

**HARPENDEN TOWN COUNCIL**

**APPLICATIONS REGISTERED WEEK ENDING 29/01/2021**

**APPLICATIONS REGISTERED WEEK ENDING 05/02/2021**

**APPLICATIONS REGISTERED WEEK ENDING 12/02/2021**

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**Ref:** 5/2020/2725 **Category:** **Ward:** Harpenden East

**Proposal:** Alterations to roof to create second floor accommodation including raised roof height, rear dormer windows and front rooflights at 15 Browning Road Harpenden Hertfordshire AL5 4TS For Mr G Moore

HISTORY: 5/20/1690 Single storey front and rear, part single, part two storey side extension with rooflight following demolition of existing rear conservatory, conversion of garage to habitable accommodation, new front porch canopy, alterations to openings and removal of chimney HTC: No objection.  
SADC: Permit.

**OFFICER OBSERVATIONS: PERMISSION HAS ALREADY BEEN GRANTED FOR WORKS TO THE PROPERTY, ALTHOUGH THESE ARE NOT INCORPORATED IN THIS SCHEME. THIS SCHEME SEEKS ONLY TO RAISE PART OF ROOF BY 600MM TO ACCOMMODATE TWO FURTHER BEDROOMS. CURRENTLY FIVE TO BECOME SEVEN. NO OTHER CHANGES TO EXISTING PROPERTY APART FROM THE LOSS OF STORE TO FIRST FLOOR TO FACILITATE SECOND FLOOR STAIRCASE. NEIGHBOURING PROPERTY IS SET ON AN ANGLE AND THERE ARE NO WINDOWS OVERLOOKING TO THE SIDE – ADDITION OF TWO REAR DORMER AND TWO FRONT ROOFLIGHTS ONLY. AMPLE PARKING, NO TREE WORKS AND NOT CA. CONSIDER – NO OBJECTION.**

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**Ref:** 5/2020/2808 **Category:** **Ward:** Harpenden East

**Proposal:** Part single, part two storey rear extension with rooflight, insertion of front and rear rooflights, extended porch roof at 121 Crabtree Lane Harpenden Hertfordshire AL5 5RQ For Mr Adam Bridger

HISTORY: 5/17/1840 First floor side extension, pitched roof canopy to front elevation and alterations to openings HTC: The Committee expressed concern with regards to insufficient onsite parking provision for the proposed increase in bedrooms detailed in this application. Policies 40 & 72 (iv) of the District Plan refer.  
SADC: Permit.

**OFFICER OBSERVATIONS: PROPOSAL IS TO EXTEND AT GROUND FLOOR LEVEL ACROSS BACK OF HOUSE WITH CENTRALLY LOCATED TWO STOREY EXTENSION AND ATTIC ACCOMMODATION WITH ROOF LIGHTS FRONT AND BACK. 45 DEGREE VISIBILITY ZONE OF NEIGHBOURS HAS BEEN TAKEN INTO ACCOUNT. ATTIC IS PROPOSED TO BE STORAGE. NO ADDITIONAL BEDROOMS – JUST INCREASE IN SIZE AND ADDITION OF**

**ENSUITE. AMPLE PARKING. NO TREE WORKS.  
CONSIDER - NO OBJECTION.**

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**Ref:** 5/2020/3164 **Category:** **Ward:** Harpenden East

**Proposal:** Single storey side extension following removal of existing chimney breast, and erection of garden room at the rear of the site at 8 Connaught Road Harpenden Hertfordshire AL5 4TW For Mr & Mrs Patrick & Jayne McGuinness

**OFFICER OBSERVATIONS: THIS APPLICATION DOES NOT MEET THE CRITERIA REQUIRED FOR CONSIDERATION BY THE COMMITTEE**

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**Ref:** 5/2020/3121 **Category:** **Ward:** Harpenden North

**Proposal:** Demolition of existing dwelling and erection of replacement dwelling (revised scheme) at 39 Tuffnells Way Harpenden Hertfordshire AL5 3HA For Mr & Ms S & M Loganathan & Hema

**HISTORY:** 5/20/1844 Construction of five bedroom detached dwelling following demolition of existing dwelling and associated landscaping works HTC:

Recommend refusal. The design and size of the property is not in keeping with the street scene, and due to the increase in height would cause a detrimental impact on neighbouring properties. The Committee noted the new plans which had been submitted and expressed concern that the reduced parking could spread the designated parking area onto the highway. The application fails to meet the housing objectives nor addresses policies ESD2 & H2 of the Harpenden Neighbourhood Plan. It also fails to meet Policies 34, 69 & 70 of the St Albans District Plan.

SADC: Refuse. 1. By reason of its height, bulk, design, and materials the proposed new dwelling would be detrimental to the character and appearance of the street scene and local area. The proposal would thereby be contrary to Policies ESD2 of the Harpenden Neighbourhood Plan 2019, Policies 69 and 70 of the St Albans District Local Plan Review 1994 and the National Planning Policy Framework 2019. 2. By reason of its height, bulk, and rear depth the proposed new dwelling would have an overbearing impact on No 37 Tuffnells Way, causing harm to the amenity of the neighbouring property. Therefore, the proposed scheme would be contrary to Policy 70 of the St Albans District Local Plan Review 1994 and aims of the NPPF 2019. 3. In the absence of any information regarding sustainability or energy efficiency, it has not been demonstrated to the satisfaction of the Local Planning Authority that the scheme would meet the requirements of Policy ESD15 of the Harpenden Neighbourhood Plan 2019 and the aims of the National Planning Policy Framework 2019.

**OFFICER OBSERVATIONS: THIS PROPOSAL IS A REDUCTION ON THE REFUSED SCHEME IN TERMS OF HEIGHT AND DEPTH OF FOOTPRINT ESPECIALLY, TO SIDE WITH NO. 37 TUFFNELLS WAY. ALTHOUGH IS STILL A DRAMATIC INCREASE IN BULK AND MASSING TO THE EXISTING PROPERTY. NOW APPEARS TO BE BOXIER ON PLOT TO ACHIEVE REQUIRED FLOORSPACE. ROOF ACCOMMODATION HAS BEEN REMOVED. DO NOT**

**BELIEVE SUFFICIENT CHANGES HAVE BEEN MADE TO SATISFY THE COMMITTEE'S CONCERNS AND LPA'S REASONS FOR REFUSAL. CONSIDER – RECOMMEND REFUSAL AS THE PREVIOUS REASONS FOR REFUSAL HAVE NOT BEEN FULLY ADDRESSED.**

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**Ref:** 5/2020/3132 **Category:** **Ward:** Harpenden North  
**Proposal:** Single storey rear extension, first floor side extension at 42 Bloomfield Road Harpenden Hertfordshire AL5 4DB For Mr Matthew East

NO HISTORY.

**OFFICER OBSERVATIONS: REMOVING CONSERVATORY TO REAR AND REPLACING WITH BRICK BUILT SINGLE STOREY EXTENSION WITH FLAT ROOF AND ATRIUM STYLE GLAZING. REDUCING LENGTH OF GARAGE TO PROVIDE UTILITY ROOM – ALTHOUGH AMPLE OFF-STREET PARKING ON FRONTAGE. MARGINALLY INCREASING SIZE OF BEDROOMS 3 AND 4 BY BUILDING PARTIALLY OVER GARAGE FLAT ROOF. PROPOSAL IS IN KEEPING WITH THE ORIGINAL PROPERTY AND OTHER PROPERTIES IN THE ROAD. NO TREE WORKS. CONSIDER – NO OBJECTION.**

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**Ref:** 5/2020/3141 **Category:** **Ward:** Harpenden North  
**Proposal:** Variation of Condition 2 (approved plans) to allow alterations including front entrance roof from pitched to flat with parapet wall, parapet wall to rear extension, alterations to openings, new porch for planning permission 5/2020/1021 dated 10/07/2020 for Part single, part two storey side and rear extension with rooflights following demolition of side and rear projections at 3 Kinsbourne Close Harpenden Hertfordshire AL5 3PB For Simon Foster

**OFFICER OBSERVATIONS: THIS APPLICATION DOES NOT MEET THE CRITERIA REQUIRED FOR CONSIDERATION BY THE COMMITTEE**

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**Ref:** 5/2021/0013 **Category:** **Ward:** Harpenden North  
**Proposal:** Proposed two storey side and front extension and alterations to front elevation to create: extended kitchen/ dining/ family space, utility room, WC and store on ground floor; extended bedroom with en suite and additional bedroom on first floor at 19 Park Hill Harpenden Hertfordshire AL5 3AT For Helen Gleeson

NO HISTORY.

**OFFICER OBSERVATIONS: TWO STOREY SIDE EXTENSION EXTENDS 1.8 METRES BACK WITH 900MM TO BOUNDARY WITH NO. 19 PARK HILL. ROAD IS SET ON STEEP HILL WITH NEIGHBOUR A GOOD DISTANCE AWAY WITH NO SIDE WINDOWS. SMALL FORWARD PROJECTION OVER FOOTPRINT OF**

**EXISTING PORCH. INCREASE OF ONE BEDROOM TO BE FOUR IN TOTAL. PARKING ON SITE DOES NOT APPEAR TO BE SUFFICIENT FOR NUMBER OF BEDROOMS PROPOSED. PARKING IS ALREADY DIFFICULT IN THE ROAD WHICH IS A SCHOOL BUS ROUTE.**

**CONSIDER – WHILST THE COMMITTEE HAVE NO OBJECTION TO THE PROPOSED EXTENSIONS AND CHANGES TO THE PROPERTY, THEY DO HOWEVER EXPRESS CONCERN OVER THE INSUFFICIENT PARKING PROVISION ON THE PLOT IN THIS LOCATION WHICH IS A SCHOOL BUS ROUTE. POLICIES 34 AND 40 OF THE DISTRICT PLAN REFERS.**

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**Ref:** 5/2020/2802 **Category:** **Ward:** Harpenden South

**Proposal:** Part single and two storey front extensions. New pitched roof to side extension. Alterations to and new windows and materials. Enlargement and alterations to front drive at 56 High Firs Crescent Harpenden Hertfordshire AL5 1NA For Mr and Mrs Winward

HISTORY: 5/15/1479 Demolition of existing side extension, part single, part two storey rear extension, front porch, front bay window, pitched roof front canopy and alteration from timber panelling to painted render on front elevation, pitched roof over existing flat roof side extension, rear rooflight and new windows to side elevations and alteration to openings HTC: No objection subject to no loss of amenity to neighbouring properties and provided that new windows on the first floor elevations were obscurely glazed. changes to the fabrication of the building to be in line with the design and character of the street scene. Policy 72 (i) (v) of the District Plan refers. SADC: Permit.

**OFFICER OBSERVATIONS: TWO METRE TWO STOREY EXTENSION TO FRONT. AT GROUND FLOOR LEVEL, THERE ARE SMALL CHANGES TO EXISTING FRONT ELEMENT. NO INCREASE IN BEDROOMS, JUST SIZE. ADDITION OF ROOFLIGHTS TO REAR GROUND FLOOR ELEMENT. PITCHED ROOF ADDED TO SINGLE STOREY SIDE ELEMENT. PROPERTY IS SET BACK FROM NO. 54 HIGH FIRS CRESCENT – THEREFORE REDUCING IMPACT FROM TWO STOREY EXTENSION. KERB AND DRIVEWAY ACCESS WIDENED TO FACILITATE EASIER VEHICLE ACCESS – NO ADDITIONAL PARKING APPEARS TO BE ADDED.**

**CONSIDER – NO OBJECTION.**

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**Ref:** 5/2020/3105 **Category:** **Ward:** Harpenden South

**Proposal:** Single storey rear extension at 25 Welbeck Rise Harpenden Hertfordshire AL5 1RT For Mrs Miriam Pearce

**OFFICER OBSERVATIONS: THIS APPLICATION DOES NOT MEET THE CRITERIA REQUIRED FOR CONSIDERATION BY THE COMMITTEE**

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**Ref:** 5/2020/3119 **Category:** **Ward:** Harpenden South

**Proposal:** Construction of summerhouse at 1 Grove End Paddock Wood  
Harpenden Hertfordshire AL5 1JU For Nicholas Eckford

**OFFICER OBSERVATIONS: THIS APPLICATION DOES NOT MEET THE  
CRITERIA REQUIRED FOR CONSIDERATION BY THE COMMITTEE**

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**Ref:** 5/2020/3122 **Category:** **Ward:** Harpenden South

**Proposal:** Erection of a single storey front/side/rear extensions, porch canopy,  
garage conversion, alterations including changing flat roof to pitch roof and rendering  
at 18 Wheatfield Road Harpenden Hertfordshire AL5 2NY For Mr J Coverley

**OFFICER OBSERVATIONS: THIS APPLICATION DOES NOT MEET THE  
CRITERIA REQUIRED FOR CONSIDERATION BY THE COMMITTEE**

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**Ref:** 5/2020/3167 **Category:** **Ward:** Harpenden South

**Proposal:** Rear extensions, raising of roof with front, side and rear dormers and  
rooflights to create first floor accommodation, external alterations including  
alterations to openings, and rear patio at 43 Barlings Road Harpenden Hertfordshire  
AL5 2BJ For Mr and Mrs Bland

NO HISTORY.

**OFFICER OBSERVATIONS: THE MAIN WORKS PROPOSED RELATE TO  
THE RASING OF THE ROOF AND ASSOCIATED WORKS. SMALL EXTENSIONS  
PROPOSED TO EXISTING GROUND FLOOR ELEMENTS, BUT RELATIVELY  
MINOR WITH NO INCREASE IN FOOTPRINT. PERMISSION HAS BEEN  
GRANTED FOR MORE SUBSTANTIAL PROPERTIES EITHER SIDE –  
ALTHOUGH NO. 45 BARLINGS ROAD IS SET MUCH FURTHER BACK.  
GARAGE IS REDUCED TO ONE SPACE – ALTHOUGH APPEARS TO BE  
AMPLE PARKING ON THE FRONTAGE. INSET BALCONY PROPOSED –  
ALTHOUGH NO OVERLOOKING POSSIBLE. BELIEVE THE PROPOSAL IS IN  
KEEPING WITH OTHER PROPERTIES IN THE VICINITY.**

**CONSIDER – NO OBJECTION SUBJECT TO NO LOSS OF AMENITY TO  
NEIGHBOURING PROPERTIES. POLICY 72 OF THE DISTRICT PLAN REFERS.**

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**Ref:** 5/2021/0011 **Category:** **Ward:** Harpenden South

**Proposal:** Roof alterations and extension from hip to gable end roof with side dormer window, part single, part two storey front extension, demolition of the outbuildings, the associated mono-pitch roof form to connect the driveway to the rear garden to the rear of the property and the shaded pathway connected to the existing outbuilding at 15 The Warren Harpenden Hertfordshire AL5 2NH For Vaidas Marnauza Architecture

NO HISTORY.

**OFFICER OBSERVATIONS:** EXTREMELY LARGE PLOT POSITIONED A GOOD DISTANCE AWAY FROM OTHER PROPERTIES. PROPOSALS ARE TO CREATE SMALL ADDITIONS TO THE PROPERTY, NAMELY, SINGLE STOREY EXTENSION TO REAR, TWO STOREY EXTENSION TO REAR AND RECESSED BALCONY AND GABLE END TO ROOF. REMOVAL OF OUTBUILDINGS CURRENTLY JOINING HOUSE TO GARAGE WITH CHANGES TO OPENINGS THROUGHOUT THE PROPERTY. LARGE DRIVEWAY AND DOUBLE GARAGE. NO TREE WORKS PROPOSED WITH ACKNOWLEDGEMENT OF TPO MATURE OAK MADE, THEREFORE SCHEME ADJUSTED TO PROTECT THIS TREE. NOT CONSERVATION AREA.  
**CONSIDER – NO OBJECTION.**

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**Ref:** 5/2020/3131 **Category:** **Ward:** Harpenden West

**Proposal:** Part single, part two storey side and rear extensions, alterations to openings and rear patio at 36 Meadow Walk Harpenden Hertfordshire AL5 5TG For Mr A Patel

HISTORY:5/19/0691 Part single, part two storey side and rear extensions with roof lantern, alterations to openings and rear decking HTC: Recommend refusal. The proposed extensions are overly dominant and not in keeping with the existing dwelling, therefore the proposal does not meet the objectives of Policies ESD1 (design strategy) and ESD2 (local character and heritage) of the Harpenden Neighbourhood Plan 2018 – 2033. The proposal is also deficient in adequate parking provision which is contrary to Policies 40 and 72 (iv) of the District Local Plan Review 1994. SADC: Permit.

**OFFICER OBSERVATIONS:** PERMISSION HAS ALREADY BEEN GRANTED FOR A SIMILAR APPLICATION. CHANGES FROM APPROVED SCHEME ARE TO SITE THE TWO STOREY EXTENSION 200MM CLOSER TO COMMON BOUNDARY AND A DEEPER SINGLE STOREY REAR EXTENSION FROM 3M TO 3.5M. THEREFORE A BULKIER PROPOSAL. LOSS OF GARAGE WITH ONLY ONE PARKING SPACE RETAINED FOR A THREE BEDROOM HOUSE. ULTIMATELY NOTHING HAS CHANGED TO ENCOURAGE COMMITTEE TO CHANGE THEIR VIEWS FROM PREVIOUS APPLICATION.  
**CONSIDER – REPEATING RECOMMENDATION FROM PREVIOUS APPLICATION - RECOMMEND REFUSAL. THE PROPOSED EXTENSIONS ARE OVERLY DOMINANT AND NOT IN KEEPING WITH THE EXISTING DWELLING,**

THEREFORE THE PROPOSAL DOES NOT MEET THE OBJECTIVES OF POLICIES ESD1 (DESIGN STRATEGY) AND ESD2 (LOCAL CHARACTER AND HERITAGE) OF THE HARPENDEN NEIGHBOURHOOD PLAN 2018 – 2033. THE PROPOSAL IS ALSO DEFICIENT IN ADEQUATE PARKING PROVISION WHICH IS CONTRARY TO POLICIES 40 AND 72 (IV) OF THE DISTRICT LOCAL PLAN REVIEW 1994.

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**Ref:** 5/2020/3148 **Category:** **Ward:** Harpenden West

**Proposal:** Single storey rear glazed extension at 40 West Common Harpenden Hertfordshire AL5 2JN For Mr and Mrs Cartmell

**OFFICER OBSERVATIONS: THIS APPLICATION DOES NOT MEET THE CRITERIA REQUIRED FOR CONSIDERATION BY THE COMMITTEE**

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**Ref:** 5/2021/0001 **Category:** **Ward:** Harpenden West

**Proposal:** Single storey side and rear extension following removal of existing side structure, two story rear extension, single storey front/side extension, garage conversion with new roof over existing single storey side projection removal of chimney stacks, alterations to openings at 93 Topstreet Way Harpenden Hertfordshire AL5 5TY For Mr Stewart Lever

**OFFICER OBSERVATIONS: THIS APPLICATION DOES NOT MEET THE CRITERIA REQUIRED FOR CONSIDERATION BY THE COMMITTEE**

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**Ref:** 5/2020/3159 **Category:** **Ward:** Harpenden East

**Proposal:** Single storey front extension, addition of new side window, new cladding to front upper, side and between windows at rear, alterations to openings and alterations to landscaping at 51 Alzey Gardens Harpenden Hertfordshire AL5 5SY For Darren Sayle

**OFFICER OBSERVATIONS: THIS APPLICATION DOES NOT MEET THE CRITERIA REQUIRED FOR CONSIDERATION BY THE COMMITTEE**

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**Ref:** 5/2021/0063 **Category:** **Ward:** Harpenden East

**Proposal:** Single storey side and rear extension with rooflights, roof lantern, overhang and rear decking at 75 Station Road Harpenden Hertfordshire AL5 4RL For Mr and Mrs S Crellin

**OFFICER OBSERVATIONS: THIS APPLICATION DOES NOT MEET THE CRITERIA REQUIRED FOR CONSIDERATION BY THE COMMITTEE**

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**Ref:** 5/2021/0086 **Category:** **Ward:** Harpenden East

**Proposal:** First floor rear extension with rear dormer window and alterations to roof at 3 Barton Close Harpenden Hertfordshire AL5 4QT For Mr Baker

NO RELEVANT HISTORY.

**OFFICER OBSERVATIONS:** PROPOSAL IS FOR A RELATIVELY MODEST EXTENSION TO THE EXISTING DRESSING ROOM. EXTERNALLY IT INVOLVES THE ADDITION OF A SMALL DORMER WINDOW TO THE REAR. NO IMPACT ON NEIGHBOURING PROPERTY AND PROPOSAL IS IN KEEPING WITH EXISTING PROPERTY.  
CONSIDER NO OBJECTION.

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**Ref:** 5/2021/0116 **Category:** **Ward:** Harpenden East

**Proposal:** Two storey side and rear extension, alterations to rear elevation and alterations to front porch including a pitched roof above the existing flat roof at 18 Manland Way Harpenden Hertfordshire AL5 4QS For Mr C Smith

NO RELEVANT HISTORY.

**OFFICER OBSERVATIONS:** PROPERTY IS ON THE END OF ROAD – BARTON CLOSE ENTRANCE TO THE SIDE, ALTHOUGH PROPOSED EXTENSIONS ARE TO SIDE WITH NO. 16 MANLAND WAY. A SMALL GROUND FLOOR EXTENSION TO THE REAR TO CREATE A HOME OFFICE AND A FIRST FLOOR EXTENSION OVER FOOTPRINT OF GARAGE AND EXTENDING REARWARDS WITH THE CREATION OF A FIFTH BEDROOM AND EXTENDING ANOTHER. ADDITION OF TWO JULIETTE BALCONIES TO THE REAR, ALTHOUGH THERE WILL BE NO OVERLOOKING. FOOTPRINT IS NOT COMING FURTHER FORWARD ON THE PLOT. AMPLE PARKING ON FRONTAGE AND GARAGE IS BEING RETAINED. IT IS NOT CLEAR FROM THE DRAWINGS IF THE 45 DEGREE HAS BEEN TAKEN INTO ACCOUNT FOR NO. 16 MANLAND WAY.  
CONSIDER – NO OBJECTION SUBJECT TO NO LOSS OF AMENITY TO NO. 16 MANLAND WAY. POLICY 72 (v) OF THE DISTRICT PLAN REFERS.

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**Ref:** 5/2021/0141 **Category:** **Ward:** Harpenden East

**Proposal:** Single storey front and rear extension at 10 Weybourne Close Harpenden Hertfordshire AL5 5RE For Ms Lisa Steeples

**OFFICER OBSERVATIONS:** THIS APPLICATION DOES NOT MEET THE CRITERIA REQUIRED FOR CONSIDERATION BY THE COMMITTEE

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**Ref:** 5/2021/0143 **Category:** **Ward:** Harpenden East

**Proposal:** Single storey front with bay window, single storey side and first floor rear extensions and alterations to openings at 24 Carisbrooke Road Harpenden Hertfordshire AL5 5QT For Mr Mike Keech

**OFFICER OBSERVATIONS: THIS APPLICATION DOES NOT MEET THE CRITERIA REQUIRED FOR CONSIDERATION BY THE COMMITTEE**

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**Ref:** 5/2021/0128 **Category:** **Ward:** Harpenden East

**Proposal:** Single storey front extension and single storey rear extension with rooflights and lantern light at 27 Holcroft Road Batford Harpenden Hertfordshire AL5 5BG For Ms J Bell

**OFFICER OBSERVATIONS: THIS APPLICATION DOES NOT MEET THE CRITERIA REQUIRED FOR CONSIDERATION BY THE COMMITTEE**

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**Ref:** 5/2021/0034 **Category:** **Ward:** Harpenden North

**Proposal:** Single storey rear extension and extension to first floor rear balcony at 18 Westminster Fields Harpenden Hertfordshire AL5 3DZ For Miss Marlene Martins

**HISTORY:** 5/20/1585 Loft conversion with rear dormer window and four front rooflights **HTC:** This application does not meet the criteria required for consideration by the Committee. **SADC:** Permit

**OFFICER OBSERVATIONS: THE PROPERTY IS A RELATIVELY NEW BUILD CONSTRUCTED IN 2018 AND BACKS ON TO OPEN FARMLAND. THE PROPERTY ALREADY HAS A BALCONY TO REAR WITH A PRIVACY SCREEN TO PREVENT OVERLOOKING OF NEIGHBOURS. IT IS PROPOSED TO EXTEND THE BALCONY BY A FURTHER JUST UNDER 2 METRES REARWARDS, WITH A LOWER SCREEN THAN EXISTING PROPOSED FOR THE EXTENDED ELEMENT. CONCERNED THAT THE PROPOSED BALCONY EXTENSION COULD CAUSE LOSS OF AMENITY TO NEIGHBOURING PROPERTIES DUE TO OVERLOOKING.**

**CONSIDER – EXPRESS CONCERN THAT THE PROPOSED BALCONY EXTENSION COULD LEAD TO A LOSS OF AMENITY TO NEIGHBOURING PROPERTIES FROM OVERLOOKING. POLICY 72 (v) OF THE DISTRICT PLAN REFERS.**

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**Ref:** 5/2021/0056 **Category:** **Ward:** Harpenden North

**Proposal:** Erection of single storey rear extension and part single storey side extension, with installation of four rear roof lights and one side roof light at 22 Derwent Road Harpenden Hertfordshire AL5 3NU For Mr Finn

**OFFICER OBSERVATIONS: THIS APPLICATION DOES NOT MEET THE CRITERIA REQUIRED FOR CONSIDERATION BY THE COMMITTEE**

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**Ref:** 5/2021/0085 **Category:** **Ward:** Harpenden North

**Proposal:** Single storey rear extension with roof light, new dormer with Juliette balcony and front roof lights to existing loft conversion, new rooflights to single storey side roof at 28 Park Mount Harpenden Hertfordshire AL5 3AR For Mr S Winder

NO HISTORY.

**OFFICER OBSERVATIONS: PROPOSAL IS TO EXTEND THE EXISTING LOFT CONVERSION ROOM WITH A DORMER TO THE REAR AND TWO VELUX ROOFLIGHTS TO THE FRONT ELEVATION AND AN "INFILL" GROUND FLOOR EXTENSION TO SIDE OF EXISTING LIVING SPACE. NEIGHBOUR ALREADY HAS A REAR DORMER WHICH REDUCES THE IMPACT AND THERE IS NO INCREASE IN BEDROOMS. CONSIDER - NO OBJECTION.**

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**Ref:** 5/2021/0153 **Category:** **Ward:** Harpenden North

**Proposal:** Single storey side extension following demolition of detached garage, widening of existing side dormer window, part first floor, part two storey rear extension to create gable, new pitched roof over front porch, alterations to openings at 15 Park Rise Harpenden Hertfordshire AL5 3AH For Mr and Mrs Smith and Masham

NO HISTORY.

**OFFICER OBSERVATIONS: PROPOSAL SEEKS TO ATTACH THE DETACHED GARAGE/STORE TO THE MAIN HOUSE, EXTEND THE EXISTING DORMER TO ENLARGE THE ROOF ACCOMMODATION ALONG WITH A TWO STOREY EXTENSION TO THE REAR TO ALSO EXTEND THE KITCHEN AREA. PROPERTY IS SITED ON THE END OF THE ROAD ON A GOOD SIZED PLOT. ADDITION OF ONE BEDROOM TO BE FOUR IN TOTAL. ROAD MADE UP OF VARIOUS STYLE AND SIZED PROPERTIES. PARKING FOR TWO CARS OFF STREET – LOSS OF GARAGE FOR PARKING DUE TO REDUCTION IN SIZE. NO TREE WORKS PROPOSED. CONSIDER- NO OBJECTION SUBJECT TO SUFFICIENT PARKING PROVISION PROVIDED ON THE SITE. POLICIES 40 AND 72 (iv) OF THE DISTRICT PLAN REFER.**

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**Ref:** 5/2020/3017 **Category:** **Ward:** Harpenden South

**Proposal:** Two storey side extension with car port, new chimney stack, front bay window and rear balcony, alterations to front porch and addition of rooflight, alterations to openings, and rear landscaping works at 80 Wheathampstead Road Harpenden Hertfordshire AL5 1JA For Dr and Mrs Marsh

HISTORY: 5/17/0836 Two storey side, part single, part two storey rear extensions with roof lanterns, new front porch canopy with installation of rooflight and alterations to openings HTC: No objection. SADC: Permit.

**OFFICER OBSERVATIONS:** A SUBSTANTIAL AND SPACIOUS PLOT ON THE END OF THE ROAD. PERMISSION HAS ALREADY BEEN GRANTED FOR A SIMILAR SCHEME, BUT THIS PROPOSAL SEEKS TO ADD AN ADDITIONAL ELEMENT OF CARPORT AND ACCOMMODATION ABOVE TO THE SIDE OF THE PROPERTY TO THE ALREADY APPROVED SCHEME. DESIGN AND MATERIALS MATCH EXISTING. AMPLE PARKING ON SITE. CONSIDER – NO OBJECTION.

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**Ref:** 5/2020/3157 **Category:** **Ward:** Harpenden South

**Proposal:** Single storey side and rear infill extension with rooflights, loft conversion with front and rear rooflights, new sunken patio with retaining walls, and alterations to boundary treatments at 4 East Common Harpenden Hertfordshire AL5 1BJ For Mr William Jarman

NO HISTORY.

**OFFICER OBSERVATIONS:** PROPOSAL SEEKS TO PUT ACCOMMODATION IN THE ROOF SPACE (SIMILAR TO OTHER PROPERTIES IN THE ROAD) WITH FRONT AND REAR ROOFLIGHTS AND TO FILL IN THE GAP AT GROUND FLOOR LEVEL TO SIDE OF KITCHEN ALONG BOUNDARY, TO FOOTPRINT LINE. INCREASE OF ONE BEDROOM TO BE THREE IN TOTAL. PARKING FOR TWO CARS. NO TREE WORKS. MATERIALS TO MATCH EXISTING. PROPERTY IS LOCALLY LISTED IN THE CONSERVATION AREA. CONSIDER – NO OBJECTION SUBJECT TO THE APPROPRIATE DESIGN AND USE OF MATERIALS ON THIS LOCALLY LISTED BUILDING IN THE CONSERVATION AREA. POLICIES 85 AND 87 OF THE DISTRICT PLAN REFERS.

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**Ref:** 5/2020/2830 **Category:** **Ward:** Harpenden West

**Proposal:** Ground floor front, part single, part two storey rear extensions at 37 The Cedars Milton Road Harpenden Hertfordshire AL5 5LQ For Ms Huanying Gong

NO HISTORY.

**OFFICER OBSERVATIONS:** PROPOSAL IS FOR A SMALL PORCH TO FRONT BY FILLING IN THE OPEN SECTION OF STORM PORCH, REMOVAL OF CONSERVATORY AND REPLACEMENT WITH BRICK BUILT EXTENSION TO

LINE WITH NEIGHBOURS FOOTPRINT. SMALL INFILL EXTENSION TO FIRST FLOOR TO CREATE TWO EN-SUITES. NO ADDITIONAL BEDROOMS. CONSERVATION AREA.

CONSIDER – NO OBJECTION SUBJECT TO NO LOSS OF AMENITY TO NEIGHBOURING PROPERTIES AND THE APPROPRIATE DESIGN AND USE OF MATERIALS IN THE CONSERVATION AREA. POLICIES 72 (v) AND 85 OF THE DISTRICT PLAN REFERS.

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**Ref:** 5/2020/2968 **Category:** **Ward:** Harpenden West

**Proposal:** Loft conversion with rear rooflights (part retrospective) at 128a Southdown Road Harpenden Hertfordshire AL5 1PU For Mrs Joan Shiach

**OFFICER OBSERVATIONS: THIS APPLICATION DOES NOT MEET THE CRITERIA REQUIRED FOR CONSIDERATION BY THE COMMITTEE**

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**Ref:** 5/2020/3102 **Category:** **Ward:** Harpenden West

**Proposal:** Alterations and single storey side extension at 12 Sun Lane Harpenden Hertfordshire AL5 4ET For Mr and Mrs Grant

**OFFICER OBSERVATIONS: THIS APPLICATION DOES NOT MEET THE CRITERIA REQUIRED FOR CONSIDERATION BY THE COMMITTEE**

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**Ref:** 5/2021/0044 **Category:** **Ward:** Harpenden West

**Proposal:** Erection of single storey outbuilding (pool house) in rear garden at 31 Park Avenue North Harpenden Hertfordshire AL5 2EB For Mr and Mrs Szucs

**OFFICER OBSERVATIONS: THIS APPLICATION DOES NOT MEET THE CRITERIA REQUIRED FOR CONSIDERATION BY THE COMMITTEE**

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**Ref:** 5/2021/0046 **Category:** **Ward:** Harpenden West

**Proposal:** Erection of part single storey side extension, installation of three side roof lights and extension of existing basement at 44 Cowper Road Harpenden Hertfordshire AL5 5NG For Mr S Golaszewski

**OFFICER OBSERVATIONS: THIS APPLICATION DOES NOT MEET THE CRITERIA REQUIRED FOR CONSIDERATION BY THE COMMITTEE**

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**Ref:** 5/2021/0077 **Category:** **Ward:** Harpenden West

**Proposal:** Erection of a timber garden outbuilding at 22 Douglas Road Harpenden Hertfordshire AL5 2EW For Mr Kenton Jarvis

**OFFICER OBSERVATIONS: THIS APPLICATION DOES NOT MEET THE CRITERIA REQUIRED FOR CONSIDERATION BY THE COMMITTEE**

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**Ref:** 5/2021/0093 **Category:** **Ward:** Harpenden West

**Proposal:** Single storey rear extension, garage conversion and raising of garage roof at 2b Shakespeare Road Harpenden Hertfordshire AL5 5ND For Mr and Mrs Kimberley

**OFFICER OBSERVATIONS: THIS APPLICATION DOES NOT MEET THE CRITERIA REQUIRED FOR CONSIDERATION BY THE COMMITTEE**

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**Ref:** 5/2021/0110 **Category:** **Ward:** Harpenden West

**Proposal:** Construction of a new six bedroom detached property with habitable loft space, rooflights and solar panels, integral garage with dormer windows and associated parking, following demolition of existing dwelling and garage at 19 Kirkwick Avenue Harpenden Hertfordshire AL5 2QU For Mr and Mrs Rabin

NO HISTORY.

**OFFICER OBSERVATIONS: PROPOSAL IS TO DEMOLISH A FIVE BED PROPERTY AND REPLACE WITH A SIX BEDROOM PROPERTY. SITE IS POSITIONED IN A CORNER PLOT OF ROAD WITH A GOOD DISTANCE TO ALL SURROUNDING PROPERTIES. FOOTPRINT IS SIMILAR TO EXISTING. HEIGHT IS INCREASING FROM 8.5 TO 11 METRES, ALTHOUGH DOESN'T SEEM OVERLY DOMINANT IN STREET SCENE. NO. 1 LONGCROFT AVENUE WHICH IT NEIGHBOURS APPEARS TO BE OF A SIMILAR HEIGHT. BAT SURVEY CONDUCTED WITH A "NEGLIGIBLE POTENTIAL" FOR BAT ROOSTS. PARKING FOR FIVE CARS. FOUR TREES TO BE REMOVED AND THREE MORE TO BE RELOCATED TO REAR GARDEN. NO DETAILS OF MORE PLANTING AS NO TREE SURVEY HAS BEEN PROVIDED. CONSIDER – WHILST THE COMMITTEE HAVE NO OBJECTION TO THE PROPOSED NEW DWELLING, THEY DO EXPRESS CONCERN THAT THERE ARE NO DETAILS OF REPLACEMENT TREES FOR THOSE LOST, WHICH IS CONTRARY TO POLICY ESD14 OF THE HARPENDEN NEIGHBOURHOOD PLAN WHICH REQUIRES A REPLACEMENT OF 2:1 REMOVED TREES.**

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**Ref:** 5/2020/2944 **Category:** **Ward:** Harpenden East

**Proposal:** Certificate of Lawfulness (existing) - Replacement of garage door with window at 18 Tylers Harpenden Hertfordshire AL5 5RT For Ms Patricia Attwood

**OFFICER OBSERVATIONS: THIS APPLICATION DOES NOT MEET THE CRITERIA REQUIRED FOR CONSIDERATION BY THE COMMITTEE**

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**Ref:** 5/2021/0183 **Category:** **Ward:** Harpenden East

**Proposal:** Single storey front porch extension and alterations to single storey front roof, single storey rear extensions with roof lantern to replace existing rear summer room, single storey side extension, alterations to openings and addition of rooflights at 18 Fallows Green Harpenden Hertfordshire AL5 4HD For Mr Chris Afia

**OFFICER OBSERVATIONS: THIS APPLICATION DOES NOT MEET THE CRITERIA REQUIRED FOR CONSIDERATION BY THE COMMITTEE**

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**Ref:** 5/2020/2975 **Category:** **Ward:** Harpenden North

**Proposal:** Two storey side and rear extension, single storey rear extension, following demolition of the garage, two rear dormers, rooflight to rear and loft conversion at 17 The Pleasance Harpenden Hertfordshire AL5 3NA For Mr Alan Martin

**HISTORY:** 5/19/1763 Single storey front, part first floor, part two storey side and single storey rear extensions following demolition of existing conservatory and garage, new porch canopy, alterations to openings **HTC:** No objection. The proposal meets the relevant policies of the Harpenden Neighbourhood Plan 2018 – 2033 **SADC:** Permit.

**OFFICER OBSERVATIONS: PLANNING HAS ALREADY BEEN GRANTED FOR A VERY SIMILAR SCHEME – CHANGES TO THE APPROVED SCHEME ARE – GROUND AND FIRST FLOOR SIDE EXTENSION PROJECTS FURTHER BACK AND THE ADDITION OF TWO DORMER WINDOWS TO REAR TO FACILITATE LOFT ACCOMMODATION OF ANOTHER BEDROOM (TOTALLING FIVE) AND A STUDY. NO. 16 THE PLEASANCE APPEARS TO HAVE A SIMILAR DESIGN. PARKING FOR 4 CARS ON THE SITE AND NO TREE WORKS PLANNED. CONSIDER – NO OBJECTION SUBJECT TO NO LOSS OF AMENITY TO NO. 18 THE PLEASANCE. POLICY 72 (v) OF THE DISTRICT PLAN REFERS.**

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**Ref:** 5/2021/0203 **Category:** **Ward:** Harpenden North

**Proposal:** Removal of existing chimney stack and proposed erection of new two storey side extension, and part first floor, part two storey side/rear extension at 19a Wood End Road Harpenden Hertfordshire AL5 3EE For Mr and Mrs Cleary

NO HISTORY.

**OFFICER OBSERVATIONS:** THE PROPERTY IS AN INFILL LOCATED DOWN A PRIVATE DRIVE OFF THE MAIN WOOD END ROAD STREET SCENE. THE PROPERTY IS RELATIVELY LARGE ON A GOOD SIZED PLOT WITH A GOOD DISTANCE TO SURROUNDING PROPERTIES. THE PROPOSED EXTENSIONS WILL BLEND WELL WITH THE EXISTING PROPERTY. AMPLE PARKING.  
**CONSIDER – NO OBJECTION.**

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**Ref:** 5/2021/0205 **Category:** **Ward:** Harpenden South

**Proposal:** Erection of new detached garden building for additional office and gym space at 90 Meadway Harpenden Hertfordshire AL5 1JQ For Mr David McNally

**OFFICER OBSERVATIONS:** THIS APPLICATION DOES NOT MEET THE CRITERIA REQUIRED FOR CONSIDERATION BY THE COMMITTEE

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**Ref:** 5/2021/0236 **Category:** **Ward:** Harpenden South

**Proposal:** Single storey flat roof rear extension with two roof lights and alterations to openings at 78 Grove Road Harpenden Hertfordshire AL5 1HG For Mr and Mrs Watcham

**OFFICER OBSERVATIONS:** THIS APPLICATION DOES NOT MEET THE CRITERIA REQUIRED FOR CONSIDERATION BY THE COMMITTEE

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**Ref:** 5/2020/3083 **Category:** **Ward:** Harpenden West

**Proposal:** Two storey side and single storey rear extension, with rear dormer window at No. 25, following demolition of side conservatory and rear extension. Erection of two bedroomed dwelling house, with parking and amenity space, following demolition of existing garages on land at rear of Nos. 23 and 25. Creation of access for parking at No. 23. at 23 & 25 Moreton End Lane Harpenden Hertfordshire AL5 2EY For Miss & Mr Orrill & Barnes

NO HISTORY.

**OFFICER OBSERVATIONS:** 25 MORETON END LANE – REMOVING THE CONSERVATORY AND REPLACING WITH ESSENTIALLY A GROUND FLOOR WRAPAROUND EXTENSION TO SIDE AND ACROSS THE BACK OF THE PROPERTY OVER THE FOOTPRINT OF THE CONSERVATORY AND A FIRST FLOOR SIDE EXTENSION. LOSS OF FRONT PARKING SPACE TO FACILITATE SIDE EXTENSION – ALTHOUGH TWO SPACES ARE TO BE RETAINED AT END

OF GARDEN WHICH IS ACCESSED FROM MORETON END CLOSE. ADDITIONAL BEDROOM AND BATHROOM PROPOSED IN SIDE EXTENSION AND ROOF SPACE. CREATION OF A REAR DORMER WINDOW. PROPOSAL APPEARS TO BE IN KEEPING WITH STREET SCENE WHICH IS OF A MIXED STYLE. CONCERNED THAT THERE IS INSUFFICIENT PARKING PROVISION RETAINED FOR A FOUR BEDROOMED HOUSE.

LAND R/O 23 MORETON END LANE – PROPOSED NEW DWELLING AT THE END OF GARDENS TO NO'S 23 AND 25 MORETON END LANE, ALTHOUGH SUFFICIENT AMENITY SPACE APPEARS TO BE RETAINED FOR THESE PROPERTIES. PROPOSAL IS FOR A BUNGALOW WHICH MATCHES THOSE IN MORETON END CLOSE, WHICH IS THE STREET SCENE IT WILL SIT IN. MODERN CHARCOAL SLATE STONE CLADDING, WHITE RENDER AND CHARCOAL ROOF TILES PROPOSED, WHICH DIFFERS FROM OTHER PROPERTIES IN THE STREET SCENE, ALTHOUGH NOT OVERLY OUT OF KEEPING. PROPOSED TWO BEDROOM DWELLING APPEARS TO SIT WELL ON THE PLOT. TWO PARKING SPACES PROPOSED. TWO NEW PARKING SPACES PROPOSED FOR THE OCCUPIERS OF NO. 23 MORETON END LANE TO REPLACE THOSE LOST FOR THE NEW DWELLING PLOT. CONCERN THAT THE POSITIONING OF THESE SPACES COULD CAUSE HIGHWAY CONFLICT TO OTHER VEHICLES ON THE NARROW ACCESS ROAD TO THE CLOSE. A NUMBER OF TREES AND PLANTING ARE PROPOSED FOR REMOVAL, BUT ONLY MINIMAL REPLACEMENTS DETAILED. BOTH PROPERTIES ARE LOCALLY LISTED AND IN THE CONSERVATION AREA, BUT THE PLOT OF LAND FOR THE NEW BUILD IS NOT.

CONSIDER – WHILST THE COMMITTEE HAVE NO OBJECTION TO THE PROPOSED EXTENSIONS TO NO. 25 MORETON END LANE AND THE PROPOSED NEW DWELLING AT THE REAR OF NO. 23 MORETON END LANE, THEY DO EXPRESS CONCERN OVER THE FOLLOWING:

- INSUFFICIENT PARKING PROVISION FOR NO. 25 MORETON END LANE WITH THE LOSS OF A PARKING SPACE TO FACILITATE THE PROPOSED SIDE EXTENSION AND NO ADDITIONAL PARKING PROPOSED. POLICIES 40 AND 72 (iv) OF THE DISTRICT PLAN REFERS.
  - POSSIBLE HIGHWAY CONFLICT FROM THE USE OF THE TWO SPACES PROPOSED FOR THE OCCUPIERS OF NO. 23 MORETON END LANE, DUE TO THEIR POSITION ON THE NARROW ACCESS ROAD TO THE CLOSE. POLICY 34 OF THE DISTRICT PLAN REFERS.
  - INSUFFICIENT REPLACEMENT PLANTING TO MITIGATE AGAINST THE LOSS OF TREES ACROSS THE PROPOSALS, WHICH IS CONTRARY TO POLICY ESD14 OF THE HARPENDEN NEIGHBOURHOOD PLAN WHICH REQUIRES A REPLACEMENT OF 2:1 REMOVED TREES.
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**Ref:** 5/2020/3107 **Category:** **Ward:** Harpenden West

**Proposal:** Canopy porch, single storey front and rear and two storey front, side and rear extensions at 18 Salisbury Avenue Hertfordshire Harpenden AL5 2QG For Mr Tim Meeks

NO HISTORY.

**OFFICER OBSERVATIONS:** PROPOSAL LOOKS TO CARRYOUT SOME SMALL GROUND FLOOR EXTENSIONS TO THE FRONT AND ACROSS THE BACK OF THE HOUSE TO CREATE LARGER LIVING ACCOMMODATION AND TO BUILD OVER THE GARAGE AT FIRST FLOOR LEVEL. EXPANDING THE SIZE OF THE GARAGE. GOOD SIZED PROPERTY TO ACCOMMODATE THE PROPOSALS ON A GOOD SIZED PLOT – NO SIGNIFICANT INCREASE IN FOOTPRINT. AMPLE PARKING. CONSERVATION AREA. CONSIDER – NO OBJECTION.

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**Ref:** 5/2021/0124 **Category:** **Ward:** Harpenden West

**Proposal:** Two storey side and part single, part first floor rear extensions, loft conversion to habitable space with rear dormer window, rooflights, alterations to openings and decking to rear at 94 Topstreet Way Harpenden Hertfordshire AL5 5TS For Mr Gary McCarthy

**HISTORY:** 5/17/2941 Two storey side extension, part single, part two storey rear extension, installation of rooflights and new raised deck in the rear garden

HTC: No objection subject to no loss of amenity to neighbouring properties and sufficient parking provision on the site. Policies 72 (iv) and (v) of the District Plan refers. SADC: Permit

**OFFICER OBSERVATIONS:** PERMISSION HAS ALREADY BEEN GRANTED FOR A SIMILAR SCHEME, BUT WITHOUT THE ADDITION OF THE SIDE BOUNDARY LINE EXTENSION, ROOF ACCOMMODATION WITH DORMER WINDOW AND THE FURTHER EXTENDING OF THE TWO STOREY REAR EXTENSION. BECOMING AN FIVE BEDROOM PROPERTY. ADDITION OF A GARAGE. PARKING FOR THREE CARS. PROPOSED CHANGES DON'T REALLY CHANGE VIEW ON NO OBJECTION. MANY OTHER PROPERTIES IN THE STREET HAVE DONE SIMILAR. CONSIDER – NO OBJECTION.

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**Ref:** 5/2021/0162 **Category:** **Ward:** Harpenden West

**Proposal:** Conversion of existing loft, with installation of two front roof lights and three rear roof lights at 118 Cowper Road Harpenden Hertfordshire AL5 5NL For Ms Karen Woodford

**OFFICER OBSERVATIONS:** THIS APPLICATION DOES NOT MEET THE CRITERIA REQUIRED FOR CONSIDERATION BY THE COMMITTEE

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**Ref:** 5/2021/0179 **Category:** **Ward:** Harpenden West

**Proposal:** Two storey dwelling with habitable roof space and double garage following demolition of existing buildings (resubmission following approval of 5/2020/1813 dated 25/11/2020) at 2 Greyfriars Lane Harpenden Hertfordshire AL5 2QJ For Mr and Mrs P Cremin

HISTORY: 5/20/1813 Two storey dwelling with habitable roof space and double garage following demolition of existing buildings HTC: No objection subject to no loss of amenity to No. 1 Greyfriars Lane and the proposal being in keeping with the Harpenden Conservation Area. Policy ESD2 of the Harpenden Neighbourhood Plan and Policies 70 and 85 of the District Plan refer. SADC: Permit.

**OFFICER OBSERVATIONS: THE ONLY CHANGES FROM THE PREVIOUSLY APPROVED SCHEME IS INTERNAL RECONFIGURATION AND THE INCREASE OF OVERALL HEIGHT BY 30CM TO ACCOMMODATE A SOLID FLOOR CONSTRUCTION THROUGHOUT. CONSIDER - NO OBJECTION SUBJECT TO NO LOSS OF AMENITY TO NO. 1 GREYFRIARS LANE AND THE PROPOSAL BEING IN KEEPING WITH THE HARPENDEN CONSERVATION AREA. POLICY ESD2 OF THE HARPENDEN NEIGHBOURHOOD PLAN AND POLICIES 70 AND 85 OF THE DISTRICT PLAN REFER.**

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**Ref:** 5/2021/0226 **Category:** **Ward:** Harpenden West

**Proposal:** Single storey rear extension; alterations to existing converted loft including replacement dormers to front and side, new dormer to rear; single garage side extension; new porch and rooflights to front; alterations to openings and external finishes at Holly Lodge 10 Park Avenue South Harpenden Hertfordshire AL5 2EA For Mr and Mrs Willis

**OFFICER OBSERVATIONS: THIS APPLICATION DOES NOT MEET THE CRITERIA REQUIRED FOR CONSIDERATION BY THE COMMITTEE**

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**Ref:** 5/2021/0238 **Category:** **Ward:** Harpenden West

**Proposal:** Single storey rear extension with rooflights at 33c Crabtree Lane Harpenden Hertfordshire AL5 5NT For Mr Keith Ormondroyd

**OFFICER OBSERVATIONS: THIS APPLICATION DOES NOT MEET THE CRITERIA REQUIRED FOR CONSIDERATION BY THE COMMITTEE**

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