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Community Way Croxley Green Rickmansworth Hertfordshire WD3 3SU

MINUTES OF A MEETING OF THE **PLANNING AND DEVELOPMENT COMMITTEE**

HELD IN THE COUNCIL CHAMBER
ON THURSDAY 4 AUGUST 2022 at 7.30 PM

Present: Cllr Tobin - In the Chair

Ryan Bennett - Clerk to the Council

Cllrs Gallagher, Mitchell, Parks and Whitmore.

Voting Members: 5

Members of the Public: 0

PD4154/22 Apologies for Absence

Apologies were received and approved from Cllr Taylor.

PD4155/22 Declarations of Interest

Members were invited to declare interests as appropriate during the course of the

meeting.

PD4156/22 <u>Highways and Road Safety</u>

No matters were raised.

PD4157/22 Minutes

The Minutes to be considered were those of the Thursday 7 and Tuesday 19 July

2022.

Resolved:

That the Minutes of the meeting held on Thursday 7 and Tuesday 19 July 2022

be approved and signed by the Chairman.

PD4158/22 Matters Arising

There were no matters arising.

PD4159/22 Representations from the Public

No representations were made.

PD4160/22 Single storey front extension and alteration to external materials from

pebbledash to white render.

Planning Application

3 Lancing Way Croxley Green Hertfordshire WD3 3LW

Ref. No: 22/1298/FUL | Received: Fri 08 Jul 2022 | Validated: Fri 15 Jul 2022 | Status:

Pending Consideration

CGPC Decision: No comment.

Advertisement Consent: Illuminated advertisement electronic display on bus shelter

Planning Application

Bus Shelter 2908-0014 Watford Road Adj No. 8 Cassiobridge Terrace Three Rivers

Rickmansworth WD3 3RU

Ref. No: 22/1281/ADV | Received: Tue 05 Jul 2022 | Validated: Fri 15 Jul

2022 | Status: Pending Consideration

CGPC Decision: CGPC is concerned that the moving advertisement will distract drivers and that bus stop users will not be able to see the bus approaching, if seated at the bus stop, as the view may be obscured by the advertisement.

<u>Demolition of existing garage and construction of two storey side/rear extensions including addition and enlargement of front and rear dormer windows.</u>

Planning Application

1 Scots Hill Close Croxley Green Hertfordshire WD3 3AF

Ref. No: 22/1316/FUL | Received: Mon 11 Jul 2022 | Validated: Fri 15 Jul

2022 | Status: Pending Consideration

CGPC Decision: No comment.

PD4161/22

Approved

Application: Demolition of existing conservatory and construction of part single,

part two storey rear extension, new entrance including front porch,

juliet balcony and rooflights.

Address: 68 Durrants Drive Croxley Green Hertfordshire WD3 3NS

Application No: 22/0945/FUL

CGPC Decision No Comment, subject to neighbours comments

TRDC Decision Approved

Application: Single storey front porch extension, construction of new gabled roo

existing rear extension and creation of covered area

Address: 105 Springfield Close Croxley Green Hertfordshire WD3 3HG

Application No: 22/0854/FUL

CGPC Decision The proposed rear extension is a very deep projection into the back

garden, over 6m. The council notes that the proposed gabled roof for the rear extension has been amended to a hipped roof. The eaves the proposed roof against the adjoining house will discharge water to the adjoining extension, as no details are given of the junction. Els there a secret gutter? The drawing says the roof at the rear will be tiled with skylights. Does that mean it is entirely glass? We should know which it is to be. The application form says that the walls will leither render or brick. Which is it? The front porch extension should have a hipped roof to match the house and accord with the NP guidelines. The 3D drawings have not been amended so currently a confusing what is actually being proposed. None of the drawings shows a roof overhang, which would appear to suggest a change to the existing design of the house. Request that neighbour's commer are taken into account. The Parish Council objects to the proposal,

does not request call in.

TRDC Decision Approved

Application: Single storey side and rear extension.

Address: 8 Girton Way Croxley Green Hertfordshire WD3 3QN

Application No: 22/1041/FUL

CGPC Decision No comment subject to material neighbour comments.

TRDC Decision Approved

Application: Construction of front porch

Address: 81 Barton Way Croxley Green Hertfordshire WD3 3PB

Application No: 22/1138/FUL

CGPC Decision CGPC suggest that a sloping roof towards the road is more in keep

with other porches in the street scene.

Application: Two storey side to rear extension including hip to gable loft conversion

with rooflights and dormers; construction of a new outbuilding.

Address: 129 Watford Road Croxley Green Hertfordshire WD3 3DX

Application No: 22/0958/FUL

CGPC Decision CGPC object to the proposal for the following reasons

The side extension step on the ground and first floor are not the same

width and create an ugly step on the front elevation.

The ground floor front window to the side extension does not have the head aligned with the bay window - this does not conform to CGNP

guidelines CA2.

The rear loft extension windows have cills very close to the floor and

should be raised to avoid overlooking.

There are no materials details given for all the wall finishes, roof tiles

and loft extension wall finishes.

The first floor rear extension is subject to neighbour comments, but CGPC do not believe it fits in with CGNP guidelines CA2 (Details to match existing), as this style is not seen on other houses in the

neighbourhood.

The parish council objects to the proposal, but does not request call in.

TRDC Decision Approved

Application: Single storey front, side and rear extensions and part two storey rea

extension

Address: 33 Scots Hill Croxley Green Hertfordshire WD3 3AE

Application No: 22/1059/FUL

CGPC Decision CGPC consider that to meet CGNP policy CA2 (details to match

existing in the area) the fenestration to the front of the house should resemble sliding sash windows as would have originally been instal in the house, similar to that currently on Nos 35 and 37, rather than inappropriate side hung casements currently designed. Material

neighbour comments to be taken into consideration.

TRDC Decision Approved

Withdrawn

Application: Demolition of an existing outbuilding and construction of single stor

rear extension including alterations to fenestration.

Address: 24 Rochester Way Croxley Green Hertfordshire WD3 3NG

Application No: 22/0880/FUL

CGPC Decision The proposed rear extension along the boundary with No 26 is

unnecessarily high and dominant. As it is south of No 24 it will cut c a lot of No 26's sun too. The proposed single storey extension is 3.1 high. It could be redesigned without the parapet wall around the roc which would make it less tall and overbearing. Alternatively the designer could have extended the existing lean to roof across to No boundary, and then had a flat roof with no parapet on the new extension making it about 1m lower in height than currently propose The bike shed at the end does not need to be so tall. Request that neighbour's comments are taken into account. The parish council

objects to the proposal, but does not request call in.

TRDC Decision Withdrawn on 21 July 2022

PD4162/22 Appeals Against Planning Decisions

None advised.

None advised.

PD4164/22 Killingdown Farm

Members discussed the ongoing Killingdown Farm development.

PD4165/22 Closure

There being no further business, the Chairman closed the meeting at 7:57pm