



The countryside charity
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Standing up for Hertfordshire's countryside

Amit Patel
Planning and Building Control
Hertsmere Borough Council
Civic Offices
Elstree Way
Borehamwood
Hertfordshire
WD6 1WA

Our Ref:

Your Ref:

6th March 2020 (by email)

Dear Amit Patel,

Application No. 20/0227/FUL
Demolition of detached dwelling and construction of 2 x 4-bed detached dwellings to
include accommodation at loft level.
At 130 Little Bushey Lane Bushey Hertfordshire WD23 4SA

CPRE Hertfordshire have concerns regarding this application.

The applicant has an existing approval for the demolition of the existing property and its replacement with a pair of semi-detached houses. This may have been agreed as the form of a pair of semis was broadly similar to that of a single detached dwelling. The applicant now wishes to amend that to permit the construction of two detached properties.

The stated reason is to facilitate an unobstructed view through the site into the development beyond. While we can understand the intent behind this proposal, in our view the negative consequences outweigh the positive.

This site is in the Green Belt. By the applicant's own admission, the combined footprint and volume of the two detached dwellings is greater than the original house and the pair of semi-detached properties which have approval. As a result there will be a greater impact on the openness of the Green Belt, contrary to the National Planning Policy Framework.

National and local planning policies require good design within new development. The amended layout would result in a gap between the properties of 2metres and tapering gaps of 1.4metres reducing to 1metre between each house and the boundary. This will result in a very pinched and awkward appearance at odds with the pattern of the development in the street and in the street scape. The very slight off-set (of less than 1metre) between the street frontages of both buildings looks a little perverse and serves no purpose.

CPRE is working nationally and locally for a beautiful and living countryside

CPRE Hertfordshire is a Charitable Incorporated Organisation

President: Sir Simon Bowes Lyon, KCVO
Chairman: Richard Bullen

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The elevations of the two houses which face on to the gap between them, each contain four windows on the ground floor and one window on the first floor. These windows look directly into each other with only 2metres between them. While we accept that these windows are not servicing living or bedrooms, this is not good practice.

On sustainability grounds, the separation of the two into detached properties is not good practice either. The extent of external wall and of glazing are both increased, with consequent potential for greater heat loss.

As stated above, we do not consider that the facilitating of a view through the site outweighs the harm that would be caused by the increase in footprint and volume, the positioning of the two units on the site or the design and sustainability issues. Consequently we urge the Council to reject this application.

Yours sincerely,

David Irving