

29th March 2023

**Meeting of the
Town Planning Committee
On Monday 3rd April 2023 at 6pm**

AGENDA ADDENDUM – ITEM TP 42/23
(Agenda circulated on 28th March 2023)

<i>DBC Ref</i>	<i>Proposal</i>	<i>Location</i>	<i>Case Officer</i>
23/00450/FHA	AMENDED/ADDITIONAL INFORMATION Internal Alterations, Two Storey Side and Rear Extension Attic Conversion including Dormer to Rear, and Rendering of First Floor Front Elevation	2 Ridgeway	JG

Information from case officer below:

Dear Berkhamsted Town Council,

You recently provided the following comments in respect of the above-referenced planning application:

Objection

No objection in principle, but the width of the ground floor extension will prevent access to the rear of the property in breach of SLP 7 (iv).

Given that there is no objection in principle, I wanted to clarify whether the official stance (objection) is correct. Should this not read as 'concern'?

Assuming that the official stance is indeed to raise an objection, I would point out that:

Access to the rear would still be possible through the utility room door (as this is a utility area, residents are less likely to have concerns about taking garden equipment through this part of the house);
Wheelie bins are already stored to the front of the house (see attached photograph), and therefore the extension would not result in more clutter in the street scene.
Appendix 7 does not state that side extensions must not block access to the rear of property. Instead, the less onerous word 'should' is used, tacitly acknowledging that there may be times when a loss of rear access will be acceptable.

I would be grateful for your clarification in connection with this matter; and, if the stance is to object, then I would respectfully request that this is re-considered at the next town planning meeting on the basis of the information provided above.