



## *Sandridge Parish Council*

The Planning Committee met at 10am on the 11<sup>th</sup> March 2024 at Marshalswick Community Centre

**PRESENT:** Councillors: Graham Leonard, John Hale, Jenny Roberts, June Reid, Mary Ternouth

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

**APOLOGIES:** There was none

**ABSENT:** Luke Sieger, Julie Oakley

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

**972** The minutes of the previous meeting held on 19<sup>th</sup> February 2024, having been previously circulated, were unanimously approved as a correct record.

**973 40 Ardens Way, St Albans, Hertfordshire AL1 9UJ – Planning Application: 5/2024/0253**

Following discussion, it was:

**RESOLVED**

To submit the following comments to St Albans District Council's Planning Department:

"Sandridge Parish Council have a number of objections to this proposed extension, which contravenes the Sandridge Neighbourhood Plan in several respects, as detailed below. The proposal is considered to be overdevelopment of the site in contravention of Policy D4 (3) Housing Development and Building Guidelines "The scale and height is in keeping with existing and adjacent buildings." The proposal to create a dormer in the roof extending the length of the building, together with the introduction of a gable end to the building is considered to be overdevelopment of the site.

The proposal has a significant effect on the street scene in contravention of Policy D4 (9) of the local Plan, "New development to be integrated with existing developments, reflecting the character of the frontage of nearby properties." The significant change in roof style from hipped to gable end would stand in stark contrast to the roof on the adjoining property, and also other properties in the immediate neighbourhood.

The Parish Council would also expect that, if approved, the extension should comply with Policy D4 (2) of the Local Plan, 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.” Finally, in accordance with Policy D4 (13) “Where footways, pavements and grass verges are to be retained after construction, a commitment to provide evidence that all footways, pavements and grass verges are returned to similar or better condition than before works commenced”, Sandridge Parish Council would expect a condition to be imposed concerning the grass verges and pavements in this narrow road, which should be protected during construction works and returned to their proper state on their completion.”

**974 1 Thorpefield Close, St Albans, Hertfordshire AL4 9TJ – Planning Application: 5/2024/0365**

Following discussion, it was:

**RESOLVED**

Not to submit a comment.

**DATE OF NEXT MEETING**

The next meeting of the Planning Committee is on Monday 8<sup>th</sup> April at 2pm, at Marshalswick Community Centre.

There being no further business, the meeting closed at 10.22am.

Chair .....

Date .....