

ITEM NUMBER: 5d

22/01214/FUL	Replacement dwelling	
Site Address:	2 Bulbourne Close, Berkhamsted, Hertfordshire, HP4 3QA	
Applicant/Agent:	Mr and Mrs Hill	Mr Neil Johnson
Case Officer:	Sally Robbins	
Parish/Ward:	Berkhamsted Town Council	Berkhamsted West
Referral to Committee:	Contrary view of Berkhamsted Town Council	

1. RECOMMENDATION

That planning permission be **GRANTED**.

2. SUMMARY

2.1 The principle of residential development in this location is acceptable. The proposal comprises the partial demolition of the existing single storey bungalow, to be replaced with a two storey detached dwelling. The proposed development would optimise the use of available land within an urban area and the design would sit comfortably within the surrounding area, noting the prevailing form of development within the streetscene. The amenity space and parking provision are considered acceptable and, whilst visible from surrounding units, the proposal will not have a significant impact on the living conditions of neighbouring properties.

2.2 The proposal is therefore in accordance with Saved Appendix 3 of the Dacorum Borough Local Plan, Policies CS4, CS10, CS11 and CS12 of the Core Strategy and the NPPF.

3. SITE DESCRIPTION

3.1 The application site is located on the northwest side of Bulbourne Close in Berkhamsted. The site comprises a single storey dwelling that is attached to the neighbouring property by a linked garage. The surrounding area comprises predominantly two storey detached and semi-detached dwellings, all with similar design features and material finishes.

4. PROPOSAL

4.1 The application seeks full planning permission for the partial demolition of the existing bungalow, to be replaced by a two storey detached dwelling comprising three bedrooms.

5. PLANNING HISTORY

5.1 None

6. CONSTRAINTS

Area of Archaeological Significance: 21

BCA Townscape Group

Canal Buffer Zone: Major

Canal Buffer Zone: Minor

CIL Zone: CIL1

Former Land Use (Risk Zone):

Parish: Berkhamsted CP

RAF Halton and Chenies Zone: Yellow (45.7m)

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

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

Residential Character Area: BCA17
Parking Standards: New Zone 3
EA Source Protection Zone: 3
Town: Berkhamsted

7. REPRESENTATIONS

Consultation responses

7.1 These are reproduced in full at Appendix A.

Neighbour notification/site notice responses

7.2 These are reproduced in full at Appendix B.

8. PLANNING POLICIES

Main Documents:

National Planning Policy Framework (2021)
Dacorum Borough Core Strategy 2006-2031 (adopted September 2013)
Dacorum Borough Local Plan 1999-2011 (adopted April 2004)

Relevant Policies:

NP1 - Supporting Development
CS1 - Distribution of Development
CS4 - The Towns and Large Villages
CS10 - Quality of Settlement Design
CS11 - Quality of Neighbourhood Design
CS12 - Quality of Site Design
CS29 - Sustainable Design and Construction

Supplementary Planning Guidance/Documents:

Accessibility Zones for the Application of 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)

9. CONSIDERATIONS

Main Issues

9.1 The main issues to consider are:

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

Principle of Development

9.2 Core Strategy Policy CS4 states that appropriate residential development within residential areas in the Towns and Large Villages is encouraged. Furthermore, within the Core Planning

Principles outlined in the NPPF (2021) there is heavy emphasis on the planning system's responsibility to make effective use of land (section 11). Paragraph 119 promotes and supports the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively. This is supported by Saved Policy 10 of the Dacorum Borough Local Plan, which seeks to optimise the use of available land within urban areas.

9.3 In terms of building upwards, paragraph 120 (e) of the NPPF states that planning decisions should support opportunities to use the airspace above existing residential premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well designed and can maintain safe access and egress for occupiers.

Loss of a bungalow

9.4 There are no policies that seek the retention of any specific type of dwelling such as bungalows. Saved Policy 15 of the Dacorum Borough Local Plan seeks to retain existing dwellings, however does not specify type. Paragraph 62 of the NPPF highlights that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. With this in mind, the emerging Local Plan will need to ensure that the right type of housing is provided for older people alongside other groups with particular needs. This objective is carried forward into the emerging Local Plan, which will include policy DM9 (Housing for Older People) and makes provision to deliver such housing as part of a balanced mix for proposed allocations.

9.5 Furthermore, taking into account paragraph 120 of the NPPF and the addition of Class AA to Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (enlargement of a dwellinghouse by construction of additional storeys), it is not considered that the Council could reliably resist the loss of the bungalow to upward extension or to its replacement with a two storey dwelling.

9.6 Taking all of the above into account, the proposal is acceptable in principle and would be located in a sustainable location that would seek to optimise the use of urban land. The proposal is in accordance with policies CS1 and CS4 of the Core Strategy, Saved Policy 10 of the Local Plan and the NPPF.

Quality of Design / Impact on Visual Amenity

9.7 Policies CS10, CS11 and CS12 of the Core Strategy, Saved Appendix 3 of the Local Plan and paragraph 130 of the NPPF seek to ensure that new developments are visually attractive and integrate with the surrounding area in terms of layout, design, scale and materials.

9.8 The site resides within character area BCA17: Valley Road, according to Dacorum's Area Based Policies Supplementary Planning Guidance (SPG) (2004), which is described as mainly simple throughout with plain designs with gable end roofs in and around Valley Road. The roof style of dwellings strongly influences the design character of the street.

9.9 Bulbourne Close is comprised of six dwellings, four of which are two-storey detached dwellings. The application property constitutes one of two link attached bungalows within the close. Valley Road, perpendicular to Bulbourne Close, is comprised of two storey detached and semi-detached dwellings, with properties grouped into varying architectural styles. Some of the common themes include gable-end roofs with materials including brickwork, tile hanging and cladding.

9.10 The proposed dwelling would comprise a gable end roof with a two-storey double hipped projection to the rear. The principal elevation would project beyond the neighbouring bungalow by

2m and the southwest flank elevation (currently adjoining the neighbouring garage) would set away from the common boundary with no. 4 (the bungalow) by 1m.

9.11 To the rear there would be a single storey projection measuring 3m deep and comprising a flat roof with two sky lights. To the rear, at ground floor level, the dwelling would follow the building line of the neighbouring bungalow.

9.12 As a result of the proposed development, there would be a staggered building line on the northwest side of Bulbourne Close, comprising no. 2 (set furthest back), no. 4 (the neighbouring bungalow) and the application dwelling. It is not considered that there currently is a clear building line, therefore there are no substantial concerns regarding the proposed staggered building line.

9.13 The dwelling would be finished in facing brickwork and slate roof tiles. In terms of the design of the proposed dwelling, it would be similar in appearance to no. 6 Bulbourne Close, which comprises a simple gable end roof. The dwelling would be set well back from the road and would retain sufficient space around it to avoid a cramped appearance. To the frontage there would be hard landscaping in order to provide off-street parking for three vehicles, as well as soft landscaping to demarcate the parking area.

9.14 Should planning permission be granted, conditions would be recommended requesting details of external materials and hard/soft landscaping.

9.15 Taking all of the above into account, it is considered that the layout, architectural style and built form of the proposed dwelling will not have a detrimental impact upon the character and appearance of the surrounding area. The proposed development will be visually attractive and integrate with the surrounding area in terms of layout, design, scale and materials. The proposal therefore complies with Policies CS10, CS11 and CS12 of the Core Strategy, Saved Appendix 3 of the Local Plan, the NPPF and the BCA17 Character Area Appraisal.

Impact on Residential Amenity

9.16 The NPPF outlines the importance of planning in securing good standards of amenity for existing and future occupiers of land and buildings. Saved Appendix 3 of the Local Plan and Policy CS12 of the Core Strategy, seek to ensure that new development does not result in detrimental impact upon the neighbouring properties and their amenity space. Thus, proposals should be designed to reduce any impact on neighbouring properties by way of visual intrusion, loss of light or privacy.

9.17 In relation to 7 and 9 Valley Road, the proposed dwelling would be visible from the rear windows and rear gardens. The proposed development would result in an increase in bulk and height, however the proposal would pass the 25 degree test in relation to the nearest habitable windows at 7 and 9 Valley Road, such that it would not appear unduly prominent or visually intrusive to the detriment of residential amenity or loss of light.

9.18 Turning to 4 Bulbourne Close, the neighbouring bungalow, as outlined above the proposed dwelling would project beyond the front elevation by 2m. The proposed dwelling would be set away from the common boundary by 1m, which in addition to the intervening garage would result in the nearest habitable windows being 4m from the proposed flank elevation of the dwelling. Given this, the proposed dwelling would thus not harm light levels or appear visually intrusive.

9.19 In relation to dwellings to the rear, including 6 Moore Road, the proposed dwelling would be situated 29m from the main rear wall at ground floor level. At first floor level, the separation distance would increase to 33m. Saved Appendix 3 of the Dacorum Borough Local Plan seeks to ensure that a minimum distance 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. The proposal meets the minimum separation distance and adequate privacy will therefore be maintained.

9.20 It is considered that the proposal would be acceptable with respect to the impact on the residential amenity of neighbouring properties in accordance with Policy CS12 of the Core Strategy (2013), Saved Appendix 3 of the Local Plan and the NPPF.

Impact on Highway Safety and Parking

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

9.22 The parking requirement set out in the Parking Standards SPD states that within Accessibility Zone 3 a three-bedroom house should provide 2.25 allocated off-street car parking spaces. Provision should also be made for electric vehicle charging points. The existing driveway to the front of the dwelling would be extended to provide three off-street spaces. In addition, the application site is located within an accessible location, within walking distance to Berkhamsted town centre and with no parking restrictions evident on Bulbourne Close or Valley Road.

9.23 Should planning permission be granted, conditions would be added to secure further details regarding electric vehicle charging points, as well as hard and soft landscaping details. Subject to the above conditions, the proposed development meets the parking requirements of the Parking Standards SPD and will have a neutral impact on local parking provision. There would be no changes that would affect the adjacent highway. The proposal therefore complies with the above-mentioned policies in terms of parking and highway safety.

Other Material Planning Considerations

Impact on Trees and Landscaping

9.24 Saved Policies 99 and 100 of the Dacorum Borough Local Plan and Policy CS12 of the Core Strategy seek to ensure that retained trees are protected during development and that new planting is a suitable replacement for any removed trees.

9.25 There are no Tree Preservation Orders or otherwise protected trees within the application site. Nonetheless, the proposed scheme has the potential to provide soft and hard landscaping on site, as well as appropriate screening. The submitted site plan does indicate shrub planting on the frontage. Should planning permission be granted a condition would be recommended requesting further details of hard surfacing materials, proposed boundary treatment and screening and other soft landscaping details.

9.26 Subject to the above landscaping condition, the proposal is considered to accord with Saved Policies 99 and 100 of the Dacorum Borough Local Plan and Policy CS12 of the Core Strategy.

Waste Management

9.27 Saved Policy 129 of the Dacorum Borough Local Plan seeks to ensure that developments have adequate storage for refuse and recycling. This information has not been provided, however it is considered that there is adequate space within the site to provide secure space to store wheelie bins. These details would be secured via the above-mentioned landscaping condition, should planning permission be granted. It is considered that the development could be incorporated into the existing refuse and recycling service and therefore complies with Policy 129.

Habitats Regulations Assessment (HRA)

9.28 As part of its ongoing work to prepare the Local Plan, Dacorum Borough Council is required by law to undertake a Habitats Regulations Assessment (HRA) to understand the impacts that current and planned future growth is having on sites designated under the Habitats and Birds Directive. Evidence gathered to date concludes that the integrity of the Chilterns Beechwoods SAC, particularly at Ashridge Commons and Woods SSSI, is being harmed as a result of public access and disturbance.

9.29 Natural England recognises that there could be a serious potential conflict between the plans for any new housing development in the area surrounding the Chilterns Beechwoods SAC, and the conservation objectives for the protected features there. As such, a mitigation strategy needs to be developed to offset the current harm to the sites.

9.30 Until this mitigation strategy is in place Natural England is advising the Council that, in respect of any development that proposes an increase in the total number of residential dwellings (C3 use class, and in some cases C2) on the site:

- A development exclusion zone of 500 metres will operate from the edge of the Ashridge Commons and Woods SSSI and Tring Woodlands SSSI, where the development described above will not be permitted.
- A zone of influence of 12.6km from Ashridge Estate boundary and 1.7km from the edge of Tring Woodlands, where the development described above will be requested to undertake a project-level HRA detailing how each individual site is going to avoid adverse impacts to the Chilterns Beechwoods SAC.

9.31 The application site resides within the above-mentioned 'zone of influence', however as the proposal would not result in a net increase in the total number of residential units, a project level HRA is not required.

Response to Neighbour Comments

9.32 These points have been addressed above other than flooding. The site does not reside within a designated flood zone, therefore the Lead Local Flood Authority has not been consulted.

Community Infrastructure Levy (CIL)

9.33 Policy CS35 requires all developments to make appropriate contributions towards infrastructure required to support the development. These contributions will normally extend only to the payment of CIL where applicable. The Council's Community Infrastructure Levy (CIL) was adopted in February 2015 and came into force on the 1st July 2015. This application is CIL Liable and resides within CIL Zone 1.

10. CONCLUSION

10.1 By virtue of its layout, design and scale the proposed replacement dwelling will integrate with the street scape character and will not adversely impact upon the residential amenity of neighbouring occupants. The proposal would make effective use of land and would meet the requirements in terms of parking provision. The proposal is therefore in accordance with Saved Appendix 3 of the Dacorum Borough Local Plan, Policies CS4, CS10, CS11 and CS12 of the Core Strategy and the NPPF.

11. RECOMMENDATION

11.1 That planning permission be **GRANTED**.

Condition(s) and Reason(s):

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

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

2. **No development (excluding demolition/ground investigations) shall take place until details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.**

Reason: To ensure satisfactory appearance to the development and to safeguard the visual character of the area in accordance with Policies CS11 and CS12 of the Dacorum Borough Core Strategy (2013).

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

- a) all external hard surfaces within the site
- b) other surfacing materials
- c) means of enclosure
- d) waste and refuse storage facilities
- e) soft landscape works including a planting scheme with the number, size, species and position of trees, plants and shrubs.

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

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

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

4. **Prior to occupation of the development hereby approved, full details of the layout and siting of Electric Vehicle Charging Points and any associated infrastructure shall be submitted to and approved in writing by the local planning authority. The development shall not be occupied until these measures have been provided and these measures shall thereafter be retained fully in accordance with the approved details.**

Reason: To ensure that adequate provision is made for the charging of electric vehicles in accordance with Policies CS8, CS12 and CS29 of the Dacorum Borough Core Strategy (2013) and the Car Parking Standards Supplementary Planning Document (2020).

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

**Location Plan
Wren naj 19e 2022**

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

Informatives:

1. 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.

2. Dust from operations on the site should be minimised by spraying with water or by carrying out of other such works that may be necessary to suppress dust. Visual monitoring of dust is to be carried out continuously and Best Practical Means (BPM) should be used at all times. The applicant is advised to consider the control of dust and emissions from construction and demolition Best Practice Guidance, produced in partnership by the Greater London Authority and London Councils.
3. 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.
4. 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.
5. 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.

6. 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.

APPENDIX A: CONSULTEE RESPONSES

Consultee	Comments
Berkhamsted Town Council	<p>Amended plans;</p> <p>Objection</p> <p>The Committee noted the neighbour objections and objected to the proposed development on the grounds of scale, mass and bulk, loss of neighbour amenity (the fenestration overlooks the neighbours to the rear) and that the development would sit forward from the current building line. CS12</p>
Berkhamsted Town Council	<p>Original Plans;</p> <p>Objection</p> <p>The Committee noted the neighbour objections and objected to the proposed development on the grounds of scale, mass and bulk and loss of amenity to the neighbouring property in terms of overshadowing. CS12</p>
Environmental And Community Protection (DBC)	<p>NOISE, ODOUR & AIR QUALITY:</p> <p>With reference to the above planning application, please be advised Environmental Health would have no objections or concerns re noise, odour or air quality. However I would recommend the application is subject to informatives for waste management and construction working hours with Best Practical Means for dust, which we respectfully request to be included in the decision notice.</p> <p>Working Hours Informative</p> <p>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, 8am to 1pm, Sunday and bank holidays - no noisy work allowed.</p>

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.

Construction Dust Informative

Dust from operations on the site should be minimised by spraying with water or by carrying out of other such works that may be necessary to suppress dust. Visual monitoring of dust is to be carried out continuously and Best Practical Means (BPM) should be used at all times. The applicant is advised to consider the control of dust and emissions from construction and demolition Best Practice Guidance, produced in partnership by the Greater London Authority and London Councils.

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.

CONTAMINATED LAND:

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.

Given that the application site is a brownfield site, albeit an existing residential property, 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

	<p>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.</p> <p>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.</p>
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APPENDIX B: NEIGHBOUR RESPONSES

Number of Neighbour Comments

Neighbour Consultations	Contributors	Neutral	Objections	Support
9	12	0	12	0

Neighbour Responses

Address	Comments
13 Valley Road Northchurch Berkhamsted Hertfordshire HP4 3PY	<p>The resubmitted plans are exactly the same, bar the "tweaking" of the roofline. Valley Road houses will still lose privacy and we are all going to lose hours of morning winter sunlight, when the sun will be so low in the sky and blocked by such a large house. At the moment the winter sunshine peeps over the top of the bungalow roof at 8am.</p> <p>No4 Bulbourne Close shares a party wall along the whole of the property. We believe that the brickwork is interlocking along the whole length, by comments that the roofers made when the roof work was done - something which would not be allowed with modern building standards, but things were different in the 1970s. It is obvious to see the rafters from the roof of No2 set into the wall of the garage of No4. The gas and electricity supply, the meters and all the infrastructure for No4 are down the party wall of the linked garage.</p> <p>There is also a marked difference in height between the two interlocking bungalows, which makes the risk of subsidence along the party wall a real worry. The whole of the Valley estate is built on the former watercress beds, so every house is on a concrete raft. The difference in height is really marked at the back, the fall away is nearly 1 metre. Subsidence is a huge risk and underpinning of the whole property is way beyond my mothers' means.</p>

	<p>Because we are in the valley - the name says it all - we are at acute risk of flash flooding. Water rushes down Durrants Lane in periods of torrential rain and into the estate. If the drains are blocked with leaves in the autumn, or the volume of water is such to overwhelm the drains, we are all at risk. It has happened once since we have lived here when vandals opened the canal gates. Properties in Shaftsbury Court were flooded and water gushed along Valley Road, our front gardens absorbing the excess water. The Grand Union Canal is at a higher level than all of the houses on this estate. We have the river Bulbourne in a culvert, but in these worrying times of climate change we know we are at greater risk than many of the other houses in Berkhamsted. To concrete over such a big footprint for this proposed huge house will only increase the risk for us all. The whole of the front garden will be lost to house and car park, thus taking away the soakaway potential.</p> <p>We have recently had a blocked sewer to this end of Valley Road, affecting all the houses in Bulbourne Close too. The sewer is old and collapsed in places, so we have been warned by the water authorities that major work may be needed if it happens again. The sewage works in Bulbeggars Lane at the other end of the town is struggling now with all the new development and we have had reports of effluent being discharged into the river at that point. Our neighbours at the other end of Valley Road have had major sewage problems with blockages leaving effluent in their gardens. The infrastructure is at breaking point and more over development is not wanted by any of us.</p> <p>In the Summer 2022 Dacorum magazine, Dacorum Borough Council pledge to provide "good quality housing, in particular for those most in need" It outlines plans for flats, flats and more flats. Not one bungalow is going to be built in the Dacorum area. We have a perfectly sound and well built bungalow in risk of being demolished. Things built in the 1960s were very well built and we risk losing a rare bungalow from the building stock - as well as ruining the integrity of a second bungalow. We have elderly residents living in family sized houses because they love having a garden. Not everyone wants to live in a flat. The Lockdown taught us the benefit of having a garden and living within a mixed local community. The Valley Estate is a true mixed community. This proposed development flies in the face of "building strong and vibrant communities" as you profess in Dacorum Life. It will do nothing towards "climate and ecological emergency" work that you say is so important. WE ALL AGREE WITH YOU, so to allow this development, with its huge footprint, looking like a monstrous carbuncle in a pretty little Close is madness.</p>
<p>1 Bulbourne Close Berkhamsted Hertfordshire HP4 3QA</p>	<p>The front of the replacement property is changing from a bungalow to a house, and looks like is moving further forward - my query is if the level of overlooking from the upstairs front rooms into the back garden and house of the opposite neighbouring property is inevitable or could/should be limited.</p>
<p>11 Valley Road Northchurch Berkhamsted Hertfordshire HP4 3PY</p>	<p>I understand that the original plans to modify have been revised and that it is now proposed to replace the existing bungalow with a completely new detached house.</p> <p>Such a house would considerably affect the outlook from my property in Valley Road and I would ask you to refuse such a proposal on the grounds of loss of light and privacy for this close neighbour</p>

<p>7 Valley Road Northchurch Berkhamsted Hertfordshire HP4 3PY</p>	<p>Dear Sir/Madam,</p> <p>I feel there are a number of issues with the proposed development. The plot is currently a semi-detached bungalow, set back from the quiet road (Bulbourne Close). The proposal is to turn this into a fully detached two story house with additional loft space.</p> <ul style="list-style-type: none"> - There is already a dearth of available bungalows in this area. Making this into a detached house would only exacerbate this problem. - The addition of a full second floor + additional roof space will raise the upper levels of view making it overlook our garden and rear of property. This will also be true of other houses within Valley Road, Moore Road and Bulbourne Close. - Building out to the front, as well as creating a much larger hard standing frontage for vehicles, may also impact the water runoff from the hill. The area is already in a High Risk category for surface water. - The impact on No. 4 Bulbourne Close will be immense. <p>I do not feel that a radical conversion from semi to detached, from bungalow to full 2 story house is appropriate for this property. I have just noticed that the original application has been revised. The wording is now Replacement Dwelling and the plans have been modified.</p> <p>Looking at the plans it seems that none of the original objections to the project have been addressed by the applicants. The only change seems to be to the roof design, incorporating a rear facing window, with no change to the out view of the main windows. A major concern for all in the objections raised. In all other respects the plans seem to be unaltered, therefore, ALL the objects raised, and upheld by the Town/Parish council, for the original plan are still relevant.</p> <p>Privacy will be lost, by the inclusion of an upper floor, to both front and rear affecting residents in Valley Road, Moore Road and Bulbourne Close.</p> <p>Whilst we are at a low risk for the flooding by River and Sea (Environment Agency Flood Map), as stated in the application, we are, however, at a High risk from Surface water. Additional water added as soakaway will compound to this risk.</p> <p>Changing from semi to fully detached will have a major impact to No 4 Bulbourne close.</p> <p>The change will take valuable housing, in the form of bungalows, out of the available pool. It is already hard enough finding available bungalows in this area.</p> <p>I do hope the surrounding community are listened to during this process as there does seem a lot of ill feeling to the scale of this development by the majority, if not all.</p>
<p>9 Valley Road</p>	<p>We were informed by a neighbour that the plans have changed and</p>

<p>Northchurch Berkhamsted Hertfordshire HP4 3PY</p>	<p>there appears a new application called 'replacement dwelling'.</p> <p>We have looked at the plans and our understanding is that the height of the No. 2 Bulbourne Close will still have a major impact on our property, No.9 Valley road which is noted on the plans. The increase in roof height will block light into our garden and into our property. Privacy will be lost by the inclusion of an upper floor, to both front and rear affecting residents in Valley Road, Moore Road and Bulbourne Close.</p> <p>As stated before in No.7 valley Road objection, we are at high risk from surface water. Additional water added as a soakaway will only increase this risk.</p> <p>Furthermore, the change will take valuable housing in the form of bungalows out of the available pool to the detriment of the local area and population who may be considering a bungalow as a next housing option.</p> <p>Finally, we feel it is important to make note of the impact this development will have on the adjoining property of No. 4. The sheer level of noise & disruption & ultimately privacy on an elderly and any future resident needs to be highlighted.</p> <p>Dear Sir/Madam,</p> <p>We are writing to highlight our concerns about the proposed development for 2 Bulbourne Close. The plan to develop the existing semi-detached bungalow to a 2 story detached house would directly affect our property.</p> <ul style="list-style-type: none"> - The addition of a second story will mean we will suffer direct loss of privacy to our home - There will be a direct loss of sunlight into our garden, especially apparent in the winter months - The proposed 2 story will block any sunlight in the afternoon (winter months) - Valley Road is already a high risk category for surface water and building work to this degree will only increase risk of potential flooding <p>- Many bungalows are being re-developed understandably. However, these plans are turning a semi-detached bungalow into a two-story house, a considerable & time-consuming development</p> <p>We feel and more considered and constrained approach to this planning proposal would be more in keeping with the property and the immediate local community rather than the more extreme plans presented.</p>
<p>49 Blenheim Place Aylesbury HP21 8AQ</p>	<p>I notice today the new application actually admits to there being a new dwelling at 2 Bulbourne Close. Demolition of a perfectly sound, well designed bungalow only in need of renovation to update it, is doing nothing to help the environment which Dacorum is surely committed to?</p> <p>Building a big house will increase the environmental footprint of this area.</p> <p>It will increase the risk of flooding by building out into the sloping land.</p> <p>It will increase the burden on the sewerage system. This area already</p>

has a very high water table.
Building a house will completely dwarf the adjoining bungalow number 4, which already has a house (number 6) blocking light from one whole side of it.
The huge difference in levels between bungalows numbers 2 and 4 make removal of the partition wall highly dangerous regarding subsidence of number 4 into the land next door at number 2.
If inspectors care to examine the interior of the garage at number 4, they will plainly see the rafters of number 2's garage into the wall of number 4. Removal of these rafters could totally damage the garage and extension roofs of number 4. That party wall also houses all the electrics and main meter for number 4.
If you allow the demolition of a perfectly sound bungalow to happen, you are removing housing stock from Dacorum which is not being built elsewhere. Bungalows are already a rarity and are soon sold by those who do not wish for stairs for whatever reason, and not all wish to live in a flat.
Why buy a rare bungalow and immediately apply to demolish it to build a house when there are plenty of medium/large houses already on the market?
To allow this application through will destroy the whole ambience of the Close, destroy the design of the Close, as well destroy the views and privacy of all the houses and bungalows that surround and look out on number 2.
I very much hope that this planning application is refused.
I am the youngest daughter of my mother who lives in the adjoining bungalow at no.4.
There is a house (No 3) already built, and it is hard to envisage what the bungalow at No4 will look like with another house built on the other side of it, especially as this proposed plan hopes to build this house well out into the front garden.
Why propose to build out the front, spoiling the open plan development of the Close by so doing when there is a substantial back garden to build on?
The proposed detachment of the garage at no2 from no4 will not be simple as they are interlocked as part of the original design to cope with the enormous split levels between them.
My mothers driveway is already falling into next door at the front, as the party wall belonging to No.2 crumbles. What hope is there if they dismantled the garage that there will not be considerable subsidence all along?
Not every elderly or disabled person wishes to live in a flat. Bungalows are difficult to find, and it surely is a duty of care for your residents that you keep as many bungalows as possible in Dacorum, and here on the Valley estate.
If someone wants to built a house then why do they not buy one to alter, rather than remove a bungalow from the housing market?
Bulbourne Close is small, and the large construction traffic, dust noise and access will affect every resident in the Close.
The proposed building of a house will affect the view and privacy of all the houses along Valley Road that backs onto the garden of No2. An extension of the existing bungalow would not be as intrusive.
I very much hope that this objection will be upheld and the proposed plans refused on grounds of being utterly unsuitable for the Close, and the Valley Road residents.

<p>15 Valley Road Northchurch Berkhamsted Hertfordshire HP4 3PY</p>	<p>As the property will be over looking our back garden it will be impacting on our privacy. I am concerned that the impact of a detached house will have an impact on the infrastructure of the services especially the sewage waste. More importantly the Valley Estate was developed with semi detached, and detached houses plus some bungalows interspersed giving a good balance of homes for people of all ages and also health and mobility issues. Redeveloping the bungalow to a detached home is removing a home for people with these needs plus it is changing the ethos of the estate All of the above are very relevant. Our privacy in the garden will be invaded by the bungalow being replaced by a two storey house. To To replace a bungalow with a 3 bedroom detached house is sure to be lived in with a family with children which would be an extra burden on sewage waste, there is already an ongoing issue on this. This would also potentially bring more pressure on the local schools, GP surgeries and hospitals which are already overstretched. More importantly a bungalow being replaced by a house is out of character with the estate. Valley Estate was built with a mixture of semi detached and detached houses with a few bungalows scattered in between giving a mixture for all ages and abilities. To remove a bungalow from the mix is removing the opportunity for homes for all ages and abilities in the future.</p>
<p>Stonycroft 9 Shrublands Road Berkhamsted Hertfordshire HP4 3HY</p>	<p>I write on behalf of the BCA Townscape Group, of which I am Chairman. The Group objects to the proposal on the grounds of scale, mass and bulk; and loss of amenity to neighbours. It also represents loss of another bungalow, which is a detriment to the area and its predominantly elderly population.</p>
<p>5 Ayres Close Berkhamsted Aylesbury HP21 8PJ</p>	<p>I am writing on behalf of my 94 year old father to object to this proposed plan. Our objections are:</p> <ul style="list-style-type: none"> * There will be a total loss of privacy to the rear of my father's house from being directly overlooked by this new build * The above will impact the value of his property considerably * It will increase the risk of flooding, as others have noted * It will increase the burden on the sewage system, as others have noted * Bungalows are scarce in this area and therefore affordable housing stock will be diminished * The proposed building will dwarf 4 Bulbourne Close <p>We trust the level of feeling and legitimate objections are enough for this Planning Application to be refused.</p>