**9. 16/1316/FUL – Single storey side extension, part single part two storey rear extension and subdivision of the existing dwelling into one two-bedroom and one three-bedroom semi-detached dwelling at 180 HIGHFIELD WAY, RICKMANSWORTH, WD3 7PJ for Ms K Hurst & Mr J Davies**

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| Parish: Chorleywood | Ward: Rickmansworth Town |
| Expiry Statutory Period: 19 September 2016 | Officer: Rob Morgan |
|  |  |
| Recommendation: That Planning Permission be granted  |
|  |
| Reason for consideration by the Committee: Called-in by Chorleywood Parish Council |

1 **Relevant Planning History**

1.1 15/1206/FUL - Single storey side extension, part single part two storey rear extension and subdivision of the existing dwelling into one two-bedroom and one three-bedroom semi-detached dwellings. Refused 06.08.2015 for the following reasons:

 R1 The proposed development would introduce a pair of semi-detached dwellings within the street scene which, by virtue of their semi-detached nature, design, narrow building and plot widths and associated residential paraphernalia would result in unacceptable harm to the character and appearance of the area. Additionally, the first floor bedroom window would result in overlooking of no. 178 Highfield Way to the detriment of residential amenities of neighbouring occupiers. As such, the development would be contrary to Policies CP1, CP3 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

 R2 The proposed development fails to meet the requirements of Policy CP4 of the Core Strategy (adopted October 2011) and SPD: Affordable Housing (approved June 2011) in that the scheme is for market dwellings and no contribution has been made towards the provision of affordable housing.

The above application was dismissed at appeal on 14.03.2016. The Inspector concluded as follows:

*‘Although I have found that the proposal would have an acceptable impact on the character and appearance of the area and the living conditions of occupiers of 178 Highfield Way, the failure to make an affordable housing contribution is decisive. I have considered other matters raised, including the case made that the proposal would provide two homes of a size of which there is a need in the District, the sustainable location of the development, and that there would be an overall improvement in the energy performance of the building as a whole. These matters do not, however, outweigh my findings on the main issues. I therefore conclude that the appeal should be dismissed.’*

1.2 14/0698/PREAPP - Single storey rear extension, erection of rear dormer and subdivision of detached dwelling into two semi-detached dwellings. A summary of the pre-application response dated 16.05.2014 is given below:

*‘No objection is raised to the proposed single storey rear extension or rear dormer. However, the Council would not support the subdivision of the existing detached dwelling into two semi-detached dwellings.*

*It is considered that the building and plot widths that would result from the proposed development would constitute an unduly prominent and contrived form of development in comparison to the prevailing character of development in the vicinity of the site. The development would therefore have a significant adverse impact on the character and appearance of the street scene and wider area and would be contrary to the relevant policies of the Core Strategy (adopted October 2011) and the Development Management Policies LDD (adopted July 2013).’*

1.3 04/0474/FUL - Two storey rear extension and alterations to front porch. Permitted 21.05.2004 and implemented.

2. **Detailed Description of Application Site**

2.1 The application site is located on the northern side of Highfield Way and consists of a two storey detached dwelling. The dwelling has a 13m frontage to Highfield Way with a splayed boundary increasing to 21m in width at the rear. The plot has a depth of approximately 64m.

2.2 The front of the dwelling has a chalet style appearance with two dormers set in a catslide roof which overhangs the front wall by approximately 1m. To the rear, an existing two storey extension creates an L-shaped rear building line with the extension projecting 5.5m in depth beyond the original rear wall. There is also a single storey flat roofed element to the eastern flank which projects forward of the front elevation by 1.5m and adjoins the two storey extension to the rear.

2.3 The street scene within this part of Highfield Way is largely characterised by detached dwellings of varying designs which front onto Highfield Way with private rear gardens behind.

2.4 No. 182 Highfield Road is the neighbouring dwelling to the west. This neighbouring property is a typical two storey detached dwelling with a hipped roof form and a single storey garage adjoining the shared boundary. The rear elevation of this dwelling is set approximately in line with the existing two storey rear extension to the application dwelling.

2.5 No. 178 Highfield Road is the neighbouring dwelling to the east. No. 178 is a detached property similar in appearance to the application dwelling. It has a chalet style appearance with a flat roofed dormer to the front. This dwelling does not appear to have been extended previously.

3. **Detailed Description of Proposed Development**

3.1 This application is a resubmission of, and identical to, the full application which was dismissed at appeal in March 2016 (app ref: 15/1206/FUL) following the Inspector’s decision to dismiss that appeal solely due to the harm associated from the failure to provide acceptable affordable housing contributions. It is therefore considered appropriate to reiterate the officer’s detailed description of development below:

 *‘This application seeks full planning permission for the erection of a single storey side extension, part single storey and part two storey rear extension and subdivision of the existing dwelling to form two semi-detached dwellings.*

 *The proposed single storey side extension would be to the western flank and would measure 1.6m in width and 5.3m in depth. The extension would be set back from the front elevation of the dwelling by 2.5m. It would have a hipped roof with a maximum height of 3m.*

 *The proposed rear extension would measure 5.7m in depth at ground floor level and 4m in depth at first floor level. It would have a 4.1m width and would infill the existing L-shaped rear building line. The ground floor element would have a flat roof measuring 2.8m in height with two glazed lanterns projecting above the roofline by 0.3m. The two storey element would have a hipped roof with a maximum height of 6.7m.*

 *The detached dwelling would be subdivided to form two semi-detached dwellings. The larger of the proposed dwellings, labelled no. 180, would be to the eastern side. It would have a width at ground floor level of 7.4m to the front, increasing to 9.3m to the rear and a maximum depth of 15m. At first floor level the dwelling would measure approximately 5.8m in width and a maximum depth of 13m. This dwelling would be served by the existing single garage and would contain three bedrooms in the first floor.*

 *The second, smaller dwelling is labelled as no. 180A and would be served by the proposed side and rear extensions; the dwelling entrance being located in the front wall of the side extension. The dwelling would have a width at ground floor level of 5m to the front, reducing to 4m to the rear and a depth of 13.5m. At first floor level no. 180A would measure 4m-5m in width and a maximum depth of 11.3m. The dwelling would contain two bedrooms to the first floor.*

 *The rear gardens would be subdivided. The rear garden serving no. 180 would measure 9m – 11m in width and around 37m in depth. No. 180A would have a rear garden measuring 7.4m – 10m in width and around 38m in depth.*

 *The existing vehicular access would be retained with the two properties to share the existing front driveway.’*

4. **Consultation**

4.1 National Grid

4.1.1 No comments received.

4.2 Chorleywood Parish Council

4.2.1 Summary: Objection - harm to character.

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

* *The proposed development will cause unacceptable harm to the character and appearance of the street scene.*
* *Contrived design.*
* *Cramped and poor design of two semi-detached properties.*
* *Out of keeping with the street scene.’*

4.3 Highway Authority

4.3.1 Summary: No objection – recommend informatives.

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

 *Advisory Note.*

 *AN1 Best practical means shall be taken at all times to ensure that all vehicles leaving the development site during construction of the development are in condition such as not to emit dust or deposit mud, slurry or other debris on the highway.*

 *Reason: This is to minimise the impact of construction vehicles and to improve the amenity of the local area.*

 *AN2 The developer should be aware that the required standards regarding the maintenance of the public right of way and safety during the construction. The public rights of way along the carriageway and footways should remain unobstructed by vehicles, machinery, materials and other aspects of construction works.*

 *Reason: In the interest of highway user’s safety*

 *Details:*

 *Planning Application*

 *The proposal is for single storey side extension, part two storey rear extension and subdivision of the existing dwelling into one two-bedroom and one three bedroom semi-detached dwelling.*

 *No alterations to vehicular or pedestrian access are proposed.*

 *Application site*

 *180 Highfield Way, Rickmansworth.*

 *Site and surrounding*

 *The site is a two storey dwelling lies in the middle of residential development. Most properties are detached two storey dwelling and the properties are well set back from the road. Highfield Way is classified as a local access road some 252m in length, a two-way road with no on-street parking restriction. There is a cycleway/footway on both sides of the road adjacent to residential properties site boundary. Between footway/cycleway and the carriageway there is grass verge.*

 *Accessibility*

 *The site is in a location surrounded by residential properties.*

 *Access and Parking*

 *There are four off-street parking space within the boundary of the application site. The applicant is not proposing to alter the existing parking or access arrangement.*

 *Conclusion*

 *The Highway Authority does not wish to restrict the grant of consent subject to the above advisory notes.’*

4.4 Landscape Officer

4.4.1 Summary: No objection

4.4.2 *‘I hold no objections to the proposal as there are no arboricultural constraints. I am satisfied that the existing hardstand at the front of the property will protect the current landscaping.’*

5. **Neighbour Consultation**

5.1 No. consulted: 5

 No. responses: 0

5.2 Site Notice: Posted 3 August 2016 and expired 24 August 2016.

 Press Notice: Not required.

6. **Reason for Delay**

6.1 Committee cycle.

7. **Relevant Local Planning Policies:**

7.1 National Planning Policy Framework (NPPF)

7.1.1 On 27 March 2012, the framework of government guidance in the form of Planning Policy Statements and Planning Policy Guidance Notes was replaced by the National Planning Policy Framework (NPPF). The adopted policies of Three Rivers District Council reflect the content of the NPPF.

7.2 The Three Rivers Local Plan Core Strategy:

7.2.1 The Core Strategy was adopted by the Council on 17 October 2011. Relevant Policies include: PSP1, CP1, CP2, CP3, CP4, CP8, CP9, CP10 and CP12.

7.3 Development Management Policies LDD:

7.3.1 The Development Management Policies LDD was adopted on 26 July 2013 having been through a full public participation process and Examination in Public. Relevant policies include: DM1, DM4, DM6, DM8, DM10 and DM13 and Appendices 2 and 5.

7.4 The Site Allocations LDD:

7.4.1 The Site Allocations LDD was adopted in November 2014 having been through a full public participation process and Examination in Public. Relevant policies include SA1.

7.5 Other

7.5.1 The following Acts and legislation are also relevant: The Wildlife and Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2010, the Natural Environment and Rural Communities Act 2006 Habitat Regulations 1994, the Localism Act 2011 and the Growth and Infrastructure Act 2013.

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

8. **Analysis**

8.1 Principle of Development

8.1.1 Planning history is a material planning consideration and the application site has recently been subject of an appeal decision for an identical scheme to that currently being considered. The appeal was dismissed solely due to the failure by the applicant to make an acceptable affordable housing contribution with the Inspector considering that the scheme would have an acceptable impact on the character and appearance of the area and the residential amenities of neighbouring properties and future occupiers. The site circumstances are unchanged since the appeal site visit in February 2016 and the only change to relevant planning policy is in relation to affordable housing which will be discussed in detail below. The recent appeal decision is therefore a material planning consideration in the determination of this planning application.

8.2 Character, Appearance & Street Scene

8.2.1 Policy CP1 of the Core Strategy (adopted October 2011) seeks to promote buildings of a high enduring design quality that respect local distinctiveness and Policies CP3 and CP12 of the Core Strategy set out that development should make efficient use of land but should also *'have regard to the local context and conserve or enhance the character, amenities and quality of an area'*.

8.2.2 In terms of new residential development, Policy DM1 of the Development Management Policies LDD (adopted July 2013) advises that the Council will protect the character and residential amenity of existing areas of housing from forms of new residential development which are inappropriate for the area. Policy DM1 states that:

 *‘Development will only be supported where it can be demonstrated that the proposal will not result in:*

1. *Tandem development*
2. *Servicing by an awkward access drive which cannot easily be used by service vehicles*
3. *The generation of excessive levels of traffic*
4. *Loss of residential amenity*
5. *Layouts unable to maintain the particular character of the area in the vicinity of the application site in terms of plot size, plot depth, building footprint, plot frontage width, frontage building line, height, gaps between buildings and streetscape features (e.g. hedges, walls, grass verges etc.)’*

8.2.3 While the Council has previously found that the proposed subdivision of the dwelling and plot to create two semi-detached dwellings would result in unacceptable harm to the character and appearance of the area, the appeal decision raises no such objections. The proposed extensions would be largely sited to the side and rear of the property and would not be unduly prominent in the street scene. The Inspector found that the design of the development, with the additional entrance door to serve the new dwelling being located behind a garden gate and fence, would result in the retention of the appearance of a single dwelling from the street scene. The open plan parking configuration with a shared front drive would also contribute to the appearance of a single dwelling from the street scene and would ensure that the narrower rear garden widths relative to the surrounding pattern of development would not be obvious from the street scene. The Inspector stated that the presence of two sets of bins on the frontage would not cause material harm to the visual appearance of the area and in any event, suitable bin storage could be conditioned. Similarly, additional parked vehicles or other residential paraphernalia as a result of the one additional dwelling proposed would not appear noticeably out of character with the surroundings.

8.2.4 With regard to the proposed plot sizes the Inspector stated that the 10m width of the proposed rear gardens would not be unduly narrow and while not as wide as the adjacent properties, would not appear so inconsistent in width so as to result in visual harm.

8.2.5 The Inspector noted that permitted development rights with respect to gates, fences, walls or other means of enclosure to the frontage could be reasonably conditioned to maintain the open plan appearance and any impact from minor alterations to the front of the dwellings would be reduced due to the set back nature of the application dwelling.

8.2.6 Consequently, it is not considered that an objection could be raised in relation to the impact of the development on the character or appearance of the area. However, concern remains that future extensions and alterations, including alterations to front boundary treatments, would result in additional harm which would result in the proposed semi-detached dwellings appearing unduly prominent in a street scene characterised by detached dwellings. Appropriate conditions would therefore be attached to any permission granted which restricts permitted development rights to both properties.

8.3 Impact on Residential Amenity

8.3.1 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 LDD set out that extensions 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.

8.3.2 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.'*

8.3.3 Policy DM1 and Appendix 2 of the Development Management Policies LDD set out that residential 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. Two storey development at the rear of properties should not intrude a 45 degree splay line across the rear garden taken from a point on the joint boundary level with the rear wall of the adjacent property, although this principle is dependent on the spacing and relative positions of properties.

8.3.4 In relation to privacy, Appendix 2 of the Development Management Policies LDD sets out that windows of habitable rooms at first floor level should not generally be located in flank elevations whereas those serving other rooms should be non-opening below 1.7m from the internal floor level and obscure glazed.

8.3.5 The proposed single storey side extension would not project beyond either the front or rear walls of no. 182 Highfield Way and given its single storey scale it is not considered that the extension would result in loss of light or appear overbearing to this neighbour.

8.3.6 The proposed rear ground floor extension would roughly align with the ground floor extension at no. 182. It would be off-set from the boundary by some 3m and is therefore not considered to have a detrimental impact to the residential amenities of no. 182. The first floor extension would project around 4m beyond the first floor rear wall of no. 182 and would marginally intrude the 45 degree splay line. However, as noted at Appendix 2 of the Development Management Policies LDD spacing between properties should also be taken into account. In this instance the 3m flank to boundary separation distance would be sufficient to reduce any overbearing impact or loss of light to no. 182 and significant harm is not considered to occur.

8.3.7 The proposed side extension would include two flank windows serving an entrance hall and WC. The windows would face the flank wall of no. 182 which does not include any ground floor windows and includes a garage. There is a minimum separation of 0.8m to the flank boundary and the windows would serve non-habitable rooms. Consequently, it is not considered that unacceptable levels of overlooking would occur. Similarly, the ground floor rear extension would include a kitchen window which would be set in from the boundary with no. 182 by 3m and is not considered to result in additional overlooking.

8.3.8 At first floor level three bathroom windows would face no. 182. Given the use of the rooms they serve it would be reasonable for these windows to be obscure glazed and top level opening only to ensure overlooking does not occur.

8.3.9 No additional windows would be located in the elevation facing no. 178 Highfield Way. However, at first floor level due to internal alterations a bathroom window would serve a bedroom and consequently a window serving a habitable room would be located in the flank elevation. The window would face directly onto the blank side elevation of no. 178 meaning limited impact would occur to the privacy of the neighbour. The Inspector also specifically identified that no harm would occur as a result of this window in considering 15/1206/FUL.

8.3.10 As such, the proposal would not have a harmful impact upon the residential amenities of occupiers of existing or proposed dwellings and the development would be acceptable in this regard.

8.4 Highways, Parking & Access

8.4.1 Policy CP10 of the Core Strategy requires development to demonstrate that it will provide a safe and adequate means of access.

8.4.2 The two dwellings would be served by the existing vehicular access from Highfield Way and served by a shared driveway with no alterations proposed to the dwelling frontage. The Highway Authority has raised no objection to the development but requests informatives be attached to any permission granted.

8.4.3 Policy CP10 also requires development to make adequate provision for all users including car and other vehicle parking. Policy DM13 and Appendix 5 of the Development Management Policies LDD set out parking standards and advise that a three bedroom dwelling should provide 2.25 parking spaces (2 assigned spaces) and a two bedroom dwelling should provide 2 parking spaces (1 assigned space).

8.4.4 The front driveway would be of sufficient size to accommodate four vehicles which would meet the parking standards of Appendix 5.

8.5 Amenity Space Provision

8.5.1 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. Section 3 (Amenity Space) of Appendix 2 of the Development Management Policies LDD sets out indicative amenity space standards and advises that a three bedroom dwelling should have 84sq.m amenity space and a two bedroom dwelling 63sq.m.

8.5.2 Each dwelling would be served by ample amenity space in excess of the minimum requirements set out at Appendix 2 of the Development Management Policies LDD and the Inspector commented that the gardens would be more than adequate for use in conjunction with normal domestic occupation of the dwellings proposed.

8.6 Landscaping & Trees

8.6.1 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.

8.6.2 The proposal would not result in any impact to trees of significant amenity value and the Landscape Officer has raised no objection to the development stating that there are no arboricultural constraints. A 2m high boundary fence is proposed along the new boundary line and the existing boundary treatments would be retained around the perimeter of the site. The boundary treatments would therefore be appropriate to the residential context of the site.

8.7 Sustainability

8.7.1 Policy DM4 of the Development Management Policies LDD states that from 2016, applications for new residential development will be required to demonstrate that the development will meet a zero carbon standard (as defined by central government). However, the Government is yet to provide a definition for zero carbon and the Council is therefore continuing to apply the 2013 requirements, i.e. applicants will be required to demonstrate that development will produce 5% less carbon dioxide emissions than Building Regulations Part L (2013) requirements having regard to feasibility and viability.

8.7.2 The application is accompanied by an Energy Statement which demonstrates that the development would result in an 18% saving above the existing carbon emissions of the existing dwelling. It is accepted that conversions to existing dwellings may find it difficult to achieve the policy requirement for new residential development and the demonstrable saving would provide an improvement to the sustainability of the building. The development is therefore considered to meet the objectives of Policy CP1 of the Core Strategy and Policy DM4 of the Development Management Policies LDD.

8.8 Affordable Housing & Infrastructure Contributions

8.8.1 The proposed development would result in a net gain of one residential unit. Policy CP4 of the Core Strategy requires development that would result in a net gain of one or more dwellings to contribute to the provision of affordable housing. The Affordable Housing SPD was approved by the Council in June 2011 as a material consideration and supports the implementation of Policy CP4.

8.8.2 The failure to provide appropriate contributions towards affordable housing was the sole reason the previous appeal on this site was dismissed. However, in the meantime, an appeal decision overturning the previous High Court judgement giving legal effect to the policy set out in the Written Ministerial Statement of 28 November 2014 by Brandon Lewis has been issued. The NPPG has therefore been updated at paragraph 31 to advise that contributions should not be sought from developments of 10-units or fewer with a maximum combined gross floor space of no more than 1,000sq.m. As a result, the Local Planning Authority will no longer be requiring contributions towards affordable housing for sites which are below these thresholds.

8.8.3 The proposed development would result in a net gain of one residential dwelling and would not exceed 1,000sqm of floor space across the site. As such, the Council is not seeking any contributions in connection with the proposed development and the reason that the previous appeal was dismissed is considered to have been overcome.

8.8.4 Policy CP8 of the Core Strategy requires development to make adequate contribution to infrastructure and services. The Three Rivers Community Infrastructure Levy (CIL) was adopted in February 2015 and came into force on 1 April 2015. CIL is therefore applicable to this scheme. The Charging Schedule sets out that the application site is within ‘Area A’ within which the charge per sq.m of residential development is £180.

8.9 Wildlife & Biodiversity

8.9.1 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. The Habitats Directive places a legal duty on all public bodies to have regard to the habitats directive when carrying out their functions.

 8.9.2 The protection of biodiversity and protected species is a material planning consideration in the assessment of this application in accordance with Policy CP9 of the Core Strategy and Policy DM6 of the Development Management Policies LDD. National Planning Policy requires Local Authorities to ensure that a protected species survey is undertaken for applications where biodiversity may be affected prior to the determination of a planning application. A Biodiversity Checklist was submitted with the application and states that no protected species or biodiversity interests will be affected as a result of the application. The Local Planning Authority is not aware of any records of bats (or other protected species) within the immediate area that would necessitate further surveying work being undertaken. However, as the proposed extensions would affect the roof space an informative on any consent would advise the applicant of what to do should bats be discovered during the course of development.

 8.10 Refuse & Recycling

 8.10.1 Policy CP1 of the Core Strategy states that development should provide opportunities for recycling wherever possible. Policy DM10 of the Development Management Policies LDD sets out that adequate provision for the storage and recycling of waste should be incorporated into proposals and that new development will only be supported where the siting or design of waste/recycling areas would not result in any adverse impact to residential or workplace amenities, where waste/recycling areas can be easily accessed (and moved) by occupiers and waste operatives and where there would be no obstruction to pedestrian, cyclist or driver sight lines.

 8.10.2 Ample space for the secure storage of refuse and recycling facilities would be available within each plot; to the rear of no. 180A and to the frontage of no. 180. It is considered appropriate to require submission of full details of bin storage to ensure that harm to the character and appearance of the area does not occur as a result of the siting of the bins.

 8.10.3 The dwellings would be located within a residential area and the collection of refuse and recycling bins adjacent to the highway would be considered acceptable.

9. **Recommendation**

 9.1 That PLANNING PERMISSION BE GRANTEDsubject 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: TRDC001 (Location Plan), highfiedway-180/0, highfiedway-180/1 rev. c, highfiedway-180/2, highfiedway-180/3 rev. c, highfiedway-180/5, highfiedway-180/6 rev. c, highfiedway-180/8 rev. c.

 Reason: For the avoidance of doubt and in the proper interests of planning, in accordance with Policies PSP1, CP1, CP2, CP3, CP4, CP8, CP9, CP10 and CP12 of the Core Strategy (adopted October 2011), Policies DM1, DM4, DM6, DM8, DM10 and DM13 and Appendices 2 and 5 of the Development Management Policies LDD (adopted July 2013) and Policy SA1 of the Site Allocations LDD (adopted November 2014).

 C3 All new works or making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building at no. 180 Highfield Way.

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

 C4 The development shall not be occupied until a scheme for the separate storage and collection of domestic waste has been submitted to and approved in writing by the Local Planning Authority. Details shall include siting, size and appearance of refuse and recycling facilities on the premises. The development hereby permitted shall not be occupied until the approved scheme has been implemented and these facilities should be retained permanently thereafter.

 Reason: To ensure that satisfactory provision is made, in the interests of amenity and to ensure that the visual appearance of such provision is satisfactory in compliance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM10 and Appendix 2 of the Development Management Policies document (adopted July 2013).

 C5 Immediately following the implementation of this permission, 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 development within the following Classes of Schedule 2 of the Order shall take place.

 Part 1

Class A - enlargement, improvement or other alteration to the dwelling

Class B - enlargement consisting of an addition to the roof

Class C - alteration to the roof

Class D - erection of a porch

Class E - provision of any building or enclosure

Class F - any hard surface

 Part 2

 Class A - erection, construction, maintenance or alteration of a gate, fence, wall or other means of enclosure

 No development of any of the above classes shall be constructed or placed on any part of the land subject of this permission.

 Reason: To ensure adequate planning control over further development having regard to the limitations of the site and in the interests of the visual amenities of the site and the area in general, 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 Prior to occupation of the development hereby permitted, the approved boundary treatment as shown on drawing no. highfieldway-180/8 rev. c shall be erected in accordance with the approved details and shall be permanently maintained as such thereafter.

 Reason: To ensure that appropriate boundary treatments are proposed to safeguard the amenities of neighbouring properties and the character of the locality 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 measures detailed within the submitted Energy Statement are incorporated into the approved dwellings and permanently maintained thereafter.

 Reason: To ensure that the development meets 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 ensure that the development makes as full a contribution to sustainable development as possible.

 C8 Before the first occupation of the building/extension hereby permitted the window(s) in the first floor of the west elevation 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(s) 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).

9.2 **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 £97 per request (or £28 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. The Council's Building Control section can be contacted on telephone number 01923 727132 or at the website above for more information and application forms.

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

 Where possible, energy saving and water harvesting measures should be incorporated. Information on this is also available from the Council's Building Control section. Any external changes to the building which may be subsequently required should be discussed with the Council's Development Management Section prior to the commencement of work.

 I2 The 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.

 I3 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 development maintains/improves the economic, social and environmental conditions of the District.

 I4 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: 0845 6014523

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

 (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. A list of bat consultants can be obtained from Hertfordshire Ecology on 01992 555220).

 I5 Best practical means shall be taken at all times to ensure that all vehicles leaving the development site during construction of the development are in condition such as not to emit dust or deposit mud, slurry or other debris on the highway.

 I6 The developer should be aware that the required standards regarding the maintenance of the public right of way and safety during the construction. The public rights of way along the carriageway and footways should remain unobstructed by vehicles, machinery, materials and other aspects of construction works.