



WARNER

## **43 Goodyers Avenue Radlett Hertfordshire WD7 8AZ - Non Material Application – Planning Statement**

### **Introduction**

Warner Planning submits this Planning Application on behalf of Griggs Bespoke. The proposals subject to this application seek make a variety of changes to the approved scheme (23/0824/VOC) at 43 Goodyers Avenue and are set out in greater detail in the 'Proposal' section of this statement.

The following plans have been submitted in support of the application, in addition to this Statement:

- Site Location Plan (Drawing Ref – 2245-PL1000)
- Site Plan as Approved (Drawing Ref – 2245-PL1001)
- Proposed Site Plan (Drawing Ref – 1620/175)

This Planning Statement sets out the background relevant to the determination of the application, by describing the site and its general locality, before setting out details of the proposed development. The statement goes on to provide an overview of the planning policy context against which the development must be assessed, followed by a detailed consideration of the development proposals against this policy context and all other relevant material considerations.

### **The Site and Surrounding Area**

Planning permission (22/0639/FUL) was recently granted on the 1st July 2022, for the “demolition of existing dwelling and erection of replacement 4-bed, detached, two storey dwelling with accommodation in the roof space to include rear patio area with outdoor swimming pool and pool house. Associated landscaping to include front access, parking and amenity space.”

Following the granting of the original permission, there has been a couple of subsequent applications which have been allowed to vary the details of the scheme. The latest application which is the one that this application seeks to make a non-material amendment to is 23/0824/VOC

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The site is located on the western side of Goodyers Avenue, with the new dwelling retaining the frontage onto the road and also continuing to provide access onto the adjacent road through a revised access arrangement.

A search via the Council's website revealed the following planning history for the site:

Reference	Address	Description	Decision
23/0824/VOC	43 Goodyers Avenue Radlett Hertfordshire WD7 8AZ	Application for variation of condition 2 (approved plans) to allow for reduction of ground level and revised site levels, relocation of outdoor amenity space, flat roof alterations to rear outbuilding and amendments to the Tree Protection Fencing following grant of planning permission 22/0639/FUL.	Permitted  06/09/2023
23/0260/MA	43 Goodyers Avenue Radlett Hertfordshire WD7 8AZ	Application for a non-material amendment to allow for multiple amendments to include chimney material amended, roof pitch increase, second floor roof plan amendments, and window on side elevation removed following the grant of planning permission ref 22/0639/FUL.	Permitted  07/06/2023
22/2084/CLP	43 Goodyers Avenue Radlett Hertfordshire WD7 8AZ	Replacement front perimeter wall with railings and 2 x vehicular gated entrances. Certificate of Lawful Development (Proposed).	Permitted  17/01/2023
22/2083/DOC	43 Goodyers Avenue Radlett Hertfordshire WD7 8AZ	Application for approval of details reserved by condition 9 (External Materials Schedule) of planning	Permitted  03/002/2023

		permission reference	
22/0639/FUL	43 Goodyers Avenue Radlett Hertfordshire WD7 8AZ	Demolition of existing dwelling and erection of replacement 4-bed, detached, two storey dwelling with accommodation in the roof space to include rear patio area with outdoor swimming pool and pool house. Associated landscaping to include front access, parking and amenity space.	Permitted  01/07/2022
TP/05/0356	43 Goodyers Avenue Radlett Hertfordshire WD7 8AZ	Erection of two storey side and rear extension.	Permitted  26/05/2005
TP/52/0079	43 Goodyers Avenue Radlett Hertfordshire WD7 8AZ	Alterations and additions.	Permitted  01/04/1952

The application site is situated in the village of Radlett in a well-established residential area. Goodyers Avenue is characterised by linear residential development which fronts the main road.

## The Proposal

The proposals seek to make the following non-material amendments to the approved scheme (23/0824/VOC):

- Moving the pool 2.5m towards the eastern boundary.
- Remove the pool outbuilding.
- Move the furthest set of steps from the proposed dwelling by 1.4m so they are central.

The changes set out in this application have been designed to be cohesive with the surroundings and complement the existing environment, whilst meeting the needs of the applicant.

## Planning Policy Context and Analysis

It is important to reiterate, that the principle and fundamental design of this scheme was approved as part of the 22/0639/FUL application, as such those matters do not form part of the

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consideration for this application. This application should just consider the alterations proposed in the above section of this Statement, which is what forms the focus of the below assessment.

Typically, a non-material amendment is defined as:

- The proposal is for a very small change to the development already granted planning permission;
- The proposed amendment does not alter the development significantly from what was described on the planning permission and does not conflict with any conditions of the permission;
- No adopted planning policy is breached;
- The proposed amendment would not move any external wall outwards more than the thickness of a wall;
- The proposal would not increase the height of any roof;
- No windows are introduced that could potentially permit overlooking of other properties.

Firstly, the Framework, at Chapter 12 sets out the requirement for all forms of development to result in *'The creation of high quality, beautiful and sustainable buildings and places.'* This is the overarching thread which must be adhered to, and none of the amendments proposed would result in a change in stance from the approved scheme.

Policy SP1 of the Core Strategy requires development to *'ensure a safe, accessible and healthy living environment for residents'* and *'be of high quality design and appropriate in scale, appearance and function to the local context and settlement hierarchy, taking advantage of opportunity to improve the character and quality of an area.'* As set out the amendments will enhance both aspects of the policy and will result in a development that is more integrated within the context it is proposed.

Furthermore, the changes proposed, continue to comply with Policy SADM30 of the Site Allocations and Development Management Plan. The development will continue to make a positive contribution to the surrounding environment, and the local character, resulting in a high-quality development. The proposals will also respect, enhance or improve the visual amenity of the area by virtue of its scale, mass, bulk, height, urban form and have a no greater impact than the approved scheme on the amenity of occupiers of the site, its neighbours, and its surroundings in terms of outlook, privacy, light, nuisance and pollution.

Whilst there are no policies in the adopted Radlett Neighbourhood Plan, which are directly relevant to the proposals, there is a section of text on page 38 which the scheme can be compared against. As such in accordance with the Design Code, the proposals as submitted will not differ

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significantly from the approved scheme in the context of the Design Code. As such the submission complies with the relevant portions of the adopted Neighbourhood Plan.

The proposals also comply with Part D of the Hertsmere Planning and Design Guide SPD.

## **Conclusion**

This application is submitted by Warner Planning on behalf of Griggs Bespoke. The proposals subject to this application seek make a variety of changes to the approved scheme (23/0824/VOC) and are set out in greater detail in the 'Proposal' section of this statement at 43 Goodyer Avenue, Radlett.

The application complies with the relevant portions of both national and local planning policy, and the proposed amendments would not result in a scheme which has a greater impact on the area or the surrounding community. We therefore respectfully request that permission is granted for the amendments as set out.