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Chairman and Members of the
Development Management
Committee

Your contact: Peter Mannings
Tel: 01279 502174
Date: 13 July 2022

cc. All other recipients of the
Development Management
Committee agenda

Dear Councillor,

DEVELOPMENT MANAGEMENT COMMITTEE - 13 JULY 2022

Please find attached the Additional Representations Summary as circulated by the Head of Planning and Building Control prior to the meeting in respect of the following:

5. Planning Applications for Consideration by the Committee (Pages 3 - 5)

Yours faithfully,

Peter Mannings
Democratic Services Officer
East Hertfordshire District Council
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MEETING : DEVELOPMENT MANAGEMENT COMMITTEE
VENUE : COUNCIL CHAMBER, WALLFIELDS, HERTFORD
DATE : WEDNESDAY 13 JULY 2022
TIME : 7.00 PM

East Herts Council: Development Management Committee

Date: 13 July 2022

Summary of additional representations received after completion of reports submitted to the committee, but received by 5pm on the date of the meeting.

Agenda No	Summary of representations	Officer comments
5b, 3/21/1248/F UL 19A Marlborough Close	Neighbour objection (circulated to DMC): <ul style="list-style-type: none"> - Building footings and elevation locations do not consider long term health or maintenance of the building. - They do not consider the lack of airflow adjacent to the boundary and partially existing hedge and the impact of the hedge of insurance, access for maintenance/pruning and fire rescue/fighting 	<p>The proposal has been assessed against the relevant criteria in the East Herts District Plan 2018.</p> <p>A number of the issues raised are issues which either relate to building control matters or third party issues (such as insurance) or best practice in construction.</p> <p>The report considers the impact on the existing hedge and requires replacement planting by condition. The existing hedge does extend in front of the kitchen and</p>

	<ul style="list-style-type: none"> - Impact of existing tree roots on proposal - Impact on ability to insure the building and neighbour's building - Existing hedge not shown accurately on drawings/impact on hedge. - Loss of privacy of properties to the south and consideration not given to privacy from existing properties - View from existing properties not considered - Request additional condition to secure partial obscure glazing to rear first floor windows - Procedural comments regarding how the application came about and build process 	<p>officers are satisfied with this relationship.</p> <p>Whether an existing tree causes issues with the foundation of a building is not a material planning issue.</p> <p>Comments have been received regarding fire safety as included in the report.</p> <p>The impact on the privacy and outlook and light of existing properties likely to be affected has been considered, including the existing properties on Thorley Hill. No condition is recommended requiring obscured glazing to the rear (southerly) large windows due to their distance from the properties on Thorley Hill and distance from the site boundary, measured perpendicularly.</p> <p>The view from a property is not a material</p>
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	<p>on site.</p>	<p>consideration (as different people would favour different views) but the above similar factors of the impact on existing properties have been considered.</p> <p>The points regarding how the application came to be submitted are noted.</p>
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