

DEVELOPMENT CONTROL COMMITTEE

16th DECEMBER 2014

UPDATE SHEET

Item 6

14/01326/FUL – Rear of 31 Nascot Wood Road

TWO ADDITIONAL REPRESENTATIONS RECEIVED:

Mr and Mrs Barker of 5 Lingfield Way, dated 15th December 2014.

Officer Comment:

This does not raise new material planning considerations which are not already discussed in the report.

Points for clarification-

Recommended highways conditions – All points within the conditions recommended by Hertfordshire Highways are incorporated within recommended condition Nos 4 (Landscaping), 7 (Construction Management Plan) and 8 (Parking).

Nos. 1 and 3 Lingfield Way – These are located adjacent to Nascot Wood Road and are not numbers available for use, contrary to statement in the report. Notwithstanding this, the siting, form, layout and design of the development would create a natural continuation of the cul-de-sac.

Impact on value of neighbours' property – This is not a material planning consideration

Human Rights – All appropriate neighbouring properties, including the owner/occupiers of Nos.5 and 7 Lingfield Way, were consulted by the Council at all appropriate stages of the current and previous applications. Full consideration of all consultation responses has been made.

Mrs Myhill of 23 Wentworth Close, dated 16th December 2014-12-16

Four photographs submitted, with annotations, from the rear of 23 Wentworth Close.

Officer Comment: *The rear of the property, as shown in photographs, was seen in case officer site visit to the rear garden of 23 Wentworth Close. As discussed in the report, due to the location of the trees and the relative distance, height and depth of plot 1 to the rear of No23, it is not considered that there would be harm to the amenities of the property.*