwellings.

The existing building does not make a positive contribution to the character of the conservation area and could be considered somewhat out of keeping given the surrounding 19th century dwellings. Given its position and height we do not believe that the proposals would have an adverse impact on the streetscene and surroundings. Its impact on the character and appearance of the conservation area would be considered nominal. As such any impact would be neutral rather than detrimental to the character of the conservation area.

When considering the proposals we note that there are 3 category's of harm substantial, less than substantial and no harm. The proposals do not cause substantial harm to the conservation area. We consider that the proposal would have a neutral impact on the conservation area. As such it would not have less than substantial harm. Therefore the balancing exercise does not need to be engaged.

Recommendation: The proposal would not cause harm to the designated heritage asset. Therefore we would not object. External materials subject to approval.

Original Comments;

5 Hamilton Road is a detached bungalow property (20th century) set back from Hamilton Road, it lies within the Berkhamsted Conservation Area but is at odds with the 19th century terraced properties locally.

An additional dormer to the rear roof slope was approved under application 21/01883/FHA, the approved dormer was of a similar size to the existing rear dormer and set in from the eaves, the dormers to 5 Hamilton Road (front and rear) would all be of similar scale and represent reasonably subordinate additions to the roof slope.

However, the proposed enlargement of the existing rear dormer,

|                                 |  |
|---------------------------------|--|
|                                 | <p>extending it right across to the eaves to create a dormer nearly 5 metres wide will result in this dormer being an overly dominant element upon this rear elevation and is not considered acceptable on this basis. The proposal does not accord with policy CS27, recommend refusal.</p>   |
| <p>Berkhamsted Town Council</p> | <p>Revised Comments</p> <p>Objection</p> <p>There was an objection to the proposed plans for the rear dormer as it would directly overlook the garden and living space of the neighbour at the rear of the property, resulting in a significant loss of amenity and of privacy. It was also considered that the proposed plans are a gross overdevelopment of the property in terms of scale, mass and bulk and are not in keeping with the conservation area. There was also an objection on the grounds of light pollution. It was also noted that the drawings for the proposed dormers are not clear on matters of materials or glazing.</p> <p>CS11, CS12, CS27</p> <p>Original comments;<br/>Objection</p> <p>The Committee objected to the proposed plans for the rear dormer as it would directly overlook the garden and living space of the neighbour at the rear of the property, resulting in a significant loss of amenity and of privacy. The Committee also consider that the proposed plans are a gross overdevelopment of the property in terms of scale, mass and bulk and are not in keeping with the conservation area. The Committee also objected on the grounds of light pollution.</p> <p>CS11, CS12</p> |

## APPENDIX B: NEIGHBOUR RESPONSES

### Number of Neighbour Comments

| Neighbour Consultations | Contributors | Neutral | Objections | Support |
|-------------------------|--------------|---------|------------|---------|
| 10                      | 3            | 0       | 3          | 0       |

### Neighbour Responses

| Address  | Comments  |
|--|---|
| 4 North Road<br>Berkhamsted<br>Hertfordshire<br>HP4 3DU    | <p>I object to the proposed development as it is in extremely close proximity to my garden and is a huge invasion of my privacy.</p> <p>I am also objecting on the following grounds: -</p> <ul style="list-style-type: none"> <li>- This is a significant development within Berkhamsted's conservation area.</li> <li>- The scale is unknown and without precedent.</li> <li>- I will lose significant privacy within my garden.</li> <li>- I will lose amenity.</li> <li>- The light pollution cast onto the garden is unreasonable.</li> <li>- It will affect my family's ability to use the garden space.</li> </ul> <p>This lacks necessary detail. There is no information re materials, windows, restrictions. Is this superseding previous applications? Is the ground floor extension still happening and if so why is it not shown?</p> <p>This process is to show affected residents clear plans of any potential development clearly and in scale but it's very confusing what is actually being proposed other than 2 very large dormers.</p> |
| 6 North Road<br>Berkhamsted<br>Hertfordshire<br>HP4 3DU    | <p>The present window is very visible from my rear bedroom window and usually well lit at night. To double the size of this window I feel may result in loss of privacy as well cause visual intrusion. I do not think it will be in keeping with the character of the area</p>   |
| 1 Hamilton Road<br>Berkhamsted<br>Hertfordshire<br>HP4 3EF | <p>I notice that the previous application was quite rightly rejected by the Committee and I see no reason why the same is not applicable for the revised application. It should be noted that we have not received any notification of this application and that with the previous application the notice was removed from the lamp post and relocated behind the bins of Number 5, thereby concealing the notice of planning from public view.</p>   |