

PLANNING COMMITTEE – 21 MAY 2020

PART I –DELEGATED

7. **20/0258/RSP- Part-retrospective: Single-storey rear extension, first floor rear extension, raised terraces to the rear, part-loft conversion including front dormer windows and insertion of roof lights, alterations to the front drive including side path and alterations to the rear garden at 46 Clements Road, Chorleywood, WD3 5JT. (DCES)**

Parish: Chorleywood Parish Council

Ward: Chorleywood South and Maple Cross

Expiry of Statutory Period: 31 March 2020

Case Officer: Aaron Roberts

Extension of time agreed: 22 May 2020

Recommendation: That Part Retrospective Planning Permission be GRANTED.

Reason for consideration by the Committee: Called in by Chorleywood Parish Council.

1 Relevant Planning and Enforcement History

- 1.1 19/0298/COMP - Unauthorised Works: New driveway and single storey rear extension and loft conversion – Pending Consideration

2 Description of Application Site

- 2.1 The application site is located on the northern side of Clements Road, Chorleywood, a residential street characterised primarily by detached dwellings of different styles and design. The land level of the street rises steeply from east to west.
- 2.2 The application dwelling is a detached bungalow finished in red brick that has been extensively extended. The extensions include a single-storey rear extension, first floor rear extension which has been partially installed, raised terrace to the rear and a loft conversion including front dormer windows. These elements are under consideration as part of this planning application. The land levels to the front of the site have been altered and extensive hardstanding implemented, as well as retaining walls constructed, which are again subject to this planning application.
- 2.3 The neighbour to the east, No.44 is a detached bungalow finished in red brick. This neighbouring dwelling is situated at a significantly lower land level than the host dwelling and in terms of building line is set slightly behind the front elevation of the host dwelling. This neighbouring property has also been extensively extended, including via a loft conversion, including rear and front dormers and a single storey rear extension.
- 2.4 The neighbour to the west, No.48 is a detached bungalow finished in red brick. This neighbouring dwelling is situated at a significantly higher land level than the host dwelling and in terms of building line has been built on a similar building line. This neighbouring property has also been extensively extended, including via a loft conversion, including rear and front dormers and a single storey rear extension.

3 Description of Proposed Development

- 3.1 This application seeks part retrospective planning permission for a single-storey rear extension, first floor rear extension, raised terrace to the rear, part-loft conversion including front dormer windows and insertion of roof lights, alterations to the front drive including side path and alterations to the rear garden.

- 3.2 The single storey rear extension adjoins a pre-existing rear extension and replaces a conservatory. Including the adjoining pre-existing rear extension, the rear extension has a width of approximately 13.6m, extending the width of the property. The newly extended rear projections have a maximum depth of approximately 4.4m, extending approximately 0.4m beyond the pre-existing rear extension. The rear extension has a flat roof with a parapet wall. Including the parapet wall, the rear extension has a maximum height of approximately 3.8m. Within the rear elevation there are bi-folding doors and a triple casement window. Within the flank elevation there are no windows. Within the flat roof a roof lantern is proposed.
- 3.3 The first floor rear extension would project from the roofslope and would be situated on top of the single storey rear extension. It would have a depth of approximately 6.3m and a width of 5.8m. The first floor rear extension would have a Dutch-hip roof form with a maximum height of approximately 7.1m and an eaves height of 5.0m
- 3.4 As part of the works, the loft space would be converted to habitable accommodation, including the provision of two front dormer windows and insertion of flank and rear roof lights. The loft conversion would include the first floor rear extension and would serve two bedrooms, each with an en-suite as well as a bathroom. The front dormers would have a depth of approximately 2.8m, a width of 1.9m and a height of 2.3m. Within each dormer there would be a triple casement window. As part of the loft conversion, five rooflights are proposed. Two rooflights are proposed within the rear roofslope, two within the eastern roofslope and one within the western roofslope.
- 3.5 The raised terrace to the rear is physically attached to the single storey rear extension. It has a depth of approximately 3.1m, a width of 9.4m and a maximum height of 1.0m. Steps lead from the raised terrace to the raised garden. Screening in the form of a 1.8m high privacy screen is proposed along the eastern flank of the raised terrace, extending its full depth. As part of the proposed works the lower raised terrace which is currently in situ would be removed.
- 3.6 As part of the works there have been alterations to the front drive including altering the land levels to make the drive more level as well as installing hardstanding to the front. To the front, the level of hardstanding serving the driveway is approximately 67sqm. Retaining walls with a maximum height of 1.1m have been erected to the rear and side of the drive as well as steps leading down to lower levels within the centre and east of the drive. Leading from the east of the drive, a stepped path has been constructed between the flank elevation of the dwelling and the boundary with No.44, extending the full depth of the dwelling.
- 3.7 To the rear, the garden levels have been extensively raised, supported by a retaining wall structure. Amended plans have been received to reduce the width of the raised garden area and implement a patio area at the natural ground level. The raised garden area, would have a horse-shoe shape, with a depth of approximately 13.6m, a width of 11.1m and height of 0.8m. It would extend up to the boundary with No.48 and would be set approximately 3.7m off the boundary with No.44. It would be connected to the raised terrace via a set of stairs. As part of the works a patio would be constructed to the east of the raised garden area, extending approximately 7.6m in depth. Steps would lead from this area to the raised garden area.

4 Consultation

4.1 Statutory Consultation

4.1.1 Chorleywood Parish Council: [Objection]

- 4.1.1.1 *'The Committee had Objections with this application on the following grounds and wish to CALL IN, unless the Officers are minded to refuse this application. The Committee are*

concerned with the accuracy of the information forwarded for the Councillors to view. Concern with the convoluted and on-going history of this development'.

4.1.2 National Grid: No response received.

4.2 Public/Neighbour Consultation

4.2.1 Number consulted: 11

4.2.2 No of responses received: 1 objections, 0 letters of support

4.2.3 Summary of Responses:

- The plans show grass covering the front garden
- The owner has built a high terrace to the rear which they can stand on and see directly into No.44's garden, which is a loss of privacy which we strongly object to
- The owner has also built stepped up paving at the side of the property straight onto our fence which also protrudes over the boundary with No.44
- Concerns over balcony and roof garden as part of first floor rear extension

Officers Note: The plans have been amended to show the works to the frontage. Only material planning considerations can be assessed as part of this application. Boundary disputes are regarded as civil matters.

4.2.4 Site Notice: Not Applicable Press notice: Not Applicable

4.2.5 Neighbours were re-consulted twice. Re-notification letters were sent out on the 28 February 2020 and the 17 March 2020. The re-notification letter sent on 28 February 2020 was due to an amendment to the proposal description to include the addition of the raised terraces to the rear. The re-notification letter sent out on 17 March 2020 was due to an amendment to the proposal description to include alterations to the front drive including side path and alterations to the rear garden.

5 Reason for Delay

5.1 April's Planning Committee was postponed due to the COVID-19 Pandemic.

6 Relevant Planning Policy, Guidance and Legislation

6.1 National Planning Policy Framework and National Planning Practice Guidance

In 2019 the new National Planning Policy Framework was published. This is read alongside the National Planning Practice Guidance (NPPG). The determination of planning applications is made mindful of Central Government advice and the Local Plan for the area. It is recognised that Local Planning Authorities must determine applications in accordance with the statutory Development Plan, unless material considerations indicate otherwise, and that the planning system does not exist to protect the private interests of one person against another. The NPPF is clear that "existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework".

The NPPF states that 'good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities'. The NPPF retains a presumption in favour of sustainable development. This

applies unless any adverse impacts of a development would 'significantly and demonstrably' outweigh the benefits.

6.2 The Three Rivers Local Development Plan

The application has been considered against the policies of the Local Plan, including the Core Strategy (adopted October 2011), the Development Management Policies Local Development Document (adopted July 2013) and the Site Allocations Local Development Document (adopted November 2014) as well as government guidance. The policies of Three Rivers District Council reflect the content of the NPPF.

The Core Strategy was adopted on 17 October 2011 having been through a full public participation process and Examination in Public. Relevant policies include Policies CP1, CP8, CP9, CP10 and CP12.

The Development Management Policies Local Development Document (DMLDD) was adopted on 26 July 2013 after the Inspector concluded that it was sound following Examination in Public which took place in March 2013. Relevant policies include DM1, DM6 and DM13 and Appendices 2 and 5.

6.3 Other

The Community Infrastructure Levy (CIL) Charging Schedule (adopted February 2015).

The Localism Act received Royal Assent on 15 November 2011. The growth and Infrastructure Act achieved Royal Assent on 25 April 2013.

The Wildlife and Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2010, the Natural Environment and Rural Communities Act 2006 and the Habitat Regulations 1994 may also be relevant.

7 **Planning Analysis**

7.1 Overview

7.1.1 In November 2019 an enforcement enquiry was received in regards to the installation of a new driveway and single storey rear extension, loft conversion and other works.

7.1.2 Multiple site visits were carried out where it was ascertained that the development required planning permission, including the rear extensions, first floor rear extension, raised terraces to the rear, part-loft conversion including front dormer windows and insertion of roof lights, alterations to the front drive including side path and alterations to the rear garden.

7.1.3 The owner of No.46 Clements Road was informed that as the development was not considered 'permitted development', a part retrospective planning application would be required to formalise the works. This planning application has therefore been submitted in response to the enforcement investigation to date but its submission is not conclusive as to its acceptability which will be discussed within the following analysis sections.

7.2 Impact on Character and Street Scene

7.2.1 Policy CP1 of the Core Strategy (adopted October 2011) seeks to promote buildings of a high enduring design quality that respect local distinctiveness and Policy CP12 of the Core Strategy (adopted October 2011) relates to design and states that in seeking a high standard of design the Council will expect development proposals to 'have regard to the local context and conserve or enhance the character, amenities and quality of an area'. Development should make efficient use of land but should also respect the 'distinctiveness of the surrounding area in terms of density, character, layout and spacing, amenity, scale,

height, massing and use of materials'; 'have regard to the local context and conserve or enhance the character, amenities and quality of an area' and 'incorporate visually attractive frontages to adjoining streets and public spaces'.

- 7.2.2 With specific regard to the proposed development, the Design Criteria at Appendix 2 of the DMP LDD sets out that single storey rear extensions to detached dwellings should generally not exceed 4m in depth. Dormer windows should always be subordinate to the main roof. They should be set below the existing ridge level, set in from either end of the roof and set back from the plane of the front or rear wall. Front dormers may not always be appropriate in the streetscene. Multiple dormers should be proportionate in scale and number to the host roof.
- 7.2.3 The single storey rear extension would not be readily visible from the streetscene given its location to the rear. With regards to single storey rear extensions, Appendix 2 states that rear extensions to detached properties may have a depth of 4 metres although this depth may be reduced if the extension would become unduly prominent. The rear projections have a maximum depth of approximately 4.4m from the original building line, measuring the full width of the dwelling and would not comply with the design criteria set out in Appendix 2. Although the proposed maximum depth of 4.4m would exceed the guidelines set out in Appendix 2, it is not considered that the scale and design of the single rear extension would result in unduly prominent additions and would be acceptable with regard to its impact on the host dwelling, street scene and wider area. Furthermore the rear projections would not extend deeper than the pre-existing conservatory.
- 7.2.4 The proposed first floor rear extension would be partly visible from the street scene given the incline of the road. Given the scale of the proposed first floor rear extension, the overall bulk and massing of the proposed extension would not appear disproportionate in scale to the original dwelling and would respect the character and appearance of the building. It is considered that the partially hipped roof form would not provide an unacceptable flank elevational bulk when viewed from the street scene. It is therefore not considered that the first floor rear extension would appear prominent within the street scene of Clements Road or result in demonstrable harm to the character or appearance of the host dwelling or street scene.
- 7.2.5 The proposed loft conversion including front dormer windows and insertion of roof lights would be readily visible from the streetscene. Two dormer windows are proposed within the front roofslope. Design Criteria at Appendix 2 of the DMP LDD sets out that front dormers may not always be appropriate in the street scene. However, when considering the extent, size and positioning of the front dormers, they are subordinate additions within the roof slope as they are set in from the flanks, set up from the eaves and set down from the ridge. Furthermore, the general street scene of Clements Road is mixed both in scale and architectural style of dwellings and there are numerous examples of front dormers within the streetscene. Given the varied streetscene and that there are examples of rooflights along the road, the proposed rooflights are not considered to have a detrimental impact on the character or appearance of the varied street scene.
- 7.2.6 The alterations to the rear garden including raised garden area, rear terrace and patio would not be readily visible from the streetscene due to their location to the rear. Following amendments to reduce the scale of the raised garden element, it is not considered that the development would result in demonstrable harm to the character or appearance of the host dwelling, streetscene or area.
- 7.2.7 Given the raised terrace is sited to the rear, it is not considered that the development results in demonstrable harm to the character or appearance of the host dwelling, streetscene or area.
- 7.2.8 As part of the works there have been alterations to the front drive including altering the land levels to make the drive more level as well as installing hardstanding to the front.

Additionally retaining walls and a stepped path along the eastern boundary have been installed. Although these elements are readily visible from the streetscene, given the ranging land levels along the road, alterations to driveways, including extensive hardstanding and retaining walls are a prominent feature of the streetscene. As such, it is not considered that the works to the front and side of the site results in demonstrable harm to the character or appearance of the host dwelling, streetscene or area.

7.2.9 In summary, it is not considered that the proposal would appear excessively prominent within the streetscene, or disproportionate in relation to the application dwelling or to other dwellings within the vicinity. The proposed development would therefore accord with Policy DM1 and Appendix 2 of the Development Management Policies document (adopted July 2013).

7.3 Impact on Amenity of Neighbours

7.3.1 Policy CP12 of the Core Strategy states that development should 'protect residential amenities by taking into account the need for adequate levels and disposition of privacy, prospect, amenity and garden space'. Policy DM1 and Appendix 2 of the Development Management Policies document set out that development should not result in loss of light to the windows of neighbouring properties nor allow overlooking, and should not be excessively prominent in relation to adjacent properties.

7.3.2 The guidance provided within Appendix 2 states that single storey rear extensions should generally have a maximum depth of 4m with this distance reduced if the extension would adversely affect adjoining properties or is unduly prominent.

7.3.3 The rear extension has a maximum depth of approximately 4.4m and therefore does not comply with the Design Criteria guidance depth of 4m. The single storey rear extension is built in line with the flank elevations of the application dwelling. The eastern flank is situated approximately 0.8m off the boundary with No. 44. No. 44 has been extended to the rear up to the shared boundary. The proposed rear extension does not project beyond this neighbouring extension. Although No.44 is at a lower land level, given that the rear extension does not project beyond No.44's rear extension, its limited scale and that there are no flank windows, it is not considered that the development would result in any adverse impact on the residential amenity of the occupiers of No.44 Clements Road. Although a window has been installed within the rear elevation, this does not give rise to overlooking into No.44, despite the fall in land levels. The western-most projection of the rear extension remains the same as its pre-existing condition. The newly extended rear projections extend approximately 0.4m beyond the pre-existing rear extension. Given the separation distance of approximately 3.3m between the newly constructed projections and the boundary with No.48, it is not considered that the development would result in any adverse impact on the residential amenity of the occupiers of No.48 Clements Road.

7.4 Appendix 2 of the DMP LDD outlines that two storey rear extensions should not generally intrude a 45 degree splay line drawn across the rear from the point on the boundary level with the rear wall of the adjacent property. This principle is dependent on the spacing and relative positions of properties and consideration will be given to the juxtaposition of properties, land levels and positions of windows and development on neighbouring properties. The first floor rear extension would not intrude the 45 degree splay line drawn from the point on the boundary level with the rear elevation of the neighbouring property at No.44 Clements Road. The flank boundary of the first floor rear extension would be set approximately 5.2 m from the shared boundary with this neighbour. As such, it is not considered that the extension would result in any loss of light towards No.44 Clements Road. When drawn from the point on the boundary level with the rear elevation of No.48 Clements Road the proposed development would again not intrude the 45 degree splay line and given the separation distance of 3.4m from the boundary, it is not considered that any loss of light would occur or result in the development becoming an overbearing feature towards this neighbour. Additionally, flank windows are not proposed. A rear window is

proposed, however this would be directed towards the rear garden of the application dwelling. Given that rear dormer windows and loft conversions are a prominent feature of the streetscene, it is not considered that the first floor rear extension would give rise to overlooking or a relationship with neighbouring dwellings that is out of the ordinary with the rest of the street. It is noted that there were concerns relating to the installation of a balcony and roof garden as part of first floor rear extension. The roof area adjoining the upper floor rear extension is not proposed to be used as a balcony, and is no door access to this roof area.

- 7.5 The front dormers are set in in from either side of the roof. Given their limited scale, it is not considered that the front dormers result in an unacceptable loss of light or overbearing impact to either neighbour. It is not considered that the proposed roof lights would result in any unacceptable forms of overlooking to any neighbouring dwelling given their orientation facing the sky. A condition would be added to ensure that the rooflights have a cill height of 1.7m from floor level.
- 7.5.1 Within the Design Criteria it states that in the interests of privacy and to prevent overlooking, a proportion of each garden should be a private zone abutting or close to the dwelling that is not visible from the gardens or ground floor habitable rooms of adjoining properties. This should be a minimum distance of 3 metres from a wall of the dwelling and be permanently screened by walls or fences. The raised terrace is built along the boundary with No.48, which is set at a significantly higher land level. Although the raised terrace is set along the boundary with this neighbouring dwelling and there would be some views into No.48's garden, it is not considered that the raised terrace has an increasingly adverse impact on the residential amenity of the occupiers of No.48 compared with pre-existing conditions. Given the significant difference in land levels between the two properties, there has always been a form of overlooking between the two properties, most notably overlooking into the host site from No.48. As such, the overlooking caused by the raised terrace would not be materially different to the historic relationship of overlooking between the two neighbours.
- 7.6 The raised terrace is situated approximately 5.2m from the boundary with No.44. The submitted plans indicate that a 1.8m screening fence will be erected, extending for the depth of the raised terrace. Having regard to the siting of the raised patio area, set away from the boundary and the proposed screening, it is not considered that its use would result in the private area of the neighbouring property, No.44 being overlooked. To safeguard privacy, conditions have been added to ensure that the raised patio area is permanently maintained in accordance with the approved plans, and for the erection of the 1.8m screening as shown on the submitted plans, which is to be permanently maintained as such thereafter. At present there is a lower terrace adjacent to the raised terrace however this is proposed to be removed and a condition has been recommended
- 7.7 Given the nature of the works it is not considered that the alterations to the front drive including side path would result in demonstrable harm to the amenity of the occupiers of any neighbouring dwelling.
- 7.8 To the rear, the garden levels have been extensively raised, supported by a retaining wall structure. The raised garden area, would have a horse-shoe shape, with a depth of approximately 13.6m, a width of 11.1m and height of 0.8m. It would extend up to the boundary with No.48, however, No.48 is set at a higher land level and there has always been a form of overlooking between the two properties, most notably overlooking into the host site from No.48. As such, the overlooking caused by the raised garden would not be materially different to the historic relationship of overlooking between the two neighbours. The edge of the raised amended garden structure would be situated approximately 3.7m off the boundary with No.44. Although the raised garden structure would have a height of approximately 0.8m from the ground level and that No.44 is set at a lower land level, given that it would be situated approximately 3.7m from the boundary with No.44 and that trellis is proposed along the existing fence line, it is not considered that its use would result in the private area of the neighbouring property, No.44 being overlooked.

7.9 In summary, it is not considered that the amended proposal would have an overbearing impact or result in loss of light and the amended proposal is considered to be acceptable in this regard. The development would be acceptable in accordance with Policies CP1 and CP12 of the Core Strategy and Policy DM1 and Appendix 2 of the Development Management Policies LDD.

7.10 Amenity Space

7.10.1 Policy CP12 of the Core Strategy states that development should take into account the need for adequate levels and disposition of privacy, prospect, amenity and garden space.

7.10.2 There is sufficient amenity space provision to accommodate the proposed development and serve the dwelling in accordance with the standards as set out within the Design Criteria of the DMP LDD.

7.11 Wildlife and Biodiversity

7.11.1 Section 40 of the Natural Environment and Rural Communities Act 2006 requires Local Planning Authorities to have regard to the purpose of conserving biodiversity. This is further emphasised by regulation 3(4) of the Habitat Regulations 1994 which state that Councils must have regard to the strict protection for certain species required by the EC Habitats Directive.

7.11.2 The protection of biodiversity and protected species is a material planning consideration in the assessment of applications in accordance with Policy CP9 of the Core Strategy (adopted October 2011) and Policy DM6 of the DMLDD. National Planning Policy requires Local Authorities to ensure that a protected species survey is undertaken for applications that may be affected prior to determination of a planning application.

7.11.3 The application has been submitted with a Biodiversity Checklist which stated that no protected species or biodiversity factors will be affected as a result of the application. The Local Planning Authority is not aware of any protected species within the immediate area that would require further assessment.

7.12 Trees and Landscaping

7.12.1 Policy DM6 of the Development Management Policies document sets out that development proposals should seek to retain trees and other landscape and nature conservation features, and that proposals should demonstrate that trees will be safeguarded and managed during and after development in accordance with the relevant British Standards.

7.12.2 The application site is not located within a Conservation Area nor are there any protected trees on or near the site. As such, it is not considered that the proposed development would result in any harm in this respect.

7.13 Highways, Access and Parking

7.13.1 Policy DM13 of the DMP LDD requires development to make provision for parking in accordance with the parking standards set out at Appendix 5 of the same document.

7.13.2 The proposed extension would not increase the number of bedrooms within the dwelling and therefore would not require additional parking spaces. Following the alterations to the driveway and laying of additional hardstanding the driveway can provide provision for more than three vehicles, exceeding the standards set out in Appendix 5 of the DMP LDD. It is not considered that the proposed development would cause harm to highway safety.

8 **Recommendation**

That PART RETROSPECTIVE PLANNING PERMISSION BE GRANTED and has effect

from the date on which the development is carried out and is subject to the following conditions:

- C1 The development hereby permitted shall be carried out in accordance with the following approved plans: TRDC 001 (Location Plan), 101, 102, 103, 104, 105, 106 REV E, 107 REV B, 108 REV B, 109 REV B, 110 REV A, 111.

Reason: Reason: For the avoidance of doubt and in the proper interests of planning in accordance with Policies CP1, CP9, CP10 and CP12 of the Core Strategy (adopted October 2011), Policies DM1, DM6 and DM13 and Appendices 2 and 5 of the Development Management Policies LDD (adopted July 2013).

- C2 Within three months of the date of this decision, a 1.8m high privacy screen shall be erected along the eastern flank of the rear terrace as shown on drawing numbers '106 REV E, 107 REV B, 109 REV B and 110 REV A'. Once erected the privacy screen shall be permanently maintained as such thereafter.

Reason: To safeguard the residential amenities of the occupiers of No.44 Clements Road, in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

- C3 Within three months of the date of this decision, the lower terrace section shall be removed in accordance with plan numbers 106 REV E, 107 REV B, 108 REV B, 109 REV B, 110 REV A.

Reason: To safeguard the residential amenities of the occupiers of No.44 Clements Road, in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

- C4 Within three months of the date of this decision, the rear garden area shall be physically altered to accord with the approved drawing number 106 REV E. The garden shall be permanently maintained at that level thereafter.

Reason: To safeguard the residential amenities of the occupiers of No.44 Clements Road, in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

- C5 Unless specified on the approved plans, all new works or making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Reason: To ensure that the external appearance of the building is satisfactory in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

- C6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any other revoking and re-enacting that order with or without modification), no windows or similar openings [other than those expressly authorised by this permission] shall be constructed in the side elevation of the proposed extensions hereby approved.

Reason: To safeguard the residential amenities of neighbouring properties in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011)

and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

- C7 The rooflights hereby permitted shall be positioned at a minimum internal cill height of 1.7m above the internal floor level.

Reason: To safeguard the amenities of the occupiers of neighbouring residential properties in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

8.1 Informatives:

- I1 With regard to implementing this permission, the applicant is advised as follows:

All relevant planning conditions must be discharged prior to the commencement of work. Requests to discharge conditions must be made by formal application. Fees are £116 per request (or £34 where the related permission is for extending or altering a dwellinghouse or other development in the curtilage of a dwellinghouse). Please note that requests made without the appropriate fee will be returned unanswered.

There may be a requirement for the approved development to comply with the Building Regulations. Please contact Hertfordshire Building Control (HBC) on 0208 207 7456 or at buildingcontrol@hertfordshirebc.co.uk who will be happy to advise you on building control matters and will protect your interests throughout your build project by leading the compliance process. Further information is available at www.hertfordshirebc.co.uk.

Community Infrastructure Levy (CIL) - If your development is liable for CIL payments, it is a requirement under Regulation 67 (1) of The Community Infrastructure Levy Regulations 2010 (As Amended) that a Commencement Notice (Form 6) is submitted to Three Rivers District Council as the Collecting Authority no later than the day before the day on which the chargeable development is to be commenced. DO NOT start your development until the Council has acknowledged receipt of the Commencement Notice. Failure to do so will mean you will lose the right to payment by instalments (where applicable), lose any exemptions already granted, and a surcharge will be imposed.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

Where possible, energy saving and water harvesting measures should be incorporated. Any external changes to the building which may be subsequently required should be discussed with the Council's Development Management Section prior to the commencement of work.

- I2 The Local Planning Authority has been positive and proactive in its consideration of this planning application, in line with the requirements of the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority suggested modifications to the development during the course of the application and the applicant and/or their agent submitted amendments which result in a form of development that maintains/improves the economic, social and environmental conditions of the District.

- I3 The applicant is reminded that the Control of Pollution Act 1974 allows local authorities to restrict construction activity (where work is audible at the site boundary). In Three Rivers such work audible at the site boundary, including deliveries to the site and running of equipment such as generators, should be restricted to 0800 to 1800 Monday to Friday, 0900 to 1300 on Saturdays and not at all on Sundays and Bank Holidays.
- I4 The applicant is advised that the requirements of the Party Wall Act 1996 may need to be satisfied before development commences.