

PLANNING COMMITTEE – 26 MAY 2022

PART I - DELEGATED

9. **22/0414/RSP: Part Retrospective Demolish existing garage and construction of single storey and two storey front, side and rear extensions, first floor rear extension and alterations to roof to include increase in ridge height at 23 LEWES WAY, CRXOLEY GREEN, HERTORDSHIRE, WD2 3SN (DCES)**

Parish: Croxley Green Parish Council
Expiry of Statutory Period: 20.05.22
Extension of Time: 31.05.22

Ward: Durrants
Case Officer: Clara Loveland

Recommendation: That Planning Permission be Granted.

Reason for consideration by the Committee: Croxley Green Parish Council called-in this application for the reasons set out at paragraph 4.1.1.

1 Relevant Planning and Enforcement History

- 1.1 22/0394/FUL - Loft conversion including side dormer window and flank rooflights. Pending decision.
- 1.2 21/2446/FUL - Part Retrospective: Demolish existing garage and construction of single storey and two storey front, side and rear extensions, first floor rear extension and alterations to roof to include increase in ridge height and insertion of dormer window in the western roofslope and rooflights in both side roof slopes. Application withdrawn 22.12.21.
- 1.3 20/0222/COMP - Unauthorised extensions – Pending consideration.
- 1.4 20/1557/RSP - Part Retrospective: Loft conversion including hip to gable roof extension and insertion of rear dormer to provide habitable accommodation within the roof – Refused.

Refused for the following reasons:

R1 - The introduction of hip to gable roof alterations and rear dormer window would by virtue of the elevated roof bulk, massing, design and siting result in an uncharacteristic and visually intrusive form of development which subsumes and exacerbates the prominence of the host dwelling to an unacceptable degree. The development therefore fails to respect the character of the host dwelling and wider streetscene and results in demonstrable harm to the visual amenities of Lewes Way, contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2011), Policy DM1 and Appendix 2 of the Development Management Policies document (adopted July 2013) and the Croxley Green Neighbourhood Plan (adopted December 2018).

R2 - The hip-to gable roof forms and rear dormer window, by virtue of their siting, design and significant increase in the overall elevated roof bulk and massing would result in an obtrusive and unneighbourly form of development, resulting in demonstrable harm to adjacent neighbouring residential amenity. The development is therefore contrary to Policy CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies document (adopted July 2013).

An appeal was submitted in relation to this refusal which was dismissed by the Planning Inspectorate (appeal reference: APP/P1940/D/20/3262933) with the Inspector upholding both reasons for refusal.

- 1.5 20/1253/FUL - Part Retrospective: Loft conversion including insertion of rear dormer to provide habitable accommodation within the roof - Withdrawn 30.07.2020.
- 1.6 19/2497/CLPD - Certificate of Lawfulness Proposed Development: Loft conversion including hip to gable extensions and rear dormer - Withdrawn 27.01.2020.
- 1.7 19/1691/RSP - Part Retrospective: Construction of detached building - Permitted 21.10.2019.
- 1.8 19/0156/COMP - Enforcement Enquiry: Outbuilding on raised platform with no planning permission - Case Closed 28.10.2019.
- 1.9 18/0204/COMP - Enforcement Enquiry: Alleged breach of planning conditions (18/0049/PDE) - Case Closed 12.10.2018.
- 1.10 18/1680/FUL - Demolition of existing garage and construction of single storey and two storey front, side and rear extensions, first floor rear extension and alterations to roof to include increase in ridge height - Permitted 16.11.2018 and part implemented. (lawfully commenced within time limit so remains extant).
- 1.11 18/0049/PDE - Prior Approval: Single storey rear extension (depth 8 metres, maximum height 3 metres and eaves height 2.9 metres) - Permitted 06.02.2018.
- 1.12 17/2534/PDE - Prior Approval: Single storey rear extension (depth 8 metres, maximum height 3 metres and eaves height 2.9 metres) - Withdrawn 04.010.2018.

2 Description of Application Site

- 2.1 The application site, contains a two storey detached dwelling located on the southern side of Lewes Way, Croxley Green. Lewes Way is a residential street which comprises of two storey detached dwellings of a similar architectural style and design, some of which have been extended or altered. The land levels within the vicinity slope gently upwards from west to east.
- 2.2 The application dwelling is undergoing works which are substantially complete to implement approved planning application 18/1680/FUL. Other unauthorised works have also taken place including the construction of gable ends to the eastern and western flanks and a dormer window within the rear roof slope. These unauthorised works are subject to planning enforcement case 20/0222/COMP have been removed.
- 2.3 The dwelling is set back from the highway and has a driveway to accommodate three vehicles.
- 2.4 To the rear there is an area of lawn and an outbuilding located to the rear of the site. High level close boarded fencing encloses the rear amenity space provision. Land levels increase to the rear of the site.
- 2.5 The neighbour to the east, number 21 Lewes Way, benefits from a single storey rear extension and multiple outbuildings are located to the rear of the neighbouring site. Due to the topography, this neighbour is located at a lower land level than the host dwelling. The neighbour to the west, number 25 Lewes Way, on marginally higher land level, benefits from a single storey rear extension and outbuildings located to the rear of the neighbouring site.

3 Description of Proposed Development

- 3.1 This application seeks part retrospective planning permission to demolish existing garage and construct a single storey and two storey front, side and rear extensions, first floor rear extension and alterations to roof to include increase in ridge height.

3.2 During application 18/1680/FUL the Officer described the proposed works as:

The proposal would result in an increase in ridge height of the dwelling by 0.3m, from 7.8m to 8.1m. The main eaves height of the dwelling would remain the same at a height of 5.4m.

The proposed front extension would have a maximum depth of 1.9m from the eastern aspect of the frontage and a depth of 2.2m from the currently recessed western aspect of the frontage incorporating a front porch at ground floor level. The front porch would hold a width of 2.1m at its deepest point and the eastern aspect would hold a width of 3.6m at its deepest point. The front porch would have pitched roof form with a maximum height of 3.5m sloping down to an eaves height of 2.6m. At first floor level, the front extension would hold a depth of approximately 1.3m from the western flank and 1.6m from the eastern aspect reflecting the existing stepped frontage of the application site. The two storey front extension to the eastern aspect of the front elevation would have a hipped roof form with a maximum height of 6.8m, sloping down to an eaves height of 5.4m. The front extension to the western aspect would adjoin the main roofslope of the dwellinghouse with a maximum height of 8.1m, sloping down to an eaves height of 5.4m.

The front extension would adjoin the proposed side extension constructed to the eastern flank of the host dwelling replacing the existing adjoining garage. The side extension would hold a width of 2.2m from the existing main two storey flank elevation at ground floor level and a depth of 13.2m, extending approximately 3.6m beyond the existing main two storey rear elevation of the dwelling, adjoining the existing single storey rear extension. At ground floor level, the proposed side extension would be constructed up to the eastern flank boundary with a dummy pitched roof form with a maximum height of 3.4m and a pitched roof behind with a height of 2.9m.

At first floor level, the side extension would hold a width of 1m and a depth of 12.9m including a 3.6m deep rear extension. The extension would be set in approximately 1.3m from the eastern flank boundary and the extension would adjoin the ridge of the main two storey dwelling with a height of 8.1m, sloping down to an eaves height of 5.4m.

During the course of the application, the applicant confirmed in writing that the proposal would include white render to the flank elevations and rear elevation of the dwelling with the brickwork to the frontage retained to match the existing. Amended plans have now been received to remove the proposed white render from the proposal and the revised plans indicate that the proposed development would be finished in brickwork to all elevations to match the existing dwelling.

3.3 The **only** difference between previously approved planning application 18/1680/FUL and this application is:

- The alteration from white framed windows to grey framed windows.

3.4 Amended plans were provided as part of this application to ensure that the plans were correctly labelled to indicate the proposed development and the pre-existing extent of the dwelling.

4 Consultation

4.1 Statutory Consultation

4.1.1 Croxley Green Parish Council: [Objection]

CGPC object for the following reasons:

- 1. Development does not comply with CA2 of the Neighbourhood Plan.*
- 2. The extension of the increased ridge height would create an overbearing structure.*

3. *This further development would result in a total overmassing of site.*

4. *There are concerning privacy issues and loss of light for neighbours.*

Neighbours comments should be taken into account. If the planning officer is minded to approve the application then CGPC request that it be considered by TRDC planning committee.

4.1.2 National Grid: [No comment received. Any comments received will be verbally updated at the Committee meeting].

4.2 Public/Neighbour Consultation

4.2.1 Number consulted: 7

4.2.2 No of responses received: 1 objection received

4.2.3 Summary of response:

- Plans are misleading;
- Bulk and design impacts the street scene – appeal reference APP/P1940/D/20/3262933;
- Loss of character;
- Development exacerbated 22/0394/FUL;
- No street scene elevations have been provided;
- Fenestration alterations have occurred without permission;
- Conditions relating to 18/1680/FUL have not been upheld;
- The public footway and verge have been damaged;
- No dimensions on the plans have been provided;
- The application form has been filled out incorrectly;
- Request the application is withdrawn due to inaccuracies in the plans and application form;
- Object to design due to loss of character in the road.

Officer comment: Only material planning considerations can be assessed within this application. Officers are not able to pre-empt future development and as such, future development is not assessed within this application. It is acknowledged that initial plans had not been labelled correctly. During the course of this application, amended plans were sought and plans were labelled correctly, including the amendment of the street scene plan. Concerns relating to the public footway etc. would be a matter for the highway authority. Officers are not able to make an assessment of works outside of the red line indicated on the location plan.

4.2.4 Site Notice: Not required.

4.2.5 Press notice: Not required.

5 Reason for Delay

5.1 Committee cycle.

6 Relevant Planning Policy, Guidance and Legislation

6.1 National Planning Policy Framework and National Planning Practice Guidance

6.1.1 In 2021 the updated 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”.

- 6.1.2 The NPPF states that ‘good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities’. The NPPF retains a presumption in favour of sustainable development. This applies unless any adverse impacts of a development would ‘significantly and demonstrably’ outweigh the benefits.

6.2 The Three Rivers Local Development Plan

The application has been considered against the policies of the Local Plan, including the Core Strategy (adopted October 2011), the Development Management Policies Local Development Document (adopted July 2013) and the Site Allocations Local Development Document (adopted November 2014) as well as government guidance. The policies of Three Rivers District Council reflect the content of the NPPF.

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

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

The Croxley Green Neighbourhood Plan Referendum Version (adopted December 2018) is also relevant, specifically Policy CA2 and Appendices B and C. The site is within Character Area 7.

6.3 Other

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

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

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

7 Planning Analysis

7.1 Overview:

- 7.2 Planning permission was granted in 2018 to demolish existing garage and construction of single storey and two storey front, side and rear extensions, first floor rear extension and alterations to roof to include increase in ridge height under application reference 18/1680/FUL. This application was approved at Three Rivers Planning Committee on Thursday 15th November 2018.

- 7.3 This application has come forward following planning enforcement 20/0222/COMP.

- 7.4 During the investigation it came to light that planning permission granted in 2018 under application 18/1680/FUL had not been implemented in accordance with approved plans. Breaches on site included a loft conversion including hip to gable roof extension towards the rear and the insertion of a rear dormer.
- 7.5 Officer consider that works permitted under reference 18/1680/FUL lawfully commenced.
- 7.6 It should be noted that the **only** difference between previously approved planning application 18/1680/FUL and this application is the alteration from white framed windows to grey framed windows.
- 7.7 Impact on Character and Street Scene
- 7.7.1 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 (adopted October 2011) relates to design and states that in seeking a high standard of design the Council will expect development proposals to 'have regard to the local context and conserve or enhance the character, amenities and quality of an area'.
- 7.7.2 Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013) sets out that development should not have a significant impact on the visual amenities of the area. In relation to new development, the Design Criteria of the DMP LDD stipulates that oversized, unattractive and poorly sited development can detract from the character and appearance of the street scene. In relation to front extensions, Appendix 2 sets out that applications 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 within the streetscene. In relation to side extensions, Appendix 2 sets out that at single storey level, the proximity to the flank boundary will be individually assessed and however, in order to prevent a terracing effect and maintain an appropriate spacing between properties in character with the locality, side extensions should be set in a minimum of 1.2m from the flank boundary at first floor level. Applications for two storey rear extensions will be assessed on their individual merits in terms of size and volume and according to the characteristics of the particular property. Generally, the maximum depth of single storey rear extensions to detached dwellings should be 4m.
- 7.7.3 The Croxley Green Neighbourhood Plan (adopted December 2018) states that new development should seek to conserve and, wherever possible, enhance the key elements of the character and appearance of the Character Areas. The Neighbourhood Plan comments in relation to character area and Lewes Way that;
- “Areas 7 is a large district and more homogeneous than the rest of the parish with 1930s two storey semi-detached houses dominating in the southern part and extensive frontages of 1930s bungalows, particularly in Links Way. Development of the northern part of this area ceased during the Second World War and resumed afterwards. There were some plots where foundations had been laid and these remained incomplete for years. When development recommenced it included a substantial area of 1950s social housing, both terraced houses, maisonettes and flats. There are also two sizeable later developments on previously non-residential sites. At the north end of Manor Way, on the site of the former Durrants School. More recently, Durrants, formerly private playing fields after the sale of the old estate. To the ancient byway of north Little Green Lane forms a distinct edge to the Parish boundary with beautiful countryside of open farmland and woods beyond. This “green edge” is an important characteristic around most of the perimeter of the Parish and is especially important on the eastern boundary where the Green Belt is so narrow”*
- 7.7.4 Policy CA2 of The Croxley Green Neighbourhood Plan requires that domestic extensions should seek to conserve and enhance the character of the area through the 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.

- 7.7.5 It is acknowledged that the proposed window frames are grey in colour which contrast with the white framed windows within the pre-existing dwelling and appear more modern in appearance. Further, it is noted that the majority of other dwellings within Lewes Way have retained white framed windows. However, although contrasting in colour, the windows retain a broadly similar size and profile to the pre-existing and neighbouring windows and a greater variety exists within the area, beyond Lewes Way. In this regard, the grey window frames are not unduly prominent or so out of character that they have a harmful impact on the visual amenity of the host dwelling and wider area.
- 7.7.6 Since the 2018 approval and this application, it is considered that there has not been a material difference in the character and appearance of the wider street. Nor has there been a material alteration to adjacent neighbour's nos. 21 and 25. It is however, acknowledged that since the 2018 permission, the Croxley Green Neighbourhood Plan (adopted December 2018) has been adopted and therefore is now a material consideration within decision making. Also, the NPPF has been updated (2021). The existing Development Management Policies have remained un-altered.
- 7.7.7 Having regard to the Croxley Green Neighbourhood Plan, the development has increased the size and scale of the host dwelling. However, the increase in ridge height has not exceeded the height of the dwelling to the west (no.25) and maintained the eaves height. As such, it does not appear incongruous or of a prominent height in relation to the wider street. Furthermore, the rear extensions are not readily visible from the wider street of Lewes Way and therefore, is not prominent from the wider street. Also, it is acknowledged that the street scene of Lewes Way does have some degree of variation with regard to extensions of varying styles and design such that the rear extension does not appear unduly excessive or out of character. Although extended to the side, the dwelling in from the western flank and set in at first floor level by 1.3m from the eastern boundary. At this spacing, side extension complies with the guidance set out within Appendix 2 and has not resulted in terracing between the dwellings. The scheme includes a front extension which has a gable end and forward of the neighbouring dwellings. It is noted that there is no uniform building line of dwellings along the wider street and there are other gable features such that the front extension, including porch, is not out of character or unduly prominent. Although increasing the scale of the pre-existing dwelling, it is considered that the development accords with Appendix 2 of the Development Management Policies LDD and Croxley Green Neighbourhood Plan.
- 7.7.8 Given that this application essentially seeks what has previously been approved in terms of built form, the site circumstances have not materially changed, planning policies have not significantly varied, the development accords with the Croxley Green Neighbourhood Plan and the darker framed windows within this application do not arise in harm to the dwelling or wider street.
- 7.7.9 It is also acknowledged that the dismissed appeal at the site, APP/P1940/D/20/3262933, occurred following the previous 2018 approval. The appeal sought extensions including hip to gable roof extensions and a rear dormer which significantly deviated away from the 2018 planning permission. The appeal scheme found the unauthorised additions unacceptable. Given that the roof within this application remains hipped, respecting the character of the wider street, and is in line with the 2018 planning permission it is considered the proposed scheme is materially different and not comparable to the appeal scheme.
- 7.7.10 In summary, it is considered that the proposed development does not result in any adverse impact on the host dwelling or wider streetscene. The development would therefore accord with Policies CP1 and CP12 of the Core Strategy (adopted October 2011), Policies DM1 and Appendix 2 of the Development Management Policies Document (adopted July 2013) and the Croxley Green Neighbourhood Plan (adopted December 2018).
- 7.8 Impact on amenity of neighbours

- 7.8.1 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'.
- 7.8.2 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. To ensure that loss of light would not occur to the habitable rooms of neighbouring dwellings as a result of new development, the Design Criteria at Appendix 2 of the Development Management Policies document advise that two storey development should not intrude a 45 degree splay line 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 properties and consideration will be given to the juxtaposition of properties, land levels and the position of windows and development on neighbouring properties.
- 7.8.3 The two storey extensions does not intrude into a 45 degree splay line and therefore does not give rise to an unacceptable loss of light nor is it overbearing on either neighbour. The two storey side extension is set in 1.3m from the shared boundary with neighbour no.21, and is in accordance with the guidance set out within Appendix 2 with regard to spacing between dwellings. Further, although the ground floor is built up to the boundary with this neighbour, this neighbour also benefits from a ground floor extension abutting the boundary line. In addition the site boundary treatment is high between the sites, providing some screening. Given the land levels at the site and the positioning of the rear extension, it is not overbearing on this neighbour. The ground floor extends further than neighbour no.25. However, this neighbour also benefits from a rear extension. Owing to the side, extension and positioning of the rear extension is not overbearing nor does it result in a harmful loss of light to this neighbour. The first floor flank windows are conditioned to be obscure glazed and fixed shut which ensures no unaccepted overlooking to either neighbour.
- 7.8.4 As highlighted above, the extensions and window positioning within this application have previously been approved and not altered. Therefore, the extensions would not give rise to any additional intrusion, loss of light nor are they considered to be overbearing on any neighbour.
- 7.8.5 The proposed alteration of window colouring within this application does not give rise to any further overlooking or intrusion.
- 7.8.6 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).
- 7.9 Amenity Space Provision for future occupants
- 7.9.1 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.
- 7.9.2 The indicative amenity space for a 4 bedroom dwelling is 105sqm. The application site would retain approximately 200sqm amenity space which would exceed the standards. Further, the proposal would not result in any addition of bedrooms and as such there would be no alteration to the existing amenity space, raising no objection in this regard.
- 7.10 Wildlife and Biodiversity

- 7.10.1 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.
- 7.10.2 The protection of biodiversity and protected species is a material planning consideration in the assessment of applications in accordance with Policy CP9 of the Core Strategy (adopted October 2011) and Policy DM6 of the DMLDD. National Planning Policy requires Local Authorities to ensure that a protected species survey is undertaken for applications that may be affected prior to determination of a planning application.
- 7.10.3 The application has been submitted with a Biodiversity Checklist was submitted with the application and states that no protected species or biodiversity interests will be affected as a result of the application. The Local Planning Authority is not aware of any records of bats (or other protected species) within the immediate area that would necessitate further surveying work being undertaken.

7.11 Trees and Landscaping

- 7.11.1 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.
- 7.11.2 The application site is not located within a Conservation Area and no trees on or adjacent to the site are protected by a Tree Preservation Order. No trees of public amenity value have been harmed or removed by virtue of the development.

7.12 Highways, Access and Parking

- 7.12.1 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.
- 7.12.2 The indicative car parking level for 4 bedrooms is 3 assigned spaces. The block plan submitted as part of this application indicates that there would be 3 assigned parking spaces, of which when measured, would be of an appropriate size to accommodate 3 vehicles. Given that the proposed plans indicate the dwelling would be 4 bedrooms, it is considered that the parking circumstances are acceptable.

8 RECOMMENDATION

- 8.1 That PART RETROSPECTIVE PLANNING PERMISSION BE GRANTED and has effect from the date on which the development is carried out and is subject to the following conditions:
- C1 Those parts of the development hereby permitted which have not been completed shall be carried out in accordance with the following approved plans: TRDC 001 REV F (Block Plan); TRDC 002 REV A (Location Plan); 3879/1A (dated Apr 2022); 3879/9D dated Apr 2022); 3879/8C (dated Apr 2022); 3879/11A (dated Apr 2022);

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 the Croxley Green Neighbourhood Plan (adopted December 2018).

- C2 Unless specified on the approved plans, all new works or making good to the retained fabric (excluding the grey framed windows hereby permitted) shall be finished to match in size, colour, texture and profile those of the existing dwelling.

Reason: To prevent the dwelling 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).

- C3 The first floor flank windows hereby permitted within the eastern and western flank elevations shall be fitted with purpose made obscured glazing and shall be top level opening only at 1.7m above the floor level of the room in which the window is installed. The windows shall be permanently retained in that condition thereafter.

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

- C4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any other revoking and re-enacting that order with or without modification), no windows or similar openings [other than those expressly authorised by this permission or any other permission] shall be constructed in the flank elevations or flank roof slopes of the extensions (excluding the ground floor extension) 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).

8.2 **Informatives**

- I1 With regard to implementing this permission, the applicant is advised as follows:

All relevant planning conditions must be discharged prior to the commencement of work. Requests to discharge conditions must be made by formal application. Fees are £116 per request (or £34 where the related permission is for extending or altering a dwellinghouse or other development in the curtilage of a dwellinghouse). Please note that requests made without the appropriate fee will be returned unanswered.

There may be a requirement for the approved development to comply with the Building Regulations. Please contact Hertfordshire Building Control (HBC) on 0208 207 7456 or at buildingcontrol@hertfordshirebc.co.uk who will be happy to advise you on building control matters and will protect your interests throughout your build project by leading the compliance process. Further information is available at www.hertfordshirebc.co.uk.

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

Care should be taken during the building works hereby approved to ensure no damage

occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

Where possible, energy saving and water harvesting measures should be incorporated. Any external changes to the building which may be subsequently required should be discussed with the Council's Development Management Section prior to the commencement of work.

- 12 The applicant is reminded that the Control of Pollution Act 1974 allows local authorities to restrict construction activity (where work is audible at the site boundary). In Three Rivers such work audible at the site boundary, including deliveries to the site and running of equipment such as generators, should be restricted to 0800 to 1800 Monday to Friday, 0900 to 1300 on Saturdays and not at all on Sundays and Bank Holidays.
- 13 The Local Planning Authority has been positive and proactive in its consideration of this planning application, in line with the requirements of the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority suggested modifications to the development during the course of the application and the applicant and/or their agent submitted amendments which result in a form of development that maintains/improves the economic, social and environmental conditions of the District.