**PLANNING COMMITTEE – 14 SEPTEMBER 2017**

**PART I - DELEGATED**

**5. 17/0911/FUL – Single storey and two storey front and side extensions, conversion of garage to habitable accommodation and loft conversion including increase in ridge height and rear dormer at 23 PARKFIELD, CHORLEYWOOD, HERTS, WD3 5AZ for Mr H Rupasinghe**

◼

|  |  |
| --- | --- |
| Parish: Chorleywood | Ward: Chorleywood North and Sarratt |
| Officer: Suzanne O’Brien  Expiry Statutory Period: 5 July 2017 | |
| Recommendation: That Planning Permission be granted | |
|  | |
| Reason for consideration by the Committee: Called-in by Chorleywood Parish Council | |

1 **Relevant Planning History**

1.1 There is no relevant planning history.

2. **Detailed Description of Application Site**

2.1 The application site contains a detached dwelling located within Parkfield. The application dwelling is located on a corner plot and is accessed via a vehicular access off of Parkfield. The boundary is tapered so that the width of the site increases to the rear. The dwelling is set back from the front boundary and faces the south east boundary. The south east boundary of the site runs in front of the front elevation of No.22.

2.2 The dwelling is constructed close to the northern boundary at ground floor level and is set in from the south east boundary. The amenity space provision is sited to the rear and south of the dwelling and is enclosed by a high vegetation screens. The front amenity space contains both hard and soft landscaping and a large gravel drive is located along the northern boundary of the site.

2.3 The neighbouring property to the south east (No.22) is a detached dwelling. No.22 faces in a north direction and is set in from the common boundary with the application dwelling. No.22 sits forward of the front elevation of the application dwelling. The neighbouring property to the north (No.24) is a detached dwelling and sits forward of the front elevation of the application dwelling. No.24 has a single storey attached garage which is sited approximately 1m from the common boundary.

3. **Detailed Description of Proposed Development**

3.1 Full planning permission is sought for single storey and two storey front and side extensions, conversion of garage to habitable accommodation and loft conversion including increase in ridge height and rear dormers.

3.2 The two storey side extension would be constructed along the southern elevation of the dwelling. It would extend 3.3m beyond the side elevation of the dwelling. The proposed two storey aspect would have a depth of 7.1m to be constructed in line with the front and rear elevations of the dwelling. The ground floor front extension would extend 2.4m forward of the front elevation of the dwelling and would have a width of 13.1m to be constructed in line with the southern elevation of the proposed two storey side extension. A central porch would be inserted along the proposed front extension which would extend a total of 4m beyond the front elevation. The porch would have a width of 5.7m. The proposed front extension would have a flat roof with a height of 3m and the front porch would have a pitched roof with a height of 4m.

3.3 The part two storey front and side extension and part first floor side extension would be constructed along the northern aspect of the dwelling. The two storey aspect would project beyond the front elevation of the dwelling by 4.5m; the first floor level would have a total depth of 9.2m and would be set back 2.3m from the rear elevation of the dwelling.

3.4 The development would also include alterations to the roof of the dwelling which would also incorporate the proposed extensions. The existing roof would be increased in height by 0.8m to have a height of approximately 8.4m. The roof form would extend over the proposed two storey side extension. To the north aspect the roof form would drop down to a height of 7.6m and a pitched roof form would be sited over the first floor side extension and two storey front extension. Two flat roof dormers would be inserted within the rear roof slope. The dormers would each measure 2.3m in width, would have a height of 2.4m and depth of 2.9m. Three rooflights would be inserted within the front roofslope and one would be inserted within the rear roofslope.

3.5 A single storey side extension would be constructed along the northern elevation that would have a width of 1.7m, depth of 11.2m and height of 3m with a flat roof.

3.6 Fenestration would be inserted within the front, side and rear elevations of the development at ground and first floor level.

3.7 Amended plans have been received which include the following amendments:

* 0.8m reduction in height of the roof over the proposed two storey side extension;
* 2m reduction in depth and 0.4m reduction in width of the two storey side extension to be sited along the northern elevation of the dwelling;
* The single originally proposed dormer has been separated into two smaller dormers and a rooflight;
* Removal of first floor windows in the northern side elevation.

4. **Consultation**

4.1 National Grid

4.1.1 Summary: No objection.

4.1.2 *An assessment has been carried out with respect to Cadent Gas Ltd, National Grid Electricity Transmission plc's and National Grid Gas plc's apparatus. Please note it does not cover the items listed in the section "Your Responsibilities and Obligations", including gas service pipes and related apparatus. For details of Network areas please see the Cadent website (*[*http://cadentgas.com/Digging-safely/Dial-beforeyou-*](http://cadentgas.com/Digging-safely/Dial-beforeyou-) *dig) or the enclosed documentation.*

*Are My Works Affected?*

*Searches based on your enquiry have identified that there is apparatus in the vicinity of your enquiry which may be affected by the activities specified.*

*Can you please inform Plant Protection, as soon as possible, the decision your authority is likely to make regarding this application.*

*If the application is refused for any other reason than the presence of apparatus, we will not take any further action.*

*Please let us know whether Plant Protection can provide you with technical or other information that may be of assistance to you in the determination of the application.*

*Due to the presence of Cadent and/or National Grid apparatus in proximity to the specified area, the contractor should contact Plant Protection before any works are carried out to ensure the apparatus is not affected by any of the proposed works.*

*Your Responsibilities and Obligations*

*The "Assessment" Section below outlines the detailed requirements that must be followed when planning or undertaking your scheduled activities at this location. It is your responsibility to ensure that the information you have submitted is accurate and that all relevant documents including links are provided to all persons (either direct labour or contractors) working for you near Cadent and/or National Grid's apparatus, e.g. as contained within the Construction (Design and Management) Regulations.*

*This assessment solely relates to Cadent Gas Ltd, National Grid Electricity Transmission plc (NGET) and National Grid Gas plc (NGG) and apparatus. This assessment does NOT include:*

* *Cadent and/or National Grid's legal interest (easements or wayleaves) in the land which restricts activity in proximity to Cadent and/or National Grid's assets in private land. You must obtain details of any such restrictions from the landowner in the first instance and if in doubt contact Plant Protection.*
* *Gas service pipes and related apparatus*
* *Recently installed apparatus*
* *Apparatus owned by other organisations, e.g. other gas distribution operators, local electricity companies, other utilities, etc.*

4.2 Chorleywood Parish Council

4.2.1 Summary: Object.

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

* Overdevelopment of the site with the bulk and massing – DM1
* Increase in ridge height
* Out of character with the street scene – CP12
* Proposed development will be intruding in front of the building line.

4.3 Highways England

4.3.1 Summary: No objection.

4.4 Herts & Middlesex Wildlife Trust

4.4.1 No comments received.

4.5 Landscape Officer

4.5.1 Summary: No objection.

4.5.2 *I have no objection in principle to the proposed scheme. The site shares its S.W. boundary with the Cedars Retirement Village and this boundary is approximately 10m from the existing S.W. corner of the building. There is a large Wellingtonia tree close to this boundary which is protected by the Three Rivers (Parkfield, Chorleywood) Tree Preservation Order 1979. The proposed extension to the south of the building will likely be on the edge of the root protection area of this tree.*

*Although the tree is not within the site it is in such close proximity that this application should have been supported by a Tree Survey and Arboricultural Impact Assessment prepared in accordance with BS:5837-2012 ‘Trees in relation to design, demolition and construction – recommendations’. It should be possible to carry out the proposed extensions with minimal impact on the tree if a construction exclusion zone is established through the use of tree protection measures.*

5. **Neighbour Consultation**

5.1.1 Site/Press Notice:

* Site notice posted 16 June 2017 and expired 7 July 2017.
* Press notice – Not applicable.

5.1.2 Neighbours consulted: 36

5.1.3 Number of responses: 4

5.1.4 Summary of responses:

* Overdevelopment;
* Loss of light and overshadowing of neighbouring dwellings and gardens;
* The proposed plans would detrimentally alter the character of the cul-de-sac and has complete disregard for neighbouring properties and overall character of the surroundings;
* The application dwelling is sited to the south of No.24 and would cast a shadow and result in loss of light to neighbouring property and south facing window;
* Loss of visual amenity to No.24;
* Overlooking and loss of privacy to No.24 and impact on currently secluded garden;
* Increase in ridge height and front extension would have an adverse impact on character of area and result in overdevelopment of property;
* Impact on visual amenities and views from neighbouring property and scale of development would reduce natural light and create a permanent shadow;
* Other properties have been confined to existing ridge height and restricted to existing front property boundaries;
* Would be large and overbearing, out of scale and character with other properties;
* Increase in ridge height would create a three storey property;
* No provision for adequate parking.

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: CP1, 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, DM6 and DM13 and Appendices 2 and 5.

7.4 Other

7.4.1 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.

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

8. **Analysis**

8.1 Character / Street Scene / Conservation Area

8.1.1 Policy CP12 of the Core Strategy (adopted October 2011) relates to the Design of Development and states that the Council will expect all development proposals to have regard to the local context and conserve or enhance the character, amenities and quality of an area.

8.1.2 Policy DM1 and Appendix 2 of the Development Management Policies LDD (DMP LDD) (adopted July 2013) set out that development should not have a significant impact on the visual amenities of the area. Extensions should not be excessively prominent and should respect the existing character of the dwelling, particularly with regard to the roof form, positioning and style of windows and doors, and materials. In relation to roof forms, the Design Criteria advises that increases to ridge height will be assessed on their own merits at the time of an application and that where roof forms are of a uniform style/height and appearance, it is unlikely that an increase in ridge height will be supported by the Council. To prevent a terracing effect and maintain an appropriate spacing between properties in character with the locality, two storey side extensions may be positioned on the flank boundary provided that the first floor elevation is set in by a minimum of 1.2 metre, which must be increased in low density areas.

8.1.3 Policy DM1 and Appendix 2 of the Development Management Policies document also set out that 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 plane of the front or rear wall. The roof form should respect the character of the house if possible. Front dormers may not always be appropriate in the street scene. Multiple dormers should be proportionate in scale and number to the host roof.

8.1.4 The proposed two storey side extensions would increase the width of the dwelling to both the north and south. A distance of 7m would separate the two storey side extension and southern boundary at its closest point and the first floor level of the northern elevation would be set in 2.2m from the flank boundary. Although the proposed development would result in an increase in width of the existing dwelling the proximity of the proposed two storey side extensions would far exceed the 1.2m requirement as set out within the Design Criteria and would maintain sufficient spacing as to respect the character of the existing street scene and area.

8.1.5 The development would include front extensions to bring the built form forward of the existing building line. Due to the location of the site on a corner plot within a cul-de-sac there is no established building line and both No’s 22 and 24 sit forward of the front elevation of the application dwelling at two storey level. The proposed two storey and single storey front extension would therefore not disrupt the building line along this part of Parkfield or result in an unduly prominent feature. Furthermore, the extension would continue to be set back from the front elevation of No.24 as to respect the existing relationship. The overall depth of the northern elevation would therefore not result in an intrusive or harmful feature within the street scene.

8.1.6 The proposed increase in ridge height would result in a roof form that would be set higher than the neighbouring properties. However, the dwelling is located within a corner plot and is set back from the public highway with limited views from public vantage points along Parkfield. The plans have been amended reducing the height of the proposed extension adjacent to the northern boundary as such the highest point of the proposed roof would be set in 10m from the common boundary with No.24. This separation would prevent the proposed increase in ridge height from resulting in a disproportionate or prominent feature as viewed in relation to No.24. Due to the relationship with No.22 and separation between the properties the proposed differences in ridge height between the application dwelling and No.22 would not be readily apparent or appear obtrusive. The proposed scale of the roof would also not appear disproportionate in relation to the dwelling.

8.1.7 The dormers sited to the rear elevation would be set down from the ridge, set in from the side elevations and set back from the rear elevation. The proposed dormers would therefore be subordinate in scale to the proposed roof. Furthermore, the proposed dormers would not be visible from public vantage points along Parkfield.

8.1.8 The proposed development would include a portico along the front elevation. Parkfield is relatively uniform in terms of architectural style as such the design of the front extension would vary from that of the neighbouring properties. However, Parkfield is a residential street that is not located within a Conservation Area and does not contain properties of special architectural merits and a variation in design would not be contrary to local or national policies where the overall scale of the proposed development would not impact on the character of the area. Furthermore, due to the siting of the dwelling the scale and design of the development would not result in a prominent or incongruous feature as viewed along the main aspect of Parkfield. The set back of the dwelling from the front boundary and relationship with the neighbouring properties would also prevent the front extension from resulting in an obtrusive feature as viewed from the cul-de-sac.

8.1.9 Overall, the proposed development would preserve the character and appearance of the street scene and character of the area and would be acceptable in accordance with Policies CP1 and CP12 of the Core Strategy and Policy DM1 and Appendix 2 of the DMP LDD.

8.2 Residential Amenity

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

8.2.2 The proposed two storey front and side extension would be constructed along the northern elevation of the dwelling adjacent to No.24. No.24 is set forward of the rear elevation of the application dwelling and is set on higher ground. The ground floor aspect of No.24 is set in approximately 1m from the common boundary. The proposed two storey side extension would be set 2.3m forward of the rear elevation of the dwelling and would be set in 2m from the common boundary at first floor level. The proposed development would intrude the 45 degree splay line taken from the rear elevation of the neighbouring property at a point on the joint boundary by approximately 2m. However, due to the set in nature of the proposed extension and relationship with No.24 it is not considered that the rearward projection of the proposed two storey side extension would result in any unacceptable loss of light or harm to the visual amenities of No.24. No.24 is also set on higher ground to the application dwelling which would serve to further mitigate any harm. Furthermore, the plans have been amended reducing the height of the proposed two storey side extension which would serve to reduce the bulk of the built form sited closest to No.24. The ground floor extension would be level with the existing built form to the side and rear.

8.2.3 The proposed two storey side extension would extend forward of the front elevation of the application dwelling. The proposed forward projection would not extend forward of the front elevation of No.24 thus would not result in any loss of light or harm to the visual amenities of the front elevation of this neighbouring property. No.24 has raised concerns that the proposed two storey front extension would result in loss of light and loss of views. The proposal would extend across the neighbouring ground floor flank window however the loss of a view is not a material planning consideration and the introduction of a two storey feature set in 2m from the boundary at first floor level would not result in an unusual or contrived relationship. The ground floor level would be constructed up to the flank boundary however it would have a flat roof and would not be excessive in height. The side window is likely to be a secondary window which the comments received details serves a kitchen/diner. As the proposed development would not result in any unacceptable loss of light to the rear aspect of No.24 a reason for refusal would not be justified for the loss of light to a side window facing the application site which already faces an approximate 2.5m high dense vegetation screen.

8.2.4 The neighbour has raised concerns that the two storey side and front extension and increase in ridge height would place a shadow over the neighbouring property due to the fact that the application site is located to the south of No.24. The plans have been amended reducing the height of the roof of the two storey front and side extension which would not exceed the height of the existing roof form. Furthermore, the depth of the side extension has been reduced by 2m to the rear. As amended the proposed height and depth of the proposed side extension would not result in any unacceptable loss of light to the dwelling of No.24 and it is not considered that the height of the development would result in any unacceptable overshadowing of the neighbouring garden. The proposed increase in ridge height would be set in a significant distance from the common boundary with No.24 and would not be of a height that would result in an overbearing feature or result in any material increase in the levels of overshadowing of the neighbouring property above that of the existing situation.

8.2.5 The proposed development would bring the built form closer to the boundary with No.22. However, due to the separation and relationship between the application dwelling and No.22, with No.22 being set back from the side elevation of the application dwelling and the front elevation facing north, the proposed development would not result in any unacceptable loss of light or harm to the visual amenities of No.22. Due to the relationship between the properties the proposed increase in ridge height and front projection would not result in an overbearing feature or overshadowing of No.22.

8.2.6 The development would increase the fenestration within the rear elevation and include dormers and at first floor level. The dormers would have an outlook onto the application garden and face the rear boundary that adjoins Cedars Village. The dormers would not directly face built form to the rear and would not result in any unacceptable overlooking of the neighbouring properties. The dormers would be set in 10m from the boundary with No.24 which would provide sufficient separation to prevent overlooking into the neighbouring garden.

8.2.7 The plans have been amended removing the two first floor flank windows which would have faced No.24 and the windows to be sited within the front and rear elevations of the development would not result in any unacceptable overlooking into this neighbouring property. The fenestration to be inserted within the front elevation of the development would have an outlook onto the front amenity space provision serving No.22 and would not result in any overlooking of the private rear amenity space provision serving this property. The proposed first floor flank windows to be inserted within the southern elevation would serve non-habitable rooms and would be conditioned to be obscure glazed and top level opening only.

8.2.8 The proposed development would not result in any harm to the residential amenities of any of the other surrounding neighbouring properties.

8.2.9 The development would therefore not result in significant harm to the residential amenities of neighbouring properties and the development would be acceptable in this regard in accordance with Policy CP12 of the Core Strategy and Policy DM1 and Appendix 2 of the DMP LDD.

8.3 Amenity Space

8.3.1 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. Appendix 2 of the DMP LDD indicates that a four bedroom dwelling should be served by 105sq.m of amenity space.

8.3.2 The rear garden at approximately 370sq.m would be sufficient to accommodate the proposed development and serve a six bedroom property and the overall level of development within the site would preserve the character of the area.

8.4 Trees

8.4.1 Policy DM6 of the DMP 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.

8.4.2 The Landscape Officer advised that there is a large Wellingtonia tree located close to the south west boundary; the tree is sited within the curtilage of Cedars Village and is protected by Three Rivers (Parkfield, Chorleywood) Tree Preservation Order 1979. The Landscape Officer advised that the proposed extension to the south is likely to be on the edge of the root protection area of this tree. The Landscape Officer raised no objections to the proposed development advising that the works could be carried out with minimal impact on the tree if a construction exclusion zone is established through the use of tree protection measures. As such, any planning permission would include a condition requiring a tree protection scheme to be submitted.

8.5 Parking

8.5.1 Policy DM13 of the DMP LDD requires development to make provision for parking in accordance with the parking standards set out at Appendix 5 of the same document. A dwelling with four or more bedrooms should be served by three parking spaces.

8.5.2 The proposed development would result in the removal of the existing garage and would extend forward along the existing drive. The proposed development would therefore result in the loss of on-site parking within the site however the site could accommodate in excess of three cars which would be sufficient to serve the proposed six bedroom dwellinghouse.

8.6 Wildlife & Biodiversity

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

8.6.2 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 DMP 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.

8.6.3 Given that the development would involve works to the existing roof, an informative would be attached to any permission advising of the measures to be taken to prevent harm to bats and should bats be discovered.

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: 201615/LP/101, 201615/PL/201, 201615/PL/202 A, 201615/PL/203 A, 201615/PL/204 B, 201615/PL/205 B, 201615/PL/207 A.

Reason: For the avoidance of doubt, in the proper interests of planning and in accordance with Policies CP1, CP9, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM6 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) 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 to be submitted to and approved in writing by the Local Planning Authority.

The protective measures, including fencing, shall be undertaken in 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 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 prevent damage to trees during construction and to meet the requirements of Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies LDD (adopted July 2013).

C4 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 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).

C5 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).

C6 Before the first occupation of the extensions hereby permitted the first floor windows in the south flank 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 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).

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. 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) - 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.

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.

I2 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.

I3 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. A list of bat consultants can be obtained from Hertfordshire Ecology on 01992 555220).

I4 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 submitted amendments which result in a form of development that maintains/improves the economic, social and environmental conditions of the District.

I5 Due to the presence of National Grid apparatus in proximity to the application site, the Applicant should contact National Grid before any works are carried out to ensure National Grid apparatus is not affected by any of the proposed works. Further 'Essential Guidance' can be found on the National Grid website at www.nationalgrid.com or by contacting National Grid on 0800688588.