

## PLANNING COMMITTEE – 23 JUNE 2022

### PART I - DELEGATED

6. **22/0199/FUL - Two-storey side and rear extension and loft conversion including insertion of rooflights and alterations to external materials at 59 CHESTNUT AVENUE, RICKMANSWORTH, HERTFORDSHIRE, WD3 4HA (DCES)**

Parish: Chorleywood Parish Council  
Expiry of Statutory Period: 03.02.2022

Ward: Chorleywood North and Sarratt  
Case Officer: Lauren Edwards-Clewley

Recommendation: That Planning Permission be Granted.

Reason for consideration by the Committee: Called in by the Parish Council unless officers are minded to refuse, for the reasons set out at Paragraph 4.1.1 below.

#### 1 Relevant Planning History

- 1.1 8/66/87- Single storey and first floor extensions
- 1.2 W/2831/72 – Demolition of existing garage and extension to provide double garage, 2 additional bedrooms and second bathroom
- 1.3 21/1662/FUL - Demolition of existing sunroom, two storey rear extension, loft conversion including front rooflights, render to rear and side elevations, addition of two rear Juliet balconies and alterations to fenestration – Refused for the following reason:

*R1: The proposed two storey rear extension by virtue of its depth, height, siting and proximity and relationship to the boundary with No.61 Chestnut Avenue would result in an oppressive, overbearing and unneighbourly form of development to the detriment of the visual amenity of No.61. The extension would therefore be contrary to Policy CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).*

- 1.4 21/2447/FUL - Part single, part two storey side/rear extension, loft conversion including front rooflights and render/cladding – Refused for the following reason:

*R1: The proposed two storey rear extension by virtue of its depth combined with its elevated bulk, massing and roof design at the rear, proximity and relationship with No.61 Chestnut Avenue would result in an oppressive, overbearing and unneighbourly form of development to the detriment of the visual amenity of the occupants at No.61 Chestnut Avenue. The extension would therefore be contrary to Policy CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).*

#### 2 Description of Application Site

- 2.1 The application site is roughly rectangular in shape and is located on the south western side of Chestnut Avenue. The application dwelling is a two storey detached dwelling built of a light brown brick. The existing dwelling has a catslide roof form to the side and to the rear is a raised terrace and single storey rear projection.
- 2.2 To the front of the site is a driveway, which could accommodate at least 3 cars, with an area laid as lawn and to the rear is a patio, detached outbuilding and large areas of lawn. Towards the rear of the garden, all trees are afforded protection by TPO 738 (Chestnut Avenue, 2010).

- 2.3 The neighbour at No.57 to the south is set back from the application dwelling on a slightly lower land level.
- 2.4 The neighbour at No.61 to the north is sited on a slightly higher land level and is sited forward of the application dwelling.

### **3 Description of Proposed Development**

- 3.1 Planning permission is sought for a two-storey side and rear extension and loft conversion including insertion of rooflights and alterations to external materials
- 3.2 The proposed two storey rear extension would project 5m beyond the existing two storey rear elevation to the southern flank and 2.3m to the northern flank at first floor level and 3.4m at ground floor level such that the rear elevation would be stepped. The element to the northern flank would be set in 1.8m from the existing main northern flank. The deepest section would have a width of 9.8m. A first floor side extension is also proposed to create a true first floor level to the southern side of the application dwelling. This element would be set back 0.8m from the front projection to retain an element of the existing catslide.
- 3.3 The deepest section of the proposed two storey rear extension and first floor side extension would create a crown roof which together with front rooflights would facilitate a loft conversion providing habitable second floor accommodation. The stepped back section of the two storey rear element would form a three storey clipped gable with the two storey rear projection forming a set down flat roof. The extension would have a total width of 13.5m with windows proposed within the southern (flank) and rear elevations.
- 3.4 An additional window is proposed within the front elevation at first floor level which would be taller than that existing. To facilitate this the height of the existing porch would be lowered.
- 3.5 The proposal also includes the provision of new render and cladding. No details have been provided in respect of the render or cladding.
- 3.6 This application follows two previous refusals, the most recent of which is application reference 21/2447/FUL. The two storey rear extension to the northern flank has now been reduced in depth by 1m compared with 21/2447/FUL and 3m compared with 21/1662/FUL, set in from the main flank and set down from the ridge to form a separate flat roof projection as opposed to extending in line with the ridge.
- 3.7 Amended plans were also received during the course of the application to omit a section of enlarged loft space so that the two storey rear element to the north could have a flat roof form.

### **4 Consultation**

#### **4.1 Statutory Consultation**

- 4.1.1 Chorleywood Parish Council: [Objection, call in requested]

*The Committee had Concerns with this application on the following grounds:-*

*The development fails the 45-degree angle and the Committee have concerns about the ridge height*

**Officer comment:** The comments below were provided upon re-consultation of an amended description which included 'alteration to external materials'. Initially the Parish provided the comments above.

*The Committee had Objections to this application on the following grounds and wish to CALL IN unless the Officer is minded to refuse planning permission.*

- *The closeness to the boundary of the development*
- *Breach of the 45 degree splay line.*
- *Request root protection for the boundary hedge.*
- *Concern with the scale and depth, especially in light of objections from near neighbours.*
- *Concern with the ridge height.*
- *Concern relating to the loss of landscaping in the front garden.*
- *Concern with the width on the flank.*

*Should the plans or supporting information be amended by the Applicant, please advise the Parish Council so the comments can be updated to reflect the amended.*

4.1.2 Herts and Middlesex Wildlife Trust: No response received

4.1.3 Herts Ecology: No response received

4.1.4 National Grid: No response received

4.1.5 Landscape Officer: No response received

## **4.2 Public/Neighbour Consultation**

4.2.1 Number consulted: 3

4.2.2 No of responses received: 2 objections

4.2.3 Site Notice: 20.05.2022                      Press notice: Not required

4.2.4 Summary of Responses:

- Overshadowing
- Loss of light
- Excessive bulk
- Overbearing impact
- Impact on outlook
- Intrusion of 45 degree splay line
- Loss of privacy

## **5 Reason for Delay**

5.1 Re-consultation requirement and committee cycle

## **6 Relevant Planning Policy, Guidance and Legislation**

6.1 National Planning Policy Framework and National Planning Practice Guidance

In 2021 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 Chorleywood Neighbourhood Development Plan. 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, 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

Chorleywood Neighbourhood Development Plan (Referendum Version, August 2020). Policy 1 is relevant

## 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 Impact on Character and Street Scene

7.1.1 Policy CP12 of the Core Strategy (adopted October 2011) relates to the ‘Design of Development’ and states that the Local Authority will expect all development proposals to have regard to the local context and conserve or enhance the character, amenities and quality of an area. Appendix 2 of the Development Management Policies LDD (adopted July 2013) sets out design criteria for residential development that aim to ensure that alterations and extensions do not lead to a gradual deterioration in the quality of the built environment. Appendix 2 of the DMP LDD outlines that crown roofs are generally discouraged as they can be indicative of the excessive bulk and massing of extensions.

7.1.2 The Chorleywood Neighbourhood Plan is also relevant. Policy 2 of the Chorleywood Neighbourhood Plan states:

*‘All development should seek to make a positive contribution to the ‘street scene’ by way of frontage, building line, scale and design.’*

- 7.1.3 It is acknowledged that the proposed extensions would increase the overall scale of the existing dwelling; however it is not considered that they would ultimately result in unacceptable harm to the visual amenity of the streetscene or wider area.
- 7.1.4 The proposed first floor side extension to the south east side would be set in 2.5m from the flank boundary, and in line with the existing ground floor flank wall. Whilst it would be readily visible from the street, owing to the spacing which would be retained and that it would be set back from the main front gable feature and would be hipped away from the boundary it is not considered that this element would result in a cramped appearance or any harm to the character of the streetscene.
- 7.1.5 The proposed two storey rear extension would have a maximum depth of 4m beyond the main two storey rear elevation, according with the guidelines of Appendix 2 in relation to single storey extensions. The proposed extension would be in line with the existing ground floor flank walls and whilst it would not be set down from the main ridge (which would remain at the height as existing) and would result in a crown roof form (thus exacerbating its depth and elevated massing) it would, on balance, be of an acceptable scale to avoid demonstrable harm to the character of the host dwelling and wider area. As such this element is not considered to appear incongruous within a streetscene which is characterised by large detached dwellings many of which are extended. It is noted that the rear roof form of the first floor rear extension would be somewhat unusual and departs from the existing traditional styles of roof forms, however it would be viewed as a gabled roof from neighbouring vantage points which is consistent with the roof form to the front with a subservient set down flat roofed rear projection. Further owing to it's siting to the rear and that as a result the extent of the crown roof would be reduced when compared with the previously submitted scheme, it is not considered that this element would result in unacceptable harm in this respect.
- 7.1.6 Front rooflights are not a prevalent feature of Chestnut Avenue. However given that those proposed are proportionate to the roofslope in size and number and that the character of Chestnut Avenue is mixed with other front features including dormer windows it is not considered that the proposed rooflights would appear unduly prominent.
- 7.1.7 The proposal also includes the provision of new cladding and render to the exterior of the dwelling. Chestnut Avenue is mixed in the use of external materials including the presence of render and as such it is not considered that the proposed materials would be unacceptable. However in the absence of details confirming the colour, texture and materials proposed for the cladding and render a condition would be included to require the submission of further details.
- 7.1.8 In summary it is not considered that the proposed development would result in any significant adverse impact on the character or appearance of the host dwelling, streetscene or area and the development would be acceptable in this regard in accordance with Policies CP1 and CP12 of the Core Strategy, Policy DM1 and Appendix 2 of the DMP LDD and Policy 2 of The Chorleywood Neighbourhood Plan.

## 7.2 Impact on amenity of neighbours

- 7.2.1 Policy CP12 of the Core Strategy advises that development will be expected to protect residential amenity. Appendix 2 of the Development Management Policies LDD comments that all developments are expected to maintain acceptable standards of privacy for both new and existing residential buildings and extensions should not result in loss of light to the windows of neighbouring properties nor allow overlooking
- 7.2.2 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.

7.2.3 Appendix 2 of the DMP LDD sets out a guideline that single storey rear extensions to detached properties should not generally extend more than 4m

7.2.4 The Officer's report for application reference 21/2447/FUL found that proposal to have an unacceptable impact on the neighbouring amenity of No.61 and had not addressed the reason for refusal pursuant to 21/1662/FUL. The report set out the following:

"The Officer report pursuant to application reference 21/1662/FUL considered the development to result in unacceptable harm to the neighbouring amenity of No.61 for the reasons outlined below:

*The proposed two storey rear extension would intrude a 45 degree splay line when taken from the point on the boundary level with the rear elevation of No.61.*

*It is acknowledged that the existing dwelling intrudes a 45 degree splay line by approx. 2m with the above neighbour which is also on higher land; however the extension would project a further 5m in depth than existing and thus significantly intrude the 45 splay line further. Owing to the orientation of the existing dwelling with the rear elevation angled towards the boundary with No.61 at the point of greatest intrusion the flank would be at its closest to the splayed boundary (set in 0.5m) due to its splayed nature. In addition to the 5m flank of the main extension there would also be further intrusion from the 'privacy screen' which would comprise of a solid wall/obscure screen up to first floor level. There would also be no subordination to the extension with the extension to be built level with the existing ridge height, thereby resulting in significant elevational mass and bulk. Consequently, given the relationship of the properties, the depth, siting and height of the extension it would result in an imposing and overbearing form of development when viewed from the neighbour at No.61. It is acknowledged that owing to the siting of No.61 to the north of the application site there is a current degree of overshadowing from the existing dwelling therefore whilst the proposal is not considered to result in unacceptable loss of light for the reasons previously outlined, by virtue of its overall depth, bulk of the roof form and proximity to the boundary the proposed extension would result in an oppressive, overbearing and unneighbourly form of development to the detriment of the amenity of No.61.*

*The proposed two storey rear extension would not intrude a 45 degree splay line with No.57 to the south. The proposed first floor side extension would also be set in 2.5m from the boundary in line with the existing flank. Whilst it is acknowledged that this neighbour is sited on a slightly lower land level owing to the spacing retained to the boundary together with the existing relationship it is not considered that the proposed extensions would result in unacceptable harm to this neighbour.*

*The additional first floor flank windows facing No.57 will be conditioned to be obscure glazed and top level opening in order to prevent unacceptable overlooking.*

*Whilst additional first floor fenestration is proposed within the rear elevation (one of which is very sizable) it is not considered that these openings would result in any additional unacceptable overlooking to the most private parts of neighbouring amenity space given their siting and relationships with neighbouring properties.*

It is acknowledged that the reduction in the depth of the first floor flank by 2.7m adjacent to No.61 would reduce the overall impact on this neighbour in comparison to the refused scheme. However it is not considered that at its reduced extent the proposed two storey rear extension would be acceptable in relation to its impact on this neighbour for the following reasons.

The existing dwelling currently already intrudes a 45 degree splay line when taken from the point on the shared boundary, level with the neighbouring rear wall by approximately 2m. The proposed two storey rear element would result in a further intrusion of 2.3m. Thus when taken from the point on the boundary level with the rear wall of No.61 the proposed extension together with the existing flank would result in a total intrusion of 5.3m. It is recognised that the Design Criteria enables some degree of flexibility, dependant on the spacing and relative positions of properties and land levels. However, notwithstanding the significant intrusion of the 45 degree line, even if further flexibility was given with the splay line taken from the corner of the neighbouring dwelling, given the detached nature of the plots, an intrusion of approximately 1.7m would still result. However, it is noted that the 45 degree line is just one tool in assessing whether a two storey extension results in harm. Planning judgement must also be used based on the site circumstances and other factors of the proposal such as roof form. The proposed extension would be facilitated by the rearward extension of the ridge by 5m. Therefore the impact experienced by No.61 is not only attributed to the additional depth of the first floor flank but also a significant overall increase in the elevated bulk and massing of the new roof which would be gabled at the rear. As outlined above it is acknowledged that this neighbour is sited at a slightly higher land level; however this alone does not mitigate the other factors which exacerbate the overbearing impact of the development, including its northerly orientation relative to the application site and the fact the No.61 is set further forward and thus is sensitive to further extensions at the host dwelling close to the shared boundary. Consequently, even though this submitted proposal is reduced in relation to the refused scheme, owing to the relationship of the properties, the depth, siting and height of the extension it would still result in an imposing and overbearing form of development when viewed from the neighbour at No.61. Thus the current proposal has not overcome the previous reason for refusal.”

7.2.5 The proposed two storey extension closest to No.61 would intrude a 45 degree line when taken from the point on the boundary level with the rear of this neighbour however so does the existing dwelling. The proposed two storey rear element would also marginally intrude a 45 degree splay line when taken from the corner of the neighbouring property. However the overall depth of the two storey rear extension has now been reduced to 2.3m at the point closest to No.61 at first floor level and to 3.4m at ground floor level. Therefore bringing the proposed extension under the 4m guidance set out within Appendix 2. Given this in addition to the significant reduction in the overall roof massing closest to the boundary, with the two storey rear section served by a subservient flat roof in line with the existing eaves, it is now considered that, on balance, the proposed extension would not result in demonstrable harm by virtue of an overbearing impact or loss of light. Whilst the extension would still be visible to this neighbour this does not automatically equate to demonstrable harm to neighbouring amenity.

7.2.6 The other elements of the proposed development remain acceptable as outlined above.

7.2.7 As such it is now considered that the proposal has overcome the previous reason for refusal in respect of the impact on No.61. In summary, 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.

### 7.3 Amenity Space Provision for future occupants

7.3.1 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. Specific standards for amenity space are set out in Appendix 2 of the Development Management Policies LDD.

7.3.2 The proposed development would result in one additional bedroom to create a five bedroom dwelling. The application site would retain over 750sqm which would exceed the guidance of Appendix 2 which requires 126sqm of amenity space

#### 7.4 Wildlife and Biodiversity

- 7.4.1 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.
- 7.4.2 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.
- 7.4.3 A biodiversity checklist was submitted with the application this 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.

#### 7.5 Trees and Landscaping

- 7.5.1 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.
- 7.5.2 The application site is not within a Conservation Area however there is a Woodland TPO covering land to the rear of the site. Within their comments on the previous application the Landscape Officer recommended a tree protection scheme be submitted in order to protect these trees during construction. It is noted that the existing hedgerow on the boundary with No.61 may need to be removed to facilitate the extensions however this hedging is not protected and therefore it would not be reasonable to require its retention or replacement. A tree protection plan would be required by condition to prevent damage to the onsite TPOs during construction.

#### 7.6 Highways, Access and Parking

- 7.6.1 Policy DM13 of the Development Management Policies LDD requires developments to ensure that sufficient parking is provided in accordance with the parking standards set out at Appendix 5 of the Development Management Policies LDD.
- 7.6.2 The proposal would result in a five bedroom dwelling requiring 3 on site spaces against the standards of Appendix 5. However the frontage does contain a large driveway which would enable the ability to park 3 cars on-site, complying with the parking standards.

### **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: TRDC 001 (Location Plan), CA-R00-EX-102, CA-R00-EX-103, CA-R00-EX-104, CA-R00-PR-101, CA-R00-PR-102, CA-R00-PR-103 Rev



09.05.2022, CA-R00-PR-104 Rev 09.05.2022, CA-R00-PR-105 Rev 09.05.2022, CA-R00-PR-106 Rev 09.05.2022 and CA-R00-PR-107 Rev 09.05.2022,

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) and Policy 2 of the Chorleywood Neighbourhood Plan in this regard.

- 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 the first occupation of the development hereby permitted the first floor flank windows 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 window 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).

- C5 No operations (including tree felling, pruning, demolition works, soil moving, temporary access construction, or any other operation involving the use of motorised vehicles or construction machinery) whatsoever shall commence on site in connection with the development hereby approved until the branch structure and trunks of all trees shown to be retained and all other trees not indicated as to be removed and their root systems have been protected from any damage during site works, in accordance with a scheme designed in accordance with BS5837:2012, to be submitted to and approved in writing by the Local Planning Authority.

The protective measures, including fencing, shall be undertaken in full accordance with the approved scheme before any equipment, machinery or materials are brought on to the site for the purposes of development, and shall be maintained as approved until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed within any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made. No fires shall be lit or liquids disposed of within 10.0m of an area designated as being fenced off or otherwise protected in the approved scheme.

Reason: This condition is a pre commencement condition to ensure that no development takes place until appropriate measures are taken to prevent damage being caused to trees during construction and to meet the requirements of Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM6 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).

## 8.2 **Informatives:**

- 11 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](mailto: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](http://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. It is a requirement under Regulation 67 (1), Regulation 42B(6) (in the case of residential annexes or extensions), and Regulation 54B(6) (for self-build housing) 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

- 12 The applicant is reminded that the Control of Pollution Act 1974 stipulates that construction activity (where work is audible at the site boundary) 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](http://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).