



Reference: 20/02279/FUL

Proposal: Development of two dwellings, together with garaging and driveways.

Address: Land At The Street The Street Chipperfield Hertfordshire WD4 9BH

CPC: **Objection**, This is both green belt land and in the conservation area. This combination renders the proposed development inappropriate. No case has been made seeking to justify development on green belt land within the conservation area. Whilst 'limited infilling' is permitted in NPPF para 145, this proposal does not meet the accepted definition of 'limited infilling in a Conservation Area' which refers to a piece of land to the side of an existing dwelling and facing a road. DBC Core Strategy 2013 states that new developments in Conservation areas can only be permitted if they respect established building lines and such land cannot be brought into use if it compromises the character of the area. This scheme fails to respect any of the existing building lines.

Arguably a case could be made for a single dwelling to the south of 'The Old Forge' facing the road however, to meet Conservation Area policy and Design Statement guidelines, would need to be of more sensitive design than the proposed dwellings and be of lesser scale and bulk.

In 2011, DBC Philip Stanley stated in respect of the green space of which this site forms part "The openness of this land is an unusual and therefore key characteristic of the conservation area and this should be protected. In my view the construction of houses in this land would not constitute 'infilling' as the land is too large".

NPPF refers to 'limited infilling' in villages being acceptable in support of proven community need for affordable housing, which, depending on the outcome could link to the Chipperfield Housing Needs Survey taking place in October.

Reference: 20/02453/FHA

Proposal: Proposed 3m 1.5-storey side extension comprising undercroft external storage, new dining area and an extension of the master bedroom.

Address: Pende Whippendell Farm Langley Road Chipperfield Kings Langley Hertfordshire

CPC: No comment

Reference: 20/02392/TCA

Proposal: Work to tree.

Address: St Pauls Church The Common Chipperfield Hertfordshire

**CPC: Refer to Tree Officer**

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Cllr Bryant

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Date

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**DECISIONS MADE BY THE PLANNING AUTHORITY  
PRIOR TO THE MEETING**

13/08/2020 20/01482/DRC Details as required by condition 2-part a (contaminated land), condition 4 (surface water drainage and boundary wall), condition 6 (materials) and condition 7 (hard and soft landscaping) attached to planning permission 19/02788/FUL (Demolition of detached garage and construction of two new semidetached houses in the rear garden of Molly Ash).  
8 Alexandra Road  
Chipperfield  
WD4 9DS

DBC: Grant (CPC: No comment)

20/02014/TCA Works to tree. Saddlebow  
The Common  
Chipperfield  
WD4 9BL  
Raise Objection

DBC: Objection (CPC: Refer to Tree Officer)

20/00887/FUL Part single, part two storey side and rear extension and conversion of the dwelling into two cottages  
Martlets  
The Common  
Chipperfield  
WD4 9BS

DBC: Granted (CPC: Object)

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**Planning Appeal Town & Country Planning Act 1990 Appeal in Progress**

20/00027/REFU Top Common Appeal against refusal "Variation of Conditions" 19/03052/ROC  
In progress.

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**DATE OF NEXT MEETING by Virtual Meeting 6<sup>th</sup> October 2020.**

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Cllr Bryant

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Date