

Abbots Langley Parish Council
Planning & Highways Committee - 24th June 2020



The formal Planning & Highways Committee scheduled for 24th 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 & B2) 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
24th June 2020

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Planning applications decided by Three Rivers District Council
Reported on 24th June 2020.

- 19/1550/FUL ALPC meeting 18/09/2019
Alpine Press Station Road Kings Langley WD4 8LF - Demolition of existing building, construction of mixed use scheme comprising 244 sqm of retail space (Class A1), 23 flats (11 x one bed, 12 x two bed), associated access, car parking, bin and cycle storage and landscaping.
ALPC Comment: The members have no overall objection to the application and are pleased that the vacant site is being developed in such a positive way. They would like clarification that the balcony will not overlook number 1 Station Road and request that native species are maintained in landscaping.
TRDC Decision: Approved
1. 20/0503/FUL ALPC meeting 01/04/2020
42 Bucknalls Lane Garston WD25 9JQ - First floor extensions including the construction of two front gables, a side dormer window, insertion of rooflights and alterations to fenestration.
ALPC Comment: Councillor Comment: No comment, feel the proposals improve the kerbside appeal.
TRDC Decision: Approved
2. 20/0684/FUL ALPC meeting 22/04/2020
17 Adrian Road Abbots Langley WD5 0AG - Single storey rear extension, alterations to existing first floor rear projection and insertion of front dormer window.
ALPC Comment: No Comments
TRDC Decision: Approved
3. 20/0631/FUL ALPC meeting 22/04/2020
Land To The South East Of White House Farm Harthall Lane Kings Langley Hertfordshire - Retrospective: Retention of agricultural buildings for agricultural storage and livestock including ancillary hardstanding.
ALPC Comment: Councillor Comment - Appears to be a justifiable requirement for these buildings and whilst we respect the limitations of the Metropolitan Greenbelt, we feel that the land use is existing and the proposed structures are for a agricultural use.
TRDC Decision: Approved
4. 20/0577/FUL ALPC meeting 22/04/2020
Parkview, Bucknalls Close Garston - Three-storey extension to existing building to increase provision of internal space to existing flats.
ALPC Comment: Councillor Comment - All in keeping, I do have a concern that this is a prelude to doubling the number of flats via splitting the extended flats and utilising the two access routes, but I do not feel that it is a valid reason for rejection.
TRDC Decision: Refused
Reason: R1 The proposed three storey rear extension by virtue of its scale, design and siting would fail to result in a good standard of living for current/future occupants of the extended one bed flats which would have excessively long linear internal layouts with poor natural light reception, and in some cases poor outlook. The combination of the long linear internal layout and poor natural light would lead to a substandard form of living for the occupiers of the extended flats and thus the proposal would fail to comply with Policies CP1 and CP12 of the Core Strategy (adopted July 2013) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

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R2 The proposed three storey rear extension by virtue of its cumulative scale (in conjunction with previous approved and currently under construction extensions) and design would result in an oppressive, bulky and cramped form of development that fails to take into account the character and appearance of the existing building and the immediate streetscene and would appear unduly prominent to the detriment of the character and appearance of the area. The proposal therefore fails to comply with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

5. 20/0673/FUL

ALPC meeting 22/04/2020

23 Ivy Close Leavesden WD25 7NQ - Front porch, conversion of garage into habitable accommodation and single-storey side and rear extension.

ALPC Comment: Councillor Comment - Aesthetically hip roof to rear single storey extension is a bit of a clumsy solution, but do not feel that it would be grounds for refusal as predominately the project falls within Residential Permitted Development.

TRDC Decision: Approved

6. 20/0696/FUL

ALPC meeting 13/05/2020

73 Orchard Avenue Abbots Langley WD25 7JG - Demolition of existing conservatory and erection of single storey rear extension and alterations to fenestration detail.

ALPC Comment: No comments

TRDC Decision: Approved

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Planning applications to be considered on 24th June 2020.

Appendix B1

1. 20/1003/FUL Valid date: 02/06/2020
Chestnut Lodge Allans Way Abbots Langley - Single storey rear extension.
2. 20/1030/FUL Valid date: 02/06/2020
1 Kindersley Way Abbots Langley WD5 0DG - Two storey side extension, single storey side and rear extensions and rear raised patio.
3. 20/1066/FUL Valid date: 03/06/2020
34 Orchard Avenue Abbots Langley Watford - Single storey rear extension, conversion of integral garage to habitable accommodation and construction of single storey front extension.
4. 20/0973/FUL Valid date: 04/06/2020
27 Gable Close Abbots Langley WD5 0LD - Subdivision of site and construction of detached bungalow with loft accommodation served by rear dormer.
5. 20/0924/FUL Valid date: 02/06/2020
22-33 And 40-51 Summerhouse Way Abbots Langley Hertfordshire - Variation of Condition 2 (Approved Plans) of application 19/1816/FUL: To provide separate ground floor entrances to some apartments, removal of privacy screen and balustrading and alterations to path layouts.
6. 20/1069/FUL Valid date: 08/06/2020
172 Toms Lane Kings Langley WD4 8NZ - Single storey rear extension, enlargement/replacement of four existing flank dormer windows, alterations to fenestration including insertion of juliet balcony to rear.
7. 20/1077/FUL Valid date: 10/06/2020
57 Magnolia Avenue Abbots Langley WD5 0SW - Single-storey rear extension, conversion of garage into habitable accommodation and associated internal alterations.
8. 20/1092/FUL Valid date: 10/06/2020
5 Blenheim Road Abbots Langley WD5 0TG - Loft conversion including rear dormer window and front rooflights.
9. 20/1096/FUL, 20/1097/LBC, 20/1098/LBC Valid date: 11/06/2020
11 Home Park Cottages Station Road Kings Langley - Single storey front and rear extensions.
 - i. Listed Building Consent: Single storey front and rear extensions.
 - ii. Listed Building Consent: Single storey rear extension, treatment of damp and woodworm infestation, alterations to bathroom, rewiring of entire property, installation of a gas central heating system and replacement of existing UPVC windows.

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Planning applications to be considered on 24th June 2020.

Appendix B2

1. 20/1152/FUL Valid date: 15/06/2020
Larchwood 6 Gallows Hill Abbots Langley - Detached timber framed car port to front garden.
2. 20/1041/FUL Valid date: 17/06/2020
45 High Street Abbots Langley Hertfordshire - Alterations to existing frontage and access ramp and associated signage.
3. 20/1042/ADV Valid date: 17/06/2020
45 High Street Abbots Langley Hertfordshire - Advertisement consent: Externally illuminated signage, alterations to existing frontage and access ramp.
4. 20/1165/FUL Valid date: 17/06/2020
Land To The South East Of White House Farm Harthall Lane Kings Langley - Erection of agricultural livestock building.
5. 20/1078/FUL Valid date: 17/06/2020
52 Harlech Road Abbots Langley WD5 0BF - Part-retrospective: Construction of single-storey outbuilding in rear garden.
6. 20/1192/PDNT Valid date: 19/06/2020
Telecommunications Equipment Gypsy Lane Hunton Bridge - Permitted Development Notice Telecommunications: Upgrade including proposed 20.0m AGL Phase 8 monopole, wraparound cabinet at base and associated ancillary works.
7. 20/1164/LBC Valid date: 16/06/2020
11 Gallows Hill Abbots Langley WD4 8PG - Listed Building Consent: Erection of outbuilding to rear garden including accommodation at first floor level served by dormers.
8. 20/1163/FUL Valid date: 16/06/2020
11 Gallows Hill Abbots Langley WD4 8PG - Erection of outbuilding to rear garden including accommodation at first floor level served by dormers.