

PLANNING COMMITTEE – 24 FEBRUARY 2022

PART I - DELEGATED

8. **21/2602/RSP: Part Retrospective: Single storey and two storey side and rear extension, conversion of garage to habitable accommodation, extension to roof and loft conversion including rear dormer and rooflights, extension of rear raised patio and associated alterations including brick finish to front elevation at 51 BROOKDENE AVENUE, OXHEY HALL, WD19, 4LG**

Parish: Watford Rural Parish Council
Expiry of Statutory Period: 24.02.22
Extension of Time: 24.02.22

Ward: Oxhey Hall and Hayling
Case Officer: Clara Loveland

Recommendation: That subject to no new material planning considerations being raised, Part Retrospective Planning Permission be Granted

Reason for consideration by the Committee: Called in by three Members of the Planning Committee unless minded to refuse, on the grounds of concerns that the proposal would cause harm to neighbours through overlooking and loss of privacy due to an extended and raised patio.

1 Relevant Planning and Enforcement History

- 1.1 21/0149/COMP - Enforcement Enquiry - Works not in accordance with 21/0737/RSP - first floor side extension and patio. Pending consideration.
- 1.2 21/0737/RSP - Part Retrospective: Single storey and two storey side and rear extension, conversion of garage to habitable accommodation, extension to roof and loft conversion including rear dormer and rooflights and associated alterations. Approved.
- 1.3 20/1061/FUL - Single storey and two storey side and rear extension, conversion of garage to habitable accommodation and associated alterations. Permitted and commenced.
- 1.4 02/00543/FUL - Two storey rear extension. Permitted.
- 1.5 8/69/84 - Replacement Garage.

2 Description of Application Site

- 2.1 The application site contains an extended two storey detached dwelling located on the northern side of Brookdene Avenue, Oxhey Hall. Brookdene Avenue is a residential street characterised by dwellings of varied design, scale and finish, many of which have been extended and altered.
- 2.2 The application dwelling is currently undergoing works following the grant of planning permission 21/0737/RSP.
- 2.3 The dwelling to the east, No.53, is a two storey detached dwelling mirroring the original architectural style of the application dwelling. This property has been extended via a two storey rear extension. It is also built along a similar building line and sits on a similar land level to the application dwelling.
- 2.4 The neighbouring dwelling to the west, No.47, is a two storey detached dwelling with a pitched roof and cream painted exterior. It has been extended via a single storey rear extension. It is built along a similar building line as and similar land level as the application dwelling.

3 Description of Proposed Development

- 3.1 This application seeks part retrospective planning permission for a single storey and two storey side and rear extension, conversion of garage to habitable accommodation, extension to roof and loft conversion including rear dormer and rooflights, extension of rear raised patio and associated alterations including brick finish to front elevation.
- 3.2 The principle of the development has been approved via applications 20/1061/FUL and 21/0737/RSP. This application also follows an enforcement investigation (21/0149/COMP) which found some works had not been built in accordance with the approved scheme (21/0737/RSP).
- 3.3 The proposed variations from the approved scheme (21/0237/RSP) include:

- Materials – brick to front and red tiled roof (rather than render and brown tiles as previously approved);
- Removal of roof – the roof has completely been removed and put back. It has been put back as approved (21/0237/RSP);
- Alterations to rear raised patio - .

Prior to any works taking place at the site, there was a rear raised patio. It extended out from the internal floor level of the pre-existing dwellinghouse. It had a height of 1.2m (from the lowest point of ground level) a depth of 4m (from the rear wall) and a width of 9.7m (set off boundary with no.53 by 0.9m).

Patio in situ: The patio in situ is at the same height as the pre-existing patio height. It has a width of 10.6m and a depth of 5.5m (i.e. 0.9m wider and 1.5m deeper than the pre-existing).

Proposed patio: The proposed patio will be at the same height as the pre-existing patio. It will have a width of 10.6m and a depth of 5.5m. However, as part of this application the additional 1.5m depth is proposed to be lowered by 0.65m (to a height of 0.55m when measured from the lowest land level adjacent). This area of the patio is proposed to be soft landscaped with flower beds.

(It should be noted that there is no change in the height of the patio from the pre-existing patio which was in situ prior to works on the site).

- Patio screening –Close board timber fence screening has been introduced on either side along the depth of the raised patio at a height of 1.7m along the depth of the raised patio. Screening is not proposed along the 1.5m depth of the planting beds, where the patio lowers in height.
- Rear Dormer window – has been constructed wider than the approved. The dormer has a width of 2.4m (0.4m wider than approved), 1m height (0.3m less than approved); 1.4m depth (0.2m less than approved);
- Fenestration design and positioning – the windows within the front elevation have a wider window casement than approved and are dark frames (rather than white as approved); reduction in the number of windows within the eastern flank elevation (2 windows rather than 6). The larger window serves a stair way and landing and will be obscure glazed. The ground floor window serves a kitchen and is top level opening. There will be an increase in width of the ground floor sliding doors and wider widow casements at first floor level within the rear elevation. First floor rear elevation windows have also been set down from the eaves. Lowering in height of the 2 first floor western flank windows.

- 3.4 Given the planning history and principle approval of the works, this application assesses only the deviations from the previously approved application(s) as set out above.
- 3.5 It should be noted that during the course of this application, Officers raised concern that the plans contained a number of discrepancies. Further, that the raised patio may benefit from additional screening to reduce overlooking. Amended plans corrected discrepancies in fenestration and introduced screening along the depth of the patio. Amendments are subject to on-going neighbour consultation at the time of this report.

4 Consultation

4.1 Statutory Consultation

- 4.1.1 Watford Rural Parish Council: No comment received. Any comments received will be verbally updated at the Committee meeting
- 4.1.2 National Grid: No comment received. Any comments received will be verbally updated at the Committee meeting.

4.2 Public/Neighbour Consultation

- 4.2.1 Number consulted: 9.
- 4.2.2 No of responses received: 2.
- 4.2.3 Summary of responses (objections):
- Overdevelopment;
 - Loss of privacy/overlooking;
 - Ridge height higher than neighbouring houses;
 - Windows not obscure;
 - Numerous planning applications/no regard for planning permission;
 - Window location changed.
- 4.2.4 Site Notice: Posted 07.01.22. Expired 28.01.22
- 4.2.5 Press notice: Not required.
- 4.2.6 Neighbours were re-consulted on 8 February following the receipt of amended plans. The new consultation period ends 22 February and any further comments received will be updated at Committee.

5 Reason for Delay

- 5.1 The application has been extended in time to allow for the review of amended plans and to be heard at the TRDC February Planning Committee.

6 Relevant Planning Policy, Guidance and Legislation

6.1 National Planning Policy Framework and National Planning Practice Guidance

- 6.1.1 In 2021 the National Planning Policy Framework was revised. This is read alongside the National Planning Practice Guidance (NPPG). The determination of planning applications is made mindful of Central Government advice and the Local Plan for the area. It is recognised that Local Planning Authorities must determine applications in accordance with

the statutory Development Plan, unless material considerations indicate otherwise, and that the planning system does not exist to protect the private interests of one person against another. The NPPF is clear that “existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework”.

- 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 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, CP9, CP10 and CP12.

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

6.3 Other

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

The Localism Act received Royal Assent on 15 November 2011. The growth and Infrastructure Act achieved Royal Assent on 25 April 2013.

The Wildlife and Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2010, the Natural Environment and Rural Communities Act 2006 and the Habitat Regulations 1994 may also be relevant.

7 **Planning Analysis**

7.1 Impact on Character and Street Scene

- 7.2 Policy CP1 of the Core Strategy (adopted October 2011) seeks to promote buildings of a high enduring design quality that respect local distinctiveness and Policy CP12 of the Core Strategy (adopted October 2011) 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’. Development should make efficient use of land but should also respect the ‘distinctiveness of the surrounding area in terms of density, character, layout and spacing, amenity, scale, height, massing and use of materials’; ‘have regard to the local context and conserve or enhance the character, amenities and quality of an area’ and ‘incorporate visually attractive frontages to adjoining streets and public spaces’.

- 7.3 Policy DM1 and Appendix 2 of the Development Management Policies Local Development Document (adopted July 2013) set out that development should not lead to a gradual

deterioration in the quality of the built environment, have a significant impact on the visual amenities of the area and that extensions should respect the existing character of the dwelling, particularly with regard to the roof form, positioning and style of windows and doors, and materials. As set out Appendix 2, single storey rear extensions to detached dwellings should generally have a maximum depth of 4m. The Design Criteria states this distance may be reduced if the extension would adversely affect adjoining properties or is unduly prominent. Two storey side extensions may be positioned on the flank boundary provided that the first floor element is set in by a minimum of 1.2 metres to prevent a terracing effect within the streetscene. With regards to single storey side extensions, proximity to the flank boundary will be individually assessed. Crown roofs can exacerbate the depth of properties and often result in an inappropriate bulk and massing. As such, they are generally discouraged and more traditional pitched roofs are generally favoured. Dormer windows should always be subordinate to the main roof. They should be set below the existing ridge level, set in from either end of the roof and set back from the plan of the front or rear wall.

- 7.4 The principle of the development has been approved under planning applications 20/1061/FUL and 21/0737/RSP. Thus, this application will only assess the deviations from the previous permission which have been detailed at paragraph 3.3 above.
- 7.5 The material alterations and removal and replacement of the roof are visible from the wider street. Although visible, it is acknowledged that the wider street is varied and contains dwellings which differ in style and design. Numerous dwellings within the immediate vicinity have a brick finish whilst others are render. The finish of brown/yellow brick to the front and red tiles are not out of character with the immediate locality and therefore do not appear unduly prominent or out of character in any way. Additionally, the roof has been completely rebuilt which has not been previously approved, although it has been rebuilt to match the dimensions shown on the previously approved scheme (21/0237/RSP) and holds a broadly similar height to the surrounding dwellings such that its replacement is not out of character, prominent or excessive in relation to the wider street. It is noted that a majority of dwellings within the wider street benefit from white framed windows to the front. Therefore, the dark frames installed within the application dwelling are a contrast. Nevertheless, the variation of the street scene is such that the darker windows would not become a prominent feature in the wider street nor arise in any harm on the character and appearance of the host dwelling or street.
- 7.6 Owing to the positioning of the rear dormer, it is not readily visible from the wider street. It is also small in scale, set up from the eaves, set down from the ridge and set in from either flank. Whilst wider than the previously approved, it retains a low profile and appears subordinate within the roof form, in accordance with the guidance set out within Appendix 2.
- 7.7 The raised patio is located to the rear and is therefore not readily visible from the wider street. Prior to works, there was a raised patio at the same height as the existing in situ although, this was not as deep or wide. The raised patio at the application site is 0.9m wider than the pre-existing and 1.5m deeper. Although it is deeper along both boundary lines, it should be noted that the additional 1.5m depth is proposed to be reduced in height by 0.65m, to a height of 0.55m when measured from the lowest point of ground level. At this height and depth, the raised patio would consist of flower/hedge/soft landscaping beds only before stepping down to ground level. It should be noted that due to a reduction in land elevations towards the north there are numerous raised patios/deckings varying in size and of a broadly similar height, size and design within neighbouring sites such that the raised patio at the application site is not out of character in anyway.
- 7.8 The window alterations and positioning within the front, west and rear elevations are not materially different to the approved and are not considered to be prominent, excessive or out of character. The proposed alterations within the eastern flank elevation would reduce the number of windows which would be a positive improvement on the previous scheme.

Although the window design and positioning would alter, it is not considered that the alterations would arise in any harm to the character and appearance of the host dwelling or wider street.

- 7.9 In summary it is not considered that the proposed development would result in an adverse impact on the character or appearance of the host dwelling, 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.
- 7.10 Impact on amenity of neighbours
- 7.11 Policy CP12 of the Core Strategy states that development should 'protect residential amenities by taking into account the need for adequate levels of disposition of privacy, prospect, amenity and garden space'.
- 7.12 Policy DM1 and Appendix 2 of the Development Management Policies document set out that development should not result in the 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 rear extensions should not intrude into 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. This principle is dependent on the spacing and relative positions of the dwellings and consideration will also be given to the juxtaposition of properties, land levels and the position of windows and extensions on neighbouring properties.
- 7.13 The proposed material alterations, rear dormer and roof replacement are of limited scale and scope and would not arise in any adverse harm to any neighbour.
- 7.14 It is acknowledged that concerns have been raised with regards to overlooking as a result of the increase in width and depth of the raised patio. It should be noted that the proposed usable space of the raised patio has the same height and depth as the pre-existing patio. However, the usable space is 0.9m wider towards neighbour no.53. Further, the majority of the additional 1.5m depth would be lowered by 0.65m to facilitate the provision of vegetation and would limit the use of the rearmost part of the patio mitigating its additional depth.
- 7.15 Furthermore, amended plans have been provided during the course of this application which include the introduction of a 1.7m close boarded timber screen (height from the top of the patio) along its depth on either boundary. Although the patio would be of the same height as the pre-existing patio, given its increase in width it is considered reasonable to ensure the screening is maintained to prevent overlooking to either neighbour and a condition is recommended. It should also be noted that due to a reduction in land elevations to the rear, there are numerous raised patios/decking varying in size and of a broadly similar height, size and design within neighbouring sites such that the raised patio at the application site is not excessive in relation to adjacent neighbours as to arise in harm. Moreover, the topography also means that an element of mutual overlooking from rear windows and patios already exists. It is therefore considered that the proposed screening would be sufficient as to prevent overlooking to either neighbour. Subject to a condition to ensure the privacy screening is maintained, it is not considered the additional width (of 0.9m) and depth (of 1.5m which would be used for flower bed planting) of the patio would be unacceptable as to arise in harm to adjacent neighbours.
- 7.16 Although there would be an alteration in the design and positioning of the windows, their outlook would not be dissimilar to the previously approved. Furthermore, the reduction of 6 windows to 2 on the eastern flank elevation would be an improvement on the previous scheme having regard to outlook towards this neighbour. Nevertheless, it is considered reasonable to ensure the larger eastern flank window and first floor western flank windows are conditioned such that they remain obscure glazed and top level opening only. Subject to this condition it is considered, no unacceptable overlooking would occur.

- 7.17 In summary, it is not considered that the proposed development would result in any adverse impact on the residential amenity of any neighbouring dwelling to justify refusal of planning permission; the development would therefore be acceptable in accordance with Policies CP1 and CP12 of the Core Strategy and Policy DM1 and Appendix 2 of the Development Management Policies document.
- 7.18 Amenity Space Provision for future occupants
- 7.19 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 provides indicative levels of amenity/garden space provision.
- 7.20 The proposal would result in a 3 bedroom dwelling. The application site would benefit from a private amenity space measuring approximately 280sqm. Given that the indicative level for a 3 bedroom dwelling is 84sqm, the rear private amenity space is considered sufficient in size to adequately serve current and future occupiers of the dwelling following the proposed development.
- 7.21 Wildlife and Biodiversity
- 7.22 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
- 7.23 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.
- 7.24 The application has been submitted with 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.
- 7.25 Trees and Landscaping
- 7.26 Policy DM6 of the Development Management Policies LDD states that development proposals should seek to retain trees and other important landscape and nature conservation features whilst including new trees and other planting to enhance the landscape of the site and its surroundings as appropriate. It also states that development proposals should demonstrate that existing trees, hedgerows and woodlands will be safeguarded and managed during and after development in accordance with the relevant British Standards and that development should be designed in such a way as to allow trees and hedgerows to grow to maturity without causing undue problems of visibility, shading or damage.
- 7.27 The application site is not located within a Conservation Area and no trees on or adjacent to the site are protected by a Tree Preservation Order. No trees of public amenity value would be harmed or removed by virtue of the proposal and the development is considered acceptable in this regard.
- 7.28 Highways, Access and Parking

7.29 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. The proposed development would result in the dwelling containing four bedrooms for which the parking standards dictate that three off-street parking spaces should be provided.

7.30 During approved application 20/1061/FUL the Officer commented that:

“The proposed garage conversion would result in the loss of a car parking space. However, it is considered that the driveway can provide at least two spaces in line with the submitted Block Plan ‘ABC161/1006 REV A’, resulting in a shortfall of 1 space against standards. Annotations on plan number ABC161/1006 REV A state that the existing front boundary wall would be demolished to provide better access to the front driveway. A condition would be added to ensure that before occupation of the dwelling, the front boundary wall is removed in accordance with plan number ABC161/1006 REV A, to ensure that at least two vehicles can access the drive. Despite the shortfall of one car parking space, there is the availability of some on-street parking along Brookdene Avenue and nearby roads. Also, the application dwelling is within close proximity to bus stops (approximately 50m to closest bus stop). Additionally, Herts Highways have suggested that certain works can be implemented to facilitate an extra car parking space, including the widening of the access or the existing access could be closed off and a new, more central vehicular cross-over could be installed. In this instance, the shortfall of one parking space would therefore not lead to a considerable harm and the proposed development would be acceptable. It is not considered that the proposed development would cause harm to highway safety”

7.31 The approved block plan ABC161/808 (identical to plan number ABC161/1006 REV A submitted in applications 20/1061/FUL and 21/0737/RSP regarding the removal of the demolition of the garden wall)has also been submitted in support of this application also annotate that the front wall is to be demolished to provision for a front driveway. Subject to a condition to ensure better access onto the driveway prior to occupation, it is considered the parking arrangement proposed would be acceptable and would not arise in harm to the highway safety.

8 Recommendation

8.1 That subject to no new material planning considerations being raised, PART RETROSPECTIVE PLANNING PERMISSION BE GRANTED and has effect from the date on which the development is carried out and is subject to the following conditions:

C1 Those parts of the development yet to be undertaken (excluding the alterations to raised patio which is subject to Condition 2 below) shall be carried out in accordance with the following approved plans: TRDC 001 (Existing Block Plan); TRDC 002 (Location Plan); ABC161/800; ABC161/801; ABC161/802; ABC161/900; ABC161/803; ABC161/804; ABC161/808; ABC161/901;ABC161/805 REV A; ABC161/806 REV A; ABC161/902.

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 (adopted July 2013).

C2 Within FOUR MONTHS from the date of this decision, the proposed raised patio proposed for soft-landscaping / flower beds (1.5m in depth) shall be physically lowered in height by 0.65m in accordance with approved plans ABC161/805 REV A and ABC161/806 REV A. Once the required parts of the patio have been lowered, the patio shall be permanently maintained at its height, width and design and shall not be used as part of the adjacent raised patio at any time thereafter.

Reason: To safeguard the residential amenity of neighbouring occupiers 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 (adopted July 2013).

- C3 Unless specified on the approved plans, 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.

Reason: To prevent the building being constructed in inappropriate materials in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

- C4 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 first floor flank elevations and roof slopes of the extensions 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).

- C5 Before the first occupation of the development hereby permitted, the windows in the first floor western flank elevation serving the 'ensuite' and 'utility' as shown on plans ABC161/805 REV A & ABC161/806 REV A; 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 No.47 Brookdene Avenue 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 Before the first occupation of the development hereby permitted the window in the first floor eastern flank elevation serving the 1st floor landing as shown on plan 'ABC161/805 REV A' & 'ABC161/806 REV A'; 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 No.53 Brookdene Avenue 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 rooflights located within the flank roofslopes 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).

- C8 Prior to the first occupation of the development hereby permitted, the existing front boundary wall as shown on drawing number 'ABC161/808' shall be demolished and all associated material removed from the site, in order to allow the provision of two car parking spaces. The extensions shall not be occupied until the parking spaces have been provided in accordance with the details on the approved plans and the spaces shall be retained as such thereafter.

Reason: To ensure satisfactory levels of on-site parking and in the interests of highway safety in accordance with Policies CP10 of the Core Strategy (adopted October 2011) and Policy DM13 and Appendix 5 of the Development Management Policies LDD (adopted July 2013).

- C9 Prior to the first use of the raised patio hereby permitted, close boarded timber screening at a height of 1.7m above the top of the raised patio shall be installed along both flanks of the raised patio as shown on drawing numbers 'ABC161/805 REV A' & 'ABC161/806 REV A' and shall be permanently maintained as such thereafter.

Reason: To safeguard the residential amenity of neighbouring occupiers 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 (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. It is a requirement under Regulation 67 (1), Regulation 42B(6) (in the case of residential annexes or extensions), and Regulation 54B(6) (for self-build housing) of The Community Infrastructure Levy Regulations 2010 (As Amended) that a Commencement Notice (Form 6) is submitted to Three Rivers District Council as the Collecting Authority no later than the day before the day on which the chargeable development is to be commenced. DO NOT start your development until the Council has acknowledged receipt of the Commencement Notice. Failure to do so will mean you will lose the right to payment by instalments (where applicable), lose any exemptions already granted, and a surcharge will be imposed.

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

Where possible, energy saving and water harvesting measures should be incorporated. Any external changes to the building which may be subsequently required should be discussed

with the Council's Development Management Section prior to the commencement of work.

- 12 The applicant is reminded that the Control of Pollution Act 1974 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.