

PLANNING COMMITTEE – 21 APRIL 2022

PART I - DELEGATED

5. **21/2427/FUL – Demolition of existing dwelling and construction of replacement two storey detached dwelling with loft accommodation and associated works at 12 GROVEWOOD CLOSE, CHORLEYWOOD, WD3 5PU (DCES)**

Parish: Chorleywood Parish Council

Ward: Chorleywood South and Maple Cross.

Expiry of Statutory Period: 11.01.2022 (EOT 29.04.2022)

Case Officer: Freya Edwards-Clewley

Recommendation: That Planning Permission be Granted.

Reason for consideration by the Committee: Called in to Planning Committee by Chorleywood Parish Council for the reasons set out at paragraph 4.1.1 below.

1 Relevant Planning History

- 1.1 No relevant planning history.

2 Description of Application Site

- 2.1 The application site is rectangular in shape and contains a detached dwelling located on the northern side of the eastern end of Grovewood Close, Chorleywood. Grovewood Close is a residential road characterised by detached dwellings of varying architectural styles and designs, many of which have been extended or altered.
- 2.2 The host dwelling is a chalet style bungalow, with existing loft accommodation served by dormer windows. The host dwelling has a mixed red brickwork exterior with a dark tiled hipped roof form and front gable feature with first floor balcony. There is hardstanding to the frontage with space for two vehicles.
- 2.3 The neighbour to the east, number 13 Grovewood Close, is a two storey detached dwelling set in from the shared boundary with the application site. This neighbour has an existing two storey rear projection which extends beyond the existing rear elevation of the host dwelling. The neighbour to the west, number 11 Grovewood Close, is a detached bungalow. This neighbour has an existing single storey rear projection and is located at a slightly higher land level than the host dwelling.
- 2.4 Towards the rear of the site there are large protected trees (TPO290). There are two existing timber outbuildings located within the rear garden.

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 two storey detached dwelling with loft accommodation and associated works. The replacement dwelling would contain six bedrooms.
- 3.2 The proposed replacement dwelling would have a maximum height of 8.4m (measured from the front), thus it would be approximately 2.2m higher than the existing dwelling (measuring a maximum height of 6.2 from the front). To the front it would have a catslide roof form with two dormer windows serving the first floor accommodation, and a two storey front hipped projection, set down from the maximum ridge line. To the rear it would have a gable feature, set down from the maximum ridge line. The dwelling would have a crown roof section, with

an area of 14.5sqm. The dwelling would have a maximum width of 12.7m, a maximum depth of 17.3m at ground floor level and a maximum depth of 14.4m at first floor level. It would have a stepped rear elevation at first floor level with the gabled element extending 1.8m beyond the main two storey rear elevation of the dwelling. The dwelling would be set in a minimum of 1.3m from the western flank boundary and a minimum of 1.2m from the eastern boundary at ground and first floor levels.

- 3.3 Fenestration is proposed within the front, flank and rear elevations of the replacement dwelling. The submitted application form states that the replacement dwelling would be finished in facing brickwork and render with grey plain roof tiles and coloured aluminium fenestration.
- 3.4 The proposed development would include an extension to the existing driveway to provide off street parking for three vehicles.
- 3.5 Amended plans were sought and received during the course of the application to reduce the maximum depth of the replacement dwelling and remove one of the front and rear two storey projections.

4 Consultation

4.1 Statutory Consultation

4.1.1 Chorleywood Parish Council: [Objection]

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

- *Objections to the scale, depth and massing of the proposed development*
- *The proposal would result in an overbearing relationship with the neighbouring property*
- *The 45 degree splay line need checking*
- *The flank windows on the upper floors are not obscurely glazed*
- *The proposed development appears to project forward of the established building line*

- 4.1.1.1 Following a re-consultation on amended plans, Chorleywood Parish Council maintained their objection and commented as follows:

The Committee have Concerns that the development is over dominant in the street scene.

4.1.2 National Grid: No response received.

4.1.3 Hertfordshire Ecology: [No Objection]

A Preliminary Roost Assessment by 'ecologybydesign' (report date October 2020) of the building found no bats or evidence but did assess the building as having moderate potential for roosting bats.

Subsequently two bat emergence surveys were carried out by Samsara Ecology (report date September 2021) on the 16 August and 2 May 2021. These observed no behaviour indicative of the presence of a roost, I have no reason to dispute this conclusion. Consequently, bats do not need to be considered a constraint to this development and the application can be determined accordingly.

4.1.4 Landscape Officer: [No Objection, subject to conditions]

The site has a number of trees on it as well as hedging and what look to be smaller trees on neighbouring properties. The development has potential to impact the Root Protection Area of at least one small tree on site and hedges and small trees in at least one of the

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.

The Chorleywood Neighbourhood Development Plan (Referendum Version, August 2020). Policy 2 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 Principle of Development

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. To avoid a terracing effect and maintain an

appropriate spacing between properties in character with the locality, development at first floor level should be set in from flank boundaries by a minimum of 1.2 metres. This distance may be increased in low density areas or where the development would have an adverse impact on an adjoining property. 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. Whilst this application does not seek a front extension but instead a new build, the principles above remain relevant.

7.2.4 Policy 2 of the Chorleywood Neighbourhood Plan is relevant to this application and states:

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

7.2.5 The replacement dwelling would have a higher ridge height when compared to the existing dwelling which currently is lower than both No.11 and No.13. The maximum height would be increased by approximately 2.2m from 6.6m to 8.4m. The streetscene of Grovewood Close is characterised by bungalows and two storey detached dwellings of varying architectural style with many bungalows flanked either side by two storey dwellings and as such, the increase in ridge height is considered to be acceptable in principle. In addition, Grovewood Close is not a flat road but slopes up from east to west. As such, having regard to the topography and the heights of the neighbouring properties, whilst the overall elevated bulk and massing would be increased which would result in a more prominent replacement dwelling, the 2.2m increase in ridge height is not considered uncharacteristic or would result in an overly dominant dwelling when viewed against the context of Grovewood Close. The illustrative streetscene indicates that the ridge would be approximately 0.25m higher than of the neighbour to the west, number 11 Grovewood Close, and whilst this does not specifically reflect the land levels reducing from west to east, given the minimal difference in height, and the spacing between the houses and the highest part of their roofs, coupled with the land level difference, it is not considered that this would be incongruous within the streetscene. The streetscene is varied with no specific architectural design; therefore, the proposed design, size and scale would not result in any material harm to the visual amenities of the streetscene.

7.2.6 The proposed replacement dwelling would have a catslide roof form to the majority of the front elevation, containing two dormer windows facilitating first floor accommodation. The first floor windows are considered to be of an appropriate size relative to the roof slope. The front projection would be subordinate in scale to the main dwelling and would not appear as an overly prominent feature in the street scene. It would reflect other similar structures in neighbouring properties. To the sides, the eaves would be above first floor level with a two storey appearance, however the flank elevations are considered to be of an acceptable depth and together with the hipped roof forms ensure the proposed building would not dominate the area. The glazing to the rear would have very limited public visibility and is considered to be appropriate in the context of the design of the building.

7.2.7 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 with a limited depth, sitting adjacent to both neighbouring properties resulting in limited views, however it is noted that there are other examples of similar roof forms within the surrounding area including at No. 10, 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.

- 7.2.8 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 flank walls of the replacement dwelling would be set in a minimum of 1.2m from the eastern flank boundary and 1.3m from the western boundary, maintaining spacing between the replacement dwelling and the flank boundaries and reflecting the spacing found between other dwellings in the vicinity.
- 7.2.9 The proposal would include an extension to the existing driveway to provide onsite parking provision for three vehicles. Whilst this would result in the loss of some soft landscaping to the frontage, some soft landscaping would remain to the western flank adjacent to the front boundary. The proposal is therefore considered to be acceptable in this regard.
- 7.2.10 Whilst the proposed replacement dwelling would be larger than the existing dwelling, given the variation in the street scene and that the proposed replacement dwelling would not be out of keeping with other dwellings within the vicinity with regards to size, spacing and scale, the proposed replacement dwelling would not result in any harm to the character or appearance of the area and would not appear unduly prominent in the street scene of Grovewood Close. The development would therefore be acceptable in accordance with Policies CP1 and CP12 of the Core Strategy, Policy DM1 and Appendix 2 of the Development Management Policies document and the Chorleywood Neighbourhood Plan (referendum version, August 2020).

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 Appendix 2 of the Development Management Policies 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.
- 7.3.3 The proposed replacement dwelling would not intrude a 45 degree splay line when taken from a point on the shared boundary level with the existing rear elevation of the neighbour to the east, No. 13. Furthermore, a distance of approximately 4.1m would be maintained between the development and the western flank of the neighbour to the east and the replacement dwelling would not extend beyond the existing rear elevation of the neighbour to the east at first floor level. In addition, it is noted that this neighbour has existing part single part two storey extensions to the flank and rear. Therefore, it is not considered that the proposed replacement dwelling would result in loss of light or appear overbearing to the neighbour to the east.
- 7.3.4 The replacement dwelling would intrude a 45 degree splay line when taken from a point on the shared boundary level with the rear elevation of the neighbour to the west, No. 11, by approximately 1.3m. However, it is noted that the replacement dwelling would not intrude a 45 degree splay line when taken from the nearest corner of the neighbouring dwelling, and that a spacing of 2.8m would be maintained between the replacement dwelling and the

neighbour to the west. In addition, the replacement dwelling would have a hipped roof form, and given that the neighbour is favourably sited to the west, it is not considered that the proposed replacement dwelling would appear overbearing or result in loss of light to the neighbour to the west.

- 7.3.5 In terms of overlooking, two windows are proposed at first floor level within both flank elevations of the replacement dwelling. These windows would serve bathrooms, and as such, it is considered reasonable to attach a condition to require these windows to be obscurely glazed and top level opening to prevent unacceptable overlooking from occurring. It is noted that flank fenestration is proposed at ground floor level, however given the spacing between the development and the flank boundaries and the existing boundary treatment, it is not considered that the ground floor flank fenestration would result in unacceptable overlooking. The fenestration within the front elevation would have an outlook of the application site frontage, and would not result in any overlooking. The ground floor fenestration to the rear would have an outlook of the amenity space serving the replacement dwelling and would not result in unacceptable overlooking. Whilst some views of neighbouring gardens may be available from the first floor fenestration, it is noted that the existing dwelling has existing rear dormer windows, and as such, it is not considered that the proposal would result in a significantly different view to the existing dwelling. Therefore, it is not considered that the rear fenestration would result in unacceptable overlooking. In terms of the rooflights, a condition would require that the proposed rooflights are located a minimum of 1.7m above internal floor level to prevent unacceptable overlooking from occurring.
- 7.3.6 In summary, it is not considered that the proposed development would result in demonstrable harm to neighbouring amenity and as such, the proposed development would accord with Policies CP1 and CP12 of the Core Strategy and Policy DM1 and Appendix 2 of the Development Management Policies document.

7.4 Amenity Space Provision for Future Occupants

- 7.4.1 Policy CP12 of the Core Strategy states that development should take into account the need for adequate levels and disposition of amenity and garden space. Section 3 (Amenity Space) of Appendix 2 of the Development Management Policies document provide indicative levels of amenity/garden space provision and set out that a six bedroom dwelling should provide 147sqm amenity space.
- 7.4.2 The application site would retain a rear garden amenity space of over 325sqm which would be adequate amenity space for current and future occupiers.

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, Preliminary Roost Assessment (prepared by ecologybydesign dated 16 October 2020) and two bat emergence surveys were carried out by Samsara Ecology (report date September 2021) on the 16 August and 2 May 2021. Hertfordshire Ecology have been consulted on the submitted

information and have confirmed that bats do not need to be considered a constraint to this development and the application can be determined accordingly.

7.5.4 Therefore, it is considered that the application is accompanied by sufficient information to confirm that there are no bat roosts present within the existing dwelling, and the proposal would therefore be acceptable in this regard.

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 Towards the rear of the site there are large protected trees (TPO290). The agent submitted an amended site plan (drawing number 4357 PLA 1.00 G), indicating the proposed tree protection across the site. The Landscape Officer has been consulted on this application and has raised no objection to the proposed development, subject to a condition requiring the development to be carried out in accordance with the submitted details. Therefore, a condition would be attached to any granted consent to require the proposed fencing to be installed as indicated on the submitted drawing, prior to the commencement of works on site.

7.7 Highways, Access and Parking

7.7.1 Policy DM13 of the Development Management Policies LDD requires development to make provision for parking in accordance with the parking standards set out at Appendix 5 of the Development Management Policies LDD.

7.7.2 The proposed development would result in a six bedroom dwelling. Appendix 5 of the DMP LDD sets out that a dwelling with 4 or more bedrooms should provide 3 onsite parking spaces. The submitted block plan indicates the existing driveway to the frontage would be retained and extended to provide onsite parking for three vehicles. In the event that the existing hardstanding was not extended, there would be an onsite shortfall of one parking space. It is therefore considered reasonable to attach a condition to any granted consent to require the proposed parking arrangement to be installed prior to the occupation of the development. Therefore, subject to this condition, the proposal is considered to accord with Appendix 5 of the Development Management Policies document in this regard.

7.8 Sustainability

7.8.1 Paragraph 93 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 the Vision Energy which identifies that the proposal would achieve a 21% CO₂ saving over Building Regulations 2013 through energy efficiency measures. A condition would be attached to any planning permission to require the development to be carried out in accordance with this energy statement.

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: SUR 1.01, 4357 PLA 1.00 G, 4357 PLA 1.01 F, 4357 PLA 1.02 G, 4357 PLA 1.03 D and 4357 PLA 1.04 D.

Reason: For the avoidance of doubt, in the proper interests of planning in accordance with CP1, CP8, CP9, CP10 and CP12 of the Core Strategy (adopted October 2011), Policies DM1, DM6, DM13 and Appendices 2 and 5 of the Development Management Policies LDD (adopted July 2013), Policy 2 of the Chorleywood Neighbourhood Development Plan (Referendum Version, August 2020) and the NPPF (2021).

- C3 The tree protection measures as shown on drawing number 4357 PLA 1.00 G shall be installed 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: To prevent damage 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).

- C4 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).

- C5 The replacement dwelling shall not be occupied until space has been laid out within the site in accordance with drawing No 4357 PLA 1.00 G for three cars to be parked.

Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to highway users in the interests of safety in accordance with Policies CP1, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policy DM13 and Appendix 5 of the Development Management Policies LDD (adopted July 2013).

- C6 Before the first occupation of the replacement dwelling hereby permitted the windows at first floor level within the flank elevations 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).

- C7 The development shall not be occupied until the energy saving and renewable energy measures detailed within the Energy Statement submitted as part of the application are incorporated into the approved development.

Reason: To ensure that the development meets the requirements of Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM4 and Appendix 2 of the Development Management Policies LDD (adopted July 2013) and to ensure that the development makes as full a contribution to sustainable development as possible.

- C8 The flank 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).

- C9 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 at first floor level or roof slopes of the 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:**

- 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 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).

- 14 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.