

PLANNING COMMITTEE – 21 MAY 2020

PART I – DELEGATED

8. 20/0268/FUL – Demolition of the existing dwelling and construction of replacement detached dwelling with loft accommodation served by front, side and rear dormers, creation of a carriage driveway to frontage including provision of a new vehicular crossover at 7 CLEMENTS ROAD, CHORLEYWOOD, WD3 5JS (DCES)

Parish: Chorleywood Parish Council

Ward: Chorleywood South and Maple Cross

Expiry of Statutory Period: 27 April 2020

Case Officer: Freya Clewley

Recommendation: That Planning Permission be Granted.

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

1 Relevant Planning History

- 1.1 18/0998/FUL – Front, side and rear extensions and alterations to roof to include increase in ridge height, crown roof and insertion of dormers to front, side and rear to create first floor level – Permitted 20.07.2018.
- 1.2 19/2153/FUL – Front, side and rear extension to create first floor level including raise in ridge height and dormer windows – Withdrawn 06.01.2020.

2 Description of Application Site

- 2.1 The application site is rectangular in shape and is located on the southern side of Clements Road, Chorleywood, set back approximately 10.5m from the highway at an elevated position. The application dwelling is a bungalow with two single storey front gable projections of varying depths which are set down approximately 2.6m from the maximum ridge, and an adjoining single storey flat roofed lean-to constructed to the western flank of the dwelling. The maximum ridge of the host dwelling is approximately 6.1m high and 1.5m in width. The dwelling is finished in red brickwork with green painted timber features within the gable ends and green shutters to the front fenestration. This section of Clements Road is characterised mainly by detached chalet bungalows with the roof accommodation served by dormer windows, many of which have been extended or altered.
- 2.2 The neighbour to the east, No. 5 Clements Road, is a detached bungalow with an existing flat roof dormer within the rear roof slope and roof lights within the eastern and western flank roof slopes. This neighbour has an existing single storey side projection built up to the shared boundary with the application site which has a crown roof form. The rear elevation of the host dwelling projects deeper than the rear elevation of this neighbour and this neighbour is set forward of the application dwelling. The shared boundary treatment comprises a bricked wall leading to vegetation.
- 2.3 The neighbour to the west, No. 9 Clements Road, is located at a slightly higher land level than the host dwelling and is set back further from the highway. The rear elevation of this neighbour projects deeper than the existing rear elevation of the host dwelling. This neighbour has existing front and rear dormer windows and this neighbour is set in from the shared boundary with the application site.
- 2.4 To the front is an area of hardstanding which provides off street parking for two cars and an area of soft landscaping. To the rear is an amenity space approximately 480sqm in area

with a patio area abutting the rear elevation of the host dwelling and steps leading to a higher area of lawn and soft landscaping. Land levels rise from north to south such that the rear of the application site is at a higher land level than the dwellinghouse.

3 Description of Proposed Development

- 3.1 The applicant is seeking full planning permission for the demolition of the existing dwelling and the construction of a replacement detached dwelling with loft accommodation served by front, side and rear dormers, and the creation of a carriage driveway to the frontage including provision of a new vehicular access. The replacement dwelling would contain three bedrooms (one additional bedroom).
- 3.2 The proposed replacement dwelling would have a maximum depth of 13.4m, including two 1.7m deep single storey front projections. The front projections would have a width of 4.8m, with a pitched roof form with a maximum height of 5.1m. The replacement dwelling would have a maximum width of 12.6m, set in 1.2m from the flank boundaries of the application site. The replacement dwelling would have a hipped roof form, with a maximum height of 6.6m, approximately 0.6m higher than the maximum ridge of the existing dwelling, and an eaves height of 2.6m. The dwelling would have a crown roof section measuring 17sqm in area.
- 3.3 The replacement dwelling would have accommodation within the roof served by front, side and rear dormers. The front and side dormers would have hipped roof forms. The front dormer would have a width of 3.2m, a height of 2m and a depth of 1.7m. The front dormer would contain two, two-casement windows. The two side dormers would have a depth of 1.9m, a height of 2.3m and a width of 2.4m. A two-casement window is proposed within the eastern flank dormer and a two-casement window and single-casement window are proposed within the western flank dormer. The rear dormer would have a flat roof form with a width of 4.8m, a height of 1.9m and a depth of 2.2m. Two three-casement windows are proposed within the rear dormer. A rooflight is proposed within the eastern flank roof slope. Fenestration is proposed within the front, flank and rear elevations of the dwelling at ground floor level.
- 3.4 The proposal would include alterations to the application site frontage to create a carriage driveway.
- 3.5 Amended plans were sought and received during the course of the application to reduce the width of the front and the height and width of the side dormer windows.

4 Consultation

4.1 Statutory Consultation

4.1.1 Chorleywood Parish Council: [Objection]

The Committee had Objections with this application and wish to CALL IN, unless the Officers are minded to refuse this application:-

**The bulk and mass of the proposed development*

**Out of keeping with the streetscene*

**The side dormers are out of character with the streetscene and overpowering*

Following the comments received from the Parish Council, amended plans were sought and received during the course of the current application. Chorleywood Parish Council made the following further comments:

Members still have concerns and therefore request that the application is called in unless Officers are minded to refuse.

4.1.2 Hertfordshire County Council – Highway Authority: [No Objection]

Notice is given under article 18 of the Town and County Planning (Development Management Procedure) (England) Order 2015 that the Hertfordshire County Council as Highway Authority does not wish to restrict the grant of permission.

HIGHWAY INFORMATIVES

HCC as Highway Authority recommends inclusion of the following Advisory Note (AN) to ensure that any works within the highway are carried out in accordance with the provisions of the Highway Act 1980:

AN) Road Deposits: It is an offence under section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway.

AN) Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the website <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

COMMENTS/ANALYSIS

The application comprises of the demolition of the existing dwelling and construction of replacement dwelling at 7 Clements Road, Chorleywood. The stretch of Clements Road fronting the property is a private road and not maintainable at public expense. Clements Road becomes highway maintainable at public expense approximately 58m to the north-east of the property.

VEHICLE ACCESS & PARKING:

The property has a vehicle crossover access, which is to remain as existing. An additional access point / VXO is also creating an in/out carriage driveway, the layout of which is shown on submitted drawing no. P103A. HCC as Highway Authority would not have any specific objections to the creation of a second access as the driveway is of a large enough size to enable vehicles to move in and out in forward gear and is onto a private road.

HCC as Highway Authority would recommend that any proposed front boundary features are provided at a height of no greater than 0.6m to ensure that vehicular to vehicular visibility is maximised.

EMERGENCY VEHICLE ACCESS:

The proposed plot is within the recommended emergency vehicle access of 45 metres from Clements Road to all parts of the building. This is in accordance with the guidance in MfS, Roads in Hertfordshire; A Design Guide and Building Regulations 2010: Fire Safety Approved Document B Vol 1 – Dwelling houses.

CONCLUSION:

HCC as Highway Authority has considered that the proposal would not have an unreasonable impact on the safety and operation of the nearest highway. HCC has no objections or further comments on highway grounds, subject to the inclusion of the above informatives and comments in relation to visibility.

4.1.3 National Grid: No response received.

4.2 Public/Neighbour Consultation

4.2.1 Number consulted: 5

4.2.2 No. of responses received: 2 objections, 0 letters of support

4.2.3 Site Notice: Expired: 02.04.2020. Press notice: Not required.

4.2.4 Summary of Responses:

- Overdevelopment
- Side dormers too bulky and will make property appear rectangular from front.
- Out of character with neighbouring properties.
- Side windows overlook neighbouring property, side roof windows are usually Velux rooflights in this part of the street.
- Size of development would lead to overshadowing of neighbouring property.
- Side windows are an invasion of privacy.
- Size and volume is not in keeping with neighbouring properties.

5 Reason for Delay

5.1 Committee Cycle.

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, 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 Principle of Demolition

7.1.1 The application site does not lie within a Conservation Area and the building is not a Listed or Locally Important Building. As such, there are no overriding policy requirements to retain the existing dwelling.

7.2 Impact on Character and Street Scene

7.2.1 Policy CP12 of the Core Strategy (adopted October 2011) relates to design and states that 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. Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013) advises that development should not appear excessively prominent within the streetscene. Appendix 2 sets out that 'oversized, unattractive and poorly sited additions can result in loss of light and outlook for neighbours and detract from the character and appearance of the original dwelling and streetscene'.

7.2.2 Policy CP1 of the Core Strategy seeks to promote buildings of a high enduring design quality that respect local distinctiveness and Policy CP12 of the Core Strategy 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'. Policy DM1 and Appendix 2 of the Development Management Policies document set out that development should not have a significant impact on the visual amenities of an area. In relation to roofs, the Design Criteria set out that crown roofs can exacerbate the depth of properties and often result in an inappropriate bulk and massing and as such they are generally discouraged and more traditional pitched roofs are generally favoured.

7.2.3 Appendix 2 of the Development Management Policies document also states that front extensions should not result in loss of light to windows of neighbouring properties nor be excessively prominent in the streetscene and that increases in ridge height will be assessed on their own merits at the time of a planning application and that where roof forms are of a uniform height, style or appearance, it is unlikely that an increase in height will be supported.

7.2.4 It is proposed to increase the height of the replacement dwelling compared to the existing dwelling on site. The maximum ridge would be increased by approximately 0.6m in height over the existing dwelling from 6m to 6.6m. The indicative streetscene shows that the ridge height would be approximately in line with the neighbour at number 5 Clements Road, and 0.2m higher than that of number 9 Clements Road. Given the alterations in land levels and the existing variation in terms of ridge heights and roof forms within the streetscene, it is

considered that the height of the dwelling would not appear excessively prominent, and the eaves height would not appear significantly different to neighbouring dwellings in the locality.

- 7.2.5 The replacement dwelling would have a crown roof form which Appendix 2 of the Development Management Policies document generally discourages. In this case, the crown roof would be relatively small in area and it is noted that there are other examples of similar roof forms within the surrounding area, such that it is not considered that its inclusion would result in demonstrable harm to the character or appearance of the host dwelling or street scene to justify the refusal of planning permission.
- 7.2.6 The proposed replacement dwelling would be detached which would be in keeping with the character of the area. The proposed dwelling would be located in a similar position as the existing dwelling, extending slightly forward of the existing dwelling and the ground floor footprint would not be dissimilar to that of other dwellings within the vicinity in terms of the internal area. The roof accommodation would be served by front, side and rear dormers. Appendix 2 states that dormers should always be subordinate to the main roof of the dwelling. 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. The roof form should respect the character of the house if possible.
- 7.2.7 The front and side dormers have been amended during the course of the application to reduce the width of the front dormer, and the height and width of the side dormers. The dormers would have hipped roof forms. The front dormer would have a width of 3.2m, a height of 2m and a depth of 1.7m. The proposed front dormer would be set down approximately 0.8m from the maximum ridge and set up from the eaves of the dwelling, thus it is considered that the proposed front dormer would be a subordinate addition. The proposed rear dormer would hold a width of 4.8m, a depth of 2.2m and a height of 1.9m. The rear dormer would be set down 1.6m from the maximum ridge of the dwelling and set up approximately 1.5m from the eaves of the dwelling, thus it is considered that the proposed rear dormer would be a subordinate addition. The proposed flank dormers would hold a width of 2.4m, a height of approximately 2.3m and a depth of 1.9m. The proposed flank dormers would be set up 1.5m from the eaves of the dwelling and set down 0.9m from the maximum ridge of the dwelling. It is also noted that dormer windows are readily visible within the streetscene of Clements Road and the proposal is therefore considered acceptable in this regard.
- 7.2.8 The proposal would include fenestration within the front, flank and rear elevations of the replacement dwelling. The proposed fenestration would be of a similar scale and design to the existing fenestration, thus it is not considered that the proposed fenestration would result in any adverse impact on the character or appearance of the dwelling, streetscene or wider area.
- 7.2.9 The proposal would include alterations to the application site frontage to create a carriage driveway. Frontages within the streetscene of Clements Road vary in terms of hardstanding, and given that some soft landscaping would be retained, it is not considered that the alterations to the frontage would appear unduly prominent nor result in demonstrable harm to the character or appearance of the host dwelling, streetscene or wider area.
- 7.2.10 In summary, given the existing variation within the streetscene of Clements Road and that other dwellings within the vicinity are of a similar size and scale, the proposed development would not result in demonstrable harm to the character or appearance of the streetscene or area and would not appear unduly prominent within the streetscene of Clements Road. The development would therefore be acceptable in accordance with Policies CP1 and CP12 of the Core Strategy and Policy DM1 and Appendix 2 of the Development Management Policies document.

7.3 Impact on Amenity of Neighbours

- 7.3.1 Policy CP12 of the Core Strategy states that Three Rivers District Council will seek a high standard of design. Appendix 2 of the Development Management Policies LDD states that extensions must not be excessively prominent in relation to adjacent properties and not result in loss of light to the windows of neighbouring properties nor allow overlooking.
- 7.3.2 It is proposed to increase the height of the replacement dwelling compared to the existing dwelling on site. The maximum ridge would be increased by approximately 0.6m in height over the existing dwelling from 6m to 6.6m. The indicative streetscene shows that the ridge height would be approximately in line with the neighbour at No. 5 Clements Road, and 0.2m higher than that of No. 9 Clements Road. Whilst the height and width of the maximum ridge would be increased when compared to the existing dwelling, the replacement dwelling would retain a hipped roof form. Given the spacing between the host dwelling and the neighbouring dwellings to the east and the west, it is not considered that the increased height of the replacement dwelling would result in any harm to neighbouring amenity.
- 7.3.3 The replacement dwelling would extend 3.4m beyond the rear elevation of the existing dwelling, thus the proposal would comply with the guidance depth of 4m for single storey rear extensions to detached dwellings in this regard. Furthermore, the extension would be set in a minimum of approximately 1.2m from the eastern boundary and 1.3m from the western boundary. Given the spacing which would be retained between the application dwelling and the flank boundaries and the existing boundary treatment and site circumstances, it is not considered that the replacement dwelling would result in any adverse impact on any neighbouring amenity due to the depth or width of the proposal.
- 7.3.4 The proposed front dormers would not result in any adverse impact to neighbouring amenity and would overlook the highway. The proposed rear dormer is significantly set in from the eastern and western flanks of the host dwelling, and given the relationship between the host dwelling and the neighbours to the east and west and the orientation of the neighbouring dwellings, it is not considered that the proposed dormer window would result in an unacceptable degree of overlooking to neighbouring amenity or appear overbearing to either neighbour. The dormers proposed within the eastern and western flanks of the dwelling would comprise a two-casement and three-casement window respectively. Notwithstanding this, the dormers would both serve bathrooms and a staircase and as such it is considered reasonable to attach a condition to any granted consent to require these windows to be obscurely glazed and top level opening so as to safeguard the amenities of the occupiers of the neighbouring dwellings to the east and west. A rooflight is proposed within the eastern flank roofslope to serve a walk in wardrobe, and given the location of this rooflight, it is considered reasonable to attach a condition to any planning permission to require this rooflight to be positioned a minimum of 1.7m above internal floor level to prevent unacceptable overlooking from occurring.
- 7.3.5 Additional glazing is proposed within the front, flank and rear elevations at ground floor level within the replacement dwelling. The ground floor level glazing within the front and rear elevations is not considered to result in unacceptable overlooking to neighbouring amenity given the existing boundary treatment, relationship with neighbours and site circumstances. The window proposed within the eastern flank would be a secondary window, and given the existing site circumstances and that this window would be set in from the eastern boundary, it is not considered that unacceptable overlooking would occur. The window within the western flank would serve a bathroom, and would be set in 1.2m from the western boundary, thus it is not considered that unacceptable overlooking would occur.
- 7.3.6 The proposed alterations to the application site frontage would be small in scale, and given the nature of the proposed alterations, it is not considered that this element would result in any harm to neighbouring amenity.
- 7.3.7 In summary, subject to conditions, it is not considered that the proposed development would result in demonstrable harm to neighbouring amenity and as such complies with Policy CP12 of the Core Strategy and Policy DM1 and Appendix 2 of the DMP LDD in this respect.

7.4 Amenity Space Provision

- 7.4.1 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. Appendix 2 of the Development Management Policies LDD states that 'amenity space must be provided within the curtilage of all new residential developments'.
- 7.4.2 Appendix 2 of the Development Management Policies document sets out that a three bedroom dwelling should retain 84sqm of private, usable amenity space. The application site would retain over 450sqm of amenity space, thus there would be sufficient amenity space to serve the proposed development and the dwellinghouse.

7.5 Wildlife and Biodiversity

- 7.5.1 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.
- 7.5.2 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.
- 7.5.3 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. Hertfordshire Ecology were consulted as part of this application and no objections to the proposal have been received. However, given that the development would result in the demolition of the existing dwelling, an informative on any consent would advise the applicant of what to do should bats be discovered during the course of the development.

7.6 Trees and Landscaping

- 7.6.1 Policy DM6 of the Development Management Policies LDD 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.
- 7.6.2 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.

7.7 Highways, Access and Parking

- 7.7.1 Core Strategy Policy CP10 sets out that development should make sufficient provision for car and other vehicle parking. Policy DM13 of the Local Development Management Document states development should make provision for parking in accordance with the parking standards set out in Appendix 5.
- 7.7.2 Appendix 5 of the Development Management Policies document states that a three bedroom dwelling should provide onsite parking provision for two vehicles. The proposed development would include the creation of a carriage driveway, thus the hardstanding to the frontage would be extended to provide onsite parking for three vehicles. Hertfordshire Highways have been consulted on the current application, and have confirmed that they

hold no objections to the proposed new access arrangements. Therefore, the proposed development is considered to be acceptable in this regard.

7.8 Sustainability

- 7.8.1 Paragraph 148 of the NPPF states that “Planning plays a key role in helping to shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon energy and associated infrastructure”.
- 7.8.2 Policy CP1 of the Core Strategy requires the submission of an Energy and Sustainability Statement demonstrating the extent to which sustainability principles have been incorporated into the location, design, construction and future use of proposals and the expected carbon emissions.
- 7.8.3 Policy DM4 of the DMLDD requires applicants to demonstrate that development will produce 5% less carbon dioxide emissions than Building Regulations Part L (2013) requirements having regard to feasibility and viability. This may be achieved through a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, connection to a local, decentralised, renewable or low carbon energy supply. The policy states that from 2016, applicants will be required to demonstrate that new residential development will be zero carbon. However, the Government has announced that it is not pursuing zero carbon and the standard remains that development should produce 5% less carbon dioxide emissions than Building Regulations Part L (2013) requirements having regard to feasibility and viability.
- 7.8.4 The application is accompanied by an Energy Statement prepared by Diland EPC dated 26 February 2020. Whilst the contents of this statement are noted, it is unclear as to whether or not the proposal would accord with Policy DM4 as the Energy Statement is not accompanied by an executive summary. Therefore, it is considered reasonable, for the avoidance of doubt, to attach a condition to any planning permission to require an energy statement to be submitted to, and approved by the LPA, alongside any details of photovoltaic panels, prior to the commencement of works above ground level.

8 **Recommendation**

- 8.1 That PLANNING PERMISSION BE GRANTED subject to the following conditions:
- C1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- Reason: In pursuance of Section 91(1) of the Town and Country Planning Act 1990 and as amended by the Planning and Compulsory Purchase Act 2004.
- C2 The development hereby permitted shall be carried out in accordance with the following approved plans: P101 Rev A, P102 Rev A, P103 Rev A, P104 Rev A, P201 Rev A, P202 Rev B, P301 Rev B and P401 Rev B.
- Reason: For the avoidance of doubt, in the proper interests of planning and in accordance with Policies CP1, CP9, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM6, DM13 and Appendices 2 and 5 of the Development Management Policies LDD (adopted July 2013).
- C3 Before any building operations above ground level hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.
- Reason: To prevent the building being constructed in inappropriate materials 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 Before any building operations above ground level hereby permitted, an Energy Statement demonstrating energy saving measures for the development to achieve 5% less carbon dioxide emissions than Building Regulations Part L (2013) have been submitted to and approved in writing by the Local Planning Authority. The Energy Statement shall include plans and details of any photovoltaic panels or other energy saving measures. The approved details shall be implemented prior to occupation of the development and permanently maintained thereafter.

Reason: In order to ensure that the development will meet the requirements of Policy CP1 of the Core Strategy (adopted October 2011) and Policy DM4 of the Development Management Policies LDD (adopted July 2013) and to make as full a contribution to sustainable development principles as possible.

- C5 Before the first occupation of the building/extension hereby permitted the windows in the side dormers shall be fitted with purpose made obscured glazing and shall be top level opening only at 1.7m above the floor level of the room in which the window is installed. The windows shall be permanently retained in that condition thereafter.

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).

- 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/dormer windows or similar openings [other than those expressly authorised by this permission] shall be constructed in the flank elevations or roof slopes of the extension/development 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 side rooflight 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).

8.2 **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) - Your development may be liable for CIL payments and you are advised to contact the CIL Officer for clarification with regard

to this. If your development is CIL liable, even if you have been granted exemption from the levy, please be advised that before commencement of any works It is a requirement under Regulation 67 of The Community Infrastructure Levy Regulations 2010 (As Amended) that CIL form 6 (Commencement Notice) must be completed, returned and acknowledged by Three Rivers District Council before building works start. Failure to do so will mean you lose the right to payment by instalments (where applicable), and a surcharge will be imposed. However, please note that a Commencement Notice is not required for residential extensions IF relief has been granted.

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.

- 12 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.
- 13 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.
- 14 Bats are protected under domestic and European legislation where, in summary, it is an offence to deliberately capture, injure or kill a bat, intentionally or recklessly disturb a bat in a roost or deliberately disturb a bat in a way that would impair its ability to survive, breed or rear young, hibernate or migrate, or significantly affect its local distribution or abundance; damage or destroy a bat roost; possess or advertise/sell/exchange a bat; and intentionally or recklessly obstruct access to a bat roost.

If bats are found all works must stop immediately and advice sought as to how to proceed from either of the following organisations:

The UK Bat Helpline: 0845 1300 228

Natural England: 0300 060 3900

Herts & Middlesex Bat Group: www.hmbg.org.uk

or an appropriately qualified and experienced ecologist.

(As an alternative to proceeding with caution, the applicant may wish to commission an ecological consultant before works start to determine whether or not bats are present).