



MINUTES OF A MEETING OF THE  
**PLANNING AND DEVELOPMENT COMMITTEE**  
 HELD IN THE COUNCIL CHAMBER  
 ON THURSDAY 2 FEBRUARY 2023 at 7.30 PM

Present: Cllr Tobin - In the Chair Ryan Bennett – Clerk to the Council

Cllrs Gallagher, Jolowicz, Mitchell, Parks, Taylor and Whitmore.

Voting Members: 7

Members of the Public: 0

**PD4279/23 Apologies for Absence**

All members were present.

**PD4280/23 Declarations of Interest**

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

**PD4281/23 Highways and Road Safety**

Members were advised that an entry sign to the Controlled Parking Zone on New Road had been removed by TRDC and that there were no plans for it to be re-instated. TRDC have confirmed that this will not impact on the enforcement of the CPZ.

A member commented that they had made 25 separate reports to Herts Highways regarding issues with local roads and surfaces. So far only 1 problem has been resolved.

**PD4282/23 Minutes**

The Minutes to be considered were those of the Thursday 5 and Tuesday 16 January 2023.

**Resolved:**

- That the Minutes of the meeting held on Thursday 5 and Tuesday 16 January 2023 be approved and signed by the Chairman.

**PD4283/23 Matters Arising**

There were no matters arising.

**PD4285/23 Representations from the Public**

No representations were made.

**PD4286/23 Planning Applications**

**Construction of single storey rear extension**

Planning Application

90 New Road Croxley Green Hertfordshire WD3 3EP

Ref. No: 23/0018/FUL | Received: Thu 05 Jan 2023 | Validated: Thu 05 Jan

2023 | Status: Pending Consideration

**CGPC Decision: CGPC question the accuracy of the drawing in regards to the neighbouring property.**

**CGPC has no objection.**

**Demolition of existing garage and construction of detached double garage and home office**

Planning Application

123 Watford Road Croxley Green Hertfordshire WD3 3DX

Ref. No: 23/0066/FUL | Received: Mon 16 Jan 2023 | Validated: Mon 16 Jan 2023 | Status: Pending Consideration

**CGPC Decision: CGPC has no objection to the application but request that a condition is added to prevent future use of the development as a dwelling, Subject to concerns raised by neighbours.**

**Variation of Condition 2 (Plan Numbers) of planning permission 21/2345/FUL to allow works including alterations to the single storey rear door, replacement of hipped roof with a gabled roof within the first floor rear extension, addition of rooflight to the side elevation at ground floor level**

Planning Application

65 Links Way Croxley Green Hertfordshire WD3 3RH

Ref. No: 22/2342/FUL | Received: Mon 19 Dec 2022 | Validated: Mon 16 Jan 2023 | Status: Pending Consideration

**CGPC Decision: CGPC suggest that a Sussex hip should be used and that materials used must match those existing. Pitch may need to be altered on the rear gable to ensure matching tiles can be used as it is currently shown as being too shallow.**

**Construction of single storey front and rear extensions, raised patio and internal alterations including garage conversion; alterations to external materials including render**

Planning Application

85 Valley Walk Croxley Green Hertfordshire WD3 3TQ

Ref. No: 23/0073/FUL | Received: Tue 17 Jan 2023 | Validated: Mon 23 Jan 2023 | Status: Pending Consideration

**CGPC Decision: CGPC note that the application does not meet the requirements of the Neighbourhood Plan as the extension does not respect the design of original house with an alteration of the flat roof. CGPC has no objection to the application.**

**Loft conversion including rear dormer window including Juliet Balcony, front rooflights; alterations to roof form of existing two storey side extension, erection of external staircase to rear to create a roof terrace with glass balustrading at second floor level**

Planning Application

106 Durrants Drive Croxley Green Hertfordshire WD3 3NS

Ref. No: 23/0045/FUL | Received: Wed 11 Jan 2023 | Validated: Mon 23 Jan 2023 | Status: Pending Consideration

**CGPC Decision: CGPC objects for the following reasons:**

**Extending the rear dormer that has already received consent, is out of character with the street scene and the character area as it is visible from Little Green Lane.**

**External stairs will look like an external fire escape that you often see behind shops which have flats above, are out of character of the street scene and the area and do not comply with policy CA2 in the Neighbourhood Plan.**

**CGPC request the addition of a condition preventing formation of a separate dwelling.**

**If the TRDC planning officer is minded to approve the application, CGPC request that it is called into the TRDC planning committee.**

**Conversion of garage into habitable accommodation with associated rooflights**

Planning Application

30 Byewaters Croxley Green Hertfordshire WD18 8WJ

**CGPC Decision: No objection. CGPC asks that the planning officer ensures that sufficient parking remains at the property.**

**PD4287/23 Recent Decisions by Three Rivers District Council**

**Approved**

**Application:** [Construction of single storey side and rear extension](#)  
**Address:** 9 Hazelwood Road Croxley Green Hertfordshire WD3 3EA  
**Application No:** 22/2177/FUL  
**CGPC Decision** No Comment  
**TRDC Decision** Approved

**Application:** [Certificate of Lawfulness Existing Use: Loft extension to the rear including dormer window and a juliet balcony](#)  
**Address:** 99 New Road Croxley Green Hertfordshire WD3 3EN  
**Application No:** 22/2164/CLED  
**CGPC Decision**

The Parish Council continues to object to the application and echoes the concerns raised previously by the TRDC planning officer, including:

1. The 'L' shaped rear dormer by virtue of its scale, siting, elevated bulk and disproportionality to the host roofslope adversely affect the visual amenity of the host dwelling and wider area. As such the development is contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2011), Policy DM1 and Appendix 2 of the Development Management Policies Document (adopted July 2013) and Policy CA2 of the Croxley Green Neighbourhood Plan (adopted December 2018).

2. The 'L' shaped rear dormer window, by virtue of its siting, design and elevated roof bulk and massing would result in an obtrusive and unneighbourly form of development, resulting in demonstrable harm to adjacent neighbouring residential amenity to both No. 97 and 101 New Road. The development is therefore contrary to Policy CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies document (adopted July 2013).

**TRDC Decision** Approved

**Application:** [Demolition of existing conservatory and partial demolition of existing garage and construction of single storey side and rear extension](#)  
**Address:** 33 Valley Walk Croxley Green Hertfordshire WD3 3TQ  
**Application No:** 22/2159/FUL  
**CGPC Decision** No Comment  
**TRDC Decision** Approved

**Application:** [Demolition of existing conservatory and outbuilding and construction of part single, part two storey side extension and single storey front and rear extension](#)  
**Address:** 4 The Crescent Croxley Green Hertfordshire WD3 3DU

**Application No:** 22/2204/FUL  
**CGPC Decision** No Objection  
**TRDC Decision** Approved

**Application:** [Construction of part single, part two-storey rear extension](#)  
**Address:** 44 New Road Croxley Green Hertfordshire WD3 3EP  
**Application No:** 22/2125/FUL  
**CGPC Decision** No Objection  
**TRDC Decision** Approved

**Application:** [Demolition of existing conservatory and construction of single storey rear extension](#)  
**Address:** 59 Winton Crescent Croxley Green Hertfordshire WD3 3QX  
**Application No:** 22/2161/FUL  
**CGPC Decision** No objection  
**TRDC Decision** Approved

**Application:** [Partial demolition of existing side extension to provide access with internal alterations](#)  
**Address:** 10 Dickinson Avenue Croxley Green Hertfordshire WD3 3EX  
**Application No:** 22/2267/FUL  
**CGPC Decision** No Objection  
**TRDC Decision** Approved

**Application:** [Demolition of existing conservatory and construction of single storey rear extension and patio extension; alterations to the boundary treatments including timber fence; installation of 3no. wall mounted lights and alterations to external materials.](#)  
**Address:** 8 Winton Drive Croxley Green Hertfordshire WD3 3RE  
**Application No:** 22/2283/FUL  
**CGPC Decision** No Objection  
**TRDC Decision** Approved

**Refused**  
None advised.

**Withdrawn**  
None advised.

## **PD4288/23 Appeals Against Planning Decisions**

22/0055/REF  
22/1757/RSP - 129 Watford Road Croxley Green Hertfordshire WD3 3DX  
[Part-retrospective: Part single, part two storey side and rear extension; loft conversion including hip to gable roof extension with rear dormer and front rooflights; alterations to fenestration and construction of a detached outbuilding.](#)

**CGPC Response** - CGPC object to the application and recommended that Three Rivers District Council take enforcement action as it has not been constructed in accordance with the approved drawings. Once it has been rectified (demolished) we will consider a new application. To cite the adjacent site application as a case for being less than one metre away at first floor does not apply, as at that time the extension above the garage at 129 was not present, so there was plenty of space between the two buildings. CGPC object on the grounds that the first floor extension is

too close and does not meet TRDC planning guidelines, and that the outbuilding is too high, contrary to policy CA2 of the Neighbourhood Plan.  
CGPC request that the application is called into the TRDC planning committee if the officer is minded to approve.

**TRDC Decision** - The proposed development by virtue of the size and dominating scale of the proposed rear dormer would adversely affect the character and appearance of the host dwelling. The proximity of the first floor side element to the boundary would appear incongruous, cramped, and excessively prominent within the streetscene, with the cramped appearance exacerbated by the gable roof form, to the detriment of the visual amenity of the area. The development would therefore harm the character and appearance of the host dwelling and the street scene and would fail to accord with the Policies CP1 and CP12 of the Core Strategy (adopted October 2011), Policy DM1, Appendix 2 of the Development Management Policies LDD (adopted July 2013), Policy CA2 and Appendices B and C of The Croxley Green Neighbourhood Plan August 2018) and the NPPF (2021).

**PD4289/23**    **Update on Recent Objections**

None advised.

**PD4290/23**    **Killingdown Farm**

Members discussed the ongoing Killingdown Farm development.

**PD4291/23**    **Closure**

There being no further business, the Chairman closed the meeting at 8:11pm