

High Firs, Meadway, Berkhamsted, Hertfordshire HP4 2PL.

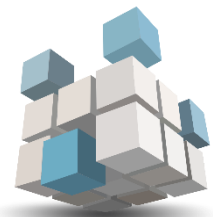
Planning Statement, March 2024

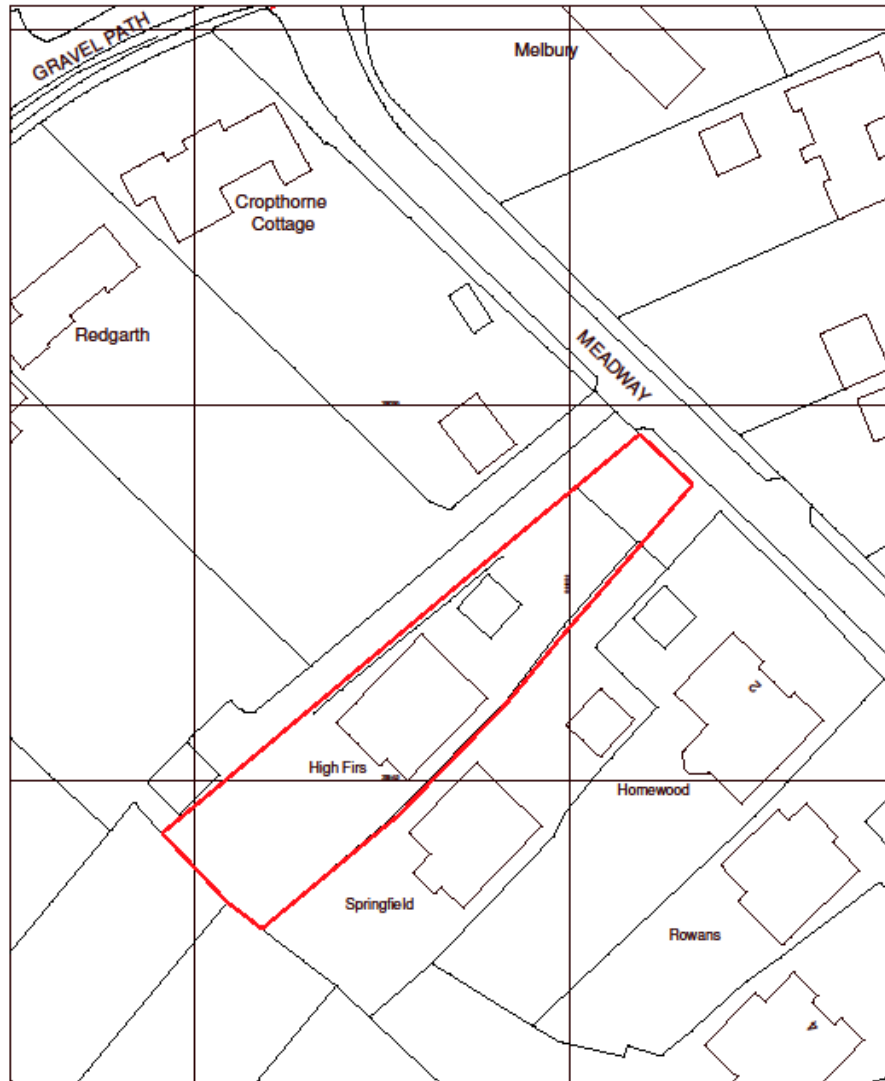
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Location Plan

This Statement follows a supported Pre-Planning Application for the Retrospective Planning Application for the demolition of a double garage and construction of a slimmer smaller outbuilding and relocation of a garden store. The proposals include an open roof area draining into a soaker pipe system. at High Firs, Berkhamsted Hertfordshire HP4 2PL.

Site Description

The application site is situated within the urban area of Berkhamsted set on the southern side of Meadway. The application comprises a Georgian-style dwelling and a detached garage. The dwelling is served by a sloping (southern incline), large, and heavily landscaped residential curtilage. The landscaping is particularly heavy around the boundaries of the application site and there are some trees (Scots Pine) towards the rear and front of the site which are protected by Tree Preservation Order 420. The surrounding area has a variety of architectural forms with no one typical design, however, the area does overwhelmingly consist of detached dwellings. The layout is very informal with no consistent build line. The areas heavy informal landscaping and boundary treatment that gives Meadway a semi-rural character.

Proposal

Following the Granting of application **4/02454/20/FUL**, the Applicant was incorrectly advised by a third party, that under Permitted Development Rights, the garage could be simply replaced with a similar structure of similar size and location. As this information was incorrect, this retrospective application has been submitted.

Retrospective Approval is therefore sought for the demolition of a double garage and construction of a slimmer, smaller outbuilding and relocation of a garden store. The proposals include an open roof area draining into a soaker pipe system.

Pre-application advice was sought and supported in terms of satisfactory protection for the protected trees on the site. As the building is similar in design and location to the earlier pre-application, it is felt that impact relating to other material considerations i.e. visual amenity, residential amenity, car parking and highway safety would not change in any significant manner. As such, no concerns were raised to these points. However, detail was lacking regarding the full implementation of the protection measures. This is required to satisfy the council that there would be no unacceptable impacts on protected trees. This has now been added and is included in this statement.

Key Considerations

The main consideration relating to this application is the impact on the protected trees, namely the closest Scots Pine (“T2”), which is protected under TPO 420.

As identified in the pre-application (see 23/02912/PRHW), the protected trees on the site *‘make an important contribution to the verdant character of the area.’* As the new building is similar in design and location to the earlier pre-application, it is considered the impact relating to other material considerations i.e. visual amenity, residential amenity, car parking and highway safety would not change in any significant manner. As such, no concerns were raised to these points in the Pre-Planning Application.

The proposed new hard landscaping and permeable driveway and pedestrian areas; were previously approved in Planning Application ref. 20/02454/FUL although the overall permeable area has been increased in this application with the addition of soaker pipes installed below the extended roof area and the lightweight store area.

Relevant Planning History

20/02454/FUL - Demolition of the existing portico and construction of a new wider portico, new hard landscaping, replacement material of existing boundary fence on a micro-pile foundation, removal of the existing hedge. Following works on shared driveway with neighbouring property (Springfield): Demolition of existing gated entrances and construction of new front entrance gates.

Granted - 3rd March 2021

4/01883/09/FHA - Relocation of garage

Application Details

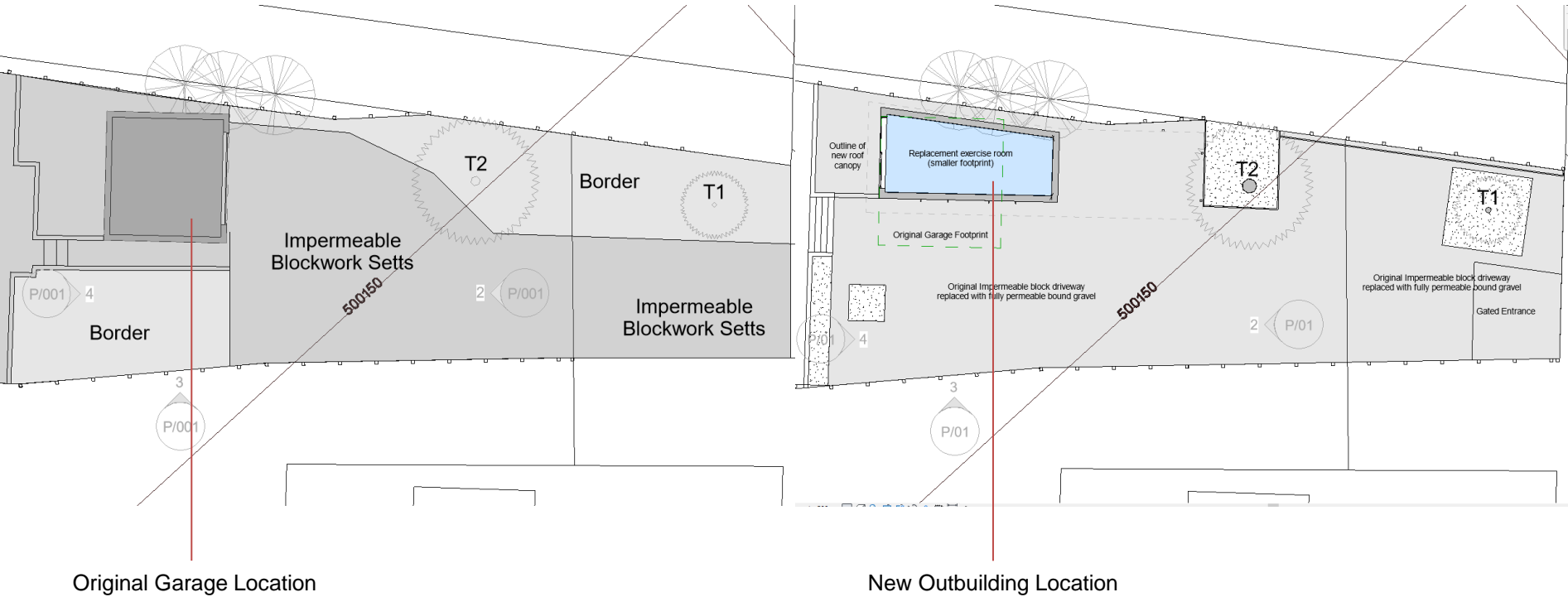
This Application related solely to the two most recent applications, FUL Application referenced **4/02454/20/FUL** and the Pre-Planning Application ref **23/02912/PRHW**.

The Pre-Planning Application Report dated 11th January 2024 **Confirmed**; *“As the new building is similar in design and location to the earlier pre-application, it is considered the impact relating to other material considerations i.e. visual amenity, residential amenity, car parking and highway safety would not change in any significant manner. As such, no concerns were raised to these points in the Pre-Planning Application”.*

The Pre-Planning Application report **concluded**. *“The information provided affords satisfactory protection for protected trees on the site. However, detail is lacking regarding the full implementation of the protection measures. This is required to satisfy the council that there would be no unacceptable impacts on protected trees. No other material planning considerations appear to be a constraint to development at this stage”.*

The following pages describe the permeable drive area specification and show construction stage photographs of the re-used and new permeable materials used over a larger area to provide an improved total permeable area the property frontage of some 80% which is a notable improvement over the previously approved impermeable blockwork setts which only allowed a permeable area of 30% of the frontage.

The original garage footprint was 39m² the current outbuilding is 36m².



Site Details Continued...

In addition to the smaller replacement outbuilding in a thinner position to the original garage, a small lightweight garden store which was already on site has been relocated and now rests on the existing ground with no structural foundations close but not mechanically connected to the outbuilding.

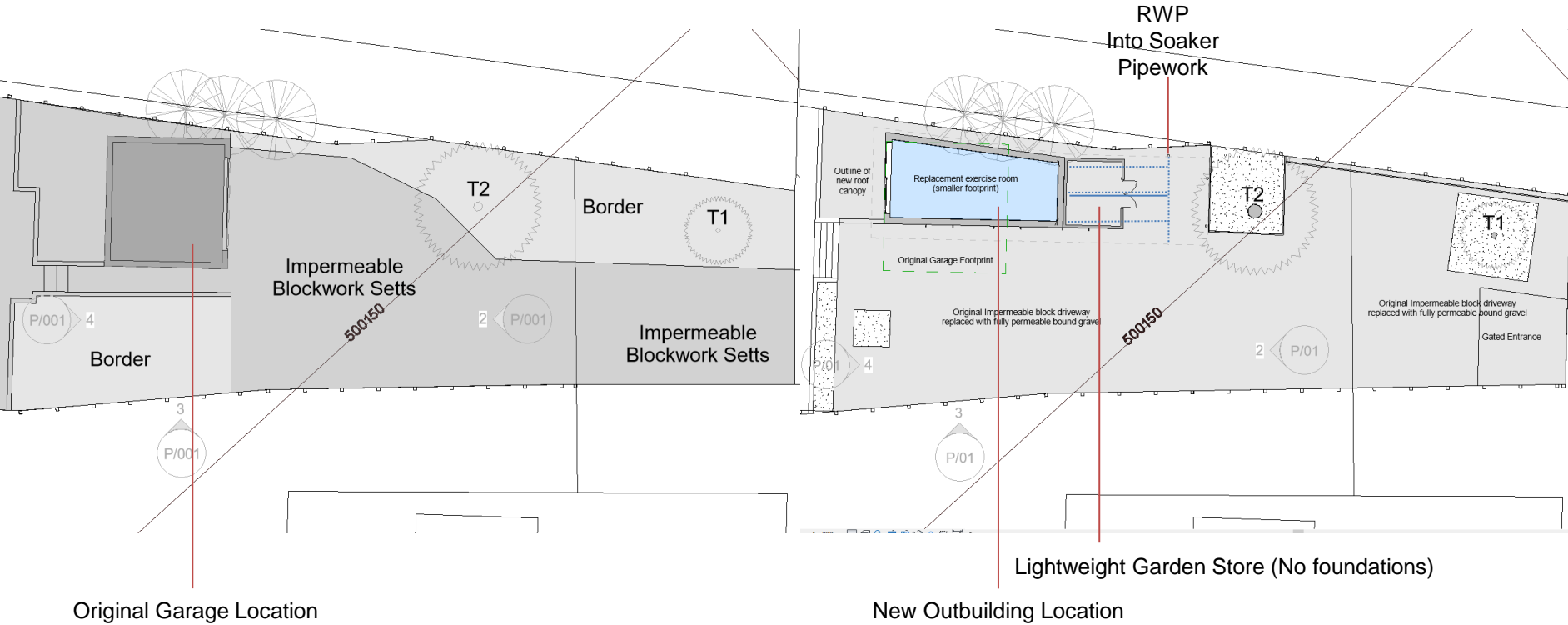
The lightweight garden store and outbuilding roof areas are joined only by the roof materials which extend approximately 4m. The extended roof is supported by two posts which rest into the ground, clear of any roots and have no foundations.

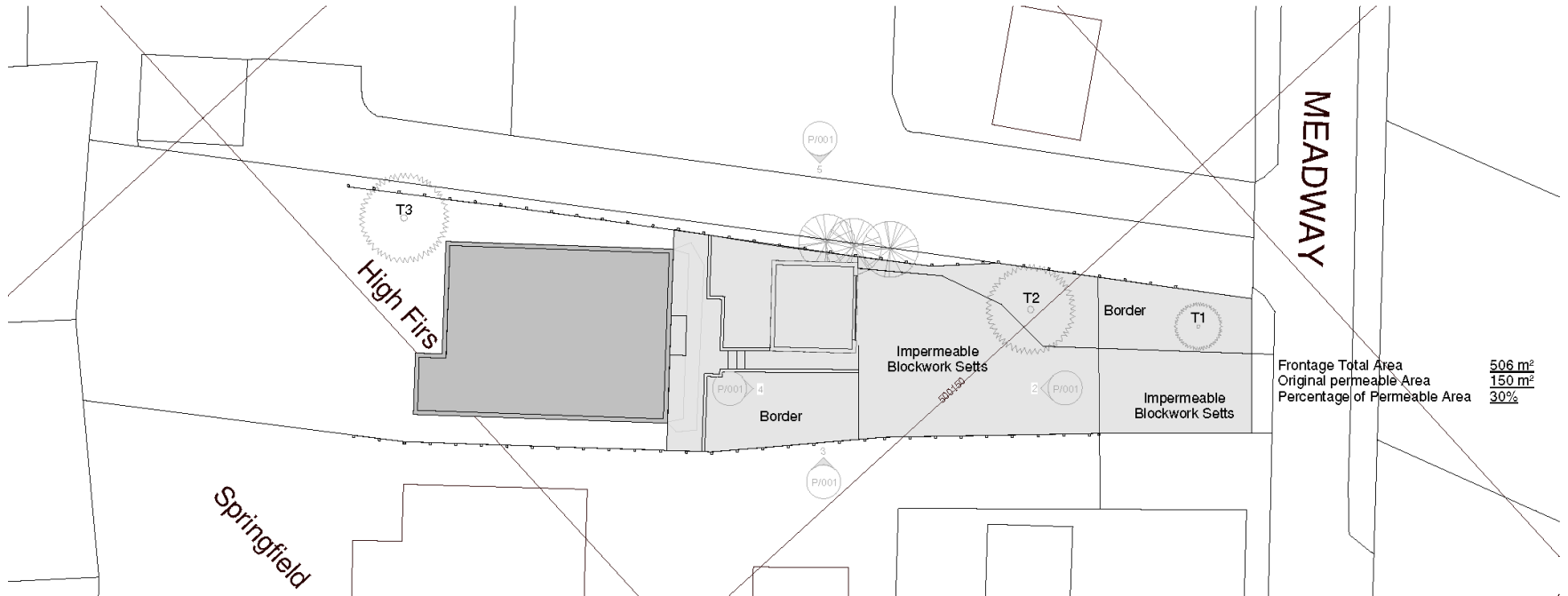
The roof drainage collects to a single RWP which discharges into a series of permeable ground drainage soaker type pipes installed below the Lightweight Garden Store and open roof area.

The original vehicular access and parking areas consisted of impermeable hard standing areas blockwork setts with a single boarder.

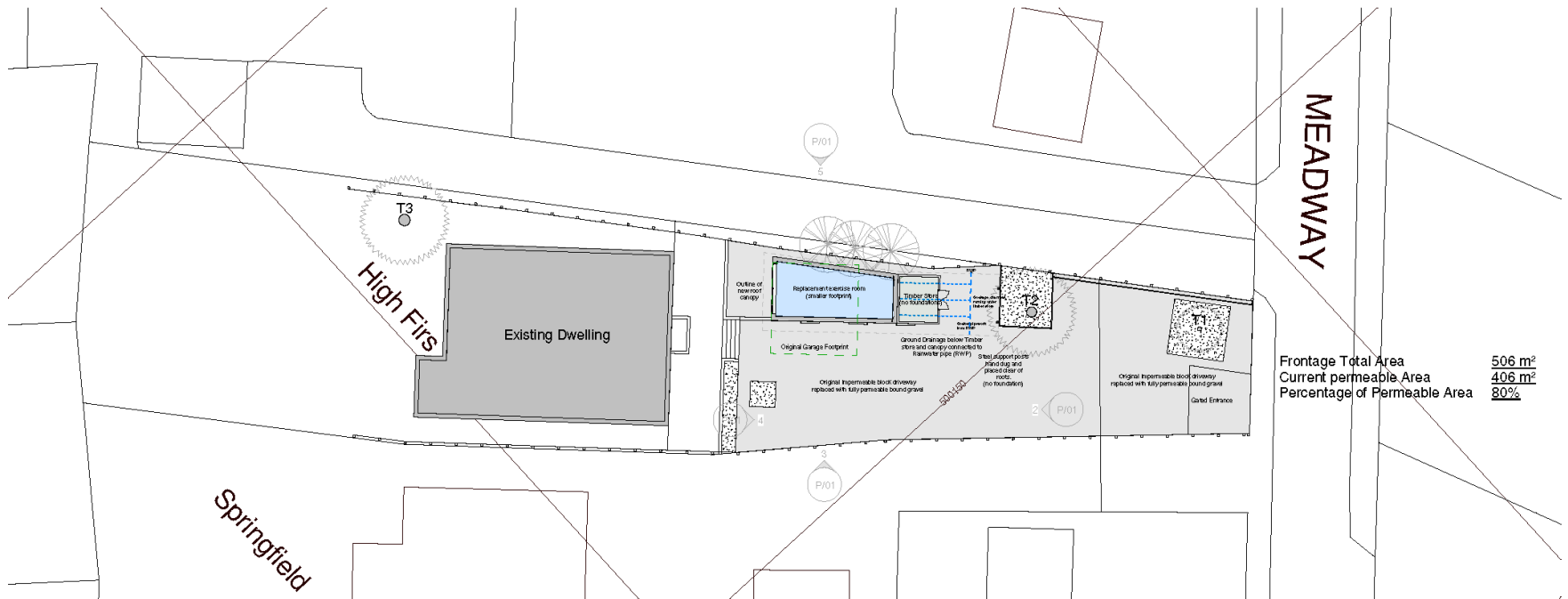
The current vehicular access and parking area consists entirely of a permeable resin gravel finish allowing the entire garden frontage and areas trees T1 and T2 to benefit from a vastly improved drainage system.

The shaded area below the open roof area receives the Rainwater collected by the outbuilding, lightweight garden store via the ground drainage soaker pipe system detailed above.





Original Garage and Impermeable Access and Parking hard standing areas



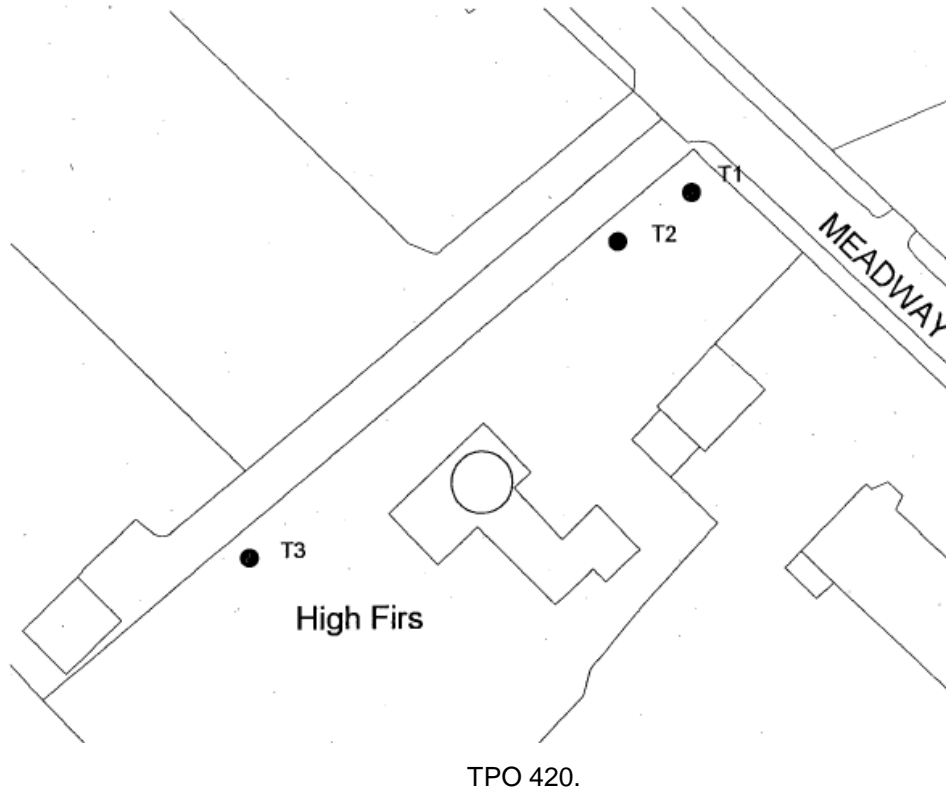
Current Outbuilding, Permeable Access, Parking and soaker drainage system below open roof area.
 No foundations below lightweight store (green area)

SCHEDULE 1
SPECIFICATION OF TREES
Trees specified individually
 (encircled in black on the map)

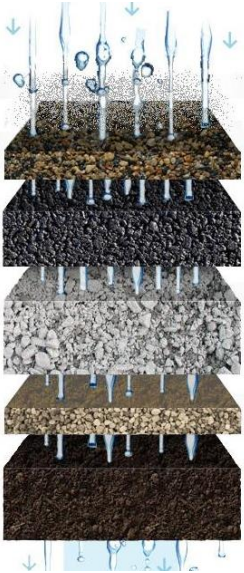
<i>Reference on Map</i>	<i>Description</i>	<i>Situation*</i>
T1	Scots Pine (<i>Pinus sylvestris</i>)	In the northern corner of the site, 2m from the north-east boundary and 3m from the north-west boundary.
T2	Scots Pine (<i>Pinus sylvestris</i>)	14m from the north-east boundary and 2m from the north-west boundary of the site.
T3	Scots Pine (<i>Pinus sylvestris</i>)	24m from the south-west boundary and 2m from the north-west boundary of the site.

LAND AT HIGH FIRS, MEADWAY, BERKHAMSTED HP4 2PL

TPO 420 T1-T3 SCOTS PINE (*Pinus sylvestris*)



TPO 420.



GLASS BEADING

Broadcast over the curing surface for added grip

RESIN BOUND SURFACE COURSE

15mm typical depth for paths and walkways
18mm typical depth for driveways & traffic areas

TARMAC BINDER BASE COAT

14-20mm open texture
50mm for paths and walkways
80mm for driveways and traffic areas

SUB-BASE

Well compacted Type 3 open graded hardcore
with reduced fines
100mm depth for paths & walkways
150mm for driveways and traffic areas

CAPPING LAYER (IF REQUIRED)

Depth varies depending on the quality of
Sub-Grade

Resin Bound Specification Overview



Re-use existing open grade Sub Base topped up to a minimum of 150mm Type 3 open grade hardcore



150mm Sub Base well compacted Type 3 open grade hardcore with reduced fines.



80mm Permeable Tarmac Binder Base Coat
14-20mm open texture



18mm Permeable Resin Bound Surface Course
14-20mm open texture



Mini Screw Piles below
lightweight shed



Slimmer outbuilding with timber rainscreen and green walling
Permeable resin stone wearing course.

Slimmer outbuilding with lightweight garden store.
Original impermeable blockwork in foreground



Subterranean soaker pipes below extended roof area and
lightweight garden store.



Lightweight Garden Store clad to match outbuilding

Conclusion

Care has been taken to ensure the original garage which had a footprint of 39m² was replaced with a smaller outbuilding footprint of 36m². Care has also been taken to ensure that the original permeable area of just 150m² (30% of the site frontage) was increased. The original impermeable areas were replaced with permeable resin gravel creating an enlarged permeable area of 406m² (80% of the site frontage) . The permeable wearing course was approved within 4/02454/20/FUL.

The lightweight garden store was an existing building located in the rear garden which has been repositioned adjacent to the new slimmer outbuilding and has no concrete foundations.

We seek Retrospective Approval to the demolition of the original garage and construction of a slimmer, smaller outbuilding with the relocation of a lightweight garden store including an open roof area draining into a soaker pipe system.

The new outbuilding roof extends over the lightweight garden store to create an open covered area. The extended roof is supported by two posts which rest into the ground, clear of any roots and have no foundations.

To ensure a continuity of rainwater to all areas surrounding tree T2 the drainage from the outbuilding roof collects to a rainwater pipe draining into a series of soakage pipes strategically placed below the covered area and lightweight garden store to provide rainwater below the open roof and garden store areas as if they were not there.

With hindsight, it is regrettable to have constructed the outbuilding without prior Planning Approval following incorrect advice of a third party. This was a genuine error.

Supporting advice to this proposal has been gained by Trevor Heaps Arboricultural Consultancy Ltd. This specialist advice states The retained trees will be protected using up-to-date methodology and guidance provided by the current British Standards (BS 58378:2012). the proposals will not detrimentally affect the trees or the character / appearance of the local area.

This report is included within this Planning Application.

The slimmer, smaller outbuilding and lightweight store have been finished in materials fitting to the existing dwelling and Local Character Area. The principle of the outbuilding was supported through Pre-Planning Application ref. see 23/02912/PRHW.

We consider the outbuilding has been constructed in the finest materials and with its permeable drainage system and green walling provide a greater ecologically solution over the original impermeable drive area and garage which drained into a positive drainage system.

We would ask for your support in granting this retrospective application for the as built construction.

