

PLANNING COMMITTEE – 24 MARCH 2022

PART I - DELEGATED

7. 21/2597/FUL - Demolition of the existing dwelling and construction of replacement two storey dwelling with loft accommodation served by rear dormer window at 32 CROFTERS ROAD, NORTHWOOD, HA6 3ED

Parish: Batchworth Community Council
Expiry of Statutory Period: 14.01.2022
Extension of time: 31.03.2022

Ward: Moor Park And Eastbury
Case Officer: David Heighton

Recommendation: That Planning Permission be Granted.

Reason for consideration by the Committee: Called in by Batchworth Community Council for the reasons set out at Paragraph 4.1.1 below.

1 Relevant Planning History

- 1.1 05/0526/CLPD: Certificate of lawfulness proposed use: Single storey front and side extension and conversion of garage into habitable room.

2 Description of Application Site

- 2.1 The application site is rectangular in shape and contains a two storey detached dwelling located on the western side of Crofters Road, Northwood. The streetscene consists of two storey detached dwellings of varied styles, many of which have been extended and altered. The host dwelling has an existing front bay projection with tile hanging to the front first floor front elevation with red brick at ground floor level and a white rendered external finish at first floor level. Attached to the existing dwelling and located on the boundary with No.34 is a flat roofed single storey side extension, which adjoins the neighbouring flat roofed side extension. To the adjacent flank is another single storey side extension separating from the northern flank with the neighbour at No. 30 by a double gate.
- 2.2 There is a slight gradient within the road, resulting in the other adjacent neighbour, No.30 being set at a slightly lower land level.
- 2.3 To the front of the application dwelling is a driveway with provision for at least three off street car parking spaces.
- 2.4 To the rear there is an existing bay projection adjacent to a rear patio. The patio is raised, which is set at similar level to the application dwelling, with an area laid to lawn beyond.

3 Description of Proposed Development

- 3.1 This application seeks full planning permission for the demolition of the existing dwelling and the construction of a replacement two storey dwelling with loft accommodation served by rear dormer window. The dwelling would contain four bedrooms with a study/games room within the roof space that could be used as a fifth bedroom.
- 3.2 At ground floor level, the dwelling would be 10m wide and up to 15m deep. The dwelling would be set 1.5m from the northern flank site boundary with 30 Crofters Road and 1.5m from the southern flank site boundary with 34 Crofters Road.
- 3.3 The first floor of the dwelling would be built in line with the ground floor to the front, set in 4.4m from the northern flank boundary and would be set in 4.1m from the southern flank boundary. To the rear, the two storey part of the dwelling would be staggered with the depth

of 9.3m to the norther flank, closest to 30 Crofters Road and a depth of 11.2m closest to the southern flank boundary with No. 34 Crofters Road, both elements would be set in 4.6m from the flank boundaries.

- 3.4 The front elevation of the dwelling would be staggered with a 3.8m wide and 1.7m deep two storey projection with pitched roof with an eaves height of 5m and maximum height of 7.5m with a rooflight in each flank roofslope.
- 3.5 The dwelling would have a crown roof with a maximum height of 8.2m and an eaves height of 5.1m, which would reflect the height of the existing dwelling and be 0.6m lower. The flat roof section would have an area of approximately 24sqm. There would be a flat roof dormer 1.6m wide, 1.8m high and 1.8m deep to the rear roofslope.
- 3.6 The application form indicates that the dwelling would be finished in materials brickwork and render, with aluminium windows and slate tiles.
- 3.7 Amended plans have been received during the course of the application to reduce the crown roof form, reduce the depth of the northern flank, reduce the depth of the front projection, reduce the front fenestration, reduce the width of the rear dormer, lower the height of the main ridge, remove the Juliet balcony and enhance soft landscaping.

4 Consultation

4.1 Statutory Consultation

4.1.1 Batchworth Community Council – [Objection]

Batchworth Community Council objects to this application on the following basis:

- 1. This planned redevelopment is an overdevelopment of the site and not in keeping with the street scene of this quiet road.*
- 2. Various aspects of this development, particularly the Juliet window on the 2nd floor, will be detrimental to the privacy of the adjoining owners.*
- 3. The development steps forward at the front and the ridge height is higher than the existing building.*
- 4. With the significant increase in the size of the building and the hardstanding, we requested that a detailed drainage plan should be provided before any works commence, be a requirement of any planning consent and needs the approval of TRDC officers.*

Batchworth Community Council requests that this application is called in for decision by the District Council Planning Committee unless the Planning Officers are minded to refuse.

Further comments following receipt of amended plans:

Batchworth Community Council continues to object to this application on the grounds stated in our comments dated 6th December 2021.

We still ask that this application is called-in for decision by the District Council's Planning Committee unless the planning officers are minded to refuse.

In response to the above comments, the application is not considered as an overdevelopment of the site, which is further eluded to in the analysis section below. The rear Juliet balcony has been removed. The replacement dwelling has been set back and ridge height is lower than the existing dwelling. The replacement dwelling is not in an area of known flood risk and is not therefore considered reasonable or necessary to require a drainage plan.

4.1.2 Hertfordshire Ecology: [Comment received]

The Hertfordshire Environmental Record Centre does not hold any records on of notable ecological interest at this address or its immediate surroundings.

However, it is situated within a suburban landscape of established gardens with extensive areas of farmland and semi-natural habitats nearby. Together, these provide foraging opportunities for bats and it is possible they will also forage and possibly roost around the property.

As demolition is proposed, bats that rely on the property to roost or shelter could be harmed. Bats are protected by law and, in general terms, it is an offence to disturb or harm a bat or, damage or obstruct access to a roost or place of shelter.

However, the age, design and condition of the building suggest that the likelihood of bats roosting or sheltering in the building is slight and, therefore, a precautionary approach is appropriate. Consequently, I recommend that the following Informative should be added to any consent.

“Bats and their roosts are protected at all times under domestic and European law. To reduce the risk of an offence, work should proceed with caution. In the event of bats or evidence of them being found, work must stop immediately, and advice taken on how to proceed lawfully from an appropriately qualified and experienced ecologist or Natural England.”

Both national and local policy, reinforced by the Environment Act strongly encourage that all development should deliver a biodiversity. However, this specific requirement is not yet mandatory. Given these circumstances and the modest scale of this proposal, I consider it unrealistic that suitable measures could be designed that would deliver a meaningful net gain proportionate to its scale and impact. Consequently, I recommend that the delivery of a net gain can be put to one side and the application determined accordingly.

4.1.3 National Grid: [No comments received, any comments received will be verbally updated]

4.1.4 Landscape Officer – [No Objection, Subject to Conditions]

Recommend: Approval, subject to conditions

A Tree protection method statement (to BS5837 standard) should be required as condition of development, and prior to construction beginning on site. A remedial landscaping plan, including new tree and shrub planting, should be required (in particular for the front garden) prior to occupation of the new dwelling.

4.2 Public/Neighbour Consultation

4.2.1 Number consulted: 8 No of responses received: 0

4.2.2 Site Notice: Not applicable

Press Notice: Not applicable

5 Reason for Delay

5.1 To negotiate amendments and revise the plans.

6 Relevant Planning Policy, Guidance and Legislation

6.1 National Planning Policy Framework and National Planning Practice Guidance

- 6.1.1 In July 2021 the revised 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 2021 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”.
- 6.1.2 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 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, CP9, CP10 and CP12.

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

6.3 Other

The 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 Streetscene

- 7.1.1 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 states that development should ‘have regard to the local context and conserve or enhance the character, amenities and quality of an area’.
- 7.1.2 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 1.2m. In relation to roofs, the Design Guidelines 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. Where proposed, dormer windows should be subordinate to the main roof so should be set below the existing ridge level, set in from either end of the roof and set back from the plane of the wall.

- 7.1.3 The replacement dwelling would be set 1.5m from both flank boundaries with 28 and 30 Crofters Road. It therefore is considered to have appropriate spacing to the flank boundaries in excess of the 1.2m requirement of the Design Guidelines at Appendix 2 of the Development Management Policies document. The spacing is considered sufficient to avoid a terracing effect and it is considered the spacing would be in keeping with the character of the area and ensures the proposed dwelling would not appear cramped within the plot.
- 7.1.4 The front elevation of the replacement dwelling would be built on broadly the same building line as the existing dwelling, a comparable distance from Crofters Road as the existing and neighbouring dwellings, with the loss of the bay window. This would match the line of the front elevation of the neighbouring dwellings at No. 30 Crofters Road and No.34 Crofters Road, the latter which, does not have a feature bay window. As such, the siting of the front elevation of the dwelling would not appear unduly prominent in the street scene or adversely affect the character of the area.
- 7.1.5 The replacement dwelling would be up to a maximum of 4.5m deeper at ground floor level and 4m at first floor level than the rear elevation of the existing dwelling at ground floor and first floor level. The neighbour to the south, No.34 of the application dwelling has been extended, such that the proposed dwelling would be of a similar depth to this neighbour. The depth of the proposed dwelling would be similar to the depth of other dwellings within the vicinity and would therefore not be out of character. The rear projecting element would not be readily visible from the street scene of Crofters Road and there are a range of rear extensions to dwellings on Crofters Road. The dwelling is set within a relatively large plot and it is not considered that this depth would appear disproportionate in the context of the application site or that it would result in demonstrable harm to the character or appearance of the dwelling, street scene or area so as to justify refusal of the application.
- 7.1.6 The replacement dwelling would include a crown roof section of approximately 24sqm. It is noted that this is a relatively small size of the crown roof and the proposed dwelling, whilst having a greater eaves height, would have a lower maximum height than the existing dwelling. Further, the roof would remain hipped away from the site boundaries. While crown roofs are discouraged by the Design Guidelines of the Development Management Policies documents, the street scene of Crofters Road does include a number of other dwellings with crown roofs, some of which are of a similar or larger scale to that proposed at the application dwelling. It is further noted that the neighbouring dwelling to the south, also has crown roof elements. Therefore the proposed roof would not appear out of character and it is not considered that the roof form proposed would significantly adversely affect the character or appearance of the host dwelling, street scene or area so as to justify refusal of the application. Further, the proposed two storey rear projection would have a flat roof form, with an eaves height that would match the proposed replacement dwelling. Given that it is set in from each flank boundary by 4.8m and that it would be of a limited depth and would not be visible from the streetscene. It is considered that it would appear as a subordinate addition to the main roof, which would be more reflective of the surrounding area of a traditional appearance and would therefore not result in any harm.
- 7.1.7 A dormer window is proposed in the rear roofslope. This would be set down from the roof, set in from either end of the roof and set back from the plane of the wall and it is considered that it would appear subordinate on the rear roofslope. There are other rear dormers in the vicinity of the application site and as a result, the proposed dormer window would not appear out of character.
- 7.1.8 The rooflights proposed in the flank roofslopes of the front projection would be visible from the street scene of Crofters Road, however, given their scale, it would not result in any

significant adverse impact on the character or appearance of the host dwelling, street scene or area and there are other rooflights in the street scene.

7.1.9 While the replacement dwelling would be of a different appearance to the existing dwelling on the site, it would broadly reflect the design of the existing dwelling. In addition, the street scene of Crofters Road is varied with many large detached properties and the design of the replacement dwelling in terms of its overall bulk and scale, the with hipped roof forms, front gable projection, rear dormer window and the style and extent of glazing proposed would not appear out of character. The materials proposed for the dwelling would be appropriate to the area and would be secured by a condition on any consent. In addition, to ensure that any future extensions or alterations would not result in adverse impacts, a condition on any consent would remove permitted development rights for the proposed dwelling in relation to extensions and alterations.

7.1.10 In summary, it is not considered that the proposed development would result in any adverse impact on the character or appearance of the street scene or area and the proposal would be acceptable in accordance with Policies CP1 and CP12 of the Core Strategy and Policy DM1 and Appendix 2 of the Development Management Policies document.

7.2 Impact on amenity of neighbours

7.2.1 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. Two storey development to the rear of dwellings should not intrude a 45 degree splay line drawn across the rear garden 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 dwellings.

7.2.2 The dwelling would be set in by up to 1.5m from the southern flank site boundary at ground floor and first floor level from the boundary with 34 Crofters Road. This neighbour has a part single, part two storey rear extension, with the single storey element built in close proximity to the common boundary and has an obscured glazed flank window, serving a staircase, facing the application site. The proposed replacement dwelling would not project forward of the front projection of No. 34. Further, the roof form of the proposed dwelling would be hipped away from the flank site boundary. The rear two storey element of the proposed replacement dwelling would not intrude a 45 degree splay line taken from the rear elevation of this neighbour to the point on the shared boundary. Given, that there would be no intrusion of the splay line and that proposed flank elevation would be set 1.5m away from the shared boundary with this neighbour, it is not considered that the dwelling would result in any harm to this neighbour through loss of light or that the development would appear overbearing. Therefore, it is not considered that the development would result in any adverse impact on the neighbour at 34 Crofters Road.

7.2.3 The replacement dwelling would be closer to the flank boundary with 30 Crofters Road than the existing dwelling. It would extend 5.5m beyond the rear elevation of No.30 at ground floor level and 1.9m beyond No.30 at first floor level, excluding the central rear projection, which would also extend 5.5m beyond the rear elevation of No. 30. However, the replacement dwelling would be set in 1.5m from the flank boundary at both ground and first floor levels and given this separation distance it would mitigate any impact. This neighbour has a single storey rear conservatory set away from the common boundary with the application site. Further, it does not have any first floor flank glazing and as a result, it is not considered that the replacement dwelling would result in an unacceptable impact on residential amenity through loss of light or appearing overbearing. The replacement dwelling would not project forward of the existing dwelling and would not intrude a 45 degree splay line taken from the front elevation of this neighbour and the roof would be hipped away from

the flank boundary. The two storey part of the dwelling would also not intrude a 45 degree splay line taken from the boundary in line with the rear elevation of this neighbour. Given the siting, 1.5m off the shared boundary and that the neighbouring flank elevation is set in a further 1.75m from the flank boundary this would limit the potential for overshadowing or result in loss of light to this neighbour. As a consequence the dwelling would not appear overbearing or result in any adverse impact on the neighbour at 30 Crofters Road through loss of light.

- 7.2.4 The single storey elements of the replacement dwelling would be up to 4.4m deeper than the rear elevation of the original dwelling, which would be 0.4m over the 4m guidance for a detached dwelling. However, the rear single storey projection would be set over 1.5m from the boundaries with 30 and 34 Crofters Road. It would have a flat roof, 3.1m in height. While the depth of the single storey rear projection is noted, given its single storey nature and the existing close-bordered timber boundary treatment to the site, it is not considered that it would result in any significant adverse impact on the residential amenity of 30 or 34 Crofters Road through appearing overbearing or resulting in loss of light.
- 7.2.5 The replacement dwelling would incorporate a rear dormer window. This would be a subordinate addition, which would be set down from the main roof, set in from either end of the roof and set back from the plane of the wall. As a consequence, the dormer would not appear overbearing or result in loss of light to any neighbours.
- 7.2.6 The glazing proposed in the front elevation of the dwelling would look onto the application site frontage and additional separation to neighbours opposite is provided by the highway. Further, the proposed rooflights to the front projection would be set into the roofslope and would not allow for any overlooking. The glazing would not therefore result in overlooking to neighbours opposite. The glazing proposed in the rear elevation of the dwelling would look onto the application site garden and given the separation distance, there would be no overlooking to the neighbours directly to the rear of the site. In addition, the glazing at first floor and serving the loft accommodation would be set in from the flank boundaries, reducing the perception of overlooking to neighbours.
- 7.2.7 There would be fenestration at ground floor level to the flanks, however, as a result of the boundary treatment to this site, the ground floor glazing would not result in unacceptable overlooking. There would be two windows at first floor level in either flank, which would serve bathrooms, which are not habitable rooms. These windows would be subject to a condition requiring that they are retained as obscure glazing and are top level opening only, which would then not result in unacceptable overlooking.
- 7.2.8 Given the scale of the replacement dwelling proposed and to ensure that any future extensions or alterations would not result in adverse impacts on neighbours, a condition on any consent would remove permitted development rights for the proposed dwelling in relation to extensions and alterations.
- 7.2.9 Subject to conditions, the proposed replacement dwelling would not result in any adverse impact on the residential amenity of any neighbouring dwelling so as to justify refusal of the application and the development would therefore be acceptable in accordance with Policies CP1 and CP12 of the Core Strategy and Policy DM1 and Appendix 2 of the Development Management Policies LDD.

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 and section 3 (Amenity Space) of Appendix 2 of the Development Management Policies document states that a four bedroom dwelling should provide 105sqm amenity space.

- 7.3.2 The proposed replacement dwelling would include four bedrooms and there is over 425sqm of rear amenity space, which is considered sufficient to accommodate the proposed development and serve the dwellinghouse.

7.4 Trees and Landscaping

- 7.4.1 Policy CP12 of the Core Strategy expects development proposals to 'have regard to the character, amenities and quality of an area', to 'conserve and enhance natural and heritage assets' and to 'ensure the development is adequately landscaped and is designed to retain, enhance or improve important existing natural features'.
- 7.4.2 Policy DM6 of the Development Management Policies document sets out that development proposals should seek to retain trees and other landscape and nature conservation features, and that proposals should demonstrate that trees will be safeguarded and managed during and after development in accordance with the relevant British Standards.
- 7.4.3 The application site is not located within a Conservation Area nor are there any protected trees on or near the site. It is, however, noted that there are a vast number of substantial trees to the rear of the site and a significant tree to the front of the site. As such, the Landscape Officer, has recommended a tree protection method statement as a condition of development, prior to construction beginning on site. Requiring the protection of trees during construction activities is considered reasonable and necessary and a condition will be attached.
- 7.4.4 A landscaping plan, including new tree and shrub planting would also be subject to a condition on any approval, prior to the occupation of the new dwelling. As such, subject to conditions, it is not considered that the proposed development would result in any harm in this respect.

7.5 Highways, Access and Parking

- 7.5.1 Core Strategy Policy CP10 requires development to provide a safe and adequate means of access and to make adequate provision for all users, including car parking. Policy DM13 and Appendix 5 of the Development Management Policies document set out parking standards and advise that a four or more bedroom dwelling should provide parking for three vehicles.
- 7.5.2 The hardstanding to the front of the dwelling would have provision for at least three vehicles. Therefore, the parking provision within the application site would be considered sufficient following implementation of the proposed development.
- 7.5.3 It is noted on the proposed site plan that the hardstanding to the front would be permeable, further details of which would be subject to a condition.

7.6 Wildlife and Biodiversity

- 7.6.1 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.
- 7.6.2 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.

- 7.6.3 The application has been submitted with a Biodiversity Checklist, which states that no protected species or biodiversity interests will be affected as a result of the application. However as bats are known within the locality and the works involve works to a roof, it is considered reasonable to include an informative reminding the applicant of their responsibilities with regard to bats.

7.7 Sustainability

- 7.7.1 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.

- 7.7.2 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.

- 7.7.3 The application is accompanied by an Energy Statement, which identifies that the development would exceed the requirements of Policies CP1 and DM4, achieving an 8.7 % reduction in carbon dioxide emissions through energy efficiency measures and through the use of photovoltaic panels to the south roofslope and a condition on any consent would require that the development is carried out in accordance with the Energy Statement. Subject to this condition, the development would meet sustainability requirements in accordance with Core Strategy Policy CP1 and Policy DM4 of the Development Management Policies document.

8. 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: 5856/LP001, 5856/PL00 D, 21215-21-02, A101, 5856/PL01 F, 5856/PL02 F, 5856/PL03 E

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

- C3 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).

- C4 Prior to the first occupation of the dwelling hereby permitted, a soft landscaping plan shall be submitted to the Local Planning Authority for approval, detailing all new tree, hedge and shrub planting.

All agreed soft landscaping works required by the approved scheme shall be carried out before the end of the first planting and seeding season following the grant of planning permission. If any of the agreed planted soft landscaping, are removed, die, become severely damaged or diseased within five years of the completion of development they shall be replaced with trees or shrubs of appropriate size and species in the next planting season (i.e. November to March inclusive).

Reason: In the interests of visual amenity in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1, DM6 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

- C5 Before the first occupation of the building hereby permitted the windows proposed in the first floor 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 rooms in which the windows are installed. The windows shall be permanently retained in that condition thereafter.

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

- C6 Prior to the commencement of works above ground level, full details of the proposed external materials, finishes and permeable hardstanding shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be completed only in accordance with the details approved by this condition.

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

- C7 Immediately following the implementation of this permission, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (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

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 neighbouring properties 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).

- C8 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).

- C9 The development shall not be first occupied until the energy saving measures detailed within the Energy Statement 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.

8.2 Informatives:

- I1 With regard to implementing this permission, the applicant is advised as follows:
All relevant planning conditions must be discharged prior to the commencement of work. Requests to discharge conditions must be made by formal application. Fees are £116 per request (or £34 where the related permission is for extending or altering a dwellinghouse or other development in the curtilage of a dwellinghouse). Please note that requests made without the appropriate fee will be returned unanswered.

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

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

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

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

- 12 The applicant is reminded that the Control of Pollution Act 1974 allows local authorities to restrict construction activity (where work is audible at the site boundary). In Three Rivers such work audible at the site boundary, including deliveries to the site and running of equipment such as generators, should be restricted to 0800 to 1800 Monday to Friday, 0900 to 1300 on Saturdays and not at all on Sundays and Bank Holidays.
- 13 The Local Planning Authority has been positive and proactive in its consideration of this planning application, in line with the requirements of the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority suggested modifications to the development during the course of the application and the applicant and/or their agent submitted amendments which result in a form of development that maintains/improves the economic, social and environmental conditions of the District.
- 14 Bats are protected under domestic and European legislation where, in summary, it is an offence to deliberately capture, injure or kill a bat, intentionally or recklessly disturb a bat in a roost or deliberately disturb a bat in a way that would impair its ability to survive, breed or rear young, hibernate or migrate, or significantly affect its local distribution or abundance; damage or destroy a bat roost; possess or advertise/sell/exchange a bat; and intentionally or recklessly obstruct access to a bat roost.

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

The UK Bat Helpline: 0845 1300 228
Natural England: 0300 060 3900

Herts & Middlesex Bat Group: www.hmbg.org.uk or an appropriately qualified and experienced ecologist.

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