

PLANNING COMMITTEE – Thursday 16 July 2026

26/0678/FUL - Demolition of existing garage and outbuilding, construction of two storey front and side extensions; single storey side and rear extensions; omission of rear balconies and replacement with rear Juliet balconies, internal alterations and alterations to fenestration; alterations to driveway; extension of rear patio area; alteration of external materials including render and cladding; alteration of front entrance at 16A COPTHORNE ROAD, CROXLEY GREEN, RICKMANSWORTH, HERTFORDSHIRE, WD3 4AE

Parish: Croxley Green Parish Council
Expiry of Statutory Period: 02.07.2026
(17.07.2026 Agreed Extension)

Ward: Dickinsons
Case Officer: Lilly Varnham

Recommendation: That PLANNING PERMISSION BE GRANTED.

Reason for consideration by the Committee: The application has been called in by Croxley Green Parish Council if officers are minded to approve to discuss the impact on the streetscene.

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

[26/0678/FUL | Demolition of existing garage and outbuilding, construction of two storey front and side extensions; single storey side and rear extensions; omission of rear balconies and replacement with rear Juliet balconies, internal alterations and alterations to fenestration; alterations to driveway; extension of rear patio area; alteration of external materials including render and cladding; alteration of front entrance | 16A Copthorne Road Croxley Green Rickmansworth Hertfordshire WD3 4AE](#)

1 Relevant Planning History

- 1.1 W/1767/56/D17258 - Outline Application for 3 building plots – Refused.
- 1.2 W/353/57/D26195 - Outline Application for 3 dwellings – Permitted.
- 1.3 W/817/57/D36269 - Outline Application for 2 dwellings (In Detail 29/08/1957) – Permitted.
- 1.4 11/2498/FUL - Demolition of existing garage and erection of a two-storey side and rear extension and rear conservatory – Withdrawn.

2 Description of Application Site

- 2.1 The application site is located on Copthorne Road, Croxley Green. Copthorne Road is characterised by large two-storey detached dwellings on spacious plots, of varying architectural styles and designs, some of which appear to have been extended or altered.
- 2.2 The application dwelling is a two-storey detached dwelling with an existing single storey side projection built up to the shared boundary with No. 18a and a prominent two storey front gable projection. The dwelling is set back from the highway and is situated on a higher land level, with levels continuing to rise toward to the rear boundary from west to east.
- 2.3 To the front of the dwelling is an existing driveway and an area of soft landscaping occupied by a number of trees/vegetation. To the rear is an amenity garden predominantly laid as lawn, there is an area of existing hardstanding which steps up to the level of the lawn. There are two detached shed/outbuildings within the rear garden of the application site along the shared boundary with No.18a.

- 2.4 The neighbour to the north is No.18a, a two storey detached dwelling, which benefits from extensions to the side and rear at both ground and first floor level. This neighbouring dwelling is situated on a corner plot with Millthorne Close and has a deeper front and rear building line than the application dwelling and is angled towards the shared boundary.
- 2.5 The neighbour to the northeast is No. 1 Millthorne Close, also a two-storey detached dwelling which appears to benefit from a single storey rear projection. This neighbouring dwelling is sited towards the northeast boundary of the site with its rear elevation angled towards the rear boundary.
- 2.6 The neighbour to the southeast is No. 16 Copthorne Road, a detached two storey dwelling towards the southeast boundary of the site. This dwelling has been extended to the side/rear at both ground and first floor level. This dwelling is set back considerably within its plot relative to the application site.

3 Description of Proposed Development

- 3.1 This application seeks the demolition of an existing garage and outbuilding, construction of two storey front and side extensions; single storey side and rear extensions; omission of rear balconies and replacement with rear Juliet balconies, internal alterations and alterations to fenestration; alterations to driveway; extension of rear patio area; alteration of external materials including render and cladding; alteration of front entrance.
- 3.2 The existing garage to the side of the dwelling adjacent to No. 18a as well as the rear outbuilding are proposed to be demolished to facilitate the construction of part single, part two storey front, side and rear extensions. The extension would be set off the boundary with this neighbouring dwelling by approximately 1.5m at both the ground and first floor. The extension would have a total depth along this flank boundary of approximately 18.2m, projecting beyond the existing front building line by approximately 6.3m and beyond the rear building line by approximately 5m. At first floor the projection beyond the front elevation would reduce to a depth of approximately 4.9m.
- 3.3 The two-storey side/front extension would have a hipped roof set down from the main ridge line of the dwelling at a total ridge height of approximately 7.4m, sloping to an eaves of height of approximately 5.4m. Within the front elevation of this projection a gabled dormer hood is proposed which extends beyond the plane of the hipped roof by approximately 1.8m. This would be set down from the hipped roof of the two-storey front extension.
- 3.4 The single storey rear projection has a flat roof set at a total height of approximately 3m. The rooflights within the flat roof would take the total height to 3.2m. The part of the ground floor that projects beyond the first-floor front extension would have a wrap-around flat roof to the front of the dwelling serving a canopy, with a maximum height of approximately 3m.
- 3.5 A two-storey front extension is proposed where the dwelling's main entrance is, this would extend in line with the existing flank wall of the dwelling and would be minimally set back from the principal front gable. It would have a depth of approximately 1.7m and a width of approximately 2.7m. This extension has a gabled roof set down from the dwellings main ridge line at a total height of approximately 6.4m.
- 3.6 The proposal includes the removal of existing balconies from the first-floor rear elevation of the dwelling and their replacement with two Juliet balconies which would serve bedroom 1 and bedroom 2.
- 3.7 Fenestrations are proposed within the front, side and rear of the dwelling at both ground and first floor. This includes a double garage door within the ground floor flank elevation of the two-storey front/side extension, bifold doors in the flank elevation of the ground floor rear extension and glazing within the apex of the front gables. Changes are also proposed

to some existing fenestrations including the relocation of the dwelling's main entrance from the flank elevation to the front elevation.

- 3.8 Alterations are proposed to the rear including cutting into the existing land levels to facilitate the rear projection, as well as a new area of formal patio/retaining wall. The patio would have a set of steps in the middle which would appear to step up to the level of the lawn. Aside from the cutting into the existing level, the land levels would remain unchanged. Alterations to the driveway include removal of an area of hardstanding to facilitate the proposed extensions.
- 3.9 The proposal includes alterations to external materials with the elevations implying some areas would be brick, some render and some cladding. The submitted application form suggests that roof tiles would be an anthracite tile, and windows would be black UPVC or Aluminium. Internal alterations to the dwelling's layout are also proposed.
- 3.10 Amended plans were requested and received during the course of the application reducing the depth of the first-floor front/side extension such that the first-floor projection does not exceed the existing front building line of No. 18A Copthorne Road. A preliminary roost assessment was also requested and received during the course of the application.

4 Consultation

4.1 Statutory Consultation

4.1.1 National Grid – [No response received]

4.1.2 Croxley Green Parish Council - [Objection; Call-in request]

Croxley Green Parish Council Objects to this planning application, the application will negatively impact the street scene with its dominance and the unbalanced extension. In view of the planning officer's pre-application advice, CGPC requests the application be called in for decision by the TRDC planning committee if planning officers are minded to approve.

4.1.3 Hertfordshire Ecology – Application can be determined with informatives listed.

According to the PRA the likelihood of bats being found on the property is negligible, and subsequently no bat emergence surveys (BES) are required and I have no reason to dispute this conclusion. However, in the unlikely event that bats are found, given the proposal will involve demolition, I advise a precautionary approach to the works is taken and recommend the following Informative is added to any permission granted.

"If bats, or evidence for them, are discovered during the course of roof works, work must stop immediately and advice sought on how to proceed lawfully from an appropriately qualified and experienced Ecologist or Natural England to avoid an offence being committed."

I do not consider there to be any other ecological issues with this proposal.

4.2 Public/Neighbour Consultation

4.2.1 Number consulted: 6 No of responses received: 2 [2 Objections Received]

4.2.2 Site/Press Notice: [Not Required]

4.2.3 Summary of Responses:

- Proposal conflicts with Croxley Green Neighbourhood Plan (Character Area 1 and Policy CA2) and the Three Rivers Design Criteria (Appendix 4).

- Overly prominent, massing substantially greater than existing property.
- Overbearing to No. 18a Copthorne Road.
- Position of flank boundary is unacceptable.
- Proposal does not include provision for RPA or Tree Management Plan for substantial and valued magnolia tree whose trunk is on No. 18a but whose crown overhangs 16a and would likely be impacted by the development.
- On the North Side Elevation drawings, it proposes the first-floor projection as 5280mm. The existing 1st floor where most of this extension is proposing is currently recessed from the main existing front wall (I estimate by 1500mm) which could mean a 1st floor proposed extension of around 6800mm for 90% of the width.
- Loss of light to habitable windows (living room, dining area and home office/bedroom).
- Loss of light from side garden adjacent to 16a.
- Loss of visual outlook from extended roofline.
- Concerns over loss of magnolia tree and impact on the tree from the proposed development.
- Concerns over relocation of any sewage channel.

5 Reason for Delay

5.1 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 2024 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, and CP12.

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

The Croxley Green Neighbourhood Plan Referendum Version (adopted December 2018). Relevant policies include: CA2, CA3, Appendix B and C.

Other

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

7 Planning Analysis

7.1 Design and Impact on the Street Scene

- 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. The Design Criteria at Appendix 2 sets out that in order 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 element is set in by a minimum of 1.2 metres. This distance must be increased in low density areas or where the extension would have an adverse effect on an adjoining property. In high density areas an absolute minimum of 1 metre will be considered. In the context of the application site, it is considered to be a low-density area where a spacing of 1.5m to the flank boundary would be sought at first floor level and above.
- 7.1.4 With regards to front extensions, the design criteria sets out that applications will be assessed on their individual merits but should not result in a loss of light to windows of a neighbouring property nor be excessively prominent in the streetscene. In relation to single storey rear extensions, generally the maximum depth should be 4m in the case of detached dwellings. This distance may be reduced if the extension would adversely affect adjoining properties or is unduly prominent. In relation to single storey side extensions the proximity to the flank boundary will be individually assessed.

7.1.5 Policy CA2 of the Croxley Green Neighbourhood Plan (Referendum version 2018) sets out that domestic extensions and conversions requiring planning consent should seek to conserve and enhance the Character Areas described in Appendix B through the careful control of massing, alignment and height. Extensions that have an overbearing or adverse visual effect on the Character Area in which it is located will be resisted and all proposals should take account of the guidelines in Appendix C. The application site is located within Character Area 1.

7.1.6 Policy CA3 of the Croxley Green Neighbourhood Plan (Referendum Version 2018) sets out the design of all new buildings and extensions in the following streets or areas should respect and be in harmony with the character and scale of the immediate environment:

Copthorne Road and Copthorne Close, Millthorne Close, Chess Vale Rise and Uplands, leading from it (Character Area 1): mainly detached houses in a variety of styles in a landscaped setting.

7.1.7 The proposed part single, part two storey front, side and rear extension would be readily visible from the streetscene on Copthorne Road by virtue of its projection to the side and front of the dwelling. With regards to the side extension, a gap of approximately 1.5m would be retained to the flank boundary with No. 18A at both ground and first floor level. Thus, the extension is considered to maintain an appropriate degree of spacing which would retain the spacious character of the area. The extension projects considerably beyond the principal front gable at both ground and first floor level and as a result would be a noticeable addition within the streetscene. Whilst it is acknowledged that the projection extends beyond the principal gable and may draw some visual attention away from this architectural feature, the design incorporates a reduced depth at the first-floor level and remains set down from the ridge which assists in breaking up the overall massing and reducing its visual prominence. Whilst the proposed extension would result in an increase in built form and visual prominence, the dwelling would remain considerably set back from the streetscene and would continue to benefit from a hipped roof, both of which would assist in reducing its visual prominence within the streetscene. In this context, the proposal would not appear overly dominant or intrusive within its surroundings, the reduced first floor depth would also not exceed the front building line of No. 18A which has an existing staggered relationship to the host dwelling. The retained setback position, together with the roof form, would help to assimilate the development into the established pattern and would mitigate the visual impact of the additional volume. On balance, the extension is therefore considered acceptable in terms of its relationship to the streetscene and would not result in demonstrable harm to the character or appearance of the host dwelling.

7.1.8 In addition, the large, glazed elements to the front elevation would be visually apparent particularly the full height glazing within the gable of the front hooded dormer and the existing front gable. Whilst the extent of glazing results in a contemporary appearance, there are other similar glazing features on other properties within the streetscene such that the additions in this case would not appear incongruous or unduly out of character with surrounding development. Taking these factors into account, it is considered that the part single, part two storey side/front extension would remain subordinate to the host dwelling and would not result in demonstrable harm to the character or appearance of the host dwelling or wider streetscene such to justify a refusal in this regard.

7.1.9 With regards to the single storey rear projection this would project beyond the rear wall of the dwelling by approximately 5m, which would fail to comply with the design criteria at Appendix 2 of the DMP LDD. While the proposed depth exceeds that which would be generally regarded as acceptable for a detached dwelling, it is acknowledged that the neighbouring property benefits from a rear extension. Furthermore, when considered in the context of the host dwelling, the generous plot in which it sits and the pattern of development within the immediate area, the extension is not considered to represent a disproportionate addition. The extension would have a flat roof set below the cill height of the first-floor rear windows, thereby reducing its visual prominence. In addition, it does not extend across the

full width of the rear elevation, allowing the original form of the host property to remain discernible to the rear. Whilst the extension projects beyond the side wall, it would, to some extent, replace existing built form created by the existing single storey side projection and outbuilding positioned along the boundary. Taking these factors into account, the extension is considered to remain subordinate to the host dwelling and would not result in demonstrable harm to the character or appearance of the host dwelling or wider streetscene.

- 7.1.10 The two-storey front extension which infills the area to the right of the existing front gable projection is considered to be of modest scale. It would not project beyond the front gable or existing flank wall of the host dwelling and whilst it would introduce a smaller front gable feature to the front elevation of the dwelling, when viewed in isolation this would remain set down from the ridge and appear subordinate to the main front gable projection. Thus, it is not considered that this element would increase the visual prominence of the host dwelling within the wider streetscene.
- 7.1.11 The removal of the existing balconies to the rear elevation and their replacement for Juliet balconies is considered to have a neutral impact on the character and appearance of the host dwelling. Whilst this element would alter the detailing of the rear elevation, the proposed changes would be limited in visual terms and would not materially affect the overall appearance, scale or form of the building. Accordingly, it is not considered that this element of the proposal would result in any harm to the character or appearance of the host dwelling or wider streetscene.
- 7.1.12 The relocation of the dwelling's principal entrance to the front elevation of the dwelling is not considered to be an uncommon alteration and would not appear out of character with the host dwelling or wider streetscene. The revised positioning would not detract from the overall appearance of the dwelling within the street. In addition to the glazing within the front elevation referenced above, the remaining fenestration alterations are considered to be sympathetic to the host dwelling in terms of their scale and proportions. As such, they would remain in keeping with the established character or appearance of the host dwelling and wider area.
- 7.1.13 The introduction of render and cladding would result in a noticeable alteration to the external appearance of the dwelling. However, the use of cladding to the existing front gable would assist in reinforcing this feature as the principal focal point of the front elevation, ensuring that it remains visually prominent within the overall composition of the building. Whilst the proposal would introduce materials that are not currently present, it is noted that there is a varied palette of materials within the surrounding streetscene. In this context, the proposed materials would not appear incongruous. The use of contrasting materials is considered to assist in breaking up the perceived bulk and massing of the extended dwelling, providing visual interest. As a result, it is not considered that the alterations to external materials would result in demonstrable harm to the character or appearance of the host dwelling or wider area. However, in the event permission were to be granted, details of the proposed materials would be secured by way of condition.
- 7.1.14 The alterations to the patio would not be visible from the streetscene, the patio would remain at the ground level with a more formalised arrangement leading to the higher land level. Thus, it is not considered that this element of the proposal would result in any harm to the character or appearance of the dwelling or wider streetscene. Similarly, the alterations to the site frontage would include a removal of a portion of the hard landscaping, the access would otherwise remain unchanged. A large portion of soft landscaping remains and would visually soften the overall appearance of the site from the streetscene such that the alterations to the frontage are not considered to result in any harm to character or appearance.

7.1.15 In summary, the proposed development would not result in any adverse harm to the character or appearance of the streetscene or area. The development would be acceptable in accordance with Policies CP1 and CP12 of the Core Strategy (2011), Policy DM1 and Appendix 2 of the Development Management Policies LDD (2013) and Policies CA2, CA3, Appendix B and C of the Croxley Green Neighbourhood Plan (Referendum Version 2018).

7.2 Impact on amenity of neighbours

7.2.1 Policy CP12 of the Core Strategy states that development should 'protect residential amenities by taking into account the need for adequate levels 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.

7.2.3 Two storey rear extensions should not intrude into a 45-degree splay line drawn across the rear garden from a point on the joint boundary, level with the rear wall of the adjacent property. This principle is dependent on the spacing and relative positions of the dwellings and consideration will also be given to the juxtaposition of properties, land levels and the position of windows and extensions on neighbouring properties.

7.2.4 The proposed part single, part two storey front, side and rear extension would be sited closest to the boundary with No. 18A Copthorne Road. This neighbour has been extended to the side and rear at both ground and first floor level and currently has a deeper front and rear building line than the host dwelling. The proposed extension to the side of the dwelling would in part replace the existing single storey-built form presently set up to the shared boundary with this neighbour, although it is noted that the current built form is at ground level only. The proposal would retain approximately 1.5m to the flank boundary with the neighbour at both ground and first floor level, in terms of the relationship with the shared boundary with No. 18A, it is considered that an appropriate degree of spacing would be retained between the flank wall of the proposed extension and the shared boundary.

7.2.5 While it is acknowledged that the proposal would introduce additional bulk and massing, particularly through the forward and rearward projections and the first-floor element, the extension would remain set down from the main ridge line and incorporate a hipped roof form. These design features are considered to assist in reducing the perceivable bulk and massing, thereby improving its acceptability in relation to neighbouring amenity.

7.2.6 The principal two storey element would not project beyond either the existing rear building line of the host dwelling or the extended rear building line of the neighbouring dwelling at No. 18A. To the front, whilst the ground floor extension would extend beyond the neighbour's front building line, the first-floor projection would not extend beyond that line as amended. Having regard to the set down ridge and hipped roof design, it is not considered that the proposal would result in an overbearing impact on the amenities of the adjacent occupier.

7.2.7 Assessment against the Council's 45-degree guideline demonstrates that, when measured from a point on the shared boundary level with the front building line of No. 18A, there would be no intrusion of the 45-degree line. To the rear, when assessed from the original rear elevation of the neighbouring dwelling, there would be a very limited intrusion of the guideline. However, the proposed extension would not extend beyond the existing rear building line of the neighbouring property, and Appendix 2 of the Council's design guidance allows regard to be had to existing extensions. When assessed from the neighbour's extended rear building line, there would be no intrusion of the 45 degree line from the first-floor side extension.

- 7.2.8 It is acknowledged that the neighbouring dwelling is sited north of the application site, and therefore some reduction in daylight may occur. It is also recognised that there is an existing first floor window within the flank elevation of No. 18A. Representations have been received during the course of the application from the occupiers of this neighbouring dwelling who have advised this window serves an existing office/bedroom and that its outlook would be affected by the development. It is noted that the visual outlook would change from this window as a result of the proposed development, however, it is not considered that the resulting change would be harmful such to justify a refusal in this regard. The overall ridge height of the dwelling would remain unchanged, the extension would be set down from the ridge, and the separation to the shared boundary exceeds the Council's minimum design requirements in terms of its spacing. Consequently, it is not considered that the proposal would result in an unacceptable sense of enclosure or harmful loss of light such to justify a refusal in this regard.
- 7.2.9 First floor flank windows are proposed as part of the development; in order to safeguard the amenity of the adjacent occupiers of No. 18A, a condition would be added to ensure these windows are fitted with obscured glazing and maintained as such thereafter.
- 7.2.10 With regards to the single storey rear projection, whilst No.18a benefits from a single storey rear projection the depth of the proposed extension would exceed the depth generally considered acceptable as set out within the Design Criteria at Appendix 2. This would project beyond this neighbour's rear projection by approximately 3.3m. The single storey element would remain set off the shared boundary, while its depth exceeds that which is generally considered acceptable, it is acknowledged that the neighbour benefits from an existing single storey rear projection. On balance, having regard to the single storey nature of this element and its flat roof design, it is not considered that this would result in an overbearing form of development or harmful loss of outlook for the occupiers of No. 18A.
- 7.2.11 The two-storey front infill extension would be set off both flank boundaries, owing to its modest scale and set down from the ridge it is not considered that this would result in demonstrable harm to the residential amenities of the occupiers of any neighbouring dwelling.
- 7.2.12 In relation to No 1 Millthorne Close and No. 16 Copthorne Road, the proposed extensions would be set a considerable distance from the flank/rear elevations of these neighbouring dwellings. The additional bulk and massing would be visually perceived however it is not considered that it would result in demonstrable harm to the residential amenities of the occupiers of these dwellings owing to the spacing retained.
- 7.2.13 The removal of the rear balconies and their replacement with windows in the first-floor rear elevation would have outlook towards No. 16 Copthorne Road and No. 1 Millthorne Close, however given that these would replace existing fenestrations it is not considered that they would increase overlooking of any neighbour beyond that of the current situation.
- 7.2.14 Fenestrations are proposed within the front, side and rear elevations of the resultant dwelling. Whilst additional fenestrations are proposed within the front and rear at both ground and first floor level these would predominantly have an outlook over the application site frontage and rear amenity space. It is acknowledged that the first floor rear fenestration in particular would have an outlook over No. 18a and No. 1 Millthorne Close, however it is not considered that it would give rise to unacceptable or harmful overlooking beyond that of the existing first floor fenestrations. Windows are proposed within the side elevation facing the boundary with No. 18a at both ground and first floor level, owing to boundary treatments the ground floor fenestrations are considered unlikely to facilitate unacceptable overlooking. However, as above in the event permission were to be granted the windows within the first floor would be conditioned to be obscurely glazed and non-openable 1.7m above the finished floor level of the room they serve to limit unacceptable overlooking of neighbouring dwellings.

7.2.15 It is noted that levels rise to the rear of the site, the proposed rear patio would appear to cut into existing land levels and remain at the ground level. The submitted Section drawings detail that the patio would remain at ground level, thus it is not considered that the patio would increase overlooking of any neighbouring dwelling.

7.2.16 In summary, subject to conditions the proposed development would not result in any adverse impact on any neighbouring dwelling and the development would be acceptable in accordance with Policies CP1 and CP12 of the Core Strategy and Policy DM1 and Appendix 2 of the Development Management Policies LDD.

7.3 Wildlife and Biodiversity

7.3.1 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.

7.3.2 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.

7.3.3 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. However, given the scale of the works at roof level and the dwelling's location relative to Copthorne Wood officers requested the submission of a Preliminary Roost Assessment. A PRA has been submitted produced by Arbtech dated 17 June 2026. The report concludes that the site is assessed as providing negligible habitat value for roosting bats. As a result, no impacts are foreseen on roosting bats. Precautionary working methods are recommended to minimise construction impacts on amphibians, bats and wild mammals. The report recommends the inclusion of two integrated bat boxes to be installed in the new extension of B1. In the event permission were to be granted, a condition would be attached to secure the recommendations and precautionary working methods set out within the submitted PRA.

7.3.4 Herts Ecology were consulted on the application; and have advised that the application can be determined with informatives listed. Thus, the LPA are satisfied that the development would not give rise to demonstrable harm to wildlife and biodiversity subject to the condition securing the recommendations and precautionary working methods submitted within the documentation accompanying this application.

7.4 Mandatory Biodiversity Net Gain

7.4.1 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, and an exemption applies in relation to planning permission for a development which is the subject of a householder application, within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015).

7.4.2 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 householder development.

7.5 Trees and Landscaping

- 7.5.1 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.
- 7.5.2 The application site is not located within a Conservation Area, there are however a number of trees within the site frontage, and along the boundaries of the site to the rear. One of the trees within the rear garden on the boundary with No. 18a Copthorne Road, No. 1 Millthorne Close and the application site is protected by an existing Tree Preservation Order, T51 [Locust] – TPO035. This tree is sited towards the rear boundary of the site, away from the area of proposed works and thus on balance based on the separation retained to the boundary officers do not consider that this tree would be affected as a result of the proposed development, thus submission of an Arboricultural Impact Assessment or Tree Protection Plan are not considered proportionate to the development proposed or siting of the tree.
- 7.5.3 Comments from the neighbours are noted regarding the Magnolia Tree within the neighbouring site which overhangs the application site in the area of the proposed development. This tree is not protected by an existing Tree Preservation Order; therefore, the Local Planning Authority have no control over its removal. The submitted application form has declared that no trees or hedges will be removed or pruned to facilitate the proposed development. However, the applicant has since clarified that the Magnolia Tree would require pruning regardless of any building works proposed. Given that the tree is not protected, the LPA considers that this would be a civil matter. However, the trees within the frontage given their maturity and siting are considered to be of high public amenity value, therefore to ensure their retention and protection during construction works a condition will be attached requiring the submission of a Tree Protection Plan prior to commencement of development. Subject to this condition, the proposal is therefore considered to be acceptable in this regard.

7.6 Rear amenity

- 7.6.1 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.
- 7.6.2 The dwelling has three bedrooms as existing; the proposal would increase the number of bedrooms within the dwelling by one resulting in a four-bedroom dwelling. Appendix 2 of the DMP LDD sets out that four-bedroom dwellings require 105sqm of rear amenity space. The application site would retain amenity space in excess of 500sqm which would comply with the above requirement. The proposal is therefore considered acceptable in this regard.

7.7 Highways, Access and Parking

- 7.7.1 Core Strategy Policy CP10 (adopted October 2011) requires development to make adequate provision for all users, including car parking. Policy DM13 in the Development Management Policies document (adopted July 2013) states that development should make provision for parking in accordance with the Parking Standards set out within Appendix 5.
- 7.7.2 The proposal would increase the number of bedrooms within the dwelling by one, resulting in a four-bedroom dwelling. Appendix 5 of the DMP LDD sets out that four or more-bedroom dwellings require 3 assigned spaces within the dwelling's curtilage. The application site would retain sufficient space within the frontage to accommodate three vehicles, notwithstanding the double garage proposed. It is noted that parking would likely be in a tandem fashion given the nature of the existing access and hardstanding, however, this is

not uncommon in a residential setting and is not considered to result in demonstrable harm to highway safety. The proposal is therefore considered acceptable in this regard.

8 Recommendation

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

- C1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of Section 91(1) of the Town and Country Planning Act 1990 and as amended by the Planning and Compulsory Purchase Act 2004.

- C2 The development hereby permitted shall be carried out in accordance with the following approved plans: P-01 A, P-02 A, P-03 A, P-04 A, P-05 A, P-06 A, P-07 A, P-09 A, P-10 A, TRDC01 (Location Plan)

Reason: For the avoidance of doubt, and in the proper interests of planning in accordance with Policies CP1, CP9, CP10 and CP12 of the Core Strategy (adopted October 2011), Policies DM1, DM6, DM13, Appendices 2 and 5 of the Development Management Policies (adopted July 2013) and Policies CA2, CA3 and Appendix B and C of the Croxley Green Neighbourhood Plan Referendum Version (adopted December 2018).

- 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 within the site frontage and all other trees not indicated as to be removed and their root systems have been protected from any damage during site works, in accordance with a scheme designed in accordance with BS5837:2012, to be submitted to and approved in writing by the Local Planning Authority.

The protective measures, including fencing, shall be undertaken in full accordance with the approved scheme before any equipment, machinery or materials are brought on to the site for the purposes of development, and shall be maintained as approved until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed within any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made. No fires shall be lit or liquids disposed of within 10.0m of an area designated as being fenced off or otherwise protected in the approved scheme.

Reason: This condition is a pre commencement condition to ensure that no development takes place until appropriate measures are taken to prevent damage being caused to trees during construction and to meet the requirements of Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies LDD (adopted July 2013).

- C4 Prior to any construction works above ground floor slab, 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).

- C5 Before the first occupation of the building/extension hereby permitted the window(s) in the first-floor side elevation facing No. 18A Copthorne Road; shall be fitted with purpose made obscured glazing and shall be top level opening only at 1.7m above the floor level of the room in which the window is installed. The window(s) shall be permanently retained in that condition thereafter.

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

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any other revoking and re-enacting that order with or without modification), no windows/dormer windows or similar openings [other than those expressly authorised by this permission] shall be constructed in the first floor side 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 Within one month of the occupation of the development hereby approved the proposed Ecological Enhancements including the installation of two integrated bat boxes in the new extension of B1 shall be implemented in accordance with the detail in the submitted Preliminary Ecological Appraisal report produced by Arbtech Consulting Ltd dated 17 June 2026 and shall be maintained in such condition thereafter.

Reason: To maintain wildlife habitat and to meet the requirements of Policies CP1, CP9 and CP12 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies LDD (adopted July 2013).

- C7 The flat roof of the single storey rear projection hereby permitted, shall not be used as a raised terrace/balcony for amenity purposes at any time and shall only be accessed for maintenance purposes.

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).

8.2 Informatives

- 11 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 which includes 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@threeivers.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 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).

- 16 The applicant is advised that the requirements of the Party Wall Act 1996 may need to be satisfied before development commences.