

ITEM NUMBER: 5c

23/01807/FHA	Replacement of existing hipped roof with gable end roof of same pitch and height, single storey rear extension to replace conservatory, single storey front extension with covered porch, replacement of garage flat roof with pitched roof, conversion of garage to gym, new Velux fenestration.	
Site Address:	Seasons, 3 Garden Field Lane, Berkhamsted, Hertfordshire, HP4 2NN	
Applicant/Agent:	Martin Godden & Devika Chakraborti	Mr Jolyon Mitchell
Case Officer:	Victor Unuigbe	
Parish/Ward:	Berkhamsted Town Council	Berkhamsted East
Referral to Committee:	Contrary view of Town Council	

1. RECOMMENDATION

That planning permission be **GRANTED** subject to conditions.

2. SUMMARY

- 2.1 The proposed development would constitute the erection of additional extensions, whose overall sizes and scale would be proportionate to those of the existing dwelling on the application site. The development would not have any significant adverse impact on the appearance of the dwelling, the Garden Field Lane streetscene, or on the visual amenities of the immediate locality.
- 2.2 The development would not have any significant detrimental impact on the residential amenities of the closest neighbouring properties, or on highway safety and the provision of off-street car parking. The scale and nature of the development are such that it would not result in any land contamination concerns, nor would it result in any adverse impact on noise, odour, air and water quality.
- 2.3 Given the above considerations, the proposed development is acceptable and accords with the aims and objectives of the National Planning Policy Framework (2023), Policies CS8, CS11, CS12, CS32 of the Dacorum Core Strategy 2006-2031, and Saved Appendix 3 and Appendix 7 of the Dacorum Borough Local Plan (2004).

3. SITE DESCRIPTION

- 3.1 The application site is located on the northwestern side of Garden Field Lane, a small residential street that leads off the southern side of London Road (the A4251) in the town settlement of Berkhamsted.
- 3.2 The site contains a two storey detached dwelling with a main roof that is hipped on both sides, features a small flat ridgeline and contains a dormer each in the front and rear slopes. The dwelling has a red-brick external finish, a front gable projection and a pitch-roofed front infill porch.
- 3.3 The dwelling also contains a rear conservatory extension with brick plinth, which is sited adjacent to the boundary with the closest adjacent property to the southwest at No. 44 Fieldway. A detached flat-roofed garage is sited to the rear of the dwelling and close to the

end of the rear garden. The garage is also sited adjacent to the boundary with the closest adjacent property to the northwest at No. 2 Garden Field Lane.

- 3.3 The hillside terrain of Garden Field Lane is such that the ground levels on the site fall steeply from the south to the north, and from the rear boundary to the front, so that the dwelling itself is on higher ground than the street level, but on a lower ground level than the adjacent property to the southwest at No. 44 Fieldway. There is an 'in' and 'out' driveway enclosed round a grassed 'island' in the front garden, which serves as an area for off-street car parking.

4. PROPOSAL

- 4.1 The application proposes the alteration and enlargement of the main roof of the dwelling from hipped to gable end on both sides (with retained ridgeline height). The existing front dormer would be removed, and the proposed altered roof would contain two Velux rooflights and one larger Velux Cabrio balcony rooflight in the front slope. The rear slope would incorporate a velux rooflight and the enlargement of the existing rear dormer, which would be increased in width from 2.7 metres to 5.2 metres, and in height from 1.5 metres to 2.7 metres.
- 4.2 The proposal further incorporates the erection of an L-shaped pitch-roofed single storey front extension, which would project to a maximum depth of 1.8 metres from the southern end of the front elevation, and which would extend to form a 'storm cover' for a new centrally located porch door. The existing 4.8 metre deep rear conservatory extension would be removed and in its stead, a new single storey rear extension with a dual-pitch roof and larger depth of 5.3 metres would be erected.
- 4.3 The flat roof of the garage in the rear garden would be replaced with a new pitched roof containing four velux rooflights, and have its height increased as a result from 2.5 metres to 4 metres . The garage would be converted to a gym and music studio, with associated shower room and kitchenette units. The applicant submits that the uses in the converted garage would be domestic uses incidental to the enjoyment of the dwelling on the site.
- 4.4 External alterations to the existing dwelling are proposed, which would incorporate the removal and capping off of a chimney to the southern side, the insertion of one new window in the northern side roofslope and two new windows in the southern side roofslope (to serve the new bedroom in the enlarged roofspace), the insertion of new powder coated aluminium windows and patio doors to the front and rear elevations, and re-finishing the external walls (as well as those of the converted garage) with timber (Cedral) cladding and smooth mono-couche render.

5. RELEVANT PLANNING HISTORY

Planning Applications (If Any):

None.

6. CONSTRAINTS

Advert Control: Advert Spec Contr

CIL Zone: CIL1

Former Land Use (Risk Zone):

RAF Halton and Chenies Zone: Yellow (45.7m)

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

Residential Character Area: BCA1

Parking Standards: New Zone 3

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 (2023)
Dacorum Borough Core Strategy 2006-2031 (adopted September 2013)
Dacorum Borough Local Plan 1999-2011 (adopted April 2004)

Relevant Policies:

Core Strategy:

NP1 - Supporting Development
CS1 - Distribution of Development
CS4 - The Towns and Large Villages
CS8 – Sustainable Transport
CS10 - Quality of Settlement Design
CS11 - Quality of Neighbourhood Design
CS12 - Quality of Site Design
CS29 - Sustainable Design and Construction
CS32 – Air, Soil and Water Quality

Local Plan:

Saved Appendix 3 – Layout and Design of Residential Areas
Saved Appendix 7 – Small Scale House Extensions

Supplementary Planning Guidance/Documents:

Site Layout and Planning for Daylight and Sunlight: A Guide to Good Practice (2022)
Accessibility Zones for the Application of Car Parking Standards (2020)
Planning Obligations (2011)
Roads in Hertfordshire, Highway Design Guide 3rd Edition (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 The application site is located within a primarily residential area in the town settlement of Berkhamsted, wherein, in accordance with Policy CS4 of the Dacorum Core Strategy (2013), the principle of appropriate residential development is acceptable subject to compliance with the relevant local and national planning policies.

The key issues to the consideration of this application relate to the impact of the development on the character and appearance of the existing dwelling, the streetscene / surrounding area, and the residential amenities of neighbouring properties.

Quality of Design / Impact on Visual Amenity

- 9.3 In accordance with Policy CS11 of the Dacorum Core Strategy (2013), development should respect the typical density intended in an area, enhance spaces between buildings and general character and preserve attractive streetscapes.
- 9.4 Policy CS12 (g) of the Dacorum Core Strategy (2013) seeks to ensure that development respects adjoining properties in terms of layout, site coverage, scale, bulk; landscaping and amenity space.
- 9.5 Saved Appendix 7 of the Dacorum Borough Local Plan (2004) promotes good design practice on house extensions. In particular, it specifies that extensions should harmonise with the original design and character of the house in terms of scale, roof form, window design and external finishes.
- 9.6 Whilst it is considered that the proposed alteration of the main roof of the application dwelling from hipped to gable end on both sides would increase the bulk, mass and visual prominence of the existing dwelling, it is not considered that the resultant enlarged dwelling would appear overtly prominent, given that the ridgeline of the roof would not be increased in height, and given that the roofscape of the relatively few detached properties on Garden Field Lane and Fieldway comprises a mixture of hipped and gable end roofs. Given that there is no uniform roofscape on the streetscene, the proposed altered roof of the dwelling would not be at odds visually with the appearance of the streetscene.
- 9.7 Furthermore, the dwelling is considerably set back from the street by approximately 20 metres, and given the dwelling is set lower than the ridgelines of the neighbouring properties to the south (as a result of the fall in ground levels), it is considered that the enlarged dwelling would not appear incongruous, and would not appear visually at odds with the appearance of the neighbouring properties and the streetscene.
- 9.8 The proposed single storey front extension would constitute a subservient addition to the dwelling and its pitch roof, with extended section over the central porch, would be in keeping with the profile of the altered main gable end roof. The proposed single storey rear extension would be only 0.5 metres deeper than the existing conservatory it would replace, and given its rear location, it would not be visible from the public realm. The enlarged dormer in the altered rear roofslope would also not be visible from the public realm, and it would be sufficiently set down from the ridge and set up above the eaves of the roof. The enlarged dormer would also be set in from both sides of the roof by over 1 metre, which accords with the minimum required as specified in the guidance contained in Saved Appendix 7 of the Dacorum Borough Local Plan (2004).

- 9.9 With regards to the proposed garage conversion, it is considered that the new pitch roof would be a visual improvement on the existing flat roof, as it would add visual interest to the garage. Given the siting of the garage beyond the rear of the dwelling and its considerable distance away from the street, the converted garage with new pitch roof would not be visually prominent on the streetscene.
- 9.10 The scale, size and design of the proposed velux windows (including the Cabrio balcony window in the front roofslope) are considered acceptable, and the proposed re-finishing of the external walls with render and insertion of new aluminium coated windows are such that the enlarged dwelling would have a part contemporary appearance. However, the re-finishing of the external walls and rooftiles would incorporate an appropriate mix of traditional materials such as timber cladding and slate style rooftiles, and in this regard, the dwelling would not significantly detract from the appearance of the streetscene and immediate locality. It is also noted that the adjacent property at No. 44 Fieldway has rendered external finishes and a contemporary appearance, so the appearance of the enlarged dwelling would not constitute an unacceptable precedent on the streetscene.
- 9.11 Given the above considerations therefore, the proposed development would accord with the design objectives of Policies CS11 and CS12 of the Dacorum Core Strategy (2013) and saved Appendix 7 of the Dacorum Borough Local Plan (2004).

Impact on Residential Amenity

- 9.12 The National Planning Policy Framework (NPPF) (2023) outlines the importance of planning in securing good standards of amenity for existing and future occupiers of land and buildings.
- 9.13 Policy CS12 of the Dacorum Core Strategy (2013) specifies that new development should avoid visual intrusion, loss of sunlight and daylight, loss of privacy and disturbance to properties in the surrounding area. Furthermore, Saved Appendix 3 of the Dacorum Borough Local Plan (2004) specifies that residential development should be designed and positioned to maintain a satisfactory level of sunlight and daylight for existing and proposed dwellings.
- 9.14 It is noted that the proposed Cabrio velux balcony window in the front slope of the altered roof would offer oblique views out to the front gardens of the adjacent properties at Nos. 2 Garden Field Lane and 44 Fieldway. It is however noted that the application dwelling presently has a first floor set of front-facing patio doors with attached Juliet balcony, which offers out views across the neighbouring gardens. Furthermore, the adjacent property at No. 44, which is sited on higher ground level, also has a first floor set of front-facing patio doors that lead out to an external balcony. Given this site-specific circumstance at No. 44, it is considered that the proposed front cabrio balcony window would not result in any material overlooking or loss of privacy – over and above what is presently experienced – to the neighbouring properties.
- 9.15 With regards to the development at the rear, the proposed single storey rear extension would be deeper than the existing rear conservatory extension by 0.5 metres, and would be sited on the same footprint as the conservatory. Even though it has not been demonstrated on the submitted plans, the proposed rear extension would not intersect any line taken at 45 degrees 'in plan' and 'in elevation' from the centre of the closest ground floor rear opening (a set of patio doors) at adjacent No. 44. There is an intervening retaining wall with top trellis panels on the boundary with No. 44, and given that No. 44 is sited on significantly higher ground than the application dwelling, it is considered that the rear extension would not have any adverse impact on the entry of light to, and outlook from rear openings at No. 44. The

rear extension, which would have a dual-pitch roof with maximum height of 3.7 metres, would also not appear as an overbearing or dominating structure in views from the rear garden of No. 44.

- 9.16 With regards to the adjacent property to the northwest at No. 2, the proposed rear extension would be set away from the boundary with that property by approximately 9.5 metres. Given that the rear elevation of No. 2 is set back 5 metres from the un-extended rear wall of the application dwelling, it is considered that the proposed rear extension would also not appear as an overbearing or dominating structure in views from the rear garden of No. 2. It is also considered that the rear extension would clearly not have any adverse impact on the entry of light to, or outlook from the rear openings at No. 2.
- 9.17 The proposed pitch roof over the converted garage would be dual-pitched and would result in an increased height of 4 metres for the building – an increase in height of 1.5 metres. The garage projects approximately 9 metres along the boundary beyond the rear elevation of No. 2. However, given the garage is set in 0.6 metres from the boundary, is set in 2.4 metres from the flank wall of No. 2 and would have the new roof slope away from the boundary, it is considered that the garage with new pitch roof would not unduly overshadow the rear garden at No. 2, or result in any undue loss of light to, or outlook from the rear openings at No. 2.
- 9.18 With regards to the proposed enlarged dormer in the rear slope of the altered roof, the existing rear dormer serves as an aspect / opening for converted habitable space in the roofspace, which the applicants utilise as a home office / study. The home office / study is considered to form a habitable room. It is noted that the existing dormer currently offers out direct and oblique views towards the residential gardens of the closest properties to the rear, particularly those at Nos. 48 and 50 Fieldway. The views offered out from the existing rear dormer are similar to those also offered from the existing windows below at first floor level. Even though the proposed enlarged rear dormer would be nearly twice as wide and high as the existing dormer, it is considered that the views offered out from the dormer window towards the neighbouring rear gardens would not be materially different from those offered out from the existing rear dormer and first floor rear windows. There is a distance in excess of 25 metres between the rear elevation of the application dwelling and the rear elevation of the closest property to the rear at No. 50. It is considered that this distance is sufficient to mitigate any impact resulting from overlooking of that neighbouring garden.
- 9.19 Given the above considerations, the proposal would not significantly adversely affect the residential amenities of neighbouring properties in the locality, in terms of being visually overbearing, dominating, or resulting in a significant loss of light, outlook or privacy. The proposal is therefore considered to accord with Policy CS12 of the Dacorum Core Strategy (2013), Saved Appendix 3 of the Dacorum Borough Local Plan (2004) and the NPPF (2023).

Impact on Highway Safety and Parking

- 9.20 The NPPF (2023), Policies CS8 and CS12 of the Dacorum Core Strategy (2013), and the Council's Parking Standards Supplementary Planning Document (SPD) (2020), all seek to ensure that new development provides safe and sufficient parking provision for current and future occupiers.
- 9.21 The driveway in the front garden has an extensive length and presently forms an off-street parking area capable of accommodating at least 5 cars parked safely off the highway. The dwelling would have five bedrooms following development and given the parking zone it is situated in, the SPD specifies that the parking needs for a 4-bedroom plus dwelling should be

assessed on an individual basis. The submitted plans denote that the island in the garden would be re-landscaped and an off-street provision of 3 spaces made available. It is considered that the provision of at least 3 spaces on the re-landscaped garden would be adequate to service the parking requirements of the enlarged dwelling, and as such, the proposed development would accord with the objectives of the Council's Parking Standards SPD (2020), the NPPF (2023) and Policies CS8 and CS12 of the Dacorum Core Strategy (2013).

Other Material Planning Considerations

Contamination (Former Land Use)

9.22 The site falls within a former land use risk zone for ground contamination. The Council's Scientific Officer was consulted and commented that there is no objection on the grounds of land contamination. The Pollution Team was also consulted and whilst they commented that there is no objection in respect of air, water and noise quality, they recommended the addition of relevant informatives to the decision notice in the event that planning permission is granted.

Response to Neighbour Comments

9.23 These points have been addressed in the sections above.

Response to Town Council

9.24 These points have been addressed in the sections above.

Community Infrastructure Levy (CIL)

9.25 Policy CS35 of the Core Strategy 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 was adopted in February 2015 and came into force on 1 July 2015. CIL relief is available for affordable housing, charities and Self Builders and may be claimed using the appropriate forms.

Chiltern Beechwood Special Area of Conservation (SAC)

9.26 The planning application is within Zone of Influence of the Chilterns Beechwoods Special Area of Conservation (CB SAC). The Council has a duty under Conservation of Habitats and Species Regulations 2017 (Reg 63) and Conservation of Habitats and Species (EU exit amendment) Regulations 2019 to protect the CB SAC from harm, including increased recreational pressures.

A screening assessment has been undertaken and no likely significant effect is considered to occur to the CB SAC therefore an appropriate assessment is not required in this case

10. RECOMMENDATION

10.1 That planning permission be **GRANTED** subject to conditions.

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:**

01 PL
02 PL
03 PL

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

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

Reason: To make sure that the appearance of the development 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).

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. 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. These measures may 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. The cost of installing appropriate trunking/ducting and a dedicated fuse at the point of build is miniscule, compared to the cost of retrofitting an EV charging unit after the fact, without the relevant base work in place.

In addition, mitigation in regards to NOx emissions should be addressed in that all gas fired boilers to meet a minimum standard of 40 mg NOx/Kwh or consideration of alternative heat sources.

5. 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>

APPENDIX A: CONSULTEE RESPONSES

Consultee	Comments
Berkhamsted Town Council	<p>Objection</p> <p>The changes proposed are extensive and would lead to loss of amenity to the neighbours at the rear through overlooking from the scale of the dormer window.</p> <p>CS12, SLP Appendix 3</p>
Environmental And	With reference to the above planning application, please be advised the

<p>Community Protection (DBC)</p>	<p>Environmental Health Pollution Team have no objections or concerns re noise, odour or air quality. However I would recommend the application is subject to informatives for waste management, construction working hours with Best Practical Means for dust, air quality and Invasive and Injurious Weeds which we respectfully request to be included in the decision notice.</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, 8am to 1pm, Sunday and bank holidays - no noisy work allowed.</p> <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.</p> <p>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.</p> <p>Construction Dust Informative</p> <p>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.</p> <p>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.</p>
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	<p>Air Quality Informative.</p> <p>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.</p> <p>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. These measures may be conditioned through the planning consent if the proposals are acceptable.</p> <p>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.</p> <p>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. The cost of installing appropriate trunking/ducting and a dedicated fuse at the point of build is miniscule, compared to the cost of retrofitting an EV charging unit after the fact, without the relevant base work in place.</p> <p>In addition, mitigation in regards to NOx emissions should be addressed in that all gas fired boilers to meet a minimum standard of 40 mg NOx/Kwh or consideration of alternative heat sources.</p> <p>Invasive and Injurious Weeds - Informative</p> <p>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</p>
Environmental And Community Protection	Having reviewed the application submission and the Environmental and Community Protection Team records I am able to confirm that there is

(DBC Scientific Officer)	no objection on the grounds of land contamination. Also, there is no requirement for further contaminated land information to be provided, or for contaminated land planning conditions to be recommended in relation to this application.
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APPENDIX B: NEIGHBOUR RESPONSES

Number of Neighbour Comments

Neighbour Consultations	Contributors	Neutral	Objections	Support
3	1	0	1	0

Neighbour Responses

Address	Comments
48 Fieldway Berkhamsted Hertfordshire HP4 2NY	<p>Planning reference 23/01807/FHA - 3 Garden Field Lane, Berkhamsted HP4 2NN</p> <p>With regards to the recent planning application for the above property, we wish to raise our objection to the proposed plans for the following reason:</p> <p>o Overlooking/ Loss of Privacy</p> <p>1. The plans illustrate the roof annex room is changing from a small room to the master bedroom and something that will inevitably be used more frequently, for a larger proportion of the day, whilst the residents are at home.</p> <p>2. It's clear that the proposed design is looking to exploit the view, from the two rear windows, as the architectural technician has illustrated a chair within the new extended dormer window bay to demonstrate this.</p> <p>3. We have a mature tree, in our rear garden, which does temporarily block this view, in the summer months, albeit when it loses its leaves in the autumn and winter, anyone positioned in the proximity of the window to this roof annex room is clearly visible from our bed and, no doubt, vice versa.</p> <p>4. With regards to the redesigned roof structure, the plan drawings illustrate two large (elevated) dormer windows, and an additional Velux window to the rear elevation, facing Fieldway. These windows overlook our own master bedroom window, to the</p>

rear of our property and is of concern, to us, when considering the current single window that exists within what is now a small occasional roof annex room.

We're not entirely sure why the architectural technician, or residents, have opted for this master bedroom arrangement, as the property would have greater benefit and more uninterrupted views if orientating the proposed main window aspect, by facing eastwards.

Effectively maintaining and copying the current master bedroom orientation and facing what is an uninterrupted skyline and open Bourne End fields.

A matter which is worthy of note, albeit unrelated to our objection, will be the requirement of the landowner / residents to seek and obtain a build over agreement, with Thames Water, on what looks like the line of the common drain/sewer that also serves our property and several other dwellings on Fieldway. The drawing illustrates that it will be affected by the new structure which replaces and sits over, the footprint of the original uPVC conservatory. No doubt the architectural technician has advised their client upon the requirements around this.

With regards to the recent planning application for the above property, we wish to raise a further objection to the proposed plans for the following reason:

o Design - Visual Bulk - Change in Roof Type

1. The existing properties, on Garden Field Lane, have hipped roof ends and one dwelling

has a lower-level pitched roof (in order of 22 degrees - "Stravannan")
The proposed

gable end design, for 3 Garden Field Lane, increases the roof size and roof bulk

considerably.

2. The change in roof type, significant increase in size and additional roof bulk is not in

keeping with the area and adjacent properties.