

PLANNING APPLICATION: 21/04741/FHA (Re-consultation)

Construction of single storey front and rear extensions

Old Village Hall, 87 Flaunden, Flaunden, Hemel Hempstead, Hertfordshire HP3 0PP

The Parish Council has reviewed the Parking Stress survey as well as version 3A of the proposed plans that have been submitted. Contrary to what is stated in the Parking Stress survey, the car port is regularly used for the parking of two cars. Furthermore, the survey does not redress the fact that there is not enough frontage to provide dedicated lateral parking. Sketch B indicates that cars could be parked on the pavement, but the pavement isn't wide enough for a car, as proven in the image below (taken from Google Street View - January 2021).



The applicant states that “no other method other than roadside parking may have been used since conversion of the building to a residence many years ago.” However, when the property was listed on Rightmove in October 2015 there is a photo showing two cars in the car port, so this statement is incorrect:



In the photo below (taken in the last few days), you can see quite clearly that two cars are kept in the car port and another car is parked just outside the property.



The Parish Council would like to point out that by infilling the car port it would remove any access to the rear of the property and bins would need to be brought through the house, there would be no suitable storage area at the front of the building.

We are also concerned about the design of the windows and the double door in the proposed extension, which do not relate to the style of the property or adjacent listed property and as a result do not contribute positively to the Flaunden Conservation area.

Flaunden Parish Council maintains that the comments stated in their response dated 27 January 2022 still stand, and strongly recommends refusal of this application.

**Google Street View from January 2021:
Old Village Hall, 87 Flaunden, Flaunden, Hemel Hempstead, Hertfordshire HP3 0PP**

View of Old Village Hall from the front



Old Village Hall is located on the right (showing the narrow road and lack of pavements)



Car port (space for two cars)



Lack of public pavement across the house frontage and no public paving on the other side of the road (Old Village Hall located on the left)

