



## DEVELOPMENT CONTROL COMMITTEE

Thursday 9<sup>th</sup> July 2015 at 7.00 PM

### ADDENDUM SHEET

#### Item 5.01

#### **4/00589/15/RET - RETENTION OF GROUND FLOOR EXTENSION WITH PATIO AND RAISED FENCE**

**49 ELLESMERE ROAD, BERKHAMSTED, HP4 2EU**

#### Comments from Conservation Officer

Having assessed the application I am satisfied that the extension, although it looks unusual on plan is of an acceptable design overall - particularly when viewed in context with the adjacent large flat roofed extensions. The extension to no. 49 is rather overshadowed by the larger flat roofed extension to the adjacent dwelling. The rear garden of 49 Ellesmere Road backs on to an alleyway which runs to the rear of properties fronting Ellesmere Road and George Street; whilst the rear extension can be seen from this alleyway there are no other public views towards the rear of 49 Ellesmere Road.

The appearance of the roof to the extension would be improved by the use of natural slate (rather than the existing slate effect tiles) and the projecting velux roof lights are rather chunky. The use of a natural slate and slimmer profile 'conservation' roof lights would benefit the external appearance of the extension.

On balance the extension (as built) is considered to have a neutral impact upon the character and appearance of the Berkhamsted Conservation Area, as such I recommend approval.

#### **Recommendation**

As per the published report

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**Item 5.02**

**4/01555/15/FHA – DIVIDING FENCE TO FRONT GARDEN**

**9 BARTHOLOMEW GREEN, MARKYATE, ST. ALBANS, AL3 8RX**

**Recommendation**

As per the published report

Additional Information

The applicant received a letter from the developer of the Bartholomew Green in the context of demonstrating no objection to the proposed fence in regards to the covenants placed on the land.

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**W E Black Ltd**

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02 June 2015

Mrs A Angus  
9 Bartholomew Green  
Markyate  
AL3 8RX



Dear Mrs Angus

I refer to your letter of 27<sup>th</sup> May and confirm we have no objections to what you are proposing.

Yours sincerely

Eric Gadsden  
Managing Director

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**Item 5.03**

**4/00186/15/FHA – FIRST FLOOR EXTENSION TO BUNGALOW AND RAISED PATIO**

**10 BRIAR WAY, BERKHAMSTED, HP4 2JJ**

**Recommendation**

As per the published report

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**Item 5.04**

**4/01350/15/FUL – DEMOLITION OF EXISTING DWELLING AND THE CONSTRUCTION OF NEW DETACHED DWELLING**

**ORCHARD LODGE, MEGG LANE, CHIPPERFIELD, KINGS LANGLEY, WD4 9JN**

*On 02 July, the applicants submitted the following additional supporting information for consideration:*

Following our initial supporting statement please find attached an updated version. This highlights that a selection of proposed developments which have undergone substantial extensions. The case officers report for The Birches also states that the site is not in an isolated position within the green belt but rather a far more built up residential area.

It should also be noted that a number of dwellings on Megg lane have been developed over the years with substantial increases in footprint and ridge heights. The proposals at Orchard Lodge offer a similar increase to these. Please note information could not be found online for Cherry View or The Cottage although both of these have undergone significant developments.

<b>Property Name</b>	<b>Original Footprint</b>	<b>Proposed Footprint</b>	<b>Ridge Height</b>	<b>Percentage Increase</b>
The Birches	224m <sup>2</sup>	329m <sup>2</sup>	8.8m	46%
Wayside Cottage	215m <sup>2</sup> + 36m <sup>2</sup> outbuilding	289m <sup>2</sup> + 45m <sup>2</sup> outbuilding	6.8m	33%
Cherry View	No information Available online.			
The Cottage	No information Available online.			

## **Recommendation**

As per the published report

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### **Item 5.05**

**4/01388/15/FUL – CONVERSION OF EXISTING BUILDINGS TO CREATE 1 X ONE BEDROOM, 2 X TWO BEDROOM AND 1 X THREE BEDROOM FLATS. CONSTRUCTION OF 3 TWO BEDROOM 1.5 STOREY DWELLINGS TO THE REAR OF THE PROPERTY WITH ASSOCIATED ANCILLARY WORKS**

**44 HIGH STREET, KINGS LANGLEY, WD4 9HT**

### **Community Infrastructure Levy**

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 1<sup>st</sup> July 2015. This application is CIL Liable.

The Charging Schedule clarifies that the site is in Zone 2 within which a charge of £150 per square metre is applicable to residential development. The CIL is calculated on the basis of the net increase in internal floor area. CIL relief is available for affordable housing, charities and Self Builders. Before any relief from CIL is granted the provisional liability for this scheme would be £39,750.

### **Representations**

#### **Conservation Team**

#### *Conditions*

Conservation has considered the recommended conditions for both applications and recommended the following additional conditions for both applications:

- Notwithstanding the submitted details no works shall be undertaken to reduce the external door openings of the former stable block attached to the existing (listed) building until details of the brick mortar, mix and brick bonding to be used have been submitted to and approved in writing by the Local Planning Authority. The works to the openings shall then be carried out in accordance with the approved details.

- Before the commencement of the development hereby permitted and notwithstanding the submitted details, a full and detailed schedule of all external and internal changes to the existing (listed) building is to be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out fully in accordance with the approved details.
- Notwithstanding the submitted details hereby approved no services pipework shall be installed on the exterior elevations of the existing (listed) building, and any attached structures, without details (to include scaled elevation drawing to proposed location) having been submitted to and approved in writing by the Local Planning Authority prior to undertaking the works. The works shall then be carried out in accordance with the approved details.
- Notwithstanding the submitted details hereby approved no external vents, flues or other form of opening shall be formed on the elevations or roofs of the existing (listed) building, and any attached structures, without full details (to include scaled elevation drawing to proposed location) having been submitted to and approved in writing by the Local Planning Authority prior to undertaking the works. The works shall then be carried out in accordance with the approved details.
- Notwithstanding the submitted details hereby approved no works shall be commenced until full details of the design and finish of window(s), roof- lights and door(s) (external and internal) to the existing (listed) building, and attached structures, have been submitted and approved in writing by the Local Planning Authority. The details shall include scaled drawings of the window (s) and door(s) at a scale of 1:10 and are to be accompanied by horizontal and vertical cross sections, shown in relation to the surrounding fabric, along with moulding and glazing bar detail shown at 1:2 scale. The works shall then be carried out in accordance with the approved details.
- Notwithstanding the submitted details hereby approved all rainwater goods are to be in metal with a black painted finish.
- Notwithstanding the submitted details hereby approved the historic fabric of the building where damaged, shall be repaired on a 'like for like' bases, to match the original.

*Note: The wording will need to exclude reference to works in the planning application conditions and development in the listed building application.*

### *Planning Application*

Recommended Condition 3 is deleted.

*For all the above conditions and any in the published report addressing specific listed building issues the reason for the condition shall be amended to:*

To safeguard the appearance and significance of the Listed Building in accordance with Core Strategy Policy CS27 and saved Policy 119 of the Dacorum Borough Local Plan.

Third Party Representation

Only 3 spaces have been provided for the 7 dwellings. In which case are the remaining cars going to park? The plans seem to suggest (without explicitly stating) that the parking will be in the public car park to the rear. One would expect between 7 and 10 cars for 7 dwellings which would mean 4-7 cars parking regularly in the car park. The car park was nearly full when the writer visited today at 4.45pm on 6 July 2015. Therefore the writer does not believe there is capacity for the extra cars.

Also this approach would surely set a precedent for future developments on the High Street to use the car park to count towards parking provision.

It is not known if there are any covenants on the car park but it wouldn't be beyond the realms of probability for the Council to sell the car park in future to raise funds. The rule no 2. of the car park, "Re-parking within 2 hours of leaving", would also appear to prevent it being used for the dwellings.

Comment:

The parking implications are comprehensively addressed by the DCC Report.

**Recommendation**

As per the published report subject to the change to the conditions.

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**Item 5.06**

**4/01389/15/LBC – CONVERSION OF EXISTING BUILDINGS TO CREATE 1 X ONE BEDROOM, 2 X TWO BEDROOM AND 1 X THREE BEDROOM FLATS. CONSTRUCTION OF 3 TWO BEDROOM 1.5 STOREY DWELLINGS TO THE REAR OF THE PROPERTY WITH ASSOCIATED ANCILLARY WORKS**

**44 HIGH STREET, KINGS LANGLEY, WD4 9HT**

See Item 5.05

**Recommendation**

As per the published report subject to the change to the conditions.

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**Item 5.07**

**4/01872/15/FUL – CONSTRUCTION OF STABLE BLOCK FOR EQUESTRIAN USE COMPRISING 4 STABLES, TACK ROOM AND HAY STORE**

**RED HOUSE FARM, POTASH LANE, LONG MARSTON, TRING, HP23 4QY**

**Recommendation**

As per the published report

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**Item 5.08**

**4/02057/15/ADV – 1 X NON ILLUMINATED 1 OFF SET INDIVIDUAL LETTER ON BRASS LOCATORS 1 X EXTERNALLY ILLUMINATED TRADITIONAL HANGING SIGN**

**68 HIGH STREET, TRING, HP23 4AG**

**Recommendation**

As per the published report

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**Item 5.09**

**4/01323/15/FHA – PART SINGLE-STOREY, PART TWO-STOREY REAR EXTENSION**

**28 ORCHARD AVENUE, BERKHAMSTED, HP4 3LG**

**Recommendation**

As per the published report

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**Item 5.10**

**4/00838/15/FHA – SINGLE STOREY REAR EXTENSION**

**23 CHARLES STREET, BERKHAMSTED, HP4 3DG**

**Recommendation**

As per the published report

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**Item 5.11**

**4/01890/15/FHA – SINGLE STOREY SIDE AND REAR EXTENSION**

**42 VICTORIA ROAD, BERKHAMSTED, HP4 2JS**

**Recommendation**

As per the published report

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**Item 5.12**

**4/01658/15/FHA – TWO STOREY SIDE AND REAR EXTENSION, SINGLE STOREY FRONT EXTENSION, REPLACEMENT WINDOWS AND DOORS, RENDER TO WALLS**

**3 YORK CLOSE, KINGS LANGLEY, WD4 9HX**

Summary of Additional Residents Comments

*2 York Close - Obj*

Object to extent of the extension which overshadow my house and garden.

Object to the use of Ivory white render all over the house

Object to reduction in off road parking which will result in more on street parking

*13 York Close - Obj*



Object to the house being covered in render as out of character with the remainder of the street

Parking on the road is a problem.

#### *16 York Close - Obj*

You make no reference to the size of the bedrooms and en-suites. Surely, in the interest of good planning, which our Borough supports in their policies and guidelines, you should at least have made clear reference to the fact that the proposals do not conform to minimum standards.

Your omission is further compounded by the fact that you only show the front elevation in your report and not the existing and proposed plans. I trust that this is a genuine mistake and not a deliberate ploy to deceive the committee and push the application through for approval.

I note your comments that the on-site parking for two cars is considered appropriate, with local access, facilities and transport links reducing the dependency on the car. The current household has 4 cars (namely the owner, her fiancé, her brother and the lodger).

There are 2, sometimes 3 cars from the household parked in the street reducing other vehicle access in this relatively narrow highway.

Other houses in the close have had garage infills and this, together with the under-capacity of public car parks in Kings Langley, has resulted in the street often being blocked to service vehicles.

If the front garden is capable of being converted to provide additional off-street parking, then surely this should be a condition of the approval.

To my knowledge there were 2 written objections by neighbours. These have not been recognised in your report.

Does my Borough Council run a discrimination campaign on those who write letters and do not use the internet?

#### Additional Case Officer comments

The case was updated with comments from those who wrote into the planning department but unfortunately an IT technical error did not save the update and pull it through the agenda. The comments are now summarised on this addendum.

Dacorum Borough Council does not have adopted policy or guidance on minimum space standards for internal rooms of developments. Whilst aware the government is currently consulting on national policy in this regard there is no adopted national guidance or policy with prescriptive space standards which is currently applicable to the determination of this application.

A considerable fall-back position of any applicant is once a development is complete the rooms can be configured in any shape or form without the constraints of planning as internal works do not constitute development.

**Recommendation**

As per the published report

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**Item 5.13**

**4/01843/15/FUL – CHANGE OF USE OF AMENITY GREEN TO CREATE 12 PARKING SPACES.**

**AMENITY GREEN, SOMERIES ROAD, HEMEL HEMPSTEAD, HP1 3PH**

**Recommendation**

As per the published report

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**Item 5.14**

**4/01552/15/FUL – CHANGE OF USE FROM SPORTS PAVILION TO CYCLE HUB WITH CAFE**

**CUPID GREEN SPORTS PAVILION, REDBOURN ROAD, HEMEL HEMPSTEAD, HERTS, HP2 7BA**

**Recommendation**

As per the published report

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**Item 5.15**

**4/01358/15/FHA – SINGLE-STOREY REAR EXTENSION AND LOFT CONVERSION WITH REAR DORMER**

**145 GEORGE STREET, BERKHAMSTED, HP4 2EJ**

**Recommendation**

As per the published report

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