



GRIGGS

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SHENLEY INFILL PACK

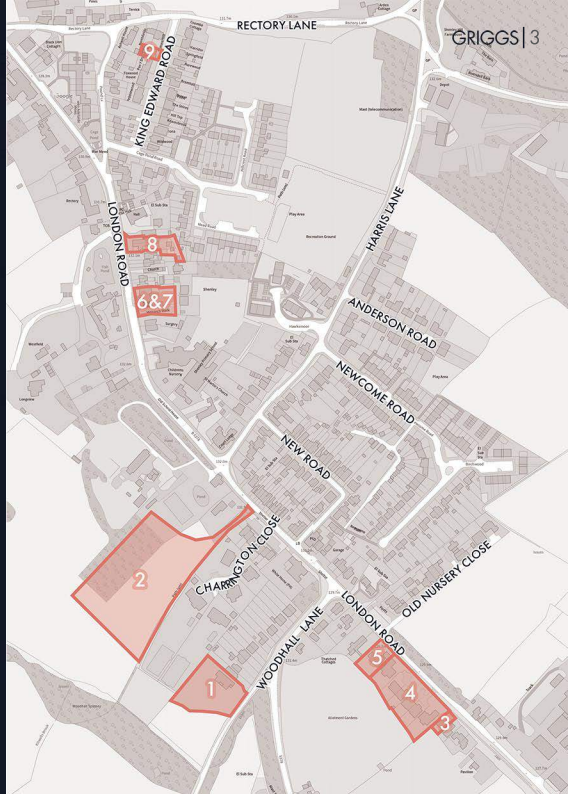
MARCH 2023

INTRODUCTION

This document has been prepared by GRIGGS to highlight some of the infill planning applications that have been approved in Shenley by Hertsmere Borough Council.



- 1 16/0258/FUL | 26 Woodhall Lane Shenley Hertfordshire WD7 9AT
- 2 16/1671/FUL | Land At Shenley Grange 43 London Road Shenley Hertfordshire WD7 9ER
- 3 16/0277/FUL | 21 And 23 London Road Shenley Hertfordshire WD7 9EP
- 4 17/0078/FUL | 25 London Road Shenley Hertfordshire WD7 9EP
- 5 13/2457/FUL | Land Adjacent To 25 London Road Shenley Hertfordshire
- 6 19/1229/FUL | King William IV 82 London Road Shenley Hertfordshire WD7 9DX
- 7 20/0121/FUL | Former King William IV 82 London Road Shenley Hertfordshire WD7 9DX
- 8 16/2422/FUL | Land Rear Of Summerhill And Northfields King Edward Road Shenley Hertfordshire
- 9 21/1393/FUL | Land Rear Of 102 To 106, London Road, Shenley, Hertfordshire



01

26 WOODHALL LANE

SHENLEY HERTFORDSHIRE WD7 9AT

Comments from the Case Officer:

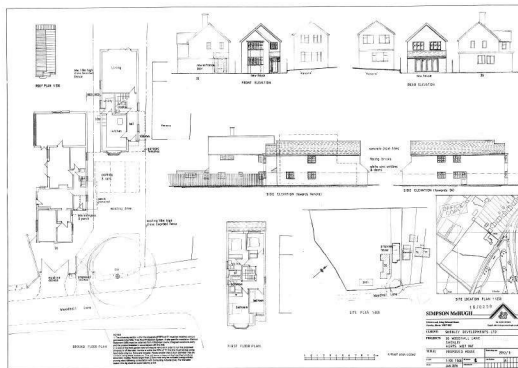
"Principle of development in Green Belt

The NPPF 2012, advises that inappropriate development is by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 89 of this document however provides exceptions to this including the provision of limited infilling in villages where it would accord with policies set out in the local plan.

Policy CS13 of the Core Strategy 2013 advises that limited infilling within the village envelope of Shenley is considered appropriate provided that it is sympathetic to its surroundings, retains and protects features within the village and complies with all other policies. These matters will be assessed within this report however, in principle, the proposed development would be located within the village envelope of Shenley and therefore infilling in this Green Belt location is considered acceptable to comply with the above policies.

Conclusions

The principle of residential development in this Green Belt location is considered acceptable as the dwelling would result in an appropriate infill development. In addition the new dwelling would not result in a detrimental impact on the visual amenity of the area, the openness of the Green Belt and would maintain the character and appearance of the adjacent Conservation Area. Furthermore, the residential amenities of the neighbouring occupants would be maintained and the development would provide sufficient amenity space and car parking. The proposed development therefore complies with Policies C1, C4, E3, E7, E8 of the Hertsmere Local Plan 2003, Policies CS12, CS13, CS14, CS22 and CS25 of the Core Strategy 2013, SADM3, SADM11, SADM13, SADM20, SADM27, SADM30, SADM31 and SADM41 of the Site Allocations and Development Management Policies 2015, Part D of the Planning and Design Guide 2013, The Parking Standards SPD 2014, Part B of the Biodiversity, Trees and Landscape SPD 2010 and the National Planning Policy Framework 2012"



02

LAND AT SHENLEY GRANGE

43 LONDON ROAD SHENLEY HERTFORDSHIRE WD7 9ER

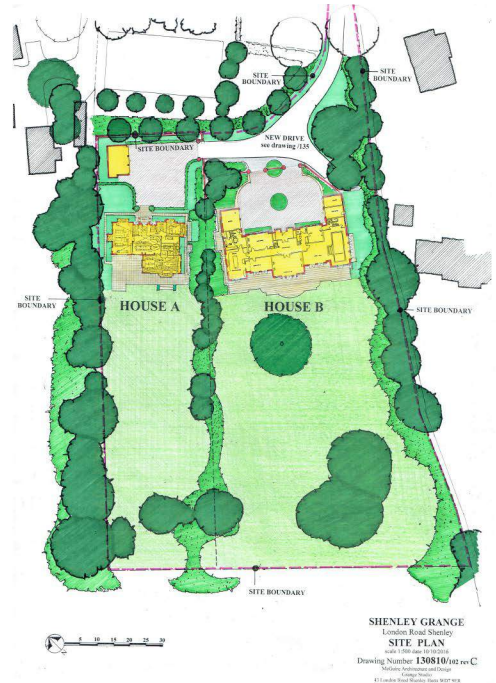
Erection of 1 No. 5 bed detached dwelling; 1 No. 5 bed detached dwelling with integral garages; 1 No. detached 1.5 storey triple garage building and associated landscaping [Additional Plan received 27/9/16] [Amended Plans received 14/10/16] [Amended description].

Extract from the Case Officer Report:

"10.14 The proposal is therefore considered to comply with the requirements of Policies CS13, SADM26, and to represent limited infilling within the Green Belt. Infilling is considered to be acceptable in principle in this location by virtue of its falling within the village boundary. By default therefore the proposal does not represent inappropriate development and very special circumstances are not required to be demonstrated.

Conclusion

10.15 Taking all these factors into account, it is considered that the proposal is acceptable in terms of development in the Green Belt and compliant with the relevant policies. However, a condition is recommended, withdrawing permitted development rights for further extensions, outbuildings and hardstanding, in order to preserve the openness and visual amenity of the Green Belt."



03

21 AND 23 LONDON ROAD

SHENLEY, HERTFORDSHIRE, WD7 9EP

Construction of new 4 bed detached dwelling following removal of detached garage on land next to existing dwelling. (Revised Application) (as amended by plan received 01/11/16)

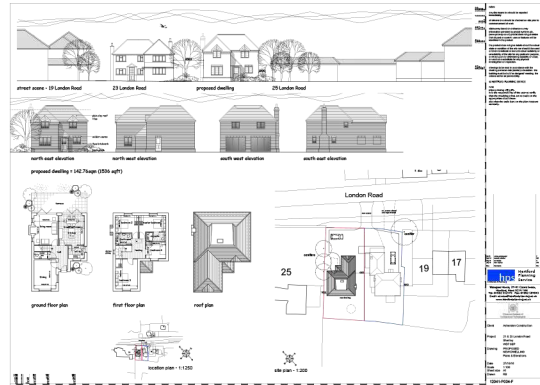
Comments from the Case Officer Report:

"Impact on the Green Belt

The NPPF 2012 states that a purpose of Green Belt policy is to prevent urban sprawl and to safeguard the countryside from encroachment. New floorspace for uses that do not serve the objectives of including land within the Green Belt are considered inappropriate development unless very special circumstances exist. Exceptions to inappropriateness include limited infilling in villages under policies set out in the Local Plan.

This is followed through in policy CS13 of the Core Strategy 2013 and policy SADM23 that allows for infilling within Shenley village. This is subject to the proposal retaining important open spaces, not being out of character or result in encroachment into open countryside.

The proposal falls within the Shenley village envelope area and would infill the gap between the clearly identifiable built-up frontage of existing residential properties along London Road. The proposal would also be limited in scale, as only one dwelling is proposed to be constructed. As such, Officers consider that the proposal would not encroach out onto open countryside and would have a limited impact on the openness of the Green Belt and that there would be no objection to the principal of the proposed development within this location. "



25 LONDON ROAD

SHENLEY, HERTFORDSHIRE WD7 9EP

Demolition of existing dwelling and outbuildings and erection of 6 dwellings (2 x 5 bed detached dwellings and 2 pairs of 4 bed semis) each to include an integral garage with associated landscaping and access.

Extract from the Committee Report:

"7.4 Paragraph 89 of the National Planning Policy Framework 2012 states that limited infilling in villages should not be regarded as inappropriate in the Green Belt.

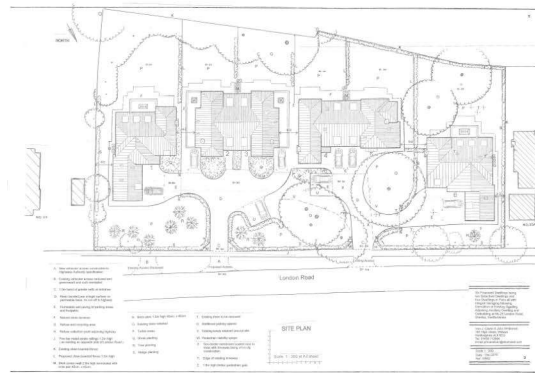
7.5 This is supported by CS13 of the Core Strategy 2013 which states that limited infilling within the village envelope of Shenley will be considered appropriate, providing it is sympathetic to its surroundings, retains and protects features essential to the character and appearance of the village and complies with other relevant policies in the local plan.

7.6 Policies SADM 23 and SADM 26 require compliance with CS13 of the Core Strategy 2013 and that there must not be a greater impact on the openness or the purpose of the Green Belt than the existing permanent development.

7.7 The proposal is considered to represent limited infilling within the village envelope. The proposed development is considered sympathetic to its surroundings and reflect the scale and appearance of other development in the vicinity of the site. The proposal is not considered to have a greater impact on the openness or the purpose of the Green Belt.

7.8 The proposal is considered to be limited infilling within the village envelope and therefore is consistent with the provisions of the National Planning Policy Framework 2012 and in compliance with Policy CS13 of the Core Strategy 2013 and Policies SADM23 and 26 of the Site Allocations and Development Management Policies Plan (2016)."

The Council accepted no affordable housing associated with the proposal (subject only to a review mechanism in the 106) on viability grounds.



05

LAND ADJACENT TO 25 LONDON ROAD

SHENLEY, HERTFORDSHIRE

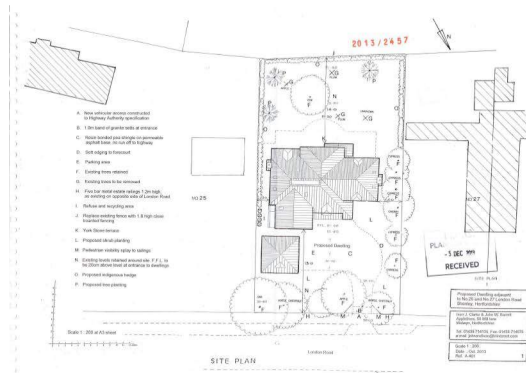
Erection of a detached dwelling and detached double garage with associated access, parking and landscaping.

Extract from the Design and Access Statement:

"Impact on Green Belt

The NPPF 2012 states that a purpose of Green Belt policy is to prevent urban sprawl and to safeguard the countryside from encroachment. New floorspace for uses that do not serve the objectives of including land within the Green Belt are considered inappropriate development unless very special circumstances exist. Exceptions to inappropriateness include limited infilling in villages under policies set out in the Local Plan. This is followed through in policies C1 & C6 of the Local Plan 2003 and CS13 of the Core Strategy 2013 that allows for infilling within Shenley village. This is subject to the proposal retaining important open spaces, not being out of character or result in encroachment into open countryside. Policies C1 & C4 state that proposals should be sited to be unobtrusive using landscape features and additional planting should be provided to minimise the impact of new buildings on the Green Belt.

Consequently, as the proposal is within the Shenley village envelope, does not encroach onto open countryside and suits the character of the streetscene the proposal is acceptable in principle, subject to conditions on landscaping to soften its appearance in the streetscene."



KING WILLIAM IV

82 LONDON ROAD, SHENLEY, HERTFORDSHIRE, WD7 9DX

Construction of a detached 4 bed dwelling on land adjacent to 82 London Road, and reconfiguration of the existing Public House car park (additional tree information received on 19/09/2019)

Extract from the Delegated Report:

"For the purposes of Policy SADM23, infilling is defined as a form of development whereby buildings are proposed within a gap along a clearly identifiable built-up frontage or within a group of buildings.

Officers note that the siting of the proposed dwellinghouse would be sited in a position that falls in-line and within the existing gap between the existing neighbouring properties of nos. 84, 86 and 88 London Road and the adjacent King William IV pub building. As such, the proposed dwellinghouse would represent the limited infilling within a village envelope. The NPPF 2019 also allows for the limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings). The application site consists primarily of a hard surfaced parking area for the existing pub with built form surrounding the application site on both sides. Consequently, Officers consider that given the existing status of the land, that the proposal would constitute the redevelopment of previously developed land. As such, the proposal would fall within two of the exceptions to inappropriate development, as listed above by the NPPF 2019, and would therefore constitute development which is not inappropriate within the green belt. Given the existing built form that surrounds the application site and the site's location close to the centre of the settlement of Shenley, Officers consider that the proposed development would not harm the openness of the green belt and would not conflict with the five purposes of the green belt, as set out by the NPPF 2019. The development would therefore accord with SADM policies 22, 23 and 26, Core Strategy 2013 policies SP1, SP2 and CS13 and the advice contained within the NPPF 2019."



07

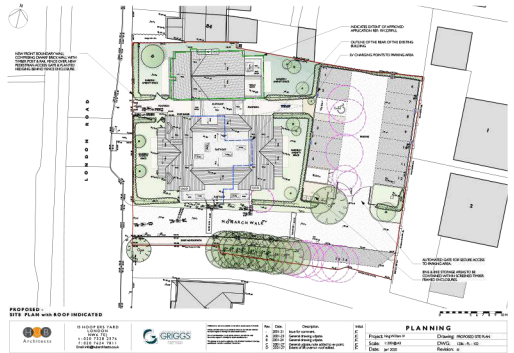
FORMER KING WILLIAM IV

82 LONDON ROAD, SHENLEY, HERTFORDSHIRE, WD7 9DX

Change of use of former public house (A4) to residential (C3) to include 2 storey rear extension to facilitate creation of 4 x 2 bed apartments. Construction of an adjacent 2 storey building with a further 2 x 2 bed apartments with a glazed link between, together with car parking, cycle and bin store, associated boundary and landscaping works (additional details received 19/03/2020 and additional plans received 20/03/2020).

Extrat from the Planning Committee Report:

"7.13 As such, Officers consider that due to the potential fallback position set out by the extant permission of 19/1229/FUL, the design of the proposed side and rear extensions and the form of proposed development representing a limited infill within a village envelope, that the proposal would not be harmful towards the openness of the greenbelt and would comply with policies SADM22, 23 and 26 of the Site Allocations and Development Management Policies Plan 2016, policy CS13 of the Core Strategy 2013 and the advice contained within the NPPF 2019."



08

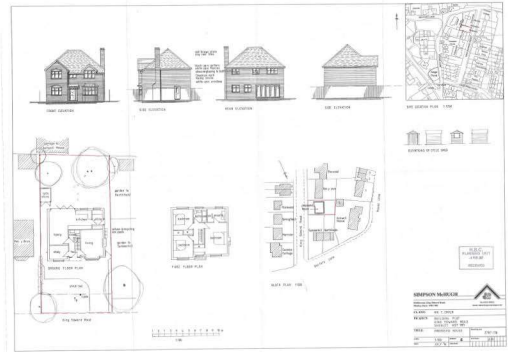
LAND REAR OF SUMMERHILL AND NORTHFIELDS

KING EDWARD ROAD SHENLEY HERTFORDSHIRE

Construction of a detached, 2 storey 3 bed house with parking, amenity space and bike store. [Amended plans 08/02/17]

Extrat from the Planing Committe Report:

"Planning permission was granted for the construction of a detached, 2 storey 3 bedroom dwelling with parking, amenity space and bike store on Land to the Rear of Summerhill and Northfields Shenley. The Case Officer within their delegated report stated: The application site is located within the Metropolitan Green Belt, where there is a presumption against inappropriate development, as advised by the National Planning Policy Framework 2012 (NPPF). Inappropriate development is, by definition, harmful to the Green Belt, unless a case of very special circumstances can be demonstrated, to outweigh this harm. The purpose of the green belt in this location are considered to be to ensure unrestricted sprawl of large built-up areas, to prevent neighbouring towns merging into one another and to assist in safeguarding the countryside from encroachment. Para 89 of the NPPF outlines that new buildings should be regarded as inappropriate, with the exception of: "limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan". Councils Policies CS 13 and SADM26 reiterate the objective expressed in the NPPF. Policy CS 13 states that "limited infilling within the village envelopes of those parts of ...Shenley... which are in the Green Belt will be considered appropriate, provided that it is sympathetic to its appearance of the village and complies with other relevant policies..." The proposed development is sited with the Shenley Village, and the development seeks permission for the construction of a detached, 2 storey 3-bed house with parking, amenity space and bike store. It is considered that the proposed development represents "limited infilling", which is permitted as an exemption by the NPPF and Councils policies. Therefore the 'principle' of the development within the Green Belt is considered to be acceptable, subject to other planning matters being satisfactorily addressed including design and visual appearance; whether the proposal would impact on the amenity of adjacent residents; whether the proposal would provide good amenity for future residents; whether the proposal would impact the successful operation and safety of the surrounding highways; whether the proposal would impact the biodiversity at the site."



09

LAND REAR OF 102 TO 10 LONDON ROAD

SHENLEY, HERTFORDSHIRE, WD7 9DX

Demolition of existing garages and outbuildings and erection of a pair of semi-detached, 2 bed dwellings to include associated access, parking and landscaping. (Amended Plans received)

Planning permission was granted for the demolition of existing garages and outbuildings and erection of a pair of semidetached dwellings to include associated access, parking and landscaping.

Extrat from the Planing Committe Report:

"With regard to paragraph 149e) the local plan only partially accords with the NPPF in that the Site Allocations and Development Management Policies Plan goes significantly further than the NPPF in defining what is meant by infilling thus: "a form of development whereby buildings are proposed within a gap along a clearly identifiable built up frontage or within a group of buildings. The term does not include backland development, either in the form of plot amalgamation or tandem development. Infilling will only be permitted where it is limited in scale. For housing, the term 'limited' refers to development which does not create more than two extra dwellings." The NPPF imposes no such caveats nor prescriptive limits in terms of dwelling numbers or backland sites and as such the local plan is more prescriptive than the latest version of the NPPF requires and therefore can only be given limited weight

Nevertheless, the revised proposals can be considered to comply with the intentions of the infilling policy in that the proposals relate to only two dwellings and to development within a group of buildings."

