

Abbots Langley Parish Council
Planning & Highways Committee – 3rd June 2020



The formal Planning & Highways Committee scheduled for 3rd June 2020 will not take place.

Attached are details of the decisions previous taken by Three Rivers District Council and the applications to be considered by the Parish Council.

Planning applications can be viewed on Three Rivers District Council's website:

<https://www3.threerivers.gov.uk/online-applications/>

If you have any comments on the applications (appendix B1) these can be submitted direct to Three Rivers District Council via the above link.

Comments from councillors will be collated by officers and submitted to Three Rivers District Council under authority delegated to the undersigned.

Tim Perkins
Clerk to the Council
28th May 2020

Abbots Langley Parish Council

Planning applications decided by Three Rivers District Council Reported on 3rd June 2020.

Appendix A1

1. 20/0499/FUL ALPC meeting 01/04/2020
10 Berkeley Close Abbots Langley Hertfordshire WD5 0XA - Two-storey side extension.
ALPC Comment: No comment
TRDC Decision: Refused
Reason: The proposed development would further increase the existing shortfall in parking provision. This shortfall of parking provision would result in a significant increase for pressure in parking outside the site to the detriment of the visual character of the area. The development would therefore be contrary to Policies CP1, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM13 and Appendix 5 of the Development Management Policies document (adopted July 2013).
2. 20/0512/FUL ALPC meeting 01/04/2020
15 Merlin Way Leavesden WD25 7GJ - Loft conversion including hip to gable extensions, rear dormer and front rooflights and two storey rear extension.
Councillor Comment: The notes regarding permitted development and planning cannot be intertwined, the loft conversion could be carried out via permitted development, and the rear extension is within the BRE Light Requirements so we feel that the combination is acceptable as it creates a 'cohesive' design where the amalgamation of different Permitted Development approvals can lead to poor design.
TRDC Decision: Approved
Reason:
3. 20/0523/RSP ALPC meeting 01/04/2020
18 Fraser Crescent Abbots Langley WD25 0B - Retrospective: Erection of timber canopy structure to rear of property.
ALPC Comment: No comment
TRDC Decision: Approved
4. 20/0591/FUL ALPC meeting 01/04/2020
2 Popes Road Abbots Langley WD5 0EY - Construction of first floor side and rear extension and rear dormer, replacement of roof including loft conversion, increase in ridge height, side rooflights and alterations to fenestration.
Councillor Comment: Feel that a grander extension with a more dominant roof would suit this site better, but appreciate the limitations of the site and feel that the rear roof arrangement does provide a better elevation to the exposed rear corner. Fully support.
TRDC Decision: Approved
5. 20/0387/FUL ALPC meeting 01/04/2020
33 High Street Bedmond WD5 0QP - Subdivision of site and erection of a detached bungalow with accommodation in the roof served by dormer windows.
Councillor Comment: JT Lack of amenity space, lack of location plan, lack of neighbouring houses on block plan, this should not have been validated and whilst we support the use of garden space in increasing the urban density, we feel that on top of the afore mentioned negative aspects. The lack of garden space and the incredibly poor design and block build ups are justified enough in its refusal. The lack of information makes it impossible to locate this application.
TRDC Decision: Refused

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Reason: R1. The proposed development, by virtue of its cramped and contrived layout, and the scale of the plots to serve the existing and proposed dwelling would result in overdevelopment of the site and a prominent and out of character form of development to the detriment of the character and appearance of the street scene and visual amenities of the area. The proposal would be contrary to Policies CP1, CP3 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

R2. By virtue of the lack of garden length and the design of the proposed development incorporating a rear dormer window, the proposed development would result in an oppressive form of development when viewed from No.33. In addition the proposed new dwelling would result in unacceptable actual and perceived overlooking to the existing dwelling and would therefore be to the detriment their residential amenity. The development would therefore be contrary to Policy CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

R3. The proposed amenity space would be overlooked by neighbouring properties along the High Street. The proposal would therefore fail to provide usable private amenity space to the detriment of the residential amenities of future occupiers and would therefore be contrary to Policy CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

R4. The proposed development fails to demonstrate how the proposed parking would be suitably and lawfully accessed. The proposal would therefore fail to provide sufficient onsite parking or a useable access which would result in a significant increase in parking outside of the site to the detriment of highway safety and as such would be contrary to Policy CP10 of the Core Strategy (adopted October 2011) and Policy DM13 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

R5. It has been found that it would be viable to make a commuted sum payment towards Affordable Housing however a Section 106 agreement has not been completed. The development therefore fails to meet the requirements of Policy CP4 of the Core Strategy (adopted October 2011) and the Affordable Housing Supplementary Planning Document (approved June 2011).

6. 20/0597/FUL

ALPC meeting 22/04/2020

Land at Plot 4 Hercules Way Leavesden - Provision of a refuse store and associated enclosure and hardstanding to serve Buildings 5 and 6 at Leavesden Park.

ALPC Comment: No comment

TRDC Decision: Approved

7. 20/0645/RSP

ALPC meeting 22/04/2020

18 Linnet Road Abbots Langley WD5 0GN - Retrospective: Extension to residential curtilage and relocation of new boundary fence.

ALPC Comment: No comment

TRDC Decision: Approved

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Planning applications to be considered on 3rd June 2020.

Appendix B1

1. 20/0726/FUL Valid date: 07/05/2020
Hallenhart Kennels Harthall Lane Kings Langley - Erection of a two storey detached dwelling with associated parking and landscaping.
2. 20/0857/FUL Valid date: 06/05/2020
17 Kindersley Way Abbots Langley Hertfordshire - Replacement raised patio and boundary fencing.
3. 20/0911/FUL Valid date: 13/05/2020
The Old Chapel Mallard Road Abbots Langley - Change of use from light industrial unit to six three-bedroom flats.
4. 20/0883/FUL Valid date: 13/05/2020
23 Lauderdale Road Hunton Bridge WD4 8QA - Single storey side and rear extension.
5. 20/0820/FUL Valid date: 15/05/2020
14 Lauderdale Road Hunton Bridge WD4 8QB - Two story side extension and single story rear extension.