

ITEM NUMBER: 5e

22/00551/FUL	Construction of two semi detached, 2 bedroom houses, with off road parking and all ancillary works	
Site Address:	31 Gravel Hill Terrace Hemel Hempstead Hertfordshire HP1 1RJ	
Applicant/Agent:	Mr N Brand	Mr Jonathan Tucker
Case Officer:	Patrick Doyle	
Parish/Ward:	No Parish	Boxmoor
Referral to Committee:	Called in By Cllr William Allen on grounds of overdevelopment	

1. RECOMMENDATION

That planning permission be DELEGATED with a view to **APPROVAL** subject to completion of a S.106 agreement or Unilateral Undertaking to secure a financial contribution in respect of ecological mitigation for the Chiltern Beechwood Special Area of Conservation (SAC) and off site tree planting.

2. SUMMARY

2.1 The proposals would cause some small scale harm to general character and upon residential amenity of neighbours with some harm identified on outlook primarily to 1 Green End Gardens and the privacy of 2A Green End Gardens, however the scale of harm would is not considered significant and would retain acceptable living conditions and overall character of the locality. The proposals would deliver wider housing choice and increase supply of housing, the small scale harm identified would not significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF or development plan when taken as a whole.

3. SITE DESCRIPTION

3.1 The site is a portion of garden land to the rear of 31 Gravel Hill Terrace which fronts onto Green End Gardens to the east. The site slopes upwards from south to north towards Gravel Hill Terrace.

3.2 The character of the locality is suburban well established verdant character, typically of two storey family sized detached dwellings on Green End Gardens and more broadly detached and some semi-detached dwellings, benefitting from proportionate front and rear gardens.

4. PROPOSAL

4.1 The proposal is for a pair of semi-detached 2 storey 2 bed dwellings, plus basement level, with associated parking and landscaping, following the removal of existing boundary wall and some existing trees and vegetation.

4.2 The application follows the recently withdrawn scheme for the development of 2 no. semi-detached 3 bedroom houses (app ref: 21/04424/FUL). The main areas of difference between the applications include amending the design to be more in keeping with local character and introduction of hipped roof form instead of gable ends and rear box dormer.

5. PLANNING HISTORY

Planning Applications

21/04424/FUL - Development of 2no. semi-detached 3 bedroom houses with off road parking and all ancillary works
WDN - 19th January 2022

4/00360/75/FUL - Ground floor rear extension and first floor front Extension.
GRA -

4/00479/12/FHA - Single storey front and side extensions
GRA - 26th April 2012

4/01235/06/FHA - Single storey front and rear extensions, loft conversion and alterations
GRA - 21st July 2006

6. CONSTRAINTS

CIL Zone: CIL3

Parish: Hemel Hempstead Non-Parish

RAF Halton and Chenies Zone: Yellow (45.7m)

Residential Area (Town/Village): Residential Area in Town Village (Hemel Hempstead)

Residential Character Area: HCA8

Parking Standards: New Zone 3

Town: Hemel Hempstead

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.

7.3 In total 16 objection comments were received concerns relating principally to the negative impact upon character and appearance, parking and highway safety, harm to residential amenity, unsustainable form of development and loss of ecology and biodiversity

7.4 In total 1 comment of support was received and cited the improved housing supply and overall acceptable character of the development

7.5 Cllr Allen called in the application for consideration by planning committee due to the following concerns:

- It is overdevelopment
- The Streetscene is cramped in an area where there is generally plenty of space between houses
- Amenity space is limited

8. PLANNING POLICIES

National Policy/Guidance

National Planning Policy Framework (2021)

National Planning Practice Guidance (NPPG)
National Design Guide (NDG)

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

Relevant Policies:

NP1 Supporting Development
CS1 Distribution of Development
CS4 The Towns and Large Villages
CS8 Sustainable Transport
CS9 Management of Roads
CS10 Quality of Settlement Design
CS11 Quality of Neighbourhood Design
CS12 Quality of Site Design
CS13 Quality of the Public Realm
CS17 New Housing
CS18 Mix of Housing
CS26 Green Infrastructure
CS29 Sustainable Design and Construction
CS30 Sustainability offsetting
CS31 Water Management
CS32 Air, Soil and Water Quality
CS35 Infrastructure and Developer Contributions

Saved Policies of the Dacorum Borough Local Plan 1991-2011

Policies 10, 13, 18, 21, 51, 54, 55, 58 and 99. Appendices 3, 5 and 7

Supplementary Planning Guidance/Documents:

Car Parking Standards (2020)
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)
Area Based Policies - Residential Character Appraisals (2004)
Environmental Guidelines (2004)

9. CONSIDERATIONS

Principle of Development

9.2 The application site is located within a residential area of Hemel Hempstead wherein accordance with Policy CS4 of the Core Strategy (2013) the principle of residential development is acceptable subject to compliance with the national and local policies outlined below. The main issues of consideration relate to the effect of the development on the street scene and the surrounding area and the potential impacts on the residential amenity of neighbouring properties.

Tilted Balance

9.3 It is acknowledged the Council do not currently have a 5 year land supply and the contribution of 2 dwellings would make a modest but valuable contribution to the local housing choice and supply. Paragraph 11(d)(i) of the NPPF states that the presumption in favour of sustainable development should be engaged unless the application of policies in the Framework that protect areas or assets of particular importance provide a clear reason for refusing the

development; or, any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework when taken as a whole.

Paragraph 12 goes on to state “The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making.”

Quality of Design / Impact on Visual Amenity

9.4 Saved Appendix 3 of the Dacorum Local Plan (2004), Policies CS11 and CS12 of the Core Strategy (2013) and paragraph 130 of the NPPF (2021) all seek to ensure that any new development will function well and add to the overall quality of the area. Proposals should be visually attractive and sympathetic to local character whilst not discouraging innovation in design and optimising the potential of a site.

9.5 The site is located within the Counters End (HCA8) Character Appraisal Area from the Area Based Policies SPD which despite its age remains compatible with the objectives of the NPPF and is material consideration. The SPD describes the area as “*A spacious, high quality and largely informally laid out area of planned detached housing featuring large areas of amenity land, open plan front gardens and mature landscaping, dating mainly from the late 1960s/early 1970s.*” The development principles outlined for this area give scope for some variety in design, detached dwellings are strongly encouraged and should not normally exceed 2 storeys in height, informal layouts are acceptable although dwellings should follow a defined building line and spacing should be provided in the medium range (2m of 5m). Density should be compatible with the existing character in the existing range of 15 dwellings/ha.

9.6 The proposed development would be complementary in style and appearance generally in keeping with the design characteristics of other dwellings in the streetscene of late 20th century development which draws from the faux tudor and arts crafts style. The proposed materiality of ibstock multi brown brick walls, white finish cottage casement windows and Redland antique red tiles are considered an appropriate choice of materials, complementary to the locality.

9.7 As the character appraisal identifies there is an informal layout and previously other garden developments have occurred in the locality such as 2A Green End Gardens directly opposite the site. Given the site location, there is no firm build line at this point in the road with no.1 Green End Gardens and 31 Gravel Hill terrace offering up their side elevations to the road frontage, although they are set back at first floor level from the side boundary which does contribute to the more spacious character of the streetscene.

9.8 The proposals would remove a brick wall and some trees and vegetation adjacent the footpath to facilitate the development. The exposed flank elevations and scale of development risk being visually intrusive upon the streetscene given its slightly more isolated and exposed position in the streetscene and proximity to the footpath, particularly in the side elevation when viewed from lower down Green End Gardens. The use of hipped roof form helps lessen the overall scale and bulk as well as the variety in the front elevation and use hanging tile and brick to offer some visual interest in the building overall. The side elevations would benefit greatly in time from a climbing plant feature which would further soften the impact of the development overall (this shall be secured by condition).

9.9 The proposals are for semi-detached pair of dwellings, whilst it is noted that Green End Gardens consists of detached dwellings, there is greater variety in housing typology along Gravel Hill Terrace with semi-detached and terraced dwellings present, semi-detached dwellings is considered consistent with the suburban character of the locality.

9.10 Given the surrounding variety in rear garden depths the proposed 10m deep gardens are not deemed to be uncharacteristic for the local, notwithstanding the guidance of saved appendix 3 for gardens of 11.5m depth for family sized homes

9.11 The street scene in the vicinity of the proposed development is well established, benefitting from a mature verdant setting. The proposed dwellings would necessitate the loss of existing trees and landscaping, although none that formally protected. Given the limited front areas to the dwellings, there would be limited scope for plant trees, however some soft landscaping would be introduced to the front of the properties which would help assimilate the development and integrate with the verdant and spacious streetscape character, nor negate the positive contribution the current trees and does make to overall character and appearance of the locality.

9.12 The applicant has agreed to provide funding for off site tree planting in addition wall climbing planting is to be secured by condition which will soften the appearance of the side elevations of the building and assist integrating with local verdant character.

9.13 NPPF paragraph 125 states “Area-based character assessments, design guides and codes and masterplans can be used to help ensure that land is used efficiently while also creating beautiful and sustainable places. Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site.”

9.14 The site area is approximately 0.04 Hectares an additional 2 dwellings in this location would represent a density of 50 dwellings per a hectare. Whilst this is well above the indicative density of Area based policies SPD (2004) character appraisal, the increased density reflects the more modest 2 bed dwellings compared to larger family homes prevalent in the area, therefore if density were to be based on more modern metric of number of bedrooms or habitable rooms per hectare this would likely reflect the prevailing density in the area. It is considered more modest 2 bed dwellings would optimise or make more efficient use of land, deliver wider housing choice consistent with saved local plan policy 10 and the NPPF para 125, without unduly compromising local character.

9.15 The proposed built form in this location would create a visual change upon the street scene, given it's exposed position, visual prominence and proximity to the road. There is some scope for mitigation with positive landscaping and overall the development would be consistent with the suburban character of the locality and integrate with the streetscene. The proposals are considered to have some slight harm to the streetscene, however would not significantly and demonstrably outweigh the benefits of additional housing choice and delivery when assessed against the policies in the NPPF when taken as a whole

9.16 In addition it is appropriate in this instance to remove permitted development rights in this instance due to additional scale of development being harmful to character and appearance of the locality and residential amenity of others. Additions to the roof and extensions to the rear or side would create an overly cramped appearance and excessive bulk and scale, harmful to the character and appearance of the locality and contrary to Core Strategy policy CS11 and CS12 and NPPF para 130.

Impact on Residential Amenity

9.17 The NPPF paragraph 130 outlines the importance of planning decisions in securing high standards of amenity for existing and future occupiers of land and buildings. NPPF paragraph 130, Saved Appendix 3 of the Local Plan (2004) and policy CS12 of the Core Strategy (2013), seek to ensure that new development does not result in detrimental impact upon neighbouring properties

and their amenity space. Thus, the proposed should be designed to reduce any impact on future and neighbouring properties outlook, loss of light and privacy.

9.18 Consistent with saved policy appendix 3, Building research establishment report "Site Layout for Daylight and Sunlight" is a useful starting point to indicate if a development will likely have a negative impact upon daylight/sunlight issues. There are some concerns about the scale of the development and its potential impacts upon daylight and sunlight to neighbouring properties. If a new building or extension breaches a perpendicular line at an angle of 25 degrees above the horizontal taken from a point 2 metres above ground level on an existing house, it is likely that windows in the existing house will have adverse daylight and sunlight impacts. The proposals would appear to respect this rule. Whilst due to the orientation (directly north of the 1 Green End Gardens) this is unlikely to impact sunlight significantly. There is some scope elevated relationship in the site and height and bulk of the proposed building it is likely to have some impact upon the daylight received to the rear aspect to 31 Gravel Hill Terrace.

9.19 The applicant has suggested given the existing presence of trees and vegetation on the boundary the difference would be negligible, however in officer's view there is a considerable difference between solid brick wall of considerable scale and mass and the light permitted by trees of seasonal variation of leaf coverage and opaqueness to natural light

9.20 The proposals are 12.6m away from the rear windows of 1 Green End Gardens and 2.6m away from the shared garden boundary. Due to the proposed development height, mass bulk and scale and elevated positioning in relationship to 1 Green End Gardens it is considered there would be some negative change in outlook to 1 Green End Gardens and 31 Gravel Hill Terrace. The use of the hipped roof form has softened the overall impact and the further use of climbing plants will aid in breaking up the mass of the wall further. Whilst some harm is identified overall due to the offset relationship between the rear and side elevations these properties would retain good living conditions and reasonable enjoyment of their property. It also noted the proximity of this relationship between side and rear elevation is not unusual in the locality as there other examples such as 58 Gravel Hill Terrace and 77 Gravel Lane.

9.21 Saved Appendix 3 of the LP gives guidance of a minimum distances of 23m between the main rear wall of a dwelling and the main wall (front or rear) of another should be met to ensure privacy retained between premises. The relationship with the properties is such to the main rear elevation would afford rearward views over several neighbouring gardens. Several larger trees are to be retained which would mitigate some overlooking from first floor rear facing windows. Nonetheless given the windows would afford views over the rearmost portions of neighbouring gardens form a distance of at least 10 metres, in day to day living this is not considered to afford adverse harm to privacy in a suburban setting, where some reasonable degree of overlooking is to be expected.

9.22 The proposals are in relatively close proximity to the front of 2A Green End Road, which at its closest (in terms of window to window distances) to the proposed development is approximately 13.5m between habitable room windows, with others approximately 15m away. This would give rise to some privacy concerns between the proposed dwellings and 2A Green End Road in particular. However consideration is given to the context of street activity and expectation of some degree of two way natural surveillance that occurs, furthermore the separation between these two properties generally reflects the proximity of other interfacing properties on Green End Gardens.

9.23 There are no habitable rooms windows in the side elevations of the proposed structures, any windows could be conditioned to be obscured and below 1.7m above finished floor level to mitigate this potential harm if this were the case.

9.24 The living conditions of future occupiers would be acceptable, providing 110 sq.m of accommodation each, well in excess of the minimum requirements of 2 bedroom dwelling for 2

storey plus basement dwelling outlined in Technical housing standards - nationally described space standards which is a material consideration and an indicator if adequate floorspace is being provided for the new dwellings in relation to potential number of occupants/bedroom numbers.

9.25 The garden depth is approx. 10.5m deep which is short of the 11.5m preferred by Appendix 3. However this garden depth is reflective of local character of gardens of similar depths and is proportionate to the dwelling. There is appropriate outdoor space for occupiers and good living conditions overall. A garden depth of 13m is retained for 31 Gravel Hill Terrace and this would remain a proportionate and adequate amount of amenity space for this dwelling.

Impact on Highway Safety and Parking

9.26 NPPF paragraph 111 states “Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.”

9.27 The site is located within parking zone 3 as defined by the Parking Standards SPD (2020). The proposals would provide 2 off street parking spaces per a 2 bed dwelling, which is marginally exceeds of the required 1.5 spaces per dwelling required by the Parking SPD. This marginal overall surplus of half a space is not likely to be detrimental to the safe and efficient flow of the highway and therefore not reason enough to refuse the planning application given NPPF paragraph 111. It is noted that there is a basement hobby room, in the eventuality that this may be used as a bedroom, the excess parking provision would enable appropriate parking for the theoretical use of this space as a bedroom.

9.28 Tandem parking arrangement for one of the dwellings is considered acceptable in line guidance (para 8.5, pg.26 of the Parking SPD) where it would serve one dwelling only. The developer would have to enter into an agreement with the Highway authority for the provision of dropped kerbs and a condition would be required for parking layout which ensures adequate sight lines for vehicles to enter and leave the site safely. These matters could be secured by condition. Provision for electric vehicle charging will soon be required for new dwellings under building regulations and it is not necessary to impose an additional planning condition in this regard. The proposals overall are unlikely to give rise to unacceptable or severe impacts to the highway and are therefore considered complicit with the aims of Core Strategy policy CS8 and CS12.

Other Material Planning Considerations

9.29 The Councils tree officers have made an assessment of the trees and note none of the trees to be removed are not capable of being protected by a preservation order and of limited quality. Retained trees could be adequately protected subject to appropriate conditions. In this instance there is limited scope for replacement planting given the constraints of the site.

9.30 Officers are satisfied it should be possible to achieve sustainable design and construction of the development to meet the objectives of CS29 by condition, with the exception of providing an additional tree for each new dwelling. A basement impact assessment shall be required by condition, to ensure the sustainable development of the basement and avoid adverse impacts upon the existing water table, increase risk of flooding or contamination of land and soil/structural stability.

9.31 The developer has agreed to make contributions towards off-site delivery of trees on Council owned land to help meet its requirements under CS29 to provide an additional tree per a dwelling.

9.32 Decision makers must have regard to their duties to protect wildlife under other sources of legislation including:

- The Environment Act 2021
- The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019.
- Wildlife and Countryside Act 1981 as amended.
- Countrywide and Rights of Way Act 2000.
- Natural Environment and Rural Communities Act 2006.

9.33 There is limited information to suggest there are protected species or areas of ecological or habitat significance in the vicinity, Whilst Biodiversity is encouraged on sites it is not yet mandatory. Mandatory biodiversity net gain as set out in the Environment Act requires amendments to the Town & Country Planning Act (TCPA) and is likely to become law in 2023. Informatives shall be attached to a grant of permission to remind the developer to keep watching brief and to comply with their duties under other areas of legislation with regards to the enhancement and protection of biodiversity, wildlife and statutory protected species.

9.34 Whilst some construction noise will inevitably occur during the construction phase this can be controlled either by condition or through environmental health legislation regarding reasonable hours of construction. The addition of two houses in a residential location would not give rise to adverse noise impacts.

9.35 Policy CS31 of the Core strategy requires development to avoid Flood Zones 2 and 3 unless it is for a compatible use. Additionally, it should minimise water run-off.

9.36 Policy CS29 of the Core Strategy states that development should normally provide an adequate means of water supply, surface water and foul drainage.

9.37 As the site area is below 1 hectare, is not located within an area at risk of flooding (Flood Zone 1) and is not located within a Critical Drainage Area, no flood risk assessment is required. As the application is not for major development, therefore the Lead Local Flood Authority have not been consulted on the application.

9.38 Whilst noting that no details of proposed drainage have been provided at this time, National Planning Policy Guidance states that conditions requiring compliance with other regulatory requirements (e.g. Building Regulations) will not meet the test of necessity. A basement impact assessment condition is proposed to ensure appropriate consideration of any potential risk to flood is considered from this aspect of the development.

Chiltern Beechwood Special Area of Conservation

9.39 Following a letter from Natural England on the 14th March and publication of Footprint Ecology Report, the Council is unable to grant permission for planning applications which result in a net gain of dwellings located within the zone of influence of the Chiltern Beechwoods Special

9.40 Area of Conservation (CBSAC) until an appropriate assessment of the scheme can be undertaken and appropriate mitigation secured to offset the recreational pressures and adverse effects of new development to the CBSAC.

9.41 The Council is working with Natural England and other relevant partners to agree a mitigation strategy and once adopted this will enable the Council to carry out their legal duties and grant residential development in the Borough. Once adopted, the mitigation strategy is likely to require financial contributions from developers to mitigate the additional recreational pressure placed on Ashridge Common and Tring Woodlands as a standard contribution per dwelling.

9.42 However, at this time, in the absence of a mitigation strategy, there is insufficient evidence to allow the Council to rule out that the development would not cause additional reactionary pressure to the CBSAC and that its impacts, whether alone or in combination, could be avoided or mitigated so as to ensure that the integrity of the SAC would be preserved. However, the council should continue to work pro-actively in reaching a resolution on planning applications subject to securing the above.

9.43 Therefore, should Members be minded to approve the application, it is proposed that the decision be held in abeyance until such time as a mitigation strategy has been agreed and the Council can thereafter satisfy its legal duties under the Conservation of Habitats and Species Regulations 2019 (as amended).

Response to Neighbour Comments/Councillor Call in

9.44 These points have been addressed above.

Community Infrastructure Levy (CIL)

9.43 The proposals would be CIL liable if approved. As currently indexed, in zone 3 areas £130.71 per sq.m is chargeable. The development proposes 220.8 sq.m and therefore liable to pay £28,886.91 in the absence of any exemptions which may be applied for such as Self-build relief.

Planning Obligations

9.44 Contributions shall be secured for off site planting of two trees at a cost £500 each for the planting and aftercare.

9.45 Contributions will also be secured for mitigation measures necessary for the protection and enhancement of the Chiltern Beechwood SAC

10. CONCLUSION

10.1 To conclude, the proposals would cause some small scale harm to general character and upon residential amenity of neighbours with some harm identified on outlook primarily to 1 Green End Gardens and the privacy of 2A Green End Gardens, however the scale of harm would not be considered significant and would retain acceptable living conditions and overall character of the locality. The proposals would deliver wider housing choice and increase supply of housing, the small scale harm identified would not significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF or development plan when taken as a whole.

11. RECOMMENDATION

That planning permission be DELEGATED with a view to **APPROVAL** subject to completion of a S.106 agreement or Unilateral Undertaking to secure a financial contribution in respect of ecological mitigation for the Chiltern Beechwood Special Area of Conservation (SAC) and off site tree planting.

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:

2PL01B; 2PL02; 2PL03; 2PL04; 2PL05; 2PL06; 2PL07; S793-J"-IA-3 Report (Tree Report and Arboricultural Method Statement)

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

3. No construction of the superstructure shall take place until a soft landscaping plan that includes number, size, species and position of trees, plants, shrubs and wall climbing planting has been submitted to and approved in writing by the Local Planning Authority.

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 10 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 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).

4. 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 development falling within the following classes of the Order shall be carried out without the prior written approval of the Local Planning Authority:

Classes A, AA, B, C, D, E of Schedule 2 part 1;

Reason: To enable the Local Planning Authority to retain control over the development in the interests of safeguarding the residential and visual amenity of the locality in accordance with Policies CS11 and CS12 of the Dacorum Borough Core Strategy (2013) and Paragraph 130 of the National Planning Policy Framework (2021).

5. Prior to the first use of the development hereby permitted the vehicular accesses shall be completed and thereafter retained as shown on drawing number 2PL 01 B to a maximum size of 5.4 metres each (4 dropped kerbs and 2 risers) in accordance with HCC Highways dropped kerbs

Prior to first use appropriate arrangements shall be made for surface water to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

Reason: To ensure satisfactory access into the site, sufficient, safe and convenient parking, and avoid carriage of extraneous material or surface water from or onto the

highway in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018) and Core Strategy policy CS8 and CS12

6. 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).

7. The measures set out in S793-J"-IA-3 Report (Tree Report and Arboricultural Method Statement) shall be implemented in full during the construction process . The works must then be carried out according to the approved details and thereafter retained until completion of the development.

Reason: In order to ensure that damage does not occur to trees and hedges during building operations in accordance with saved Policy 99 of the Dacorum Borough Local Plan (2004), Policy CS12 of the Dacorum Borough Core Strategy (2013) and Paragraph 174 of the National Planning Policy Framework (2021).

8. No development shall take place until details of the basement impact assessment and 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 and thereafter maintained 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, CS29, CS31, CS32 of the Dacorum Borough Core Strategy (2013), the Sustainable Development Advice Note (2016) and chapter 14 of the National Planning Policy Framework (2021).

Informatives:

1. Planning permission has been granted for this proposal. The Council acted pro-actively through positive engagement with the applicant 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.
2. Biodiversity enhancements could be incorporated into the development proposal. These could be in form of bat and bird boxes in trees, integrated bat roost units (bricks and tubes) in buildings, specific nest boxes for swifts, swallows and martins, refuge habitats (e.g. log piles, hibernacula) for reptiles at the site boundaries, etc. These should be considered at an early stage to avoid potential conflict with any external lighting plans. Advice on type and location of habitat structures should be sought from an ecologist.
3. All wild birds, nests and eggs are protected under the Wildlife & Countryside Act 1981 (as amended). The grant of planning permission does not override the above Act. All applicants and sub-contractors are reminded that site clearance, vegetation removal, demolition works, etc. between March and August (inclusive) may risk committing an

offence under the above Act and may be liable to prosecution if birds are known or suspected to be nesting. The Council will pass complaints received about such work to the appropriate authorities for investigation. The Local Authority advises that such work should be scheduled for the period 1 September - 28 February wherever possible. If this is not practicable, a search of the area should be made no more than 2 days in advance of vegetation clearance by a competent Ecologist and if active nests are found, works should stop until the birds have left the nest.

4. Highways

AN 1) New or amended vehicle crossover access (section 184): Where works are required within the public highway to facilitate a new or amended vehicular access, the Highway Authority require the construction of such works to be undertaken to their satisfaction and specification, and by a contractor who is authorised to work in the public highway. If any of the works associated with the construction of the access affects or requires the removal and/or the relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc.) the applicant will be required to bear the cost of such removal or alteration.

Before works commence the applicant will need to apply to the Highway Authority to obtain their permission, requirements and for the work to be carried out on the applicant's behalf. Further information is available via the County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/changes-to-your-road/dropped-kerbs/dropped-kerbs.aspx> or by telephoning 0300 1234047.

AN 2) Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence.

Further information is available via the County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

AN 3) Obstruction of highway: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence.

Further information is available via the County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

AN 4) Debris and deposits on the highway: It is an offence under section 148 of the Highways Act 1980 to deposit compost, dung or other material for dressing land, or any rubbish on a made up carriageway, or any or other debris on a highway to the interruption of any highway user. 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 and use thereafter are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available by telephoning 0300 1234047.

5. Acoustic Separation Informative

The applicant should have regard to the Building Regulations Approved Document E 'resistance to the passage of sound' in order to ensure the acoustic insulation is adequate to minimise airborne and structure borne noise to occupants. Where the development is flats or houses in multiple occupation, this shall include individual units and shared amenity spaces.

Working Hours Informative

Contractors and sub-contractors must have regard to BS 5228-2:2009 "Code of Practice for Noise Control on Construction and Open Sites" and the Control of Pollution Act 1974.

As a guideline, the following hours for noisy works and/or deliveries should be observed: Monday to Friday, 7.30am to 5:30pm, Saturday, 8am to 1pm, Sunday and bank holidays - no noisy work allowed.

Where permission is sought for works to be carried out outside the hours stated, applications in writing must be made with at least seven days' notice to Environmental and Community Protection Team ecp@dacorum.gov.uk or The Forum, Marlowes, Hemel Hempstead, HP1 1DN. Local residents that may be affected by the work shall also be notified in writing, after approval is received from the LPA or Environmental Health.

Works audible at the site boundary outside these hours may result in the service of a Notice restricting the hours as above. Breach of the notice may result in prosecution and an unlimited fine and/or six months imprisonment.

Waste Management Informative

Under no circumstances should waste produced from construction work be incinerated on site. This includes but is not limited to pallet stretch wrap, used bulk bags, building materials, product of demolition and so on. Suitable waste management should be in place to reduce, reuse, recover or recycle waste product on site, or dispose of appropriately.

Air Quality Informative.

As an authority we are looking for all development to support sustainable travel and air quality improvements as required by the NPPF. We are looking to minimise the cumulative impact on local air quality that ongoing development has rather than looking at significance. This is also being encouraged by DEFRA.

Sustainability informative

Please note that with regard to EV charging for residential units with dedicated parking we are not talking about physical charging points in all units but the capacity to install one as it is much cheaper to install one (even if solely the wiring and ducting) at the point of building than to retrospectively install one. In addition, mitigation as listed below should be incorporated into the scheme:

All gas fired boilers to meet a minimum standard of 40 mgNO_x/Kwh or consideration of alternative heat sources.

Invasive and Injurious Weeds - Informative

Weeds such as Japanese Knotweed, Giant Hogweed and Ragwort are having a detrimental impact on our environment and may injure livestock. Land owners must not plant or otherwise cause to grow in the wild any plant listed on schedule 9 of the Wildlife and Countryside Act 1981. Developers and land owners should therefore undertake an invasive weeds survey before development commences and take the steps necessary to avoid weed spread. Further advice can be obtained from the Environment Agency website at <https://www.gov.uk/japanese-knotweed-giant-hogweed-and-other-invasive-plants>

6. In the event that contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority with all works temporarily suspended until a remediation method statement has been agreed. This is because the safe development and secure occupancy of the site lies with the developer.

Materials or conditions that may be encountered at the site and which could indicate the presence of contamination include, but are not limited to:

Soils that are malodorous, for example a fuel odour or solvent-type odour, discoloured soils, soils containing man-made objects such as paint cans, oil/chemical drums, vehicle or machinery parts etc., or fragments of asbestos or potentially asbestos containing materials. If any other material is encountered that causes doubt, or which is significantly different from the expected ground conditions advice should be sought.

APPENDIX A: CONSULTEE RESPONSES

Consultee	Comments
Hertfordshire Highways (HCC)	<p>AMENDED PROPOSAL</p> <p>Construction of two semi detached, 2 bedroom houses, with off road parking and all ancillary works Decision 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 subject to the following conditions:</p> <p>1) Prior to the first use of the development hereby permitted the vehicular accesses shall be completed and thereafter retained as shown on drawing number 2PL 01 B to a maximum size of 5.4 metres each (4 dropped kerbs and 2 risers) in accordance with HCC Highways dropped kerbs</p> <p>Prior to use appropriate arrangements shall be made for surface water to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.</p> <p>Reason: To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).</p>

Highways Informatives

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:

AN 1) New or amended vehicle crossover access (section 184): Where works are required within the public highway to facilitate a new or amended vehicular access, the Highway Authority require the construction of such works to be undertaken to their satisfaction and specification, and by a contractor who is authorised to work in the public highway. If any of the works associated with the construction of the access affects or requires the removal and/or the relocation of any equipment,

apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc.) the applicant will be required to bear the cost of such removal or alteration.

Before works commence the applicant will need to apply to the Highway Authority to obtain their permission, requirements and for the work to be carried out on the applicant's behalf. Further information is available via the County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/changes-to-your-road/dropped-kerbs/dropped-kerbs.aspx> or by telephoning 0300 1234047.

AN 2) Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence.

Further information is available via the County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

AN 3) Obstruction of highway: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence.

Further information is available via the County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

AN 4) Debris and deposits on the highway: It is an offence under section 148 of the Highways Act 1980 to deposit compost, dung or other material for dressing land, or any rubbish on a made up carriageway, or any or other debris on a highway to the interruption of any highway user. 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 and use thereafter are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available by telephoning 0300 1234047.

Comments

The proposal is for the construction of two semi detached, 2 bedroom houses, with off road parking and all ancillary works at 31 Gravel Hill Terrace, Hemel Hempstead. The new dwellings will enter the highway network via Green End Gardens, a dead-end 30 mph unclassified local access route that is highway maintainable at public expense.

Vehicle Access

The existing site forms the garden for 31 Gravel Hill Terrace and has no current vehicle access onto Green End Gardens. The proposal is to create two semi-detached dwellings each with their own dropped kerbs to facilitate parking for 2 vehicles each. The dropped kerbs must not be built greater than 5.4 metres each and must be completed by a contractor chosen by HCC Highways under a section 184 agreement or section 278- please see informative 1 and condition 1 above. Parking is a matter for the local planning authority and therefore any parking arrangements must be agreed by them. The two new dwellings are not considered to greatly impact the surrounding highway network in terms of trips or safety issues. Each dwelling has secure cycle parking which encourages the occupants to travel sustainably.

Drainage

The proposed new driveways would need to make adequate provision for drainage on site to ensure that surface water does not discharge onto the highway. Surface water from the new driveways would need to be collected and disposed of on site.

Sustainability

	<p>The dwellings will be located 100 metres from the nearest bus stop and 1 km from Hemel Hempstead station. Both these location are within achievable walking and or cycling distance from the dwelling and therefore are in line with policies stipulated in HCC's Local Transport Plan (adopted 2018).</p> <p>Refuse / Waste Collection Provision would need to be made for an on-site bin-refuse store within 30m of each dwelling and within 25m of the kerbside/bin collection point. The collection method must be confirmed as acceptable by DBC waste management.</p> <p>Emergency Vehicle Access The proposed dwelling is within the recommended emergency vehicle access of 45 metres from the highway to all parts of the buildings. This is in accordance with the guidance in 'MfS', 'Roads in Hertfordshire; A Design Guide' and 'Building Regulations 2010: Fire Safety Approved Document B Vol 1 - Dwellinghouses'.</p> <p>Conclusion HCC has no objections or further comments on highway grounds to the proposed development, subject to the inclusion of the above highway informative (in relation to entering into a Section 184 Agreement) and conditions.</p>
<p>Environmental And Community Protection (DBC)</p>	<p>Please find the below informative comments in regards to the proposed development however, which we respectfully request to be included in the decision notice.</p> <p>Acoustic Separation Informative The applicant should have regard to the Building Regulations Approved Document E 'resistance to the passage of sound' in order to ensure the acoustic insulation is adequate to minimise airborne and structure borne noise to occupants. Where the development is flats or houses in multiple occupation, this shall include individual units and shared amenity spaces.</p> <p>Working Hours Informative Contractors and sub-contractors must have regard to BS 5228-2:2009 "Code of Practice for Noise Control on Construction and Open Sites" and the Control of Pollution Act 1974.</p> <p>As a guideline, the following hours for noisy works and/or deliveries should be observed: Monday to Friday, 7.30am to 5:30pm, Saturday,</p>

8am to 1pm, Sunday and bank holidays - no noisy work allowed.

Where permission is sought for works to be carried out outside the hours stated, applications in writing must be made with at least seven days' notice to Environmental and Community Protection Team ecp@dacorum.gov.uk or The Forum, Marlowes, Hemel Hempstead, HP1 1DN. Local residents that may be affected by the work shall also be notified in writing, after approval is received from the LPA or Environmental Health.

Works audible at the site boundary outside these hours may result in the service of a Notice restricting the hours as above. Breach of the notice may result in prosecution and an unlimited fine and/or six months imprisonment.

Waste Management Informative

Under no circumstances should waste produced from construction work be incinerated on site. This includes but is not limited to pallet stretch wrap, used bulk bags, building materials, product of demolition and so on. Suitable waste management should be in place to reduce, reuse, recover or recycle waste product on site, or dispose of appropriately.

Air Quality Informative.

As an authority we are looking for all development to support sustainable travel and air quality improvements as required by the NPPF. We are looking to minimise the cumulative impact on local air quality that ongoing development has rather than looking at significance. This is also being encouraged by DEFRA.

As a result as part of the planning application I would recommend that the applicant be asked to propose what measures they can take as part of this new development to support sustainable travel and air quality improvements and for these measures to be conditioned through the planning consent if the proposals are acceptable.

A key theme of the NPPF is that developments should enable future occupiers to make "green" vehicle choices and (paragraph) 35 "incorporates facilities for charging plug-in and other ultra-low emission vehicles". Therefore an electric vehicle recharging provision rate of 1 vehicle charging point per 10 spaces (unallocated parking) is expected. To prepare for increased demand in future years, appropriate cable provision should be included in the scheme design and development, in agreement with the local authority.

Please note that with regard to EV charging for residential units with dedicated parking we are not talking about physical charging points in all units but the capacity to install one as it is much cheaper to install one (even if solely the wiring and ducting) at the point of building than to retrospectively install one. In addition, mitigation as listed below should be incorporated into the scheme:

All gas fired boilers to meet a minimum standard of 40 mgNO_x/Kwh or consideration of alternative heat sources.

Invasive and Injurious Weeds - Informative

Weeds such as Japanese Knotweed, Giant Hogweed and Ragwort are having a detrimental impact on our environment and may injure livestock. Land owners must not plant or otherwise cause to grow in the wild any plant listed on schedule 9 of the Wildlife and Countryside Act 1981. Developers and land owners should therefore undertake an invasive weeds survey before development commences and take the steps necessary to avoid weed spread. Further advice can be obtained from the Environment Agency website at <https://www.gov.uk/japanese-knotweed-giant-hogweed-and-other-invasive-plants>

If you need anything further please let me know.

Kind regards

Having reviewed the documents submitted in support of the above application and the ECP Team records I am able to confirm that there is no objection to the proposed development and no requirement for land contamination conditions.

However, given that the application site is a brownfield site (albeit only a residential plot) and that there will be a degree of groundworks needed to facilitate the proposed development it is recommended that the following land contamination informatives are included on any permission that might be granted.

Contaminated Land Informative 1:

In the event that contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority with all works temporarily suspended until a remediation method statement has been agreed. This is because the safe development and secure occupancy of the site lies with the developer.

Contaminated Land Informative 2:

Materials or conditions that may be encountered at the site and which could indicate the presence of contamination include, but are not limited to:

Soils that are malodorous, for example a fuel odour or solvent-type odour, discoloured soils, soils containing man-made objects such as paint cans, oil/chemical drums, vehicle or machinery parts etc., or fragments of asbestos or potentially asbestos containing materials. If any other material is encountered that causes doubt, or which is significantly different from the expected ground conditions advice should be sought.

Following consultation for the above application, this team would not look to add formal conditions on the permissions.

Please find the below informative comments in regards to the proposed development however, which we respectfully request to be included in the decision notice.

Acoustic Separation Informative

The applicant should have regard to the Building Regulations Approved Document E 'resistance to the passage of sound' in order to ensure the acoustic insulation is adequate to minimise airborne and structure borne noise to occupants. Where the development is flats or houses in multiple occupation, this shall include individual units and shared amenity spaces.

Working Hours Informative

Contractors and sub-contractors must have regard to BS 5228-2:2009 "Code of Practice for Noise Control on Construction and Open Sites" and the Control of Pollution Act 1974.

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Please note that with regard to EV charging for residential units with dedicated parking we are not talking about physical charging points in all units but the capacity to install one as it is much cheaper to install one (even if solely the wiring and ducting) at the point of building than to retrospectively install one. In addition, mitigation as listed below should be incorporated into the scheme:

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Weeds such as Japanese Knotweed, Giant Hogweed and Ragwort are having a detrimental impact on our environment and may injure livestock. Land owners must not plant or otherwise cause to grow in the wild any plant listed on schedule 9 of the Wildlife and Countryside

	Act 1981. Developers and land owners should therefore undertake an invasive weeds survey before development commences and take the steps necessary to avoid weed spread. Further advice can be obtained from the Environment Agency website at https://www.gov.uk/japanese-knotweed-giant-hogweed-and-other-invasive-plants
Trees & Woodlands	<p>There are a number of trees proposed for removal but none would merit TPO protection. The line of sweet gums have been significantly reduced and likely be in poor condition owing to this excessive pruning. The other trees proposed for removal do not appear significant in size and would not be easily visible.</p> <p>If you consider a planting scheme should be included then I would support this option owing to the number of trees being removed. However, there are a number of tree being retained to the rear of the properties and it's difficult to visualise where the space would be to plant any new trees.</p>
Hertfordshire Highways (HCC)	<p>Decision Interim</p> <p>This is an interim response owing to the lack of information in relation to the dropped kerbs. HCC Highways would only allow dropped kerbs of up to 5.4 metres (4 dropped kerbs and 2 risers) as per highway stipulations. The plans just state that they will be new dropped kerbs. Before HCC Highways can make an informed recommendation we would like the dropped kerbs to accurately show their width to ensure that they meet our standards. Once this has been achieved then HCC Highways will be able to make an informed recommendation regarding highway issues.</p>
Affinity Water - Three Valleys Water PLC	Thank you for forwarding this application. We have reviewed the development and do not have any comments to make.

APPENDIX B: NEIGHBOUR RESPONSES

Number of Neighbour Comments

Neighbour Consultations	Contributors	Neutral	Objections	Support
19	18	1	16	1

Neighbour Responses

Address	Comments
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<p>1 Green End Gardens Hemel Hempstead Hertfordshire HP1 1SN</p>	<p>In addition to this comment i have sent a letter to the planning department outlining our detailed objections.</p> <p>I object for two main reasons:</p> <p>A) From the plans that are submitted</p> <p>i) This will result in an adverse impact on the character and appearance of the area;</p> <p>ii) The proposal will inflict severe harm on the residential amenity of neighbouring properties through an unacceptable increase in overlooking, overbearing impact, loss daylight/outlook and an increase in noise and disturbance;</p> <p>iii) The development will result in the loss of trees and impact on biodiversity interests at the site;</p> <p>iv) Adverse impact on highway and pedestrian safety; and</p> <p>v) Increased flood risk and the effect on surface water and foul drainage.</p> <p>And</p> <p>B) There is a severe lack of information provided to the concerns raised in the previous planning application.</p> <p>I therefore object in the strongest possible terms to this clearly overbearing, out of character development.</p>
<p>4 Green End Gardens Hemel Hempstead Hertfordshire HP1 1SN</p>	<p>Out of character: A development of five 4 bedroomed detached properties is currently taking place in Green End Gardens.This expansion is in keeping with the immediate area and Boxmoor has a whole.This can't be said of this proposal. These properties are out of keeping with the surrounding properties.To build them would be detrimental to the local area.</p> <p>Environmental Impact: We continue to abuse our environmental responsibilities. We need to preserve our green spaces, trees and local habitats, not build on them.</p> <p>Safety: The designated parking spaces in Green End Gardens are already full. The parking spaces for these properties are not practical. This will result in 'on kerb' parking on the only pedestrian pathway in/out of Green End Gardens</p>
<p>6 Green End Gardens Hemel Hempstead Hertfordshire</p>	<p>Re: Planning Reference: 22/00551/FUL Proposal for Development of two semi detached houses at 31 Gravel Hill Terrace, Hemel Hempstead, Hertfordshire, HP1 1RJ</p>

HP1 1SN

We have previously objected to a previous scheme for two dwellings at the site under planning reference 21/04424/FUL that was subsequently withdrawn by the applicant.

The new scheme has not changed substantially and therefore as residents of Green End Gardens we are writing to register formally our OBJECTION to the above planning application on the following grounds:

- The proposed development is not in keeping with the other properties in Green End Gardens and is over development of the site

- The lack of a clear drainage strategy

- The adverse impact on the environment

- The lack of any plans explaining how the developer will minimise the impact on the neighbourhood during the development

Our specific points are described below.

We have also jointly commissioned LRJ Planning to prepare a response in order to highlight our serious concerns with the application proposed on purely Planning grounds. This is being provided separately.

Inappropriate development

Green End Gardens is a cul-de-sac development of 14 detached houses set back from the road with garages and off-road parking in front of the properties. Built in the early 1990s the properties are brick built with either tiled or mock beamed facia. The proposed houses are neither in keeping with the type nor the aesthetics of the existing properties in that they are semi-detached and without garages.

The proposed three storey houses have been shoehorned into the back garden site and positioned adjacent to the existing footpath rather than set back as per the other properties in the road.

The plot 2 parking spaces are aligned front-to-back without sufficient access to the rear of the property to allow the bins to be moved to the front for collection without first moving any cars parked in these spaces. It is likely that in practise these cars will remain parked in the road rather than in their spaces causing additional crowding in the cul-de-sac. The shared parking bay at the top of Green End Gardens is already heavily used by Green End Gardens and Gravel Hill Terrace residents. There isn't the capacity to accommodate additional cars here.

The plot 1 parking is located in an adjacent bay cut into the boundary wall. This design is not coherent with the rest of the road.

Although the plans refer to the houses as 2 bedrooms, the hobby room in the basement is easily converted into an additional bedroom and therefore should be assessed as such.

Taking these points together, the proposal is an over development of the site.

The lack of clear drainage strategy

No drainage strategy has been provided as part of the planning application. We know from conversations with the civil engineers contracted by the developers of the land off Green End Gardens that connecting the surface water drainage from the new houses to the existing surface water sewer is likely to cause flooding at the far end of Green End Gardens as the pipe work had been specified to cope with the original 14 houses and not an additional 5 houses. Increasing the outflow by adding the proposed 2 new properties will exacerbate the situation.

	<p>The provision of basements is likely to impact the options for providing soakaways as an alternative.</p> <p>With climate change, we are already seeing more severe rainstorms and the advice from the UK Met Office is to expect an increase in heavy rain. Therefore the impact of any short comings in the drainage solutions will become more significant.</p> <p>Without a drainage strategy it is unclear how any of these issues will be addressed.</p> <p>Impact on the Environment</p> <p>Green End Gardens has already lost a significant area of mature trees and permitting the proposed development will further degrade the environment by removing the line of mature trees bordering Green End Gardens and at the foot of the original garden for 31 Gravel Hill Terrace. These trees are a prominent visual feature of the area as well as providing habitat for the local wildlife.</p> <p>Furthermore, the proposed basements and any soakaways are likely to threaten the remaining mature trees as they will disturb and potentially damage their root systems. The developer has not described how they will compensate for the loss of habitat.</p> <p>Impact during the development.</p> <p>It is clear that the proposed site is cramped with limited facility for storage on site of materials or space for delivery vehicles. It is expected that whenever there is a delivery of building materials or concrete, access into and out of Green End Gardens will be blocked for the duration of the delivery.</p> <p>There is no facility for parking of contractors' vehicles so these can be expected to be left on the street and pavement where they will obstruct the movement of resident's vehicles and pedestrians. Several residents have younger children that they walk to the local schools. This will become more hazardous if there is unconstrained movement of developer's vehicles and parking within the road.</p> <p>The developer has not provided any details of how the site will be managed to mitigate the problems for the residents that their work will impose.</p> <p>In summary this speculative back garden development should be refused for the reasons given above.</p>
<p>7 Green End Gardens Hemel Hempstead Hertfordshire HP1 1SN</p>	<p>Having reviewed the submitted plans and the supporting documents, we have serious concerns with the proposed application and therefore we strongly OBJECT to the application.</p> <p>This is the second application for a development of two dwellings on this site, and our second objection to the proposed plans. The new scheme has not changed substantially, and therefore neither have our reasons for objecting.</p> <p>Our reasons for objecting to the application are as follows:</p> <p>1 The proposed housing designs are totally out of keeping with the character of the existing properties in Green End Gardens. Therefore, the proposed development will have an adverse impact on the character and appearance of the area and will be a real eyesore for local residents.</p>

	<p>2 The proposal will result in an unacceptable increase in overlooking of neighbouring properties, and lead to a significant loss of daylight.</p> <p>3 There will be an unacceptable increase in noise and disturbance for nearby residents.</p> <p>4 The development will result in the loss of many trees and impact on biodiversity interests at the site. There are several established mature trees at the proposed site that are in keeping with, and impact positively on, the character of the area.</p> <p>5 There will be an adverse impact on highway and pedestrian safety, in a road where parking is already a daily challenge for current residents. Two additional family homes with potentially multiple cars, and visitor cars, will lead to unacceptable parking congestion issues in the road, especially as there are already five additional homes under construction currently in Green End Gardens.</p> <p>6 Safe access in and out of Green End Gardens for residents during the period of development is a serious concern for us. There is extremely limited space available for construction vehicles and machinery to access or park at the site, unless paths and the road are continually blocked. We walk in and out of the road at least twice a day most days with our two young children, and feel the proposed development poses serious safety concerns.</p> <p>7 The development will lead to increased flood risk. There is no plan for water dispersal or sewage disposal, which could have a significantly detrimental impact upon existing nearby properties.</p>
<p>14 Green End Gardens Hemel Hempstead Hertfordshire HP1 1SN</p>	<p>Re: Planning Reference: 22/00551/FUL Proposal for Development of two semi detached houses at 31 Gravel Hill Terrace, Hemel Hempstead, Hertfordshire, HP1 1RJ</p> <p>We have previously objected to a similar scheme for two dwellings at the site under planning reference 21/04424/FUL. Comparing this latest scheme (22/00551/FUL) with the previous application, it is glaringly obvious that the new proposal has not addressed the concerns previously raised by ourselves and our neighbours, nor has it changed substantially, and therefore we are writing to register formally our OBJECTION to the above planning application on the following grounds:</p> <p>1. This is inappropriate development of greenfield site and not in keeping with the character and appearance of Green End Gardens and surrounding area.</p> <p>2. The access, parking and rear garden areas are not compatible with the pattern and existing grain of development, which will set a dangerous precedent inflicting significant harm on the character and appearance of the area.</p> <p>3. The proposal completely fails to integrate effectively with the</p>

	<p>character of surrounding builds.</p> <p>4. There is a minimal separation distance between the dwelling and the boundary of neighbours which will jeopardise the current peace and tranquil surroundings. The proposal will have an unacceptable effect on the living conditions by way of loss of privacy, overbearing impact, loss of day light and overshadowing.</p> <p>5. There will be an increase in noise and disturbance emanating from the site. The proposed increase in traffic to and from the site will be harmful to local air quality.</p> <p>6. The proposed development would have a severe impact on highway and pedestrian safety and it is not clear how safe means of access can be achieved.</p> <p>7. A proposed drainage strategy is required to deal with the surface water that will be generated at the site. There are also further concerns about the connection to the public sewer.</p> <p>8. The proposal is contrary to both local and national planning policies and does not comprise sustainable development.</p> <p>Allowing this development could set a dangerous precedent. It is respectfully requested that the planning application is refused.</p>
<p>12 Green End Gardens</p> <p>Hemel Hempstead Hertfordshire HP1 1SN</p>	<p>I strongly OBJECT to this proposal.</p> <p>I reference a letter submitted on behalf of all residents of Green End Gardens together with Nos.27 and 33 Gravel Hill Terrace such is the collective objection to this proposal. However, this is my personal objection.</p> <p>I have many reasons to oppose this proposal and will summarise as follows:</p> <p>This proposal is probably the worst example I have ever seen of over-development. Whilst I acknowledge the need for additional housing and a governmental encouragement to view each strip of land or garden as a potential development site; I believe that just because you can, does not mean that you should! I am also aware of proposals to build thousands of houses to the west, north and east of Hemel Hempstead. In terms of immediate vicinity, Green End Gardens is currently being increased at its eastern point by the addition of 5 detached residences.</p> <p>This proposal will result in overlooking - some of it at very close quarters where private gardens and habitable room windows are visible. The council's development plan policies require such developments to preserve amenity in terms of daylight, sunlight, outlook, privacy, overlooking, noise and disturbance. This proposal very clearly does not adhere to such policies.</p> <p>My understanding is that Local Planning Authorities have a duty to conserving biodiversity as part of its decision making. On the proposed site there are approximately 12 mature Eucalyptus trees. I</p>

fail to see how the proposed development would conserve any of them. In addition, the tree survey which has been submitted made light of trees being considered local amenities! This is wholly inaccurate as the trees are home to birds, squirrels, and I assume a whole eco-system of natural life. suggests a blatant disregard for biodiversity. We have already lost many trees; a habitat for bats no less - as part of the current 5 house development in Green End Gardens., - I am advised - without sufficient approval to do so - or without a submission of a tree survey. This indiscriminate removal of trees to make way for small developments should not be approved. As a local resident of Boxmoor since 1989 I am fully aware of the presence of leafy tree-lined roads which provide much of its character and attractiveness. We have raised the concern of more trees being felled to our local elected councillors whose advice, should arborists descend upon in Green End Gardens is to "call the police!". I urge you as a key part of my objection to please consider what we have already suffered and ensure these trees and the natural habit within/beneath are preserved.

There are so many compelling reasons why the application should be refused:

Whilst attempts have been made in this second planning submission, the proposed development is not in keeping with the character and appearance of the area. It is an attempt to squeeze an unsightly quart into a pint pot!.

The proposal comprises inappropriate development, shoehorning two houses over 4 stories into a site way too small to be considered for any development.

Backland development or 'garden-grabbing' in this case is to me an abhorrence. I believe a precedence exists where planning was refused on a much less intimate site at 1. Barberry Road.

The proposal will result in a loss of a tree-lined buffer site - to the detriment of the appearance of the area.

There is insufficient space for such a development - arguably for any development on this site. There is minimal separation between adjacent properties. There is insufficient space to park vehicles and move bins etc. Visitor car parking will cause further constraints, no doubt causing cars to be parked on pathways - a safety hazard for those with small children.

This proposal breaches the building line set back off Gravel Hill Terrace.

In summary

This development will result in an adverse impact of the character and appearance of the area.

This proposal will inflict severe harm on the residential amenity of the area through an unacceptable level of overlooking, overbearing impact, loss of daylight/outlook and an increase in noise and disturbance. We are currently enduring the latter scenario through the ongoing development.

This proposal will result in the loss of (more) trees and the impact on biodiversity in the site.

This proposal will have an adverse impact on highway and pedestrian safety. Furthermore, additional parking (visitors etc) will only serve to compound the issue.

	<p>This proposal (with a thinly veiled possibility of the basements being converted to additional bedrooms) will result in increased flood risk and a further impact on surface water and foul drainage in the area.</p> <p>I vehemently OBJECT to this proposal.</p>
<p>10 Green End Gardens Hemel Hempstead Hertfordshire HP1 1SN</p>	<p>No.10 Green End Gardens would like to formally OBJECT to this planning application (reference 22/00551/FUL), for the following reasons:</p> <ul style="list-style-type: none"> - Out of character: This revised proposed development is not in keeping with the immediate local area. The proposed houses are semi-detached, whereby all local neighbouring properties are detached. The gradient of the road on the plans, not only looks inaccurate, but would mean the existing neighbouring residents and beyond would suffer an unnecessary total loss of privacy. - Trees: The development of this residential back garden would mean the loss of a number of mature trees. These have the benefit of creating an effective sound barrier, give privacy to neighbouring dwellings and provide biodiversity to the area which encourages wildlife. The removal off these well-established trees will have a significant impact on the environment and local eco-system we currently enjoy. <p>*A tree is a tree, regardless of its 'quality'. It offers an essential habitat for all wildlife. The tree survey states that the trees in question are not 'of quality'. Clarification on what determines a 'quality tree' would be appreciated.</p> <ul style="list-style-type: none"> - Parking Provision: Due to the lack of garages (on the plans) and 2 inadequate parking spaces for each dwelling, parking on adjacent pavements and kerbs would be inevitable. Every house in Green End Gardens has a garage, which provides adequate residential parking. Inconsiderate parking on pavements and junctions due to a lack of proposed adequate parking, raises the issue of safety for pedestrians and cyclists using this amenity. - Drainage concerns: Over the last year. 3 different companies advised us that our current drainage system is inadequate for more dwellings. I would like to see a full report of the proposed drainage plans please. -Basements: The plans show 2 basements. Are these a smokescreen for an extra 'bedroom'? No houses in the immediate local area have basements. I would like reassurance that the construction of basements would not cause structural damage to neighbouring properties and beyond. - Health & Safety: I am concerned that there will be a lack of building control. Access to the site would have safety issues for residents and road users (e.g. Storage of building materials and heavy goods

	<p>vehicle access). The position of the site is such that it will be impossible to access without disruption to the road and path.</p> <p>I have been a resident of Boxmoor for 27 years. There is a general feeling by local residents, that dense back yard overdevelopment, like this proposal in Boxmoor, is changing the dynamics of our village amongst our large town.</p> <p>Please take all my points into consideration when reviewing the plans.</p>
<p>8 Green End Gardens Hemel Hempstead Hertfordshire HP1 1SN</p>	<p>I am writing to strongly OBJECT to the planning application 22/00551/FUL</p> <p>Reasons - These plans will result in an adverse effect on the character & appearance of the area. This was the overriding factor in the refused plans for the application 4/01857/16/FUL which in my view has absolute similarity to this case.</p> <p>We have previously objected to round 1 of plans on this back yard site, round 2 plans appear to be largely unchanged in that they are over 3 floors, are a pair of 3 bed semi's (not 2 as trying to suggest on plans) are completely at odds with the character of dwellings in the cul de sac & neighbouring properties. These new plans do not take into account any of our concerns and objections as follows:-</p> <p>1) This plan will result in an adverse impact on the character and appearance of the cul de sac known as Green End Gardens & the neighbouring area. The plans are completely at odds with the current detached dwellings layout & character.</p> <p>2) It is overdevelopment. i) This 14 house cul de sac has already been the subject of a 5 house back yard development, with a further 2 dwellings this equates to a 50% increase - this is overdevelopment. ii) The 5 house development currently in mid build is almost in keeping, in that the houses are detached, however we have lost all green space, trees & street amenities to accommodate it. iii) The plans 22/00551/FUL are completely at odds with the character and layout in the cul de sac, they are over 3 floors, are semi detached with no garages.</p> <p>3) Foul Water i) We made it aware in our previous concerns that 3 private Foul Water companies stated that the current 14 house cul de sac system would NOT support any further feeds, it has not been addressed as to how a further 2 semi's would be supported? Do they have a foul water plan? This is an important concern as it will adversely effect the existing 14 houses. Please address this point, it was not addressed in the previous set of plans.</p> <p>ii) Surface Water Drainage - the proposed plans will reduce the capacity of surface water drainage which will adversely effect the existing properties and increase flooding risk.</p>

	<p>4) Impact on Highway safety</p> <p>i) Policy CS12 of the Core Strategy - these plans do not show access arrangements to the highway network. These plans place vehicles opposite the parking bays, with no garages and access in out from both sides off the entry point, this makes for a seriously dangerous junction for both vehicles, pedestrians & cycles, this is a one way entry & the entry junction must not become overloaded with traffic coming from all angles of sight.</p> <p>ii) Losing the 16 trees that align the access in and out opposite the parking bays will also result in an adverse effect of the current buffer effect by way of noise from comings and goings of vehicles in bays. The current street scene is balanced out by the tree line on one side and vehicles parked on the other, to loose this completely changes the street scene to our detriment.</p> <p>5) Biodiversity</p> <p>i) Policy's CS11 & CS12 Core Strategys - the loss of these trees does not preserve the streetscape is harmful to residential to amenities & is contradictory to these Core Strategys. In light of the cease planning at present with regard to Dacorum concerning Ashridge this is a really serious point.</p> <p>ii) I also draw on my previous points made on round 1 plans as to Dacorums commitments and statements made under the climate emergency plans - these comments still stand for plans 22/00551/FUL - all my comments regarding wildlife habitats etc on the previous application stand also on this new application. To allow the new set of plans on this site contradicts everything Dacorum has signed up to and encouraged local residents to do too under the climate emergency plans.</p> <p>6) Although not part of your objection process it still has not been addressed as to how such a build & store of materials could even happen on this site taking into account its a one way junction and the site is sat on the only junction out and has absolute no room for lorries to or pull onto the garden site? Are we to expect a continual road block? Safety? Plausability? Although this is not grounds for refusal surely morally planning can see our predicament in Green End Gardens? Maybe even the people that want to build?</p> <p>In summary these plans are simple further overdevelopment of this small cul de sac and these plans or any further submissions should be refused.</p> <p>Please take our concerns into account. Thank You.</p> <p>There maybe lots of typos as typing on mobile not easy, pls forgive.</p>
<p>9 Green End Gardens Hemel Hempstead Hertfordshire HP1 1SN</p>	<p>I am writing to OBJECT to the planning application 22/00551/FUL.</p> <p>The reasons are as follows:</p>

Design and Layout

The proposed properties are not at all in keeping with the design used for houses in Green End Gardens nor the immediate surrounding area of Gravel Hill Terrace.

Houses in this neighbourhood comprise two storey detached properties that are set back with parking at the front, the majority of which also have garages. The proposed properties being three storey with parking to the side will have a detrimental impact on the overall character of Green End Gardens and the surrounding neighbourhood.

Height

The proposed plans show houses that have two floors above ground. With their position at the top of Green End Gardens, which has a significantly higher elevation than at the bottom end of the cul-de-sac, the upper floor of the proposed properties will overlook not just the existing adjoining houses and their gardens, but all the existing houses and gardens on that side of Green End Gardens.

This will result in an unacceptable loss of privacy, daylight and enjoyment of use and will lead to overshadowing of the houses in the immediate vicinity.

Overdevelopment

The proximity of the proposed properties to neighbouring properties and their boundaries will result in a high-density environment and consequently represents a cramped overdevelopment of the street scene.

Noise and disturbance

The proximity of the proposed properties to neighbouring properties and their boundaries will result in increased noise and disturbance in the area. This will be further exacerbated by the felling of trees that are currently on the proposed site and provide shielding.

Environment

The plans submitted show that numerous trees will be felled to make way for this development. This destruction of trees represents a huge loss of green space and will result in serious damage to habitat and biodiversity on the site. It will also negatively impact the overall street scene.

It is hard to see how the felling of trees to make way for this development is compatible with the requirements of the Natural Environment and Rural Communities Act 2006.

Foul Water Drainage

No proper drainage strategy has been submitted with this application for foul water and the proposals assume that the new development

	<p>will connect to the existing public foul sewer in Green End Gardens.</p> <p>There are currently 14 houses in Green End Gardens , with five additional houses under construction, all of which will use the existing drainage.</p> <p>Adding a further two houses takes this number to 21 in total - i.e. 50% load increase on the sewer from the original designed drainage capacity. It is unclear how the existing sewer will cope with the demands of still further properties should these plans go ahead.</p> <p>Surface Water Drainage The proposed properties will be built on a greenfield back garden site. Their footprint, including basements and associated parking, will result in reduced capacity for surface water drainage via soakaways. This will impact the proposed properties, existing properties and also the surrounding area, and will be highly detrimental leading to risk of flooding.</p> <p>In addition, the felling of numerous trees on the site to make way for the development will have an adverse effect on the soakaway potential for the existing and proposed properties.</p> <p>Parking The application for the proposed properties states that there are two parking spaces per house, however for one plot, these are in tandem. Therefore in practice, this will increase the traffic on the highway and lead to blocking of the pavement (which is only present on one side of the road, exactly where the development is proposed.</p> <p>This blocking will lead to: - serious hazard to the safety of pedestrians, cyclists and other road users - inadequate access for emergency vehicles, waste collection, and servicing and deliveries - inadequate space for cars to enter / exit existing parking bays opposite the proposed properties</p> <p>Construction Management It is recognised that this is not a deciding factor for planning judgements, however, due to the lack of a Phased Building Management plan as part of the current submission, it is unclear as to how these houses will be safely constructed given the constraints around the size of, and access to the site. It is also unclear as to where building materials for the development will be stored.</p>
<p>5 Green End Gardens Hemel Hempstead Hertfordshire HP1 1SN</p>	<p>In response to the planning application 22/00551, I object to the planning and have sent an email with my detailed objections to planning@dacorum.gov.uk. In Summary, I object on the following grounds.</p>

1. The tree survey appears to give a very one-sided view of the site trees and should not be considered as an independent survey.

According to the "report", any tree that could be within the proposed site is of poor quality and has no amenity. For example, G10 is noted as having a sparse crown and being very unattractive. This is a very recent physical view of the onsite trees. They don't usually look like that and certainly didn't up until November 2021.

I'm not suggesting the owners have tried to pull the wool over your eyes, but a very quick visit to Google street view will give you a good idea of how they usually look.

2. The planned development will result in the destruction of the local tree landscape. An important part of the character and identity of Boxmoor. The large trees on the site provide specific habitat for local wildlife, also of great importance to Boxmoor. This is part of the whole character of Boxmoor and is part of the reason why the area is a very sought after location in Hemel Hempstead.

3. The planned development will result in an increased flood risk, especially for the immediately adjacent properties. The proposed basement is not in keeping with the local area and the long term affect on adjacent properties is not disclosed. I note if there is a flood risk, it won't affect the proposer, as their residential dwelling is on higher ground.

4. The development is over-bearing and will result in a loss of light and a loss of personal enjoyment, for the adjacent properties. The plans do show the top roof-line being within the 25 degree line. However, I dispute their calculations have used the middle of the lowest windows, from all of the 4 properties within the immediate vicinity. Namely Number 1, 3, 2 and 2A.

5. The result of the development being approved, would be an over-development of the Green End Gardens community. Especially taking into account, the new development in Green End Gardens for 5 new houses. These are currently being built and should be completed by late Summer 2022. Green End Gardens is at great risk to becoming an over-dense road in Boxmoor.

6. The planned development is not in keeping with Dacorum planing policy CS11 and CS12.

CS11

respect the typical density intended in an area and enhance spaces between buildings and general character;

CS12

retain important trees or replace them with suitable species if their loss is justified;

plant trees and shrubs to softly screen development and settlement edges;

integrate with the streetscape character; and

	<p>respect adjoining properties in terms of:</p> <ul style="list-style-type: none"> (i) layout; (ii) security; (iii) site coverage; (iv) scale; (v) height; <p>The proposed development will alter the density of Green End Gardens, from an attractive Cul-de-Sac to an over-developed side road in Boxmoor.</p> <p>7. The development will not have any material affect whatsoever on the requirements of an increased housing stock in Dacorum.</p> <p>8. The proposal will mean an increase in local highway usage and exert pressure on the already over-subscribed parking bays. The parking bays at the entrance to Green End Gardens were a requirement of the original planning permission and were calculated to be necessary for the 14 proposed houses.</p> <p>9. Paragraph 10.4 of the DBC Core strategy document states</p> <p>"The Council recognises that residential gardens are not always suitable for development."</p> <p>I agree with them.</p> <p>There are cases where using large residential gardens, especially where multiple residential gardens are sold as a group, for a larger community dwelling, are a very good idea and help to sustain the larger community in the long-term. Green End Gardens was originally a beneficiary of just such a development.</p> <p>However, that should not be used as a benchmark to build on every back garden larger than 600 square feet, in the Dacorum area</p>
<p>1 Green End Gardens Hemel Hempstead Hertfordshire HP1 1SN</p>	<p>In addition to this comment i have sent a letter to the planning department outlining our detailed objections.</p> <p>I object for two main reasons:</p> <p>A) From the plans that are submitted</p> <ul style="list-style-type: none"> i) This will result in an adverse impact on the character and appearance of the area; ii) The proposal will inflict severe harm on the residential amenity of neighbouring properties through an unacceptable increase in overlooking, overbearing impact, loss daylight/outlook and an increase in noise and disturbance;

	<p>iii) The development will result in the loss of trees and impact on biodiversity interests at the site; iv) Adverse impact on highway and pedestrian safety; and v) Increased flood risk and the effect on surface water and foul drainage.</p> <p>And</p> <p>B) There is a severe lack of information provided to the concerns raised in the previous planning application.</p> <p>I therefore object in the strongest possible terms to this clearly overbearing, out of character development.</p>
<p>2 Green End Gardens Hemel Hempstead Hertfordshire HP1 1SN</p>	<p>The following sets out our further reasons in support of our objection to the application, but with specific reference to the Climate Emergency, which YOU as our Local Authority declared in 2019.</p> <p>We therefore confirm our OBJECTION to this planning application as it does not accord with your Climate and Ecological Emergency Strategy.</p> <p>In this letter we make detailed reference to Dacorum Borough Council's Climate and Ecological Emergency Strategy, and ask that you carefully review the proposed planning application in light of this Strategy.</p> <p>We note that Dacorum Borough Council declared a Climate Emergency in 2019 following the release of the International Panel on Climate Change (IPCC) Special Report which announced that we have until 2030 to limit warming to 1.5C or face catastrophic circumstances, and that over 75% of other local authorities in the UK have now also made this declaration.</p> <p>We as local residents are also very pleased to note that as part of your commitment to this work, you have made the Climate and Ecological Emergency one of your key priorities in your Corporate Plan.</p> <p>Your strategy outlines how you will be planning to tackle these environmental issues locally over the next few years based on three fundamental facts:</p> <ol style="list-style-type: none"> 1. We are in a Climate and Ecological Emergency. 2. This has been caused by human actions. 3. This can be solved by human actions, and it is everyone's responsibility. <p>This strategy is a call to action, and you have quite rightly called on the people who live, work, visit and invest in Dacorum, to join with you on this ambitious journey. This presumably includes those who have chosen to submit speculative planning applications such as the one referred to in this letter.</p>

You state that the challenge of addressing the Climate and Ecological Emergency cannot be underestimated and that It requires rapid, far-reaching and unprecedented changes in all aspects of society. As part of your Climate Emergency Declaration and Statement of Intent a number of commitments were made including the following two which are particularly relevant to this planning application:

1. Support the borough in improving biodiversity
2. Support the borough in creating more sustainable communities.

We are pleased to note that Dacorum has become the first borough council in the UK to achieve a Silver level 'Carbon Literate Organisation' accreditation.

The Carbon Literacy Training course was recognised by the United Nations at the Paris Climate Conference, where it was chosen as one of 100 worldwide Transformative Action Programs. Following on from your Climate Emergency declaration, you stated your desire to prepare staff for our net-zero journey by equipping them with sufficient knowledge on climate change, and to this end we are again pleased to note that you have delivered Carbon Literacy Training to 60 key members of staff, including your CEO, making her the second ever CEO of a council in the UK to achieve this. We can only assume that key officers in your planning Department were included. You may wish to confirm this at your earliest convenience.

You state that Staff learned about the science and causes of climate change, the effect it is already having and the predicted future impact, before then exploring the solutions we can all take as individuals, as well as a council.

You state that by completing this training, Dacorum is now accredited as a Silver level Carbon Literate Organisation (CLO), which you claim, demonstrates that you have made a substantial commitment to Carbon Literacy.

It is comforting to know therefore that your staff will understand the very negative impact that the felling of 10 eucalyptus trees of 9 meter in height and around 40 cms girth each and the loss of 372 m2 of garden, proposed in this application on the sequestration of carbon.

You state that the Council is able to make a larger impact through its 'spheres of influence', and where better to demonstrate this than in the decisions you make surrounding new developments.

You state that the Council has limited powers, responsibilities, resources and finances and that many of the changes that will be required to achieve our climate targets will be the responsibility of others including public, private and third sectors and individuals. You further state that it is therefore important that these net-zero targets are understood to be everyone's responsibility.

You rightly state that as a local authority, you are uniquely able to influence other areas outside of our direct control through funding and policy, as well as having additional indirect impacts locally and nationally.

These 'spheres' determine whether the actions the Council undertakes is direct and internally acted upon, done in partnership with others, or whether it is an indirect policy, funding or education role we have to play.

The impact the Council can have should not be underestimated as a third of UK emissions comes from residential buildings, surface transport and waste - all of which are key areas which councils can influence.

You state that as you develop our CEE Action Plan, you will ensure that you will be considering all of the ways in which you can utilise our 'spheres of influence' to achieve the best possible impact and outcome.

You state that you will ensure that the new Local Plan will result in the highest level of sustainable new development that the Planning regulations allow, and that the developing local plan already includes requirements to deliver new development to at least the highest standards within government guidance and to promote net zero carbon development.

You state also that your new Local Plan has very strong protection for biodiversity and the environment requiring developers to ensure a biodiversity uplift. Where they can't they will have to pay the equivalent into a 'Biodiversity Offset Fund' which will help local sustainability action.

It is blatantly obvious to us that achieving a biodiversity uplift as part of the proposed development under consideration here, and paying the equivalent into a Biodiversity Offset Fund, is both impractical and fanciful.

Community action

You state in your Strategy that Community awareness and participation in working towards net zero and improved biodiversity will be facilitated and encouraged. Your rejection of this planning proposal will of course demonstrate to us that you are being true to your word in facilitating and encouraging such participation. Approval of this planning application will of course send out completely the wrong message, and rest assured such a message if it materialises will be spread far and wide. We do however trust that you will do the right thing.

Your strategy states that in the past 50 years, global wildlife populations have decreased by 68%. You also state that we can improve biodiversity on a local level through direct actions such as growing more trees, plants and flowers, improving green spaces for local wildlife, changing how often we cut grass and many more.

It is a shame that you have also not stated that the unnecessary felling of trees is particularly damaging to biodiversity and that the planting of new trees, although to be encouraged does not compensate for unnecessary felling. You might like to explain why you have omitted this very important point from your Strategy.

You state that as a council you will be:

- Developing a Biodiversity strategy to ensure that we are managing council land in a way to maximise biodiversity
- Implementing a Biodiversity Net Gain Supplementary Planning Document
- Developing a Carbon and Biodiversity Offset Fund to help pay for environmental projects

And that in order to support others you will be:

- Working with local organisations such as HCCSP and Herts and Middlesex Wildlife Trust to identify areas of joined up working
- Running a Green Community Grant scheme for local groups
- Running a variety of campaigns, initiatives and events for organisations, local groups, schools and individuals.

In return you want us to:

- Improve wildlife in your garden by looking at resources such as the Herts and Middlesex Wildlife Trust website.
- Live more sustainably, thinking of the direct and indirect impacts of your actions.
- Get involved with local wildlife groups and help to support local projects and initiatives

You state that Biodiversity Net Gain National planning guidance and the forthcoming Environment Bill require development to create a 10% net gain for biodiversity for a site, and where these measures are not able to be achieved onsite, payments can be made to a biodiversity net gain fund equivalent to the cost of achieving the required number of biodiversity units elsewhere. As stated above this proposed development does not sit well with these requirements.

You state that trees are important as they help towards both reducing emissions, as well as improving biodiversity, and that you are developing a tree planting strategy which will see several thousand more trees being added to the borough with over 1000 new trees have already been planted since 2020. Again it's a shame you are not paying as much, if any attention to the unnecessary felling of trees. Your dismissive approach to us as a community when we raised our concerns over the felling of trees on the site currently being developed

	<p>adjacent to our house, does not inspire confidence.</p> <p>Finally you state in your strategy document that as a Council you will be:</p> <ul style="list-style-type: none"> - Introducing Sustainability Impact Assessments to analyse each new project or policy - Rolling out Carbon Literacy Training to more staff and to Members <p>And supporting others by</p> <ul style="list-style-type: none"> - Developing Dacorum's Climate Action Network and using our 'spheres of influence' as far as possible <p>In conclusion, we commend you as a Council for producing a Climate and Ecological Emergency Strategy and commit as a community to doing "our bit".</p> <p>This Strategy is coherent for the most part. However we are interested in assessing how you are delivering on your promises.</p> <p>We trust that you will consider the contents of this letter and our joint letter from Green End Gardens in their entirety when making your decision on the Planning Application for 31 Gravel Terrace.</p>
<p>33 Gravel Hill Terrace Hemel Hempstead Hertfordshire HP1 1RJ</p>	<p>This planning application is evidently excessive at every level and is very similar to the previous scheme put forward for consideration. For that reason my objections are broadly similar. If it is refused or withdrawn, I would expect be consulted on any revised scheme or amendment due to the inevitable impact of this location. We recognise the need for new housing and understand the desire of individuals to maximise return on an asset. However, the content of the planning application is a gross over development of the site, and entirely unsatisfactory.</p> <p>The proposed 3 story dwellings are almost 8m high (not including full basements), which will dominate an area which is currently a beautiful row of mature Eucalyptus trees. We feel that the windows to the 1st floor, with such a short garden backing onto ours, would be a totally egregious and unacceptable infringement on our privacy. I cite a recent planning application 20/01866/FUL in Boxmoor, Hemel Hempstead where the architect has included roof lights at 1st floor in lieu of windows to avoid overlooking neighbouring properties. The impact on our nearby properties would also be significant due to lost light. The host property would likely fall under the 'BRE' acceptable levels of sunlight loss.</p> <p>The issue with the height is only made worse by the very short gardens which are under 10m for 50% of the width of the dwelling, which I believe falls well short of the 11m stipulated in local planning policy. There is no additional justification for not achieving this</p>

	<p>minimum, they are not starter homes and do not benefit from any communal external space or nearby parks. Aside from the impact it will have on the enjoyment of our garden, these are clearly designed as family homes and the outside space simply isn't suitable for this purpose. The revised scheme seems to indicate that these are 2 bed homes with a third unspecified usage room in the basement, which whether by design or not, will become a bedroom and further put strain on local amenities. In addition, there doesn't seem to be a workable bin solution or appropriate parking. The width of the spaces proposed looks to be too narrow and stacking cars as shown is not practical. The addition of two family homes would create a big intensification of parking especially as there are already 5 additional homes currently under construction in Green End Gardens.</p> <p>We have recently moved to the area and a factor in this was the relatively peaceful and private garden we have, in which our children play. Additionally, the view from our bedroom window is particularly lovely in winter with the mature Eucalyptus trees silhouetted against the winter sunrise. The proposed planning application would do irrevocable harm to how we enjoy our new home.</p>
<p>3 Green End Gardens Hemel Hempstead Hertfordshire HP1 1SN</p>	<p>We are the owners of No 3 Green End Gardens and would like to register formally our OBJECTION to the planning application reference 22/00551/FU.</p> <p>This is the second application for a development on this site which directly adjoins the rear of our property and the details of the new application do not change any of the reasons we are objecting, mainly that we will be directly overlooked.</p> <p>Having been residents of Green End Gardens for 18 years, we have always enjoyed the privacy and peace of our back garden and feel very strongly that we do not want this to change. It is one of the main reasons we chose to live here.</p> <p>Once again, I have summarised our points below and we have also commissioned LRJ planning who will be sending a response on behalf of all the residents that will be impacted.</p> <ul style="list-style-type: none"> - Overdevelopment of Green End Gardens - we already have 5 houses being built in our close (of 14 houses), adding another 2 properties equals a 50% increase in dwellings - which in our view constitutes overdevelopment. - The loss of trees and wildlife (birds and bats) and general adverse impact on the environment - The adverse impact on the road and concerns over pedestrian safety - Severe concern over access of building vehicles and how the developer will manage the build during the development. - The lack of a clear drainage strategy and increased flood risk - this has been marked as "unknown" on the application - clearly needs to

	<p>be addressed.</p> <p>- Parking issues, we already have issues as the bays at the top of Green End Gardens are already used by residents other than those in our close (i.e. Gravel Hill Terrace), adding more houses will increase this issue, which poses safety concerns (an issue as there are a number of young children in our close).</p> <p>We will be emailing our letter to the planning office in addition to these comments.</p>
<p>2A Green End Gardens</p> <p>Hemel Hempstead Hertfordshire HP1 1SN</p>	<p>2a Green End Gardens HP11SN Object Planning reference 22/00551/FUL</p> <p>I strongly object to this application and together with the other residents of Green End Gardens have commissioned LRJ Planning to prepare a report for submission to the council Planning department detailing our objections. These include :-</p> <ol style="list-style-type: none"> 1. The lack of a drainage strategy. 2. Increase in noise 3. Loss of privacy through overlooking 4. Increase in traffic 5. Safety concerns for pedestrians particularly during build phase, loss of pavement access 6. Disruption to traffic flow through building works 7. Lack of keeping with the existing properties in Green End Gardens 8. Biodiversity, loss of more trees from Green End Gardens <p>As mentioned this list is not exhaustive. Please see the LRJ report for a full summary.</p>
<p>LRJ Planning, Pen-y-Rhiw, Redbrook Road Newport NP20 5AB</p>	<p>LRJ Planning Ltd has been instructed by a group of local residents who reside at Nos 1, 2, 2a, 3, 4, 5, 6, 7, 8, 9, 10, 12, 14 Green End Gardens and Nos.27 and 33 Gravel Hill Terrace to review and draft a formal response to the above planning application that has been lodged with the Council.</p> <p>Following a review of the submitted plans and the supporting documents with my clients they have serious concerns with the application proposed and therefore OBJECT to the application.</p> <p>Due to the length of the letter it has not been possible to upload a copy to your online portal, so an electronic copy has been emailed to the Council.</p>

	<p>I would be grateful if the electronic copy could be uploaded to the case file and the contents of the objection letter be taken into account by the Council when assessing the application.</p> <p>Regards Lloyd Jones LRJ Planning</p>
Cllr William Allen	<p>If you are minded to approve this application under delegated powers, then I would like it to be called in for consideration by the Development Management Committee on the basis that:</p> <ul style="list-style-type: none"> - It is overdevelopment - The Streetscene is cramped in an area where there is generally plenty of space between houses - Amenity space is limited <p>Thank you for your attention in this matter. Kind regards, William</p> <p>Cllr William Allen Boxmoor Ward</p>
<p>45A Park Road Hemel Hempstead Hertfordshire HP1 1JS</p>	<p>As a young home owner in Boxmoor, I think this is a great development and therefore SUPPORT this application.</p> <p>It is clear that the application has been well thought out and adjusted compared to the previous submission, with the face of the house being more in keeping with the rest of the houses in the cul-de-sac.</p> <p>You can also see that the house has been redesigned to be set back from the front of the path, again making it more in keeping with the rest of the houses, as well as making it less intrusive on the street scene. Even by doing this these 2 Dormers still have larger gardens than nearly 50% of the houses in the close.</p> <p>You can clearly see the house design has been adapted as a result of the concerns of over looking and over shadowing by removing the loft room and as a result bringing the house height down to match the rest of the houses in the close and be in keeping with the 25 degree overshadowing rule which was a previous concern in the last submission.</p> <p>The basement in this application is a great way to maximise living space within the build. Also the recent application of 115 Cowper Road which was accepted also included a basement, therefore a president in the local area has been set and the application should not be rejected on these grounds.</p> <p>Finally the tree removal is inevitable in the garden of 31 Gravel Hill Terrace, with the trees clearly damaging the exterior wall which borders Green End Gardens. With the tree report not stating the removal as significant or a concern, this again should not stop this application from being accepted; particularly when the council have</p>

set a precedent by approving a much larger woodland area to be demolished to develop a further 5 houses just off of Green End Gardens just last year. There has also appears to be provisions set out for landscaping and replanting on this development as a result of the concerns raised on the previous application.

As a young home owner in the area I think this is a great application and has been well thought out since the original plans.