



## *Sandridge Parish Council*

The Planning Committee met at 2.00pm on the 7<sup>th</sup> April 2025 at Marshalswick Community Centre

**PRESENT:** Councillors: Graham Leonard, June Reid, Mary Ternouth, Mike White

**OFFICER:** Rebecca Pannese, Projects, Amenities and Community Engagement Officer

**APOLOGIES:** Councillors: John Hale, Julie Oakley

**ABSENT:** Jenny Roberts, Luke Sieger

**PRESENT:** Two public members were present

**DECLARATIONS OF INTEREST:** There were none.

### **1135 MINUTES**

The minutes of the previous meeting held on 17<sup>th</sup> March 2025, having been previously circulated, were unanimously approved as a correct record.

### **1136 1 Wycombe Place, St Albans, Hertfordshire AL4 9RH Hertfordshire – Planning Application 5/2024/2225**

Following discussion, it was:

#### **RESOLVED**

To submit the following comments to St Albans District Council;

Sandridge Parish Council have serious concerns over this proposed development, which it believes conflicts with the requirements of sections of the Retained Policies of the Local Plan 1994, the Draft Local Plan and the approved Sandridge Neighbourhood Plan.

The development does not meet the requirement of a number of clauses in Policy 72 – Extensions in Residential Areas of the retained Local Plan 1994, with regards to (i) Scale and Character, (iii) Space around the building, (iv) carparking/garaging, (v) effect on adjoining property, (vi) cumulative effect, (vii) side extensions, (viii) single storey rear extensions and (ix) two storey rear extensions.

Similarly, Policy 70, Design and Layout of New Housing, is contravened with respect to Policy (iv) Parking and garaging, Policy (vi) Privacy between dwellings and Policy (x) Defensible space.

With regard to the Draft Local Plan 2041 this development falls foul of a number of similar contraventions re DES1 Design of new developments (clauses d and i); DES4 Extensions to existing buildings (clauses a, b, c, f, g, and i); DES5 Residential amenity standards (clauses a, b, c and d) and finally DES7 Servicing of development (clauses a and b).

Furthermore, Sandridge Parish Council has some strong objections to this proposed development where it is in conflict with the requirements of the Sandridge Neighbourhood Plan. Our first point is that it is unclear whether this provision of two new dwellings (the existing flat remains essentially unchanged) can be classed as an extension as claimed. Our specific concerns are detailed below.

### ***Policy D4 Housing Development and Building Guidelines (less than 10 dwellings)***

#### ***Policy D4 (2) - Housing Development and Building Guidelines***

*New development, improvements or extensions to existing buildings must take into account, and reflect, the distinctive area characteristics in terms of the design and materials used.*

The planned development is not compatible with the existing buildings and would have a detrimental impact on the street scene, as well as compromising the appearance of the rear of the building, which can be clearly seen from other nearby properties.

*D4 (3) The scale and height are in keeping with the existing and adjacent buildings.*

This is clearly not the case and the development proposes a gross over development of the site.

*D4 (4) New developments and extensions including a new bedroom must provide off-road car parking with a minimum of two spaces*

Given that there are two new dwellings proposed (with three new bedrooms in total) the minimal additional car parking spaces provision should be off-road parking for two cars. However, there is no provision for additional car parking spaces in this proposal. Furthermore, a site visit would show that using the existing garages for parking is not possible due to the site configuration, the presence of a bike rack and the size of these garages, notwithstanding the changes that have been made to the garage entry doors. Cars parked in the communal area off which the garages are sited, do not have designated space provision

*D4 (5) Secured parking on-site for cycles either communally or for each home*

There is no secure parking for cycles provided in the proposal.

*D4 (6) Provision of electric vehicle charging infrastructure up to and including the charge point, either individually or communally*

There is no provision for electric vehicle charging infrastructure in this proposal

*D4 (12) Each home has an outdoor garden space or part of or access to a communal garden*

There is no outdoor garden space or access to a communal garden, indeed, the proposal removes the outdoor terrace space currently enjoyed by the occupants of the existing two storey maisonette.

*D4 (17) Include a room or area to enable the possibility of working from home.*

There is no provision for the possibility of working from home in these proposals

### ***Policy D6 – Sustainable Future Housing Design***

Again, the planning application has not taken account of the proposals set out in this policy:

*A Environmental Design*

*A6: The incorporation of solar thermal panels/PVs where practical.*

There is no provision for the incorporation of solar panels in the proposal

*A7: Provision of clothes drying area*

With virtually no outside space apart from access routes there is no provision for the drying of clothes. The current occupiers can do so using the terrace to the rear of the property but, again, this amenity will be removed by this proposal.

*A9: Good natural daylight throughout the house*

The living area to the 1<sup>st</sup> floor, 2 bed dwelling has no natural light. The bathroom in the existing maisonette will lose its outside window. As a result of the build the natural light to the kitchen and bedroom of the existing maisonette will be severely impacted by the wall immediately adjacent to the bedroom window. The windows do not comply with the 45 degree line to these windows. Clearly this proposal will have a detrimental effect on the light to the existing property as well as the proposed new build.

*B Lifetime Design*

*B13: Dimensions of living rooms to allow for the arrangement of furniture rather than corridor arrangement as set out in 'Technical housing standards – nationally described space standard, otherwise known as DCLG standards*

In the proposed design the rooms on both floors are corridor shaped, which precludes a practical arrangement of any furniture, in contravention of this requirement.

Sandridge Parish Council also have some further concerns regarding the existing extract and air conditioning units which are present on the current deck outside the existing maisonette as there is no indication as to how these will be re-routed in the new building. In summary we strongly object to this proposal and feel it should be refused on all the grounds expressed in this response.

**1138 19 Pirton Close, St Albans, Hertfordshire AL4 9YJ – Planning Application: 5/2025/0340**

Following discussion, it was:

**RESOLVED**

Not to submit a comment.

**1139 23 Wheatleys, St Albans, Hertfordshire AL4 9UE – Planning Application: 5/2025/0117**

Following discussion, it was:

**RESOLVED**

Not to submit a comment.

**1140 12 Osprey Drive, St Albans, Hertfordshire, AL4 0LU – Planning Application: 5/2025/0602**

Following discussion, it was:

**RESOLVED**

Not to submit a comment.

**1141 Notifications Made to Planning Enforcement**

There was none.

## DATE OF NEXT MEETING

The next meeting of the Planning Committee is **28<sup>th</sup> April 2025 at 2pm**, at Marshalswick Community Centre.

There being no further business, the meeting closed at 2.45pm

**Chair** .....

**Date** .....