



DRAFT Minutes Planning Committee

Date 16/10/2023
Time 19:30 - 21:30
Location Meeting Room 2
Chair Cllr S Khawaja
Attendees Cllrs C Woolf, S Ali, S Benjamin & G Taylor (Co-Opted Member)
Officer S Highton (Admin-OS)

1 Apologies for absence

Minutes:

Apologies were received from Cllr E Samuelson.

2 Declarations of interest on any item on the Agenda

Minutes:

None

3 To confirm the Minutes and Appendices of the meeting held on Monday 2nd October

Minutes:

The minutes of the meeting were confirmed and signed by Cllr S Khawaja as a true record of that meeting.

4 To adjourn the meeting for members of the public to address the Committee (if any) in accordance with Standing Order 1 d

Minutes:

There were no members of public present.

5 Planning Applications

5.a 23/1272/HSE - 13 Battlers Green Drive, Radlett – Proposal: Part single part two storey rear extension. Single storey front extension. Conversion of loft to habitable space including rear dormer and 3x front roof lights. Construction of garden room to rear. Associated works and landscaping, including dropped kerb to front forecourt

Minutes:

Object --

- a) This application does not comply with SADM30 Design Guide E, in terms of scale, mass and bulk which contributes to considerable over development of the site.
- b) The side wall is too close to the boundary to the neighbouring property.
- c) The first floor extension breaches the 45° angle and is not 2m from the boundary.
- d) In the loft conversion the rear dormer windows are contrary to Design Guide E - EKP - 4 'Dormer windows should be centrally located on the roof and should not take no more than 60% of the roof slope.' Also, it would create additional floor space, not simply additional light. The east-facing roof lights could give rise to overlooking.
- e) The front extension is full width of the house and reduces the front garden, which is not typical of the street scene.
- f) Parking is a major issue, as a 4 bedroom house requires 3 individual parking spaces and at present they only have 1 shared space.
- g) The Garden room to the rear of the property should remain incidental to the property.

**5.b 23/1009/FUL – 8 Williams Way, Radlett – Proposal:
Demolition of existing dwelling and construction of
replacement detached 5 bedroom dwelling, with
accommodation at roof level, integral garage and
associated hard landscaping works**

Minutes:

We object and reiterate our previous comments:

- a) The proposed materials to be used are not typical of the street scene and contravene the RNP Radlett Design Code f -- building materials.
- b) The dormer windows at the front of the property contravene Hertsmere Planning and Design Guide E -- Part E. Dormer Windows -- Section 6 g. The Council will resist dormers within the front roof face unless they are a dominant or original feature of the street scene.
- c) The building will be 1m from the boundary which contravenes HBC Design Guide D which recommends a 2m distance and RNP Design Guide e -- provide for sufficient space between buildings.
- d) The rear balcony could lead to overlooking of neighbours in contravention of HBC Design Guide D part 3.b.

However, we note the documents the Officer claims for changes to the application are not under that application number.

5.c 23/1339/HSE - 32 Park Road, Radlett – Proposal: Removal of rear chimney stack

Minutes:

No Objection

5.d 23/1383/ADV - 243 Watling Street, Radlett – Proposal: Installation of new illuminated fascia sign for kitchen showroom. (Application for advertisement consent.)

Minutes:

No Objection

5.e 23/1380/HSE - 47A Oakridge Avenue, Radlett – Proposal: Single storey front extension and erection of front gate

Minutes:

No Objection - However, we note the clearance distance in front of the gates is inadequate for a car to wait for them to open. It should be 6m, not 3.6m as in stated this application. Additionally, as the dwelling is on a corner of the road, a car awaiting entry will cause a hazard to traffic from both directions.

6 For information: Planning Applications of the following type: - Certificate of Lawful Development (Existing) CLE, Certificate of Lawful Development (Proposed) CLP and Listed Building Consent LBC.

Minutes:

This was noted.

6.a 23/1304/CLE - Kendal Hall Farm, Watling Street, Radlett – Proposal: Siting of two caravans. Certificate of Lawful Development (Existing)

7 Planning decisions by Hertsmere Borough Council

Minutes:

These were noted.

7.a 21/2119/FUL - Land South West Of Theobald Street, Radlett – HBC decision was Grant Permission – APC comment was No Objection

- 7.b 23/0961/FUL - Home Farm, Aldenham Road, Elstree, Borehamwood – HBC decision was Grant Permission – APC comment was No Objection**
- 7.c 23/1133/PD42 - 1 Grove Cottages, Hogg Lane, Elstree, Borehamwood – HBC decision was PD42 - Prior Approval Refused**
- 7.d 23/1077/HSE - 8 Heyford Road, Radlett – HBC decision was Grant Permission – APC comment was Object**
- 7.e 23/1102/HSE - 48 Newberries Avenue, Radlett – HBC decision was Refuse Permission – APC comment was No Objection**
- 7.f 23/0267/FUL - 18 The Rose Walk, Radlett – HBC decision was Grant Permission – APC comment was Object**
- 7.g 23/1012/FUL - 114 - 116 Watling Street, Radlett – HBC decision was Refuse Permission – APC comment was No Objection**
- 7.h 23/0795/HSE - 12 Gills Hill, Radlett – HBC decision was Grant Permission – APC comment was No Objection**
- 7.i 23/0354/FUL - Hilfield Farm, Hilfield Lane, Aldenham, Watford – HBC decision was Grant Unconditionally – APC comment was No Objection**
- 7.j 23/1052/HSE - 11 Phillimore Place, Radlett – HBC decision was Grant Permission – APC comment was Object**
- 7.k 23/1141/FUL - 38 Newlands Avenue, Radlett – HBC decision was Grant Permission – APC comment was No Objection**

8 Date of next meeting Monday 6th November 2023

Minutes:

There being no further business the meeting closed at 8.07pm.

Chairman.....Date.....

DRAFT