

CHORLEYWOOD PARISH COUNCIL**AGENDA ITEM 9****And the Chorleywood Station Estate Conservation Area Appraisal and**Planning Decisions Received up to 29th May, 2014

Planning App No.	Address.	/FUL. (previously Development	C/W Comments	TRDC Decisions
14/0432/FUL	9 Chorleywood Bottom	Single storey rear extension	The Committee had no Objection to this application	APPROVED
14/0504/FUL	88 Highfield Way	Demolition of existing dwelling and erection of new two storey dwelling with basement level and rear terrace	<p>The Committee had Objections to this application on the following grounds and wish to CALL IN unless the officers are minded to refuse.</p> <ul style="list-style-type: none"> * Design is out of keeping with the street scene * Poor design * Cladding materials conflict with the neighbouring properties * Potential overlooking * Increase in ridge height will impact on the amenity of the immediate neighbours 	APPROVED
14/0533/FUL	77 Quickley Lane	Proposed new gates serving existing drive onto Rendlesham Way	<p>The Committee had Concerns with this application on the following grounds:-</p> <ul style="list-style-type: none"> * Out of keeping with the street scene 	APPROVED
14/0634/FUL	35 Carpenters Wood Drive	Part Retrospective: Single storey front and side extension and alterations to fenestration.	The Committee had no Objection to this application	APPROVED
14/0604/FUL	20 Orchard Drive	Part Retrospective. Demolition of existing outbuilding to side and erection of two storey rear extension, single storey side extension, alterations to roof form including increase in	The Committee had no Objection to this application	<p>REFUSED</p> <p>The proposed front garage extension, by reason of its height and forward projection, would fail to respect the established building line of this part of Orchard Drive and would result in a contrived, prominent and obtrusive feature detrimental to the</p>

		ridge height, formation of new crossover, extension to existing crossover and part underground front garage with raised green roof.		visual amenities of the street scene. The proposal would be contrary to Policies CP1, CP10 and CP12 of the Core Strategy (adopted October 2011) and emerging Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013). 2. The proposed front garage extension, by virtue of its close proximity to the highway, would provide insufficient space for a vehicle to wait clear of the adjacent footway or carriageway whilst the garage is opened. Furthermore the visibility when exiting the garage would also be impaired due to the proximity of the garage to the footway and height of the retaining walls. Thus, the development would lead to conflict and interference with the free flow of vehicles and pedestrians and be detrimental to highway safety, contrary to Policy CP10 of the Core Strategy (adopted October 2011).
14/0647/FUL	High Ash, 35 Heronsgate Road	Demolition of existing garage and erection of new detached garage with accommodation in the roof space served by dormers in the side elevations and external stairway	The Committee had Concerns with this application on the following grounds:- * Would request that a condition is placed on this development that it is 'Not to be used as a separate dwelling'	APPROVED
14/0515/RSP	3 Berks Hill	Retrospective application: New front boundary wall	The Committee had Concerns with this application on the following grounds:- * Inappropriate and out of keeping in a Conservation Area with Edwardian houses in the street	APPROVED

14/0550/FUL	Dew Pond House, Common Road	Variation of Conditions 3 and 5 and remove condition 6 of planning permission 13/1263/FUL for the retention of the existing hedging along the northern boundary.	The Committee had Objections to this application on the following grounds and wish to CALL IN unless the offices are minded to refuse. * Due to the protracted and complex planning history at this property . We believe that the conditions imposed were correct and should be upheld.	REFUSED The Laurel hedge by virtue of its invasive nature would result in a dominant and oppressive feature on the Orchard. Furthermore, the retention of the Laurel hedge would not contribute to the biodiversity of the site and surrounding area. The variation of Conditions 3 and 5 and the removal of Condition 6 of planning permission 131263/FUL to allow for the retention of the existing hedge would be contrary to Policies CP1, CP9 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM6 and Appendix 2 of the Development Management Policies LDD (adopted July 2013)
14/0492/FUL	12 The Readings	Single storey front and rear extensions	The Committee had no Objection to this application	APPROVED
14/0618/FUL	53 Blacketts Wood Drive	Single storey rear extension, single storey front extension including conversion of garage and alterations to fenestration.	The Committee had no Objection to this application	APPROVED
14/0463/FUL	Beeches, Trout Rise, Loudwater	Replacement of all windows and one set of French doors at rear on a like for like basis	The Committee had no Objection to this application	APPROVED
14/0472/FUL	146 The Drive.	Part two storey and part single front extensions, first floor side extension, single storey and two storey rear extensions, conversion of garage and new front boundary wall and gates	The Committee had no Objection to this application	APPROVED

14/0555/FUL	1 Beechwood Avenue	Two storey side extension including extension to rear dormer and installation of rooflights to front.	The Committee had no Objection to this application	APPROVED/FUL
14/0547/FUL	Cederberg, Wyatts Road	Single storey rear extension	The Committee had no Objection to this application	APPROVED
14/0448/FUL	81 Lower Road	Proposed part two storey part single storey side and rear extension, porch and canopy to side elevation and internal alterations	The Committee had no Objection to this application	APPROVED
14/0450/FUL	26 St Peters Way	Single storey front extension and open porch. Single storey rear extension and infilling of passageway. Replacement bay window to side elevation. Rendering of building.	The Committee had no Objection to this application	APPROVED
14/0293/FUL	136 Quickley Lane	New proposed detached dwelling to the land rear of 136 Quickley lane with vehicular access from Quickley Rise, detached garage and parking/turning space.	The Committee had Objections to this application on the following grounds and wish to CALL IN unless the officers are minded to refuse. * The proximity to 136 Quickley Lane * Overbearing and oppressive development Will have an adverse impact on neighbouring properties in terms of access to Quickley Rise.	REFUSED. 1. The proposed site, due to its proximity to the dwellinghouse of No 136 Quickley Lane, the elevated position of No 136 Quickley Lane and the siting of habitable rooms within the rear elevation of No 136 Quickley Lane would be deprived of the privacy to which its future residents would reasonably be expected to be entitled to. Furthermore No 136 Quickley Lane would create an overbearing and oppressive feature to the occupiers of the proposed dwelling. Thus the proposed development would result in overdevelopment of No 136 Quickley Lane and the occupiers of the proposed site would fail to have acceptable residential amenities. As such the proposed development is contrary to policies CP1 and CP12 of the

				<p>Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).</p> <p>2. The proposed development fails to meet the requirements of Policy CP4 of the Core Strategy (adopted October 2011) and SPD. Affordable housing (adopted June 2011) in that the scheme is for market dwellings and no contribution has been made towards the provision of affordable housing.</p> <p>3. The proposed development would result in an increase in demand for education, libraries, youth facilities, sustainable transport and open space/play areas in the area. There is currently a shortage of these facilities in the area. The proposed development would exacerbate this situation and in the absence of an agreement under the provisions of Section 106 of Town and Country Planning Act 1990 fails to recognise the impact of the development upon these services. The application therefore fails to recognise the impact of the development upon these services. The application therefore fails to meet the requirements of Policy CP6 of the Core Strategy (adopted October 2011) and Open Space, Amenity and Children's Playspace SPD.</p>
14/0511/FUL	Lowfield, 25 Chalfont Lane	Single storey rear extension	The Committee had no Objection to this application	APPROVED
14/0554/RSP	Nirvana, Trout Rise	Part Retrospective. Extension to existing outbuilding	The Committee had no Objection to this application	APPROVED
13/0521/FUL	Pindari, Quickley Rise	Erection of a two bedroom house	The Committee had Objections with this application on the following grounds and wish to CALL IN, unless the Officers are minded to	APPEAL DISMISSED.

			<p>refuse this application.</p> <ul style="list-style-type: none"> * Lack of amenity space * Contrived development * Out of keeping with the street scene. 	
14/0661/FUL	31 Chestnut Avenue	Single storey side extension	<p>The Committee had Concerns with this application on the following grounds:-</p> <ul style="list-style-type: none"> * The new extension will be in close proximity to the neighbouring property * Concern with the difference in height of the roof. * Overbearing impact on the neighbouring property * The Committee understand and endorse the objections raised by the neighbours 	APPROVED
14/0657/FUL	116 Highfield Way	Installation of proposed bay window to ground floor rear extension	The Committee had no Objection to this application	APPROVED
14/0655/FUL	14 South Cottage Drive,	Construction of raised decking and screen to rear	The Committee had no Objection to this application	APPROVED
14/0694/DUL	Meldon, Chenies Road	Two storey rear extension	The Committee had no Objection to this application	APPROVED

HERTFORDSHIRE COUNTY COUNCIL

ROAD TRAFFIC REGULATION ACT 1984

Date of Order: 23 May 2014

Order No: 7807

**THE HERTFORDSHIRE (VARIOUS ROADS, CHORLEYWOOD)
(30 MPH SPEED LIMIT) ORDER 2014**

The Hertfordshire County Council in exercise of their powers under Section 82, 83 and 84 of the Road Traffic Regulation Act 1984 (hereinafter referred to as "the Act of 1984") and Part IV of Schedule 9 of the Act of 1984 and of all other enabling powers and after consultation with the Chief Officer of Police in accordance with Part III of Schedule 9 of the Act of 1984 hereby make the following Order:-

1. This Order may be cited as "The Hertfordshire (Various Roads, Chorleywood) (30mph Speed Limit) Order 2014" and shall come into operation on Monday 2 June 2014.
2. No person shall drive any motor vehicle at a speed exceeding 30 miles per hour on those lengths of road in Chorleywood as specified in Schedule 1 to this Order, which are restricted roads for the purposes of Section 81 of the Act of 1984.
3. No person shall drive any vehicle at a speed exceeding 30 miles per hour on those lengths of road in Chorleywood as specified in Schedule 2 to this Order.
4. No speed limit imposed by this Order applies to vehicles falling within Regulation 3(4) of the Road Traffic Exemptions (Special Forces) (Variation and Amendment) Regulations 2011 when used in accordance with Regulation 3(5) of those Regulations.
5. For the avoidance of doubt where a length of road is described within Articles 2 and 3 and Schedules 1 and 2 to this Order, that restriction (unless stated to the contrary within the Schedules) shall apply to the whole width of the road so described and in all directions along those said lengths of road.
6. The provisions of the following Order are hereby revoked but only insofar as they are affected by the restrictions imposed by this Order.

SI 1961 No.1732 The London Traffic (Restricted Roads) (No.11) Order 1961
7. The Interpretation Act 1978 shall apply for the interpretation of this Order as it applies for the interpretation of an Act of Parliament.

SCHEDULE 1

lengths of road in Chorleywood – 30 mph restricted road status

Whitelands Avenue	for its entire length.
Blacketts Wood Drive	for its entire length.
Carpenters Wood Drive	for its entire length.
Grove Wood Close	for its entire length.
St Peters Way	for its entire length.

SCHEDULE 2

lengths of Road in Chorleywood – 30 mph speed limit

Beechwood Avenue	for its entire length.
Brushwood Drive	for its entire length.
Grove Way	for its entire length.

IN WITNESS whereof the Common Seal of the Hertfordshire County Council was hereunto affixed this 23rd day of May 2014.

The Common Seal of Hertfordshire County Council was hereunto affixed in the presence of:-

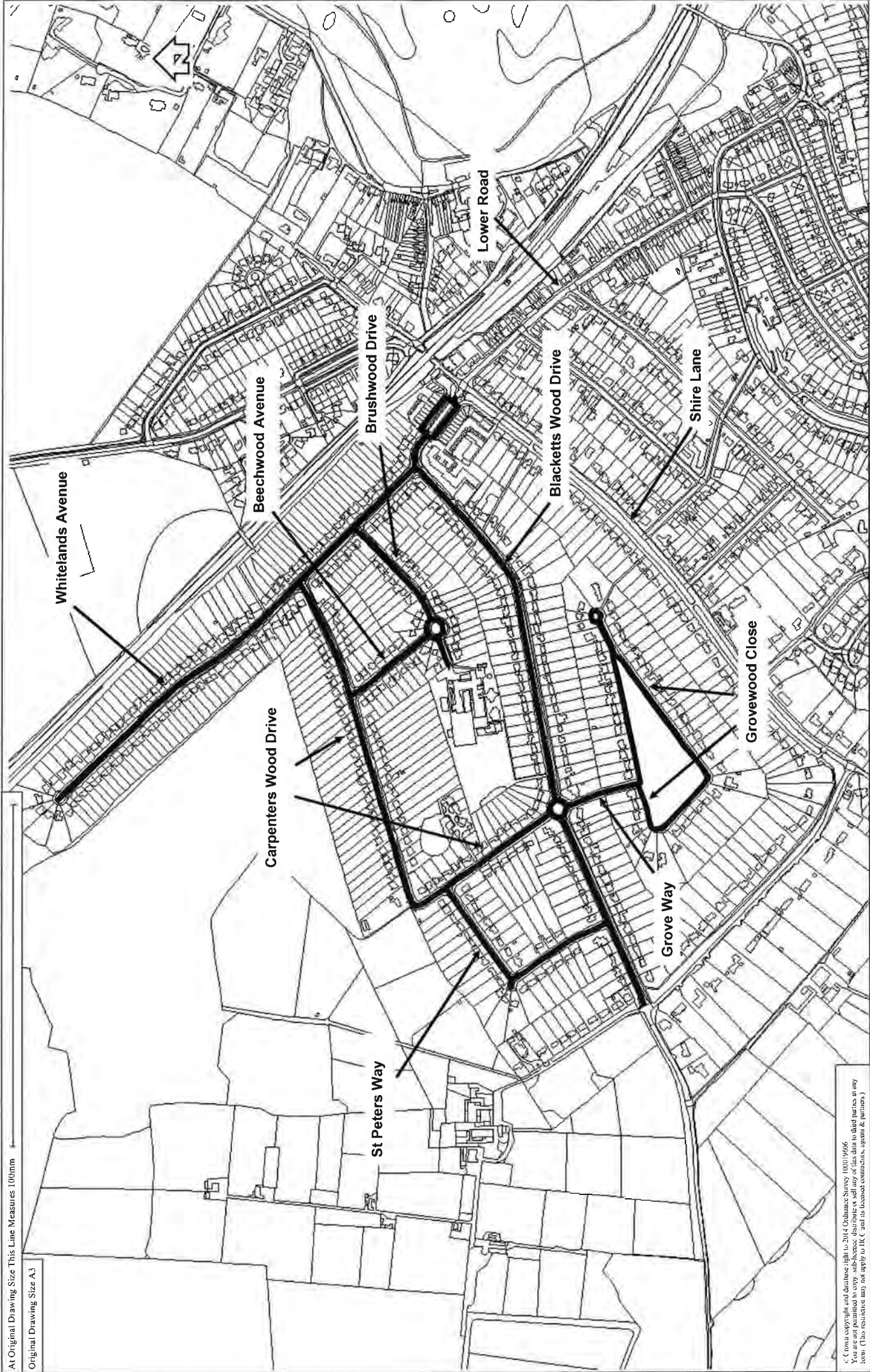
GERALDINE NEWBOLD

Geraldine Newbold

7061/14



Assistant Chief Legal Officer



At Original Drawing Size This Line Measures 100mm
 Original Drawing Size A3

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 Pegasus Lane
 Hemel Hempstead
 SG13 8DN
 Phone: 01992 555555

**THE HERTFORDSHIRE (VARIOUS ROADS, CHORLEYWOOD)
 (30 MPH SPEED LIMIT) ORDER 2014**

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30 MPH SPEED LIMIT

HERTFORDSHIRE COUNTY COUNCIL

THE HERTFORDSHIRE (VARIOUS ROADS, CHORLEYWOOD) (30 MPH SPEED LIMIT) ORDER 2014

NOTICE is given that the Hertfordshire County Council has made the above Order under the Road Traffic Regulation Act 1984. The effect of the Order will be to replace part of SI 1961 No.1732. The London Traffic (Restricted Roads) (No.11) Order 1961 which has been identified as having administrative errors. The affected lengths of road subject to the 30mph speed limit remain unchanged and are outlined in the schedule to this notice.

The Order will come into effect on Monday 2 June 2014.

Documents giving more detailed particulars of the Order may be inspected from 30 May 2014 to 11 July 2014 during normal office hours at the offices of Three Rivers District Council, Three Rivers House, Northway, Rickmansworth and at Main Reception, Hertfordshire County Council, County Hall, Pegs Lane, Hertford or viewed at www.hertsdirect.org/trafficorders by clicking on the relevant local area (Quoting Ref:TR/002/14)

Enquiries relating to the Order should be referred to the Highways Engineer concerned Steve Chappell tel: 01992 658242 or steve.chappell@hertfordshire.gov.uk

Any person wishing to question the validity of the Order, or of any provision contained in it, on the grounds that it is not within the powers conferred by the Road Traffic Regulation Act 1984, or on the grounds that any requirement of the Act or any Instrument made under it has not been complied with in relation to the Order, may within 6 weeks from the date of this Notice apply to the High Court for this purpose.

SCHEDULE : 30 mph speed limit – those sections of road listed below and as set out in the Order and accompanying plan –
The entire lengths of – Whitelands Avenue, Blacketts Wood Drive, Carpenters Wood Drive, Grove Wood Close, Grove Way, St Peters Way, Beechwood Avenue and Brushwood Drive.

County Hall
Hertford
Herts SG13 8DN

30 May 2014
John Wood
Chief Executive & Director of Environment

**STATEMENT OF REASONS FOR MAKING
THE HERTFORDSHIRE (VARIOUS ROADS, CHORLEYWOOD)
(30MPH SPEED LIMIT) ORDER 2014**

Hertfordshire County Council have undertaken a review of speed limits across Hertfordshire, identifying speed limit orders and / or speed limits that are in need of updating due to the length of time that has elapsed since they were first introduced.

Where the authority consider that the existing Orders and / or speed limits are in need of updating new speed limit orders will be prepared.

A review of some Chorleywood Roads has identified a 30mph speed limit made in 1961 that requires such updating.

The original reason for implementation of the speed limit was to improve road safety by reducing vehicular speeds on approach too and in the vicinity of residential properties and busy road junctions.

The Authority consider that it is necessary and expedient to make the above new Speed Limit Order for the avoidance of danger to persons using the road and for preventing the likelihood of such danger arising by vehicles being driven at inappropriate vehicular speeds for the location.

Consultation has taken place with the Secretary of State, Chief Officer of Police, local and County Councillors representing the affected area, Three Rivers District Council and other persons as required by Regulation 6(1) the Local Authorities Traffic Orders (Procedure) (England and Wales) Regulations 1996.

Planning Applications to be Considered

Planning Applications received to be considered on 10 June 2014

1 14/0641 10/06/14

Mr d Lewis
79 Quickley Lane
Chorleywood

Variation of condition 2 of planning permission 13/1631/FUL to include first floor front clear glazed window, bricked exterior to north eastern elevation, re-siting of rooflights, alteration and increase to parking area and re-grading of rear landscape amenity area.

Delegated Decision

Ful Application

Planning Officer: Matthew Roberts

2 14/0714 10/06/14

Capital Builders Ltd
104 The Drive
Rickmansworth

Erection of new detached dwelling, new access and associated landscaping, including alterations to land levels and parking.

Delegated Decision

Ful Application

Planning Officer: Suzanne O'Brien

3 14/0751 10/06/14

Mrs A Soneji
40 The Clump
Rickmansworth

Two storey and single storey rear extensions, first floor front and side extension, loft conversion including increase in ridge height, rear dormers, rooflights and removal of existing chimneys, alterations to fenestration and rendering of elevations, alterations to rear raised patio and insertion of timber fence to front boundary.

Delegated Decision

Ful Application

Planning Officer: Rob Morgan.

4 14/0779 10/06/14

Mr G Duke
17 Highfield Way
Rickmansworth

Single storey side extension, first floor front extension, conversion of garage and creation of steps to front and alterations to fenestration.

Delegated Decision

Ful Application

Planning Jade Clifton Brown

Planning Applications to be Considered

Planning Applications received to be considered on 10 June 2014

5 14/0785 10/06/14

Mr and Mrs Williams
White Oaks
47 Grovewood Close
Chorleywood

Two storey rear extension, side dormer and single storey front porch.
Delegated Decision
Full Application
Planning Officer: Robert Schofield

6 14/0790 10/06/14

Mr T Potts
2A Harewood
Rickmansworth

Two storey side extension and alterations to roof including increase in ridge height and front and rear dormer windows to provide first floor accommodation
Delegated Decision
Full Application
Planning Officer: Rob Morgan.

7 14/0833 10/06/14

Mr R Bhatta Charya
72 The Drive
Rickmansworth

Single storey side extension with basement level and construction of raised decking to rear.
Delegated Decision
Full Application
Planning Officer Claire Williams

8 14/0835 10/06/14

Mr D Matyus-Flynn
1 South Road
Chorleywood

Two rear extension, two storey side extension, including alterations to roof of existing side extension, conversion of garage into habitable accommodation and construction of detached garage to rear of site.
Delegated Decision
Full Application
Planning Officer: Suzanne O'Brien

Planning Applications to be Considered

Planning Applications received to be considered on 10 June 2014

9 14/0873

10/06/14

Mr and Mrs J O'Keefe
The Cobnut
25 Wyatts Road
Chorleywood

Rear extension and conversion of bungalow to chalet style including increase in ridge height and first floor extension served by front and rear dormers with first floor balconies to rear and rooflight to front.
Delegated Decision
Full Application
Planning Officer: Claire Williams.

10 14/0878

10/06/14

Mr and Mrs R Clark
79 Valley Road
Rickmansworth

Part single, part two storey side and rear extensions with first floor accommodation served by dormer windows to the side and rear, conversion of garage into habitable accommodation and alterations to fenestration to include insertion of Juliet balcony to rear.
Delegated Decision
Full Application
Planning Officer: Rob Morgan.

11 14/0891

10/06/14

Mr R Patel
Wordsworth House
The Clump
Rickmansworth

Proposed alterations to garage including side extension and formation of a gymnasium at first floor level served by dormer window and rooflights.
Delegated Decision
Full Application
Planning Officer: Claire Williams

12 14/0895

10/06/14

Mr and Mrs Michaels
Little Thatch
Trout Rise
Loudwater

Two storey rear and side extension with single storey rear extension
Delegated Decision
Full Application
Planning Officer: Suzanne O'Brien

Planning Applications to be Considered

Planning Applications received to be considered on 10 June 2014

13 14/0899 10/06/14

Mrs K Harvey
Cheriton
14 Orchard Drive
Chorleywood

Part single storey and part two storey front, side and rear extensions
Delegated Decision
Full Application
Planning Officer: Rob Morgan

14 14/0905 10/06/14

Mr A Causton
52 Grovewood Close
Chorleywood

Loft conversion including increase in ridge height, dormer window to rear and front and rear rooflights and alterations to front porch canopy
Delegated Decision
Full Application
Planning Officer: Claire Williams

15 14/0907 10/06/14

Mr C Reed
Oak End
Wagon Way
Loudwater

Loft conversion including the insertion of five rooflights to rear elevation
Delegated Decision
Full Application
Planning Officer: Rob Morgan

16 14/0908 10/06/14

Mr J O'Shea
High Ash
Heronsgate Road
Chorleywood

Single storey side extension
Delegated Decision
Full Application
Planning Officer: Rob Morgan

Planning Applications to be Considered

Planning Applications received to be considered on 10 June 2014

17 14/0948 10/06/14

Mr C Pratt
23 Beechwood Cottage
Chorleywood

Construction of detached single storey garage and carport located to rear of site with access from private access road.

Delegated Decision

Ful Application

Planning Officer: Rob Morgan.

18 14/0953 10/06/14

Mr M Dowse
34 Clements Road
Chorleywood

First floor side and rear extension

Delegated Decision

Ful Application

Planning Officer: Claire Williams

19 14/0970 10/06/14

Chorleywood Parish Council
Chorleywood Memorial Hall
Common Road
Chorleywood

Single storey front/side extensions and alterations to access

Delegated Decision

Ful Application

Planning Officer: Rob Morgan.

20 14/0982 10/06/14

Mrs H James
103 Valley Road
Rickmansworth

First floor extension and raise in ridge height to create two storey dwelling, single storey front and rear extensions and extension to raised patio to rear.

Delegated Decision

Ful Application

Planning Officer: Rob Morgan.

Planning Applications to be Considered

Planning Applications received to be considered on 10 June 2014

21 14/0993 10/06/14

Mr and Mrs M Delic
32 Shepherds Way
Rickmansworth

First floor side extension, first floor front extension, dormer windows to front and side, single storey rear extension and front porch.

Delegated Decision

Ful Application

Planning Officer: Jade Clifton Brown.

22 14/1006 10/06/14

Mr S Volker
71 Carpenters Wood Drive
Chorleywood

Two storey rear extension, part single storey rear extension, front porch extension and alterations to fenestration.

Delegated Decision

Ful Application

Planning Officer: Scott Volker

23 14/1010 10/06/14

Mr and Mrs De and Shen Yan Liu
12 South Cottage Drive
Chorleywood

Infill extension of existing carport and new roof over existing single storey side projection.

Delegated Decision

Ful Application

Planning Officer: Suzanne O'Brien