

PLANNING COMMITTEE – 20 August 2026

26/1042/FUL - Loft conversion including hip to gable roof extension; construction of a rear dormer; installation of rooflights and removal of chimney stack, single storey front extension and front porch, alterations to fenestration, alterations to front amenity garden and construction of front pedestrian gate at 36 Girton Way, Croxley Green, Rickmansworth, Hertfordshire, WD3 3QN

Parish: Croxley Green
Expiry of Statutory Period: 31.08.2026

Ward: Durrants
Case Officer: Danielle Kavanagh

Development Type: Householder development

Recommendation: That Planning Permission be GRANTED subject to conditions.

Reason for consideration by the Committee: A District Councillor lives within consultation area.

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

[26/1042/FUL 36 Girton Way, Croxley Green, Rickmansworth, Hertfordshire, WD3 3QN](#)

1 Relevant Planning History

- 1.1 26/1077/PDE - Prior Approval: Single storey rear extension (depth 5.75 metres, maximum height 3.45 metres, maximum eaves height 3.45 metres) – Pending consideration.
- 1.2 8/29/86 - Extension to existing garage, new garage - 24.03.1986 - Permitted

2 Description of Application Site

- 2.1 The application site contains a two-storey detached dwelling on the northern side of Girton Way, Croxley Green. The application dwelling has a dark tiled hipped roof form. The exterior finish of the dwelling consists of red brick. Girton Way is characterised predominantly by semi-detached dwellings of similar architectural style and appearance, a number of which have been extended or altered.
- 2.2 To the front of the dwelling is an existing paved driveway with off-street parking provision for one car; the dwelling has an existing flank garage. The front boundary treatment is a low brick wall with one pedestrian gate and a gated driveway access. To the rear of the dwelling is an additional pitched-roofed garage and an amenity garden, predominantly laid as lawn with an area of patio extending from the rear elevation of the dwelling. There is a shed sited to the rear of the application site. The application site is flanked on the eastern side by a public footpath which connects Girton Way to Baldwins Lane (Croxley Green 015).
- 2.3 The neighbour to the east is No. 34 Girton Way, a two-storey semi-detached dwelling built on a similar land level compared to the host dwelling. This neighbour is situated on the opposite side of the public footpath. This neighbouring dwelling benefits from an existing two-storey side and rear extension, adjacent to the boundary shared with the public footpath.
- 2.4 The neighbouring dwellings to the west are maisonettes No. 19, 21, 23 and 25 Malvern Way. These dwellings are sited perpendicular to the application site, with their rear elevations facing the western flank of the application dwelling.

- 2.5 St Oswald's Church and Hall and the associated carpark are sited to the rear of the application site.

3 Description of Proposed Development

- 3.1 This application seeks full planning permission for a loft conversion, including a hip to gable roof extension; construction of a rear dormer; installation of rooflights and removal of chimney stack, single-storey front extension and front porch, alterations to fenestration, alterations to front amenity garden and construction of front pedestrian gate.
- 3.2 The loft would be converted and extended via a hip to gable roof extension to both flanks and a rear dormer window to provide habitable accommodation, comprising two double bedrooms and a bathroom. As a result of the hip-to-gable roof extensions, the existing ridge line would be extended by approximately 3.9m in both directions to form two new gable ends. The flat-roofed rear dormer would measure 3.2m in depth, 8m in width, and 2.7m in height. It would have a rooflight in the flat roof, and in the rear elevation, two Juliet balconies with full-length glazed patio-style doors, and a casement window would be inserted. The fenestration proposed for the rear of the dormer would be black-framed aluminium units. Three rooflights would be added to the front roof slope to serve the proposed loft accommodation.
- 3.3 The rearmost existing chimney stack, of the two existing chimney stacks at the host dwelling would be removed to accommodate the rear dormer.
- 3.4 An area of covered porch to the front of the dwelling would be infilled and incorporated into the dwelling's living accommodation. It would be 1.6m deep and 3.4m wide. A white-framed aluminium window is proposed for the front elevation of the infill extension. The extension would be flush with the existing flank and front elevations of the host dwelling.
- 3.5 A new front porch is proposed; it would be 1.2m deep and 2.4m wide. It would have a pitched roof form with a maximum height of 3m and an eaves height of 2.3m. The dwelling's main entrance would be relocated from the covered porch area to the proposed front porch extension.
- 3.6 The existing, white-framed windows would be replaced with aluminium, white-framed windows.
- 3.7 Regarding the proposed changes to the front amenity area, a new pedestrian gate is proposed to be located centrally in the front boundary wall, with a new hardstanding path proposed to lead from the new gate to the proposed porch which would house the front door to the dwelling.
- 3.8 Amendments were requested and received during the course of the application. It was requested that the rear dormer be revised to two smaller dormers or one substantially smaller dormer, and that the Juliet balconies be revised to casement windows. The amended plans retained one dormer of a similar scale to the original proposal, with the setback from the eaves increased from 0.2m to 0.4m.

4 Statutory Consultation

- 4.1 National Grid: [No Response]
- 4.2 Croxley Green Parish Council: [Comment received]

CGPC would prefer the porch roof to have the same pitch as the house, and to have roof overhangs to match the house. The applicant should confirm which colour window frames are proposed. Is it black or white? Are all the windows on the house to be replaced? The design statement shows terra cotta framed windows and aluminium cladding. Where is this to be used on the house?

4.3 **Public/Neighbour Consultation**

4.4 Neighbours consulted: 22

4.5 Responses received: 1 [1 supporting comment]

Officer Note: As part of the consultation process, one comment was received in support of the application. However, officers noted that the contributor's address was that of the application site.

4.6 Site Notice: 11.07.2026, Expired: 01.08.2026

4.7 Press Notice: Not Required

5 Reason for Delay

5.1 No delay

6 Relevant Planning Policy, Guidance and Legislation

6.1 Legislation

6.2 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).

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

6.4 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.

6.5 The Environment Act 2021.

6.6 National Planning Policy Framework and National Planning Practice Guidance

In 2024 the new National Planning Policy Framework was published. This is read alongside the National Planning Practice Guidance (NPPG). The determination of planning applications is made mindful of Central Government advice and the Local Plan for the area. It is recognised that Local Planning Authorities must determine applications in accordance with the statutory Development Plan, unless material considerations indicate otherwise, and that the planning system does not exist to protect the private interests of one person against another. The 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 states that 'good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities'. The NPPF retains a presumption in favour of sustainable development. This applies unless any adverse impacts of a development would 'significantly and demonstrably' outweigh the benefits.

6.7 The Three Rivers Local Plan

The application has been considered against the policies of the Local Plan, including the Core Strategy (adopted October 2011), the Development Management Policies Local

Development Document (adopted July 2013) and the Site Allocations Local Development Document (adopted November 2014) as well as government guidance. The policies of Three Rivers District Council reflect the content of the NPPF.

The Core Strategy was adopted on 17 October 2011 having been through a full public participation process and Examination in Public. Relevant policies include Policies CP1, CP9, CP10 and CP12.

The Development Management Policies Local Development Document (DMLDD) was adopted on 26 July 2013 after the Inspector concluded that it was sound following Examination in Public which took place in March 2013. Relevant policies include DM1, DM6, DM8, DM13 and Appendices 2 and 5.

Croxley Green Neighbourhood Plan (Referendum Version December 2018), Policy CA2 and Appendix B and C are relevant.

6.8 Other

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

7 Planning Analysis

7.1 Impact on the character and appearance of the host building

- 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 and Policy CP12 of the Core Strategy relates to design and states that in seeking a high standard of design, the Council will expect development proposals to have regard to the local context and conserve or enhance the character, amenities and quality of an area.
- 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 Policy CA2 of the Croxley Green Neighbourhood Plan sets out that extensions to existing buildings should seek to conserve and enhance the character areas in Appendix B through the careful massing, alignment and height. Appendix C provides guidance for extensions, including that they should address their visual impact on the streetscene.
- 7.1.4 The proposed loft conversion would result in the existing hipped roof being extended to form two gable ends. The gabled roof form would be a visible addition to the surrounding streetscene. It is noted that the prevailing roof forms on Girton Way and Malvern Way, which is adjacent to the application site, are hipped roofs. There are some examples of hip to gable extensions in the streetscene, which were implemented as permitted development. However, the host dwelling is detached and built in a different style from the surrounding dwellings, most of which are semi-detached. It is considered that, given the spacing to the boundaries and the site situation of the host dwelling, the proposed hip-to-gable extensions would not look incongruous within the street scene.
- 7.1.5 A rear dormer is proposed to serve the loft conversion. As set out in the Appendix 2 Design Criteria, dormer windows should always be subordinate to the main roof. They should be set below the existing ridge level, set in from either end of the roof and set back from the plane of the rear wall. The roof form should respect the character of the house if possible. The proposed rear dormer would be a notable new feature of the rear roof slope, views would be possible from public vantage points along Girton Way, the public footpath to the

east of the site and the carpark of St Oswald's Church to the rear of the site. The proposed dormer would be set down from the main ridge by 0.6m, set in from the roof flanks by 1m and set up from the eaves at the rear of the dwelling. While the proposed dormer is large, it is noted that there is sufficient spacing retained to all sides of the dormer that it does not fully subsume the proposed rear roof slope. It is arguable as to whether the dormer would be a subordinate addition, however, given the spacing to all sides, it is considered that the dormer would, on balance be acceptable. While there would be an increase in the bulk and massing of the roof form resulting from the hip to gable extensions and the rear dormer combined, it is not considered that it would be of a level that would be unacceptably harmful to the character of the host dwelling or surrounding streetscene.

- 7.1.6 There is no objection to the removal of one of the two chimneys at the host dwelling to accommodate the rear dormer.
- 7.1.7 Three rooflights are proposed for the host dwelling's front roof slope. Rooflights are considered to be a common feature of the surrounding streetscene so there is no objection to this element of the proposed development.
- 7.1.8 The proposed front infill extension would enclose an area currently serving as a covered porch, serving the existing front door. The extension would be flush with the existing flank and front elevations of the host dwelling and would have a window in the front elevation to match the style of the existing windows. The walls would be finished in brick, matching the existing. This infill extension is not considered to result in any harm to the character of the host dwelling or streetscene and is acceptable in this regard.
- 7.1.9 The dwelling's main entrance would be relocated to a porch, which is proposed to be sited centrally in the front elevation of the host dwelling. The proposed porch would have a pitched roof and be limited in depth to 1.2m. It would be finished in red brick and tiles to match the existing, which would help the porch to integrate in with the host dwelling. Front porch projections of differing styles are a common feature of the surrounding streetscene. The proposed porch is considered to be acceptable with regard to the character of the host dwelling.
- 7.1.10 Changes are proposed to the front amenity area of the host dwelling. A new pedestrian gate is proposed centrally in the front boundary wall, with a new hardstanding path leading from the gate to the proposed porch. The addition of a pedestrian gate and path would have a minimal impact on the character of the host dwelling and streetscene and are considered to be acceptable in this regard.
- 7.1.11 The existing, white-framed windows would be replaced with aluminium, white-framed windows. This is considered to be acceptable and in keeping with the character of the host dwelling.
- 7.1.12 In summary, the proposed development would not be of a size, scale or design that would result in any adverse harm to the character or appearance of the host dwelling or streetscene. 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 Policy CA2 and Appendix B and C of the Croxley Green Neighbourhood Plan (Referendum Version December 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 and disposition of privacy, prospect, amenity and garden space'. Policy DM1 and Appendix 2 of the Development Management Policies document set out that development should not result in loss of light to the windows of neighbouring properties nor allow overlooking and should not be excessively prominent in relation to adjacent properties.

- 7.2.2 The proposed loft conversion would include a rear dormer extension and an extension to the ridge by 3.9m on both sides to create gable ends. The proposed western hip-to-gable extension to the ridge would bring built form at roof level closer to the neighbouring maisonettes No. 19, 21, 23 and 25 Malvern Way. These neighbouring maisonettes are sited perpendicular to the application site with their rear elevations facing the western flank of the application dwelling. This element of the proposal, combined with the addition of a substantial rear dormer, has the potential to result in an overbearing form of development as experienced by the occupiers of the neighbouring maisonettes. Notwithstanding this, there would be approximately 15m of separation from the rear elevation of the maisonettes to the newly formed western gable of the host dwelling. It is considered that this spacing, along with the favourable western siting of the neighbours, would be sufficient to offset any unacceptable impact on the light or amenity of the occupants of No. 19, 21, 23 and 25 Malvern Way.
- 7.2.3 The proposed rear dormer may increase the perception of overlooking towards neighbouring amenity areas. However, due to the set-in of the dormer and the spacing to the boundaries, it would not result in greater overlooking into the neighbouring properties than the existing first-floor windows. Views of the St Oswalds Carpark and the public footpath may be possible from the rear dormer; however, as these are public spaces, this may allow for some level of natural surveillance, for which there is no objection.
- 7.2.4 The proposed three front rooflights are not considered to result in any unacceptable overlooking of neighbours due to their location high in the roof slope.
- 7.2.5 The front infill extension would not extend beyond the existing flank and front elevation of the host dwelling. It is not considered that this element of the proposal would have any impact on light or amenity, or result in any additional overlooking beyond that currently possible from the front window in the area to be infilled.
- 7.2.6 The proposed front porch would project 1.2m forward of the existing front elevation and have a maximum height of 3m at the apex of the pitched roof. The porch would not have any glazing to the flanks; it would have a front door and two side lights. It would be situated approximately 10m (including the public footpath) from No. 34 Girton Way and 17m from the flatted neighbours No 23 and No. 26 Malvern Way. Given the modest scale of the porch and the separation between the neighbours and its proposed siting, it is not considered that there would be any impact on neighbouring light, amenity or any additional overlooking opportunities arising from the proposed porch's implementation.
- 7.2.7 The proposed development would therefore be acceptable in this regard in accordance with Policies CP1 and CP12 of the Core Strategy and Policies DM1, DM9 and Appendix 2 of the Development Management Policies LDD.

7.3 Highways & Parking

- 7.3.1 Core Policy DM13 of the Development Management Policies LDD requires development to make provision for parking in accordance with the parking standards set out at Appendix 5 of the Development Management Policies LDD. The existing property benefits from 4 bedrooms and no increase in bedrooms is proposed. The parking standards require 3 spaces for a property of this size, and therefore there is an existing shortfall of 1 space as the property currently only benefits from 2 spaces (one on the drive and one in the garage).
- 7.3.2 The proposed development would result in a 5-bedroom dwelling, an increase of 1 bedroom. Appendix 2 sets out a general need for a 4+ bedroom dwelling to have 3 assigned spaces within the curtilage. There are two existing parking spaces, one on the front driveway and one in the garage. It is noted that there is a parking shortfall of 1 space for the existing 4-bedroom dwelling; the proposed development would not increase this shortfall, as the requirement for a 5-bedroom dwelling is also 3 assigned spaces. This shortfall is considered acceptable given the existing situation and the host dwelling's location, which is sustainable

and within walking distance of local shops such as Co-op on Watford Road and bus routes on Baldwins Lane and Watford Road, meaning that occupants of the host dwelling can reasonably access local services without the need for a car.

7.4 Rear Garden Amenity Space

7.4.1 Policy CP12 of the Core Strategy states that development should take into account the need for adequate levels and disposition of privacy, prospect, amenity and garden space.

7.4.2 The proposed development would not encroach upon the rear amenity space of the host dwelling. 389 sqm of useable amenity space would remain, which is acceptable to serve the five-bedroom dwelling.

7.5 Trees & Landscape

7.5.1 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. The proposed development would not involve the removal of any trees or lie in close proximity to trees.

7.5.2 The proposed development would not require the removal of any trees nor is considered to result in any harm to others.

7.6 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 Biodiversity protection and protected species are a material planning consideration during the application process of this application. This is in accordance with Policy CP9 of the Core strategy in addition to Policy DM6 of the Development Management Policies Local Development Document. Local Authorities, in line with National Planning Policy, are required to ensure that a protected species survey is completed for applications whereby biodiversity may be affected prior to the determination of the application.

7.6.3 A biodiversity checklist was submitted with the application this stated that no protected species or biodiversity factors will be affected as a result of the application. The Local Planning Authority is not aware of any protected species within the immediate area that would require further assessment. Owing to the nature of the development with works to the roof a precautionary informative will be added.

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 as set out in The Biodiversity Gain Requirements (Exemptions) Regulations 2024.

7.7.2 In this case, 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.

8 Recommendation

8.1 That **PLANNING PERMISSION BE APPROVED** subject to 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: 01 007 REV P03, 01 008 REV P03, 02 003 REV P03, 02 004 REV P03, 02 001 P01, 02 002 P01, 91 001 REV P01, 91 002 REV P01, 01 001 P01, 01 002 P01, 01 003 P01, 01 004 P01, 01 005 P01, 01 006 P01, TRDC001 (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, and DM13 and Appendices 2 and 5 of the Development Management Policies (adopted July 2013) and Policy CA2 and Appendices B and C of the Croxley Green Neighbourhood Plan (Referendum Version December 2018).

C3 Unless specified on the approved plans, all new works or making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

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

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 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 stipulates that construction activity (where work is audible at the site boundary) 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 Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. Prior to carrying out works, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to. The original holding objection was triggered due to the presence of a High-Pressure Major Accident Hazard Pipeline (MAHP) and/or an Intermediate Pressure Pipeline and/or an Above Ground Installation.
- 16 If bats or evidence of them are discovered during the course of 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.