

PLANNING COMMITTEE – 17th April 2025

24/1670/FUL – Part single, part two-storey rear extensions, front porch alterations; alterations to roof to allow habitable accommodation including removal of chimney and increase in ridge height, rear dormers and roof lights; alterations to fenestration and internal alterations; construction of two-stepped rear patio area; construction of basement; alteration of existing garage to allow use as part garage, part annexe, including extension to existing garage and roof alterations to allow for habitable accommodation including increase in ridge height, dormers and roof lights; erection of an outbuilding to the rear at Banstead Down, Old Chorleywood Road, Rickmansworth, Hertfordshire, WD3 4EH

Parish: Batchworth Community Council
Expiry of Statutory Period: 16.12.24.
Extension of Time: 22.04.25

Ward: Rickmansworth Town
Case Officer: Clara Loveland

Recommendation: That planning permission be granted.

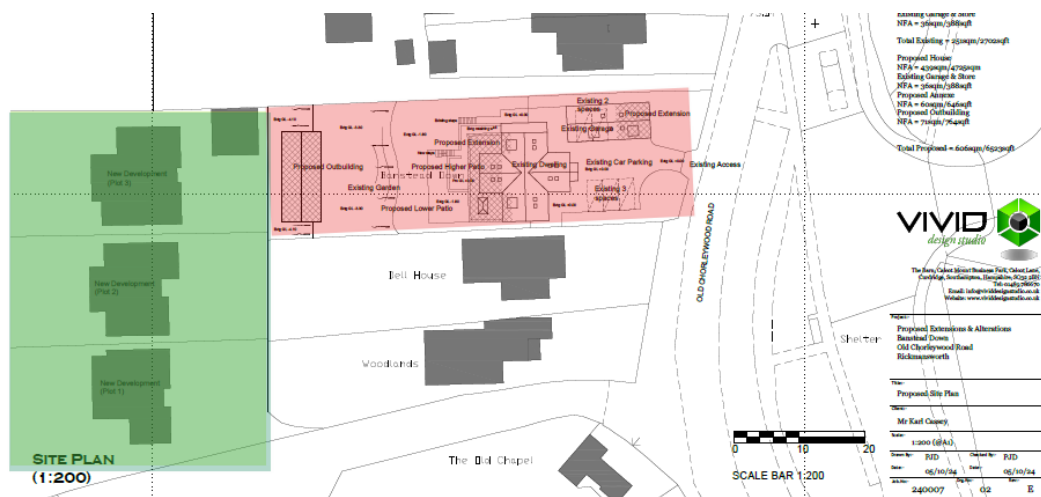
Reason for consideration by the Committee: Batchworth Community Council called in if Officers are minded to approve for the reasons set out at paragraph 4.1.2.

To view all documents forming part of this application please go to the following website:

<https://www3.threerivers.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SLHJDWQFLMA00>

1 Relevant Planning History

- 1.1 It should be noted that the application site was once larger and historically subdivided. The rear parcel of land beyond the rear boundary of this application is known as Land to the rear of Banstead Down. The rear parcel of land has gained planning permission for three new dwellings (24/1125/FUL, 24/0120/FUL, 23/1809/FUL, 23/1143/FUL, 23/0856/FUL which followed an allowed planning appeal (PINS ref APP/P1940/W/19/3242846)). The new dwellings are known as Cedar House, Shoreham House and Rosewood and all are served by an access via Old Chorleywood Road. The houses remain under construction.
- 1.2 The abovementioned three new dwellings are located on a rear parcel of land unrelated to this planning application site and do not form part of this planning application. The image below indicates the area of the three new dwellings shaded in green with the application site shaded in red.



- 1.3 Relevant planning applications related to Banstead Down include the following:

- 1.3.1 8/410/90 – Conservatory. Approved and implemented.
- 1.3.2 8/408/75 - Replacement garage with storage accommodation. Approved and implemented.
- 1.3.3 8/333/75 - Single storey rear extension. Approved and implemented.
- 1.3.4 8/33/75 - Two storey extension. Approved. Not implemented.

2 Description of Application Site

- 2.1 The application site contains a two-storey detached dwelling on the western side of Old Chorleywood Road in Rickmansworth. The wider street is largely residential, with dwellings of varied designs located on large plots set back from the highway.
- 2.2 The application dwelling has gable ends with large two-storey front and rear gable projections. It is finished in painted render, red brick and Mock Tudor cladding is found within the front and rear gables. To the rear, there are 2 flat roof rear/side projections and a rear conservatory.
- 2.3 The application dwelling is set back from the highway with a driveway that can accommodate at least 3 vehicles. There is a detached garage forward of the dwelling with a gable end roof form.
- 2.4 To the rear of the dwelling there is a raised patio which steps down to a lower, stepped rear garden. The rear garden is enclosed by a mixture of brick walls, close boarded fencing and hedging. Land levels reduce steeply to the rear in a westerly direction.
- 2.5 Within the site there is 1 tree protected by a Tree Preservation Order (TPO – 0063); a Yew (on the front boundary).
- 2.6 The adjacent neighbour, No. 5 Bankside Down is located at a lower land level, north of the application site. No. 1 Bankside Down also to the north is separated by an access road leading to No.5. Bankside Dell. Dell House to the south of the application site is built along a similar building line.
- 2.7 The parcel of land to the rear of this application site has ongoing works in relation to the permissions referred to at 1.1 above. The three new dwellings undergoing construction on the rear parcel of land are at a lower land level and front the rear boundaries of Banstead Down, Dell House and Woodlands. The new dwelling within Plot 3 would be closest to application site and would be set some 13m beyond the rear boundary of Banstead Down, at a lower level.

3 Description of Proposed Development

- 3.1 This application seeks planning permission for a part single, part two-storey rear extensions, front porch alterations; alterations to roof to allow habitable accommodation including removal of chimney and increase in ridge height, rear dormers and roof lights; alterations to fenestration and internal alterations; construction of two-stepped rear patio area; construction of basement; alteration of existing garage to allow use as part garage, part annexe, including extension to existing garage and roof alterations to allow for habitable accommodation including increase in ridge height, dormers and roof lights; erection of an outbuilding to the rear.
- 3.2 During the application the amendments were provided, and the description was updated to reflect the amended proposal. The following changes have been made to the initial proposal:
 - Basement reduced in depth by 0.9m.

- Single-storey rear extension reduced in depth by 1m.
- Two-storey central rear projection reduced in depth by 0.6m.
- Front dormers removed and replaced with roof lights.
- Rear dormer windows reduced from 3 pane to 2 panes.
- Rear raised patio removed and replaced with a two-height stepped patio (higher and lower patio area created).
- Rear walk-on balcony omitted.
- Garage extension reduced in width by 2m.
- Outbuilding reduced in width by 2.4m and depth by 0.5m.
- Submission of Arboricultural Report.

3.3 The full description of the amended plans is as follows:

Extensions to the dwelling

- 3.4 The ground floor element of the rear extension would have a depth of 5.2m and a width of 13.6m. It would have a parapet roof with a height of 3.4m. There would be a roof lantern within the flat roof.
- 3.5 The first floor element of the rear extension would be stepped, ranging from 1.5m in depth to 3.4m in depth, the latter of which relates to the central rear projection. The extension would have a total width of 13.6m across the rear elevation with the central projection measuring 6.1m in width. The two-storey rear projection would have a gable end roof with a ridge height of 9.2m. To the rear of the master bedroom, there would be a Juliet balcony.
- 3.6 The existing roof would be removed and replaced with a new roof which would be raised from the existing main ridge line by 0.7m, increasing from 9.3m to 10m in height. Within the newly created rear roof slope, two flat roofed dormers would be added. The dormers would have a width of 1.5m, depth of 1.5m and a height of 2m. Roof lights would be added to the flanks of the front and rear gable projections. A chimney would be removed, with the other remaining in situ.
- 3.7 The existing front entrance would be widened and a new porch canopy added. The porch canopy would have a gable roof with a height of 4.2m. It would have a width of 3m and a depth of 1.4m.
- 3.8 The existing side projection roof (mono pitched roof) located along the northern flank wall would be raised by 1m from 3.7m to 4.7m.
- 3.9 All the windows would be replaced and some windows re-positioned across the elevations.
- 3.10 A basement is proposed, to project 5m beyond the rear wall with a width of 13.8m, flush with the southern flank wall. The plans indicate it would have a depth of 2.8m below the ground floor.
- 3.11 The extensions to the dwelling would result in an increase of 1 bedroom from the existing.
- 3.12 A raised patio is shown on the plans to the rear of the proposed ground floor. This would have a higher part with steps to a lower part. The higher part would have a depth of 3.1m and width of 5.3m. It would be located centrally within the rear elevation, set off the boundary

with Dell House by approximately 6m. The lower part would have a depth of 6m and would extend across the width of the dwelling.

- 3.13 The extensions and alterations are proposed to be finished in materials to match the existing dwelling. However, no specification of the schedule of materials has been provided. The plans indicate that the new windows would not match the existing dwelling and would have a more modern appearance.

Garage

- 3.14 The existing garage would be extended to the side by a width of 5.2m and depth of 5.5m. The ridge line would be raised by 0.5m, increasing from 2.6m to 3.1m. Within the new roof two flat roofed dormers and two roof lights would be added within the front elevation. Within the rear roof slope, two roof lights would be added. The front dormers would have a width of 1.4m, a depth of 0.8m and a flat roof with a height of 0.9m. The extensions to the garage would result in a 1-bedroom annex with a kitchen, dining room and bathroom whilst maintaining a garage space and small store.

Outbuilding

- 3.15 The outbuilding would be located to the rear of the application site. It would have a width of 13.8m and depth of 6m. It would have a gable roof form with a height of 4.4m. It would serve a gym, snug and office. No details have been provided on the external finish of the outbuilding.

4 Consultation

4.1 Statutory Consultation

- 4.1.1 Due to an initial description change, re-consultation occurred. Subsequent description changes occurred following amendments and a second re-consultation occurred. The second consultation expires on 14th March 2025. Verbal updates will be provided at the planning committee.

- 4.1.2 Batchworth Community Council: [Objection and called into Committee]

- 4.1.3 BCC initially raised objection comments on 13th November 2024 however, these were amended on 19th November 2024. The amended comments are as follows:

"BBC strongly objects to this application on the following points. Lack of detail concerning the construction of the basement plan. The changes to the garage space creates a new self contained 'studio apartment' which is NOT a subsidiary annexe to the main dwelling. The construction of the outbuilding increases the total plot coverage. Due to the topography of the site this will impact the drainage and the properties at the rear.

The first-floor balconies and the second-floor dormers will overlook and be detrimental to the privacy of neighbours. There are other issues to which we object and therefore BBC requests that this application be called in to committee unless officers are minded to refuse."

- 4.1.4 TRDC Tree and Landscape Officer: [Advisory comments]

"I haven't been able to find an AIA or TPP in these documents or online – I think we'd really need to see a calculation of the tree's RPAs and any works due to take place within them, or recommendations for protection, in order to comment."

- 4.1.5 TRDC Tree and Landscape Officer: [Comments received 26.03.26 following submission of Arboricultural Method Statement]

“We would recommend approval based on the Arboricultural Method Statement provided. However, as there are 4 trees due to be removed to facilitate the development, we’d also like to request a condition outlining replacement planting details.”

4.1.6 National Grid: No response received.

4.2 Public/Neighbour Consultation

4.2.1 No. consulted: 11.

4.2.2 Re-consultation 1: 11.

4.2.3 Re-consultation 2: 15 (including Plots 1-3 to the rear of Banstead Down known as Rosewood, Cedar House and Shoreham House).

4.2.4 The second consultation expired on 14th March 2025.

4.2.5 No. of responses at the time of writing this report: 5 (objections) across both consultations.

4.2.6 Summary of responses:

- Garage extension overlooks our property and the neighbouring one, comprising privacy.
- Disrupts the flow of natural light, creating a dark and gloomy atmosphere. Overshadowing.
- First-floor balcony will overlook adjacent properties.
- Excessively large development and not in character with the surrounding area.
- Seems unlikely a qualified architect could have overlooked issues in the original plan.
- Loss of privacy.
- Loss of light.
- Overbearing impact/ negative visual impact.
- New 2-bedroom house would block sunlight.
- New 2-bedroom house is more than double the footprint of the existing building line, would be overbearing and obliterate sunlight.
- 17/2325/OUT was refused for many reasons that are objected too in this application. The dimensions in 24/1670/FUL and similar to those in 17/2325/OUT.
- Developments have submitted a cynical and exploitative planning application. Intentions to building a 7000+ ft monstrosity which will overlook in huge proportions. The 2 adjacent homes already built overlook.
- The plans fail to demonstrate the impact of overlooking of those dwellings adjacent at the bottom of the steep slope of the Drive.

4.2.7 Officer comment: As highlighted above in **paragraph 1.1**. The rear parcel of land known as Land to the Rear of Banstead Down has gained planning permission for three new dwellings (24/1125/FUL, 24/0120/FUL, 23/1809/FUL, 23/1143/FUL, 23/0856/FUL and the allowed appeal (LPA ref: 19/0051/MATREF, PINS ref APP/P1940/W/19/3242846)). The

three new dwellings are not related to this application site and do **not** form part of this committee application.

4.2.8 Site Notice: Posted 30.10.24. Expired 20.11.24.

4.2.9 Press notice: Not required.

5 Reason for Delay

5.1 Amended plans and Committee cycle.

6 Relevant Planning Policy, Guidance and Legislation

6.1 Legislation

Planning applications are required to be determined in accordance with the statutory development plan unless material considerations indicate otherwise as set out within S38(6) Planning and Compulsory Purchase Act 2004 and S70 of Town and Country Planning Act 1990).

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.

The Environment Act 2021.

6.2 Planning Policy and Guidance

National Planning Policy Framework and National Planning Practice Guidance

In December 2024 the revised NPPF was published, to be read alongside the online National Planning Practice Guidance. 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”.

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 unless there is a clear reason for refusing the development (harm to a protected area).

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, CP11 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, DM9, DM13 and Appendices 2 and 5.

TRDC has published a Decision Statement in respect of the Batchworth Neighbourhood Plan 2023-2038 (Submission Version) and on the basis that it is now proceeding to referendum in May 2025, in accordance with PPG significant weight can be given to the plan in Decision Making. Relevant policies include Policies BW GB1 and BW DE1.

Other

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

7 Planning Analysis

7.1 Design and Impact on Character and Appearance of the host dwelling and wider streetscene:

- 7.1.1 Policy CP1 of the Core Strategy (adopted October 2011) seeks to promote buildings of a high enduring design quality that respect local distinctiveness. 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' and 'conserve and enhance natural and heritage assets'.
- 7.1.2 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.
- 7.1.3 As set out in Appendix 2, new development should not be excessively prominent in relation to adjacent properties or general street scene and should not result in a loss of light to the windows of neighbouring properties nor allow for overlooking. In relation to rear extensions, 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. Appendix 2. Further, two storey rear extensions in terms of size and volume will be assessed on its individual merits according to the characteristics of the particular property. Front extensions will be assessed on their individual merits but should not result in loss of light to windows of a neighbouring property nor be excessively prominent in the street scene. In relation to roofs, increases to ridge height will be assessed on their own merits at the time of a planning application. 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. They should respect the character of the house if possible.
- 7.1.4 Policy BW DE1 sets out that new development in the Batchworth Neighbourhood Plan area shall be based upon a design-led approach to development underpinned by good practice principles and reflecting a thorough site appraisal. Respond positively to guidance and principles established in the Batchworth Neighbourhood Design Code, including but not limited to prevailing building heights, materials, development frontages, plot widths, boundary treatments and street enclosure. The Design Code more particularly sets out that the application site falls within special Character Area 3 (Moneyhill).

Extensions to the dwelling

- 7.1.5 The proposed development would involve part single, part two-storey rear extensions. In this case, one part of the two-storey element of the rear extension would be centrally positioned within the rear elevation, set in from each flank and due to this, would not be

visible from the wider street. The other part of the two-storey extensions would hold a depth of 1.5m on each side of the central projection and would be recessed some 3.4m from the proposed central projection. These areas would be set flush with the flank walls and not readily visible from the wider street. When read against the backdrop of the existing dwelling, the two-storey rear extensions would be appropriately scaled so as not to overwhelm or compete with the host dwelling. This would comply with Appendix 2 indicating that two-storey rear extensions in terms of size and volume will be assessed according to the character of the property. The single-storey rear element of the proposal would extend to a depth of 5.2m which would not comply with the guidance within Appendix 2 indicating that a 4m depth for single-storey rear extensions would generally be acceptable. Despite this, this part of the extension would not be visible from the wider street and when viewed from the rear, would not overwhelm or consume the host dwelling. When considering the rear extensions combined, it is recognised that they would be large and add additional bulk to the dwelling. However, they would be of a scale and volume that would not compete with or overwhelm the existing dwelling and would not be visible from the wider street or become a prominent feature in this regard. It is also noted that the wider street and the immediate vicinity contains a varied mixture of dwellings, many of which have been extended and altered with the rear extensions not being dissimilar in scale to many others nearby. Added to this, the site plot is large and could facilitate the development of this scale without resulting in the overdevelopment of the host dwelling or site. Considering these factors, the proposed rear extensions are not considered to arise in any demonstrable harm to the character and appearance of the host dwelling or wider street.

- 7.1.6 The proposal also involves the increase in ridge height of the dwelling by 0.7m which would be visible from the wider street. Although visible, the host dwelling is set within a wider street of varied dwellings with differing ridge heights and styles and due to this, there is scope for such alterations within the area. The host dwelling is also set back from the public highway by some 20m where the land levels begin to lower. The dwelling frontage is also screened by mature vegetation which exists along the front boundary. Due to these factors, the prominence of the increase in ridge height would be somewhat mitigated and less noticeable. Notwithstanding this, any views that would be possible of the ridge would be read in conjunction with the remainder of the dwelling. When reading the increased ridge with the rest of the dwelling, the overall form and character of the dwelling would be retained. For these reasons, the increase in ridge height is considered acceptable. The roof alterations would result in the loss of 1 chimney. Whilst this is not favoured, this would not significantly alter the overall character and appearance of the dwelling and would not amount to undue harm. The rear dormers would be small in scale and subordinate to the rear roof slope which would comply with the guidance in Appendix 2 indicating that dormer windows should be set in from the flanks, set down from the ridge and up from the eaves. The proposed roof lights would also be small in scale and would not overwhelm or detract from the roof slopes.
- 7.1.7 The proposed front porch canopy would enlarge the entrance compared with the existing dwelling and as a result, increase its prominence. However, in this case, due to the positioning of the dwelling, being set back from the highway, coupled with the overall scale and design of the front porch, it would not unacceptably erode the character and appearance of the host dwelling or wider street and compliant with the guidance related to front extensions in Appendix 2.
- 7.1.8 The submitted plans indicate that the windows throughout the dwelling would be replaced. No schedule of materials of window types have been submitted, although this could be secured by condition. From the submitted details, the window form, size and profile appear more contemporary than the existing dwelling. Despite this, they would also be appropriate for the host dwelling and in keeping with the variety of styles and designs across the immediate vicinity.

- 7.1.9 The proposed basement would add a sizable floor space to the host dwelling. However, this would be below ground level and not visible from the wider street or within the site plot. Therefore, it would not have an adverse impact on the character and appearance of the host dwelling or wider street. Notwithstanding this, to ensure that any excess soil is not spread over the application site (which would impact on the topography of the site and could impact on the amenities of neighbours and the health of protected trees), the removal of soil off the site could be secured by condition.
- 7.1.10 The proposed rear patio would be set across two levels with a higher area of the patio stepping down to a lower area of the patio. The higher area of patio would be set in line with the floor level of the ground floor and entered from the central rear opening doors. The lower area of patio would be set in line with the existing lower ground level to the rear of the dwelling. Due to the size, extent and positioning of the rear patio areas, these would not be visible from the wider street. Added to this, the patio area would be of an appropriate size to facilitate the use of the extensions at the site. Furthermore, when accounting for the site plot which is large, it can facilitate this scale of development. Furthermore, when considering the land levels at the site the stepped patio area would be appropriate for the site.
- 7.1.11 In terms of design, the rear extensions, ridge height increase, roof extensions and front porch canopy would have roof formations which would be in keeping with the character and appearance of the host dwelling. The development would also be finished in materials to match the existing dwelling which would help to reduce its overall prominence and appearance. Some of the impacts of the development would also be mitigated by the site land levels, the setback positioning in the plot and mature vegetation at the site. It is also noted that the wider street is highly varied with dwellings of different styles, forms and designs within the immediate vicinity. Due to this, and for the reasons set out, the extensions to the dwelling would not unacceptably erode the character of the dwelling and be in keeping with the area noting that a range of different extensions and dwelling styles exist. It would also not overwhelm the host dwelling and would not be out of character or unduly prominent when viewed in the context of the host dwelling or wider street.

Garage

- 7.1.12 The proposed development would also involve the extension of the existing garage and its conversion into an annexe. The extensions, which would include bringing the garage closer to the front boundary, an increase in ridge height and insertion of front dormer windows, would add bulk and prominence to the existing garage. However, the extended garage would be set back from the highway by some 8m and screened by the existing vegetation which exists to the site frontage. Added to this, the northern neighbours are sited forward of the host dwelling and the positioning of the garage would respect the building line in this regard. This would mitigate some of the impact of the extension and alleviate some of its perceived bulk. Added to this, the application site is large and can accommodate additional built forms of this scale. The dormers and roof lights would also be small in scale and subordinate to the roof slopes. Whilst adding built form to the garage, it would remain an ancillary building in terms of its form, size, design and positioning and would not compete with the host dwelling. In terms of design, the extensions to the garage would be in keeping with the host dwelling.
- 7.1.13 The garage extensions would facilitate the creation of a 1-bedroom annexe, i.e. ancillary accommodation, not a separate independent dwelling. Subject to a condition to ensure that the annexe would not be subdivided, physically separated, sold or let off, no objection is raised to the creation of the annexe.

Outbuilding

- 7.1.14 The proposed outbuilding would be located to the rear of the application site and therefore, would not be visible from the wider street. It is acknowledged that the outbuilding would have a large scale and extend across most of the site plot. However, it is also noted that

the outbuilding would be set some 1.7m from the rear boundary, 2m from the southern boundary and 3.5m from the northern boundary. It would also be set in the lowest part of the application site, mitigating some of its perceived bulk. When considering scale, the site circumstances and the site plot are large, it can accommodate this scale of development without resulting in overdevelopment. Added to this, the building form would be ancillary to the host dwelling. When considering the use, it is proposed that the building would be used as a gym, snug and office. Subject to a condition that the building remains an ancillary and incidental use, no objection is raised in this regard.

Summary

7.1.15 In summary, subject to conditions, proposed development would not result in harm to the character and appearance of the existing dwelling and wider street scene. The development is considered acceptable and in accordance with Policies CP1 and CP12 of the Core Strategy and Policy DM1 and Appendix 2 of the Development Management Policies LDD and Policy BW DE1 of the Batchworth Neighbourhood Plan 2023-2038 (Submission Version).

7.2 Impact on the amenities 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 of disposition of privacy, prospect, amenity and garden space'.

7.2.2 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. The Design Criteria states that 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.

Dell House

7.2.3 The proposed rear extensions to the dwelling would increase the built form closest to Dell House, which is located immediately to the south of the dwelling. As such, from this neighbour's perspective, the extensions would in some form be noticeable. However, in this case, the rear extensions would extend broadly in line with Dell House which currently extends further rearwards in depth than the application dwelling. Furthermore, the two-storey rear extension would be set in from the southern flank wall by some 4.3m and it would not intrude into a 45-degree splay line when drawn from a corresponding point on the boundary line. Added to this, Dell House is favourably positioned to the south which would limit any overshadowing or loss of light as experienced by this neighbour. The visual bulk, massing and impact of the extensions would therefore be mitigated by these factors. When considering the site context and plot sizes, it is considered that these elements of the proposal would not amount to detrimental harm by way of intrusion or loss of light on this neighbour, nor would they be overbearing.

7.2.4 The proposal also involves a raised patio area, split across two levels. The higher patio level would extend in line with the ground floor. However, it would be set in from the boundary line with Dell House by approximately 6m and would have a limited width of 5.3m and depth of 3.1m. The lower area of the patio would be in line with the existing garden level to the rear of the dwelling and not give rise to any harmful levels of overlooking. Given the land levels, it is not uncommon for a raised patio area to facilitate rear access from the dwelling into the rear garden. Furthermore, in this case, as the raised part of the patio would be of a limited depth and set in sufficiently off the boundary line it is considered that any views across to Dell House would be limited and not arise in any harmful loss of privacy or overlooking. Added to this, the land levels at Dell House also appear to reduce towards the rear of the site and there is some boundary screening which would also help to obscure any

views. When considering these circumstances, it is considered that the raised patio area would not result in any harmful loss of privacy for this neighbour.

- 7.2.5 The garage alterations would have no adverse impact on this neighbour due to its position to the northern side of the site frontage and that it would be screened by existing vegetation at the site.
- 7.2.6 The rear outbuilding would be located to the rear of the application site, on the lowest ground level. It would also be set off the boundaries and set away from the rear of this neighbour by some 20m. Given the position of the outbuilding relative to this neighbour, it would not amount to any harmful loss of light or intrusion. When considering its use, it would be ancillary (secured by condition) which is not considered to have any more comings, goings or activity over and above the existing residential use. Therefore, it is considered the outbuilding would not amount to any adverse harm on this neighbour.

1 Bankside Down

- 7.2.7 When considering any impact on No.1 Bankside Down (to the north of the application site), the extensions to the dwelling would be set in from the northern boundary line by some 5m. Added to this, No. 1 Bankside Down is set off the boundary line and separated from the application site by the access road leading to No.5 Bankside Down. In this case, No.1 Bankside Down is set further forward than the host dwelling and as such, the houses are built along staggered building lines. Whilst extending further than this neighbour, this is not uncommon along this stretch of Old Chorleywood Road and when accounting for the separation distance between the dwellings, the visual bulk and massing and impact of the extensions would therefore be mitigated by the site circumstances. When considering the site context and plot sizes, it is considered that these elements of the proposal would not amount to detrimental harm by way of intrusion or loss of light on this neighbour, nor would they be overbearing.
- 7.2.8 The proposed garage alterations and extensions would be closest to this neighbour and likely visible from this neighbour's perspective. Although visible, as highlighted above, this neighbour is separated from the application site by the access road to No.5 Bankside Down. When considering the scale of the extensions of the garage coupled with its positioning on the plot in relation to this neighbour, there would be no adverse harm to this neighbour by way of intrusion, or loss of light nor would this part of the development be overbearing. When accounting for the use of the annexe, this would have 1 bedroom and there could be more comings and goings associated with this use. However, it is considered that the additional annexe bedroom would not result in any activity over and above any other similar-sized residential dwelling and thus, would not amount to any additional adverse harm in this respect. In any instance, a condition would be added to secure its use to remain ancillary to the host dwelling.
- 7.2.9 Due to the separation of the raised rear patio area from this neighbour coupled with the boundary treatment, this would not amount to any harmful overlooking or loss of privacy to this neighbour.

Plot 3, Land to rear of Banstead Down

- 7.2.10 When considering the rear neighbour, Plot 3 (Cedar House) land to the rear of Banstead Down, this building would be located on a significantly lower land level compared to the application site. This building is not occupied and remains under construction. Notwithstanding this, the proposed dwelling extensions would be separated from the rear boundary by some 30m. When accounting for the lower land level of the dwelling on Plot 3 and the separation distance, it is considered that the extensions to the dwelling would not amount to detrimental harm by way of intrusion or loss of light on this neighbour, nor would they be overbearing.

7.2.11 The outbuilding would be located closest to this neighbour and would likely be partly visible from this neighbour's perspective. However, as shown in the picture below, views of Banstead Down are limited due to the land level differences between the sites. Therefore, any perceived bulk, or massing arising from the outbuilding would be somewhat limited. In any instance, the outbuilding would be set some 1.7m from the rear boundary with this neighbour. This neighbour also fronts the rear of Banstead Down and would be positioned some 13m into Plot 3 which would add further separation distance between the outbuilding and this neighbour. In addition the plans for the Plot 3 (LPA reference 24/0120/FUL) indicate that this neighbour would also benefit from a detached garage which would result in an intervening structure between the sites. For these reasons, it is considered that the proposed outbuilding would not amount to any harmful intrusions, loss of light or privacy on this neighbour.

7.2.12 The garage alterations would have no adverse impact on this neighbour as it would be located to the front of the application site and be screened by the existing dwelling.



[Above: Picture looking east toward site from Plot 3 / Cedar House]

All neighbours

7.2.13 It is recognised that the Master bedroom would have a rear Juliet balcony and below this, there would be a flat roof. The use of the flat roof as a balcony would give rise to elevated views and both actual and perceived overlooking across to neighbours. It is therefore considered reasonable and necessary to ensure that before occupation the Juliet balcony is in position and that the flat roof could only be used for maintenance rather than any form of elevated balcony. Thus, it would be reasonable and necessary to secure these by condition.

7.2.14 The dormer windows and roof lights would be small in scale and not give rise to any unacceptable overlooking or loss of privacy, subject to a condition to ensure that the roof lights would be appropriately positioned within the flank (1.7m from the internal floor level). The window additions and replacements would have a size and profile similar to that of the existing dwelling and would not give rise to any materially different outlook from the existing dwelling and would primarily overlook the application site.

- 7.2.15 When considering the site circumstances and the positioning of the outbuilding, set in from the boundaries as well as its overall scale and form, it would not arise in any adverse harm to any neighbours.
- 7.2.16 The basement would be below the ground level and have no adverse impact on any neighbour.

Summary

- 7.2.17 Although increasing the size and bulk of the dwelling, subject to conditions, the proposed development is not considered to result in any adverse impact upon neighbouring properties and is acceptable in accordance with Policy C12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies document (adopted July 2013).

7.3 Rear Garden Amenity Space Provision

- 7.3.1 Policy CP12 of the Core Strategy states that development should take into account the need for adequate levels and disposition of amenity and garden space. Section 3 (Amenity Space) of Appendix 2 of the Development Management Policies document provides indicative levels of amenity/garden space provision.
- 7.3.2 The application site would result in the retention of approximately 500 sqm which would be sufficient for the replacement dwelling future occupiers.

7.4 Trees and Landscaping

- 7.4.1 Policy DM6 of the Development Management Policies LDD sets out that development proposals should seek to retain trees and other landscape and nature conservation features, and that proposals should demonstrate that trees will be safeguarded and managed during and after development in accordance with the relevant British Standards.
- 7.4.2 The application site is not located within the conservation area, however, there is one individually protected tree on the site covered by TPO 063. Initially, the application was not accompanied by any tree protection details and a Tree and Landscape Officer commented that in order to provide a comment, calculations of the root protection areas in relation to any works would need to be provided along with any recommendation for protection. During the application an Arboricultural Method Statement was submitted (ecourban, produced by Barrie Draper, dated 25 March 2025). The statement includes a tree protection plan setting out how the retained trees, including the protected tree to the front would be safeguarded during development. The statement outlines that a total of 4 trees, identified as T001 Western Red Cedar (located to the front) and G011 (Mixed species) (located to the rear) would be felled.
- 7.4.3 A Tree Officer was consulted on the submitted tree details and raised no objection to the proposed protection methods however suggests that tree replanting take place due to the proposed loss of the trees. When considering the development and the proposed methods it is considered reasonable and necessary to secure that the protection methods are carried out in accordance with the approved details pre-commencement. Furthermore, that tree-replanting is secured by condition.

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 dictates that dwellings with four or more bedrooms should provide three off-street parking spaces.

7.5.2 The proposed extended dwelling would have five bedrooms. The proposed annexe would have another bedroom. As such, there would be 6 bedrooms total at the site which would require 3 spaces. This application seeks to retain the existing on-site 3 driveway and 1 additional garage space. This would accord with the guidance within Appendix 5.

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

7.6.2 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 Development Management Policies LDD. National Planning Policy requires Local Authorities to ensure that a protected species survey is undertaken for applications where biodiversity may be affected prior to the determination of a planning application. The application is accompanied by a biodiversity checklist which 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 protected species within the immediate area that would necessitate further surveying work being undertaken.

7.7 Mandatory Biodiversity Net Gain

7.7.1 Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value. This is subject to exemptions.

7.8 Policy BW GB1 of Batchworth Neighbourhood Plan 2023-2038 (Submission Version) sets out that Development proposals must manage impacts on biodiversity and secure a minimum net biodiversity gain of 10% on site, unless impractical given site constraints, as demonstrated through use of the most up-to-date version of Natural England biodiversity metric (or any successor document to this) and submission of a biodiversity net gain plan submitted as part of planning application material.

7.8.1 The applicant has confirmed that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply because the application relates to a householder planning application.

8 **Recommendation**

8.1 That PLANNING PERMISSION BE GRANTED subject to the following conditions:

Time

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.

In accordance with plans

C2 The development hereby permitted shall be carried out in accordance with the following approved plans: 02 REV E; 03; 04; 05 REV B; 06 REV B; 07 REV A; 08 REV A; 09 REV C; 10 REV B; 01 REV A.

Reason: For the avoidance of doubt and in the proper interests of planning and in the interests of the visual amenities of the locality and the residential amenity of neighbouring occupiers, in accordance with Policies CP1, CP9, CP10, CP11 and CP12 of the Core Strategy (adopted October 2011), Policies DM1, DM6, DM9, DM13 and Appendices 2 and 5 of the Development Management Policies LDD (adopted July 2013) and the Batchworth Neighbourhood Plan (2025).

Tree Protection and Method Statement

- 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 including ground protection, in accordance with the Tree Protection Plan contained within the submitted Arboricultural Method Statement (Report Ref 251661 – AMS dated 25 March 2025 by ecourban.

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 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, to protect the visual amenities of the trees, area 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).

Hard and Soft Landscaping Plan

- C4 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping, which shall include the location of all existing trees and hedgerows affected by the proposed development, and details of those to be retained. The scheme shall include details of size, species, planting heights, densities and positions of any proposed soft landscaping, including details of trees to be planted to mitigate for the proposed tree removals, and a specification of all hard landscaping including locations, materials and method of drainage. This shall include details of the specification of hard and/or soft landscaping including any levels changes relative to the existing levels to reinstate the ground within the root protection area of the protected trees on site as defined on the submitted Tree Protection Plan within the submitted Arboricultural Method Statement, and as identified on Drawing No. 02D.

All hard landscaping works required by the approved scheme shall be carried out and completed prior to the first occupation of the development hereby permitted.

All soft landscaping works required by the approved scheme shall be carried out before the end of the first planting and seeding season following first occupation of any part of the buildings or completion of the development, whichever is sooner.

If any existing tree shown to be retained, or the proposed 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 (ie November to March inclusive).

Reason: This condition is a pre-commencement condition to ensure the completed scheme has a satisfactory visual impact on the character and appearance of the area. It is required to be a pre commencement condition to enable the LPA to assess in full the trees to be removed and the replacement landscaping requirement before any works take place, and to ensure trees to be retained are protected before any works commence in the interests of the visual amenity of the area in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies LDD (adopted July 2013).

Construction Management Plan

C5 Prior to the commencement of the development hereby permitted, a detailed Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan. The Construction Management Plan shall include details of:

- Construction vehicle numbers, type and routing to/from the site, including details of vehicles attending for spoil removal;
- Details of how spoil will be removed from the site, and where it would be removed to;
- Confirmation that all spoil arising from the excavation of the basement and foundations shall be removed from the site in accordance with the details above and will not be spread or redistributed across the application site.
- Access arrangements to the site, including the access points to be used for specified construction activities, including deliveries, and the use of banksmen;
- Siting and details of wheel washing facilities;
- Cleaning of site entrances, site tracks and the adjacent public highway;
- Timing of construction activities (including delivery times and removal of waste) and to avoid school pick up/drop off times;

Reason: This is a pre-commencement condition to protect highway safety and the amenity of other users of the public highway and rights of way in accordance with Policies CP1, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policy DM13 and Appendix 5 of the Development Management Policies LDD (adopted July 2013).

External Material Details

C6 Before any building operations above ground level hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

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

Rooflights

C7 Before the first occupation of the replacement dwelling, the rooflights hereby permitted shall be positioned at a minimum internal cill height of 1.7m above the internal floor level.

Reason: To safeguard the amenities of the occupiers of neighbouring residential properties in accordance with Policies CP1 and CP12 of the Core Strategy (adopted

October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

Juliet Balcony

- C8 Before the first use of the Master Bedroom hereby permitted, the Juliet Balcony as shown on plan numbers 05 REV B and 06 REV B shall be fitted and maintained as such thereafter in terms of its height, obscurity level, design and siting.

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).

Flat Roof Access

- C9 The rear flat roof to the sides and rear of “Master Bedroom”, “Bedroom 2” and “En-suite” as shown on plan numbers 05 RE B and 06 REV B shall only be used in connection with repair and maintenance of the building and shall at no time be converted to or used as a balcony, roof garden or similar amenity or sitting out area.

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).

Ancillary annexe

- C10 The annexe (as shown on drawing number 07 REV A) hereby permitted shall not be occupied or used at any time other than incidental to the enjoyment of, and ancillary to the residential dwelling located on the site and will remain functionally linked to the dwelling and shall not be used as an independent dwelling at any time or shall it be sold or let off.

Reason: The creation and use of a separate and independent unit would not comply with Policies CP1, CP4, CP11 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

Ancillary outbuilding

- C11 The rear outbuilding (as shown on drawing number 08 REV A) hereby permitted shall not be occupied or used at any time other than incidental to the enjoyment of, and ancillary to the residential dwelling located on the site and will remain functionally linked to the dwelling and shall not be used as an independent dwelling at any time or shall it be sold or let off.

Reason: The creation and use of a separate and independent unit would not comply with Policies CP1, CP4, CP11 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

8.2 Informatives

I1

With regard to implementing this permission, the applicant is advised as follows:

All relevant planning conditions must be discharged prior to the commencement of work. Requests to discharge conditions must be made by formal application and accompanied by a fee.

There may be a requirement for the approved development to comply with the Building Regulations. Please contact Hertfordshire Building Control (HBC) on 01438 879990 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 (cil@threerivers.gov.uk). 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.

Following the grant of planning permission by the Local Planning Authority it is accepted that new issues may arise post determination, which require modification of the approved plans. Please note that regardless of the reason for these changes, where these modifications are fundamental or substantial, a new planning application will need to be submitted. Where less substantial changes are proposed, the following options are available to applicants:

{\b (a)} Making a Non-Material Amendment

{\b (b)} Amending the conditions attached to the planning permission, including seeking to make minor material amendments (otherwise known as a section 73 application).

It is important that any modifications to a planning permission are formalised before works commence otherwise your planning permission may be unlawful and therefore could be subject to enforcement action. In addition, please be aware that changes to a development previously granted by the LPA may affect any previous Community Infrastructure Levy (CIL) owed or exemption granted by the Council. If you are in any doubt whether the new/amended development is now liable for CIL you are advised to contact the Community Infrastructure Levy Officer (01923 776611) for clarification. Information regarding CIL can be found on the Three Rivers website (<https://www.threerivers.gov.uk/services/planning/community-infrastructure-levy>).

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. Further information on how to incorporate changes to reduce your energy and water use is available at: <https://www.threerivers.gov.uk/services/environment-climate-emergency/home-energy-efficiency-sustainable-living#Greening%20your%20home>

- 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 The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:
- a) a Biodiversity Gain Plan has been submitted to the planning authority, and
 - b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Three Rivers District Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not apply.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because the following statutory exemption or transitional arrangement is considered to apply.

Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A "householder application" means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

Where the local planning authority considers that the permission falls within paragraph 19 of Schedule 7A to the Town and Country Planning Act 1990, the permission which has been granted has the effect of requiring or permitting the development to proceed in phases. The modifications in respect of the biodiversity gain condition which are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 apply.

Biodiversity gain plans are required to be submitted to, and approved by, the planning authority before development may be begun, and, if subject to phased development, before each phase of development may be begun.

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans. The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information

on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

More information can be found in the Planning Practice Guidance online at <https://www.gov.uk/guidance/biodiversity-net-gain>.

- 15 If as part of the basement development there is a proposal to discharge ground water to the public network, this would require a Groundwater Risk Management Permit from Thames Water. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Thames Water would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing trade.effluent@thameswater.co.uk. Application forms should be completed online via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section of Thames Water's website.