



**P 22/53 NEIGHBOURING DEVELOPMENTS**

To report & receive updates on proposed neighbouring developments.

**P 22/54 DELEGATED POWERS**

Report on comments made under delegated powers

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**3/22/1497/FUL 4 Bluebell Walk, CM21 0JQ**

[Retrospective application to change the use of land rear of 4 Bluebell Walk to residential garden](#)

**STC Comment:** No objection

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**3/22/1513/TEL Land Adjacent to the A1184, London Road, Spellbrook**

[Installation of a new monopole 15 metre in height together with 3 equipment cabinets at the base of the column and ancillary development](#)

**STC Comment:** Note the objections from residents, but recognise the need for digitisation and would encourage district to ensure the applicant have submitted the right drawings

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**3/22/1537/HH 23 Rowney Wood, CM21 0HR**

[Conversion of garage to habitable space. Removal of parapet and roof and addition of lean to roof with three roof lights. Alteration to fenestration](#)

**STC Comment:** No objection

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**3/22/1541/HH 5 Falconers Park, CM21 0AU**

[Removal of garage. Construction of two storey extension incorporating a first floor rear Juliet balcony and part single storey rear extension. Erection of front entrance porch. Alterations to first floor rear windows](#)

**STC Comment:** No objection

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**3/22/1566/HH 10 Greenstead, CM21 9NY**

[Single storey rear extension, removal of chimney, erection of new flue, install solar panels on front roof, insert new ground floor side windows, replacement and alterations to existing windows. Alteration to detached garage to include removal of external stairs, install new external stairs, rear dormer extension, new first floor side windows and reduce the width of garage door](#)

**STC Comment:** No objection

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**3/22/1580/FUL Redricks, Hampton Gardens, CM21 0AN**

[Demolition of existing dwelling and erection of two detached dwellings](#)

**STC Comment:** No objection

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**3/22/1607/HH 19 Wheatley Close, CM21 0HS**

[Part demolition of garage and conservatory. Hip to gable roof to create first floor, conversion of garage to habitable room with alterations to roof and insertion of two roof lanterns, single storey rear extension, insertion of seven rooflights](#)

**STC Comment:** No objection

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**3/22/1672/VAR**      **6 Springhall Road, CM21 9ET**  
[Erection of two four bedroom detached dwellings with new vehicular access way.](#)  
[Variation of Condition 2 \(approved plans\) of planning ref: 3/21/2786/FUL; Plot 1: revised parking and addition of garden store, revised chimney, addition of 2 high level obscure glazed windows; Plot 2: new vehicular access, revised roof to garage, alterations to fenestration; revised boundary between gardens to both plots](#)  
**STC Comment:** No objection

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**3/22/1693/HH**      **Squirrels, 115 High Wych Road, CM21 0HH**  
[Removal of existing single storey garage, Conservatory, Utility, WC and side access together with single storey entrance lobby to front. Erection of single storey front extension, two storey side extension and single storey rear extension. Internal alterations](#)  
**STC Comment:** No objection

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**3/22/1694/HH**      **Squirrels, 115 High Wych Road, CM21 0HH**  
[Proposed triple garage with single bedroom annexe over](#)  
**STC Comment:** No objection

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**P 22/55**      **PLANNING APPLICATIONS RECEIVED FROM EHDC**  
To consider Planning Applications received from EHDC since the last meeting of the Planning Committee.

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**3/22/1689/HH**      **19 Lawrence Avenue, CM21 9DN**  
[Erection of a two storey side extension](#)

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**3/22/1699/HH**      **17 Rowney Gardens, CM21 0AT**  
[Proposed single storey rear extension](#)

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**3/22-1744/HH**      **15 Rochester Avenue, CM21 0FN**  
[Erection of rear out-building](#)

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**3/22/1764/FUL**      **Rowney Bois, High Wych Road, CM21 0HH**  
[Demolition of existing dwelling and erection of 4 bedroom dwelling.](#)

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**3/22/1855/LBC**      **Groves House, 36 London Road, CM21 9JN**  
[Demolition of rear lean-to and erection of single storey side and rear extensions with new opening from kitchen to side extension; conversion of garage and installation of door above to loft space; refurbishment of windows; alteration to partition wall and door removed on the first floor to allow for installation of new shower.](#)

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**P 22/56**      **LATE PLANNING APPLICATIONS**  
To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 23 September 2022

**3/21/2865/HH White Cottage, London Road, Spellbrook, CM23 4AU**

New garage

**STC Comment:** No objection**EHDC Decision:** Granted

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**3/21/3038/FUL Eden House, 21A Knight Street, CM21 9AT**

Conversion of garage/ outbuilding to one 1 bedroom detached two-storey dwelling with two additional car-parking spaces, alterations to fenestration and openings, the addition of roof lights and new windows and installation of air source heat pump. | Eden House 21A Knight Street Sawbridgeworth Hertfordshire CM21 9AT

**STC Comment:** No objection

**EHDC Decision:** Refused. "The proposed development, by virtue of the uncharacteristic narrow plot width, siting of the dwelling on the plot, and the scale, layout and appearance of the dwelling, would represent a cramped and inappropriate form of development. The proposed development would appear as a wholly incongruous addition in the streetscene and would fail to preserve or enhance the character and appearance of the Conservation Area and the wider surrounding area. This falls contrary to policies HOU2, DES4 and HA4 of the East Herts District Plan (2018), the aims and objectives of the National Planning Policy Framework and Section 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990", "Due to the positioning of windows at ground floor and rooflights at first floor level, and the proximity of these to neighbouring boundaries, the proposed development would result in a direct and perceived overlooking relationship over the private amenity gardens areas of 33 The Forebury, 21 Knight Street and The Coach House Knight Street. This falls contrary to policy DES4 of the East Herts District Plan (2018), and the aims and objectives of the National Planning Policy Framework", "The proposal would provide unacceptably poor living conditions for future occupants of the proposed dwelling. This is due to the provision of poor outlook and natural light levels for the habitable rooms of this dwelling and the provision of no private amenity space for the property. This falls contrary to policy DES4 of the East Herts District Plan (2018) and the aims and objectives of the National Planning Policy Framework", "Due to the discrepancies in the submitted drawing it is difficult to assess whether or not the proposal results in the loss of all parking for 21a Knight Street and access to the car parking space This falls contrary to policy TRA2 and 3 of the East Herts District Plan (2018), Vehicle Parking Provision at New Development SPD (2008) as updated by District Plan Appendix, and the aims and objectives of the National Planning Policy Framework", "Insufficient information has been provided to demonstrate that the proposal is acceptable with regards to climate change and biodiversity. As such the proposal falls contrary to policies CC1, CC2, NE2 and NE3 of the East Herts District Plan (2018)".

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**3/21/3127/HH Highbank, London Road, Spellbrook, CM23 4AX**

Demolition of single storey side extension. Construction of single storey rear extension. New roof at a raised height with new chimney, loft conversion with 3 rear dormer windows, 1 front dormer window and 2 front rooflight windows

**STC Comment:** No objection**EHDC Decision:** Granted

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**3/22/0966/HH 31 Gilders, CM21 0EE**

Front porch extension and garage conversion with new pitched roof above. Replace garage door with new front window. Cedral weatherboard cladding added to front

elevation. Alter 2 doors into windows on side elevation. Replace door with bi-fold doors to rear elevation. Light render added to rear elevation

**STC Comment:** No objection

**EHDC Decision:** Granted

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**3/22/1118/HH**                    **35 Forebury Avenue, CM21 9BG**

Garage conversion, replace garage door with new front window and infill brick wall. New bifold doors on rear elevation and insertion of 4 rooflight windows to side/rear

**STC Comment:** No objection

**EHDC Decision:** Granted

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**3/22/1177/HH**                    **9 Kingsmead, CM21 9EY**

Construction of side and rear part two story, part single storey extension. Conversion of garage to habitable space. Construction of garage. Construction of front porch. Alterations to fenestration

**STC Comment:** Objection. Overdevelopment of site

**EHDC Decision:** Refused. "The proposed development, by reason of its size, siting, height, scale and design, would add considerable massing to the existing dwelling that would fail to appear subservient and would fail to achieve a high standard of design to respond to the context of the site, or to reflect local distinctiveness. The development would therefore be harmful to the character and appearance of the application dwelling and the surrounding area. The development would therefore result in an unsympathetic form of development that would be harmful to the general character and appearance of the locality and impact on the amenity of adjoining neighbours, contrary to Policies DES4 and HOU11 of the East Herts District Plan 2018"

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**3/22/1263/FUL**                    **11 Cambridge Road, CM21 9JP**

Addition of 4 roof windows on existing roof

**STC Comment:** No objection

**EHDC Decision:** Granted

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**3/22/1310/HH**                    **21 Walnut Tree Crescent, CM21 9EB**

Loft conversion with three dormers and four rooflights to rear. Construction of two storey front extension with dormer. Conversion of garage to habitable space. Alterations to fenestration. Demolition of outbuilding.

**STC Comment:** No objection

**EHDC Decision:** Granted

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**P 22/58**

**PLANNING APPEALS**

To receive notification from EHDC of Planning Appeals

Plans are no longer available in the Council Office for inspection.  
They are available on-line on the East Herts District Council web-site.

Members of the public and press are cordially invited to attend all meetings of the Council and its committees.