

PLANNING COMMITTEE – 13 JULY 2023

PART I - DELEGATED

23/0948/FUL - Demolition of existing single storey rear extension and construction of part single, part two storey front, side and rear extensions; conversion of garage into habitable accommodation; alterations to front fenestration and alterations to external materials, at 34 Girton Way, Croxley Green, Rickmansworth, Hertfordshire, WD3 3QN

Parish: Croxley Green Parish Council
Expiry of Statutory Period: 03.08.2023

Ward: Durrants
Case Officer: Lilly Varnham

Recommendation: That the decision be delegated to the Head of Regulatory Services to consider any representations received and that PLANNING PERMISSION BE GRANTED subject to the conditions set out below.

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: [23/0948/FUL | Demolition of existing single storey rear extension and construction of part single, part two storey front, side and rear extensions; conversion of garage into habitable accommodation; alterations to front fenestration and alterations to external materials. | 34 Girton Way Croxley Green Rickmansworth Hertfordshire WD3 3QN \(threerivers.gov.uk\)](https://www.threerivers.gov.uk/23/0948/FUL)

1 Relevant Planning History

- 1.1 W/1516/53 - Garage and addition - Permitted and Implemented.

2 Description of Application Site

- 2.1 The application site contains a two-storey semi-detached dwelling on Girton Way, Croxley Green. The application dwelling has a dark tiled hipped roof form, with a flat roofed two storey side extension. The exterior finish of the dwelling consists of a red brick to the ground floor and a pebbledash render to the first floor.
- 2.2 To the front of the dwelling is an existing paved driveway with off street parking provision, the dwelling has an existing garage attached to the side elevation of the dwelling which appears to form part of an earlier addition to the dwelling. To the rear of the dwelling is an amenity garden, predominantly laid as lawn with an area of patio extending from the rear elevation of the dwelling. The rear also benefits from a detached shed (outbuilding) sited to the side of the dwelling.
- 2.3 The adjoining neighbour, a two-storey semi-detached dwelling at No. 32 Girton Way is sited east of the application dwelling and is set on the same land level. This neighbouring dwelling appears to benefit from an existing single storey rear extension, set up to the boundary with the application site. The neighbour at No. 36 Girton Way is two storey detached dwelling which is separated from the application site by virtue of the existing public right of way which connects Girton Way to Baldwins Lane. This neighbouring dwelling does not appear to have previously extended but would appear to have a detached shed (outbuilding) within the rear garden adjacent to the footpath.
- 2.4 Girton Way is characterised by a number of detached and semi-detached dwellings of similar architectural style and appearance, a number of which have been extended or altered.

3 Description of Proposed Development

- 3.1 The application seeks planning permission for the demolition of existing single storey rear extension and construction of part single, part two storey front, side and rear extensions; conversion of garage into habitable accommodation; alterations to front fenestration and alterations to external materials.
- 3.2 The proposed development would result in the demolition of the existing ground floor rear projection and the existing shed (outbuilding) sited within the rear garden of the application site in order to facilitate the proposed extensions.
- 3.3 The existing footprint of the two-storey side/front extension adjacent to the Public Footpath would remain unchanged. The proposed development would infill the space to the rear of the side extension and would be set in line with the existing two storey side extension and would not project beyond this, as such a 1.2m spacing would be retained between the proposed development and the boundary. This element would have a depth of approximately 7.8m when taken from the rear of the existing garage/first floor bedroom of the existing two storey side extension, resulting in a total depth down the side of the dwelling of 13.1m at ground floor and 12.5m at first floor.
- 3.4 The extension would wrap around the dwelling to the rear and would extend across the dwellings width at ground floor set up to the shared boundary with the adjoining neighbour. The width would reduce at first floor level to a width of 6.6m, with the first-floor rear extension being set off the shared boundary with the adjoining neighbour by 2.8m. The extension would project beyond the rear elevation for a depth of 3.6m at ground floor and 2.9m at first floor level.
- 3.5 The proposed development would have a hipped roof form which would also extend over, replacing the existing flat roof of the existing two storey side extension. This would be set down from the overall ridge line by approximately 1.4m and would have an overall height of 7.7m. This would step down further when viewed from the front elevation to a height of approximately 7m. These additions would result in a small L shaped crown roof section, measuring a total depth of 3.9m, and a total width of 1.5m. The single storey rear element would have a flat parapet roof form, with an overall height of approximately 3.4m when taken from the side elevation to the top of the parapet.
- 3.6 The proposed development is also proposing a first-floor front infill extension above the front porch, which would have a depth of approximately 2.7m and a width of approximately 1.8m. This element would be set in line with the original front elevation of the dwelling and would be set back from the front porch by approximately 0.75m. The first-floor front infill extension would have a flat roof form, matching the height of the existing eaves.
- 3.7 The proposed development also includes a new patio, extending from the rear elevation of the dwelling for approximately 3m. This would be set at the natural ground level, with a minimal external step down from the internal floor height of the extension to the rear. The proposed conversion of the garage would serve a study and the garage door would be replaced with a window.
- 3.8 A new front entrance door and mono pitched roof is proposed within the front porch, and a new three casement window is proposed within the front elevation of the extension at ground floor level, a set of bifold doors is proposed to the rear elevation at ground floor level. At first floor level two new windows are proposed within the front elevation and two new windows are proposed within the rear elevation. New flank windows and doors are proposed at both ground and first floor level facing the adjacent footpath. A rooflight is proposed within the flat roof of the ground floor rear extension.

4 Consultation

4.1 Statutory Consultation

4.1.1 Croxley Green Parish Council: No comments at time of writing.

4.1.2 National Grid: No comments at time of writing.

4.1.3 HCC Footpath Section: No comments at time of writing.

4.2 Public/Neighbour Consultation

4.2.1 Number consulted: 6 No of responses received: 0

4.2.2 Site Notice Posted: 20/06/2023, Expires: 11/07/2023.

4.2.3 Press Notice Published: 23.06.2023, Expires: 13/07/2023.

4.2.4 Summary of Responses: [No responses received at time of writing, any comments to be reported verbally to the committee]

5 Reason for Delay

5.1 No delay.

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.

6.2 Planning Policy and Guidance

National Planning Policy Framework and National Planning Practice Guidance

In July 2021 the revised NPPF was published, to be read alongside the online National Planning Practice Guidance. The 2021 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 and Appendices 2 and 5.

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

Other

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

7 Planning Analysis

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

- 7.1.1 Policy CP1 of the Core Strategy (adopted October 2011) seeks to promote buildings of a high enduring design quality that respect local distinctiveness. Policy CP12 of the Core Strategy states that development should 'have regard to the local context and conserve or enhance the character, amenities and quality of an area' and 'conserve and enhance natural and heritage assets'.
- 7.1.2 Policy DM1 and Appendix 2 of the Development Management Policies Local Development Document (adopted July 2013) set out that development should not lead to a gradual deterioration in the quality of the built environment, have a significant impact on the visual amenities of the area and that extensions should respect the existing character of the dwelling, particularly with regard to the roof form, positioning and style of windows and doors, and materials.
- 7.1.3 As set out in Appendix 2, extensions should not be disproportionate to the original dwelling. Single storey rear extensions to semi-detached properties should have a maximum depth of 3.6m. This distance may be reduced if the extension would adversely affect adjoining properties or is unduly prominent. In order to prevent a terracing effect and maintain an appropriate level of 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 1.2m. This distance may 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. Appendix 2 also outlines that two storey rear extensions in terms of their size and volume will be assessed on their individual merits according to the characteristics of the particular property. Two storey front extensions 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.
- 7.1.4 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.
- 7.1.5 The existing property has been unsympathetically extended to the side of the dwelling with a flat roofed two-storey side extension. The proposed development would infill the space

behind the existing two storey side extension wrapping around the dwelling to project beyond the rear at both ground and first floor level. It is acknowledged that the proposed development offers an opportunity to enhance the appearance of the dwelling within the streetscene, notably the omission of the flat roof of the existing two storey side extension and its replacement with a hipped roof set down from the main ridge line which is considered favourable.

- 7.1.6 The existing footprint of the two-storey side extension would remain as existing to the front of the dwelling and the proposed development would not project beyond the existing flank wall of the dwelling and as such a 1.2m spacing to the boundary with the public footway would be retained following implementation of the extensions ensuring sufficient spacing is maintained around the dwelling. It is also acknowledged the next neighbouring dwelling at No. 36 Girton Way is separated from the dwelling by virtue of the adjacent footpath and is set further off the flank boundary with the footpath, retaining the sense of space between the two dwellings and given the spacing is not considered to result in an overbearing impact on the public right of way.
- 7.1.7 The extension would infill the space behind the existing two storey side extension at both ground and first floor level, the extension would then wraparound to the rear and project beyond this by 3.6m at ground floor level, which would comply with the guidelines set out in Appendix 2 of the DMP LDD and as such is not considered to be disproportionate to the host dwelling. At ground floor level the proposed development would be set up to the boundary with the adjoining neighbour and would have a flat parapet roof form, which is considered to be of an appropriate scale and design to the application dwelling, the single storey rear element would also be constructed in materials to match the existing dwelling which would further retain the character of the dwelling. In addition, this element would be largely screened from view of the streetscene, by virtue of its siting to the rear. Some views of the single storey element may be had from the existing public footpath to the side of the dwelling; however, it is acknowledged that these views would be limited due to existing boundary treatments.
- 7.1.8 The development would extend beyond the rear of the dwelling by 2.9m at first floor level and would be set off the boundary with the adjoining neighbour by 2.9m. The proposed part single, part two storey side and rear extension would have a hipped roof form, this hipped roof would also extend over the flat roof of the existing two storey side extension. This would be set down from the main ridge line of the dwelling and would step down further when viewed from the front elevation and as such is not considered to appear as an incongruous or overly prominent addition to the host dwelling. In addition, it is considered that the proposed development would result in an enhancement to streetscene from the existing unsympathetic addition by virtue of the replacement of the flat roof with a more sympathetic hipped roof form. A small crown section would be created where the hipped roof is set down from the main ridge, however, this would not appear prominent in the street scene or result in harm.
- 7.1.9 The first-floor front infill would be set in line with the original front elevation, sitting above the front porch, and would have a flat roof form, with an eaves height to match that of the existing dwelling. Whilst flat roof forms are not generally encouraged, in this case it would be a small infill addition which would be read against the hipped roof to both sides and rear such that its impact would be limited and it would not appear prominent or result in demonstrable harm.
- 7.1.10 A mono pitched roof is proposed above the existing front porch and is considered to be of an appropriate scale and design to the host dwelling, and as such is considered to result in any harm to the character of the dwelling or wider streetscene.
- 7.1.11 The conversion of the garage would be readily visible from the streetscene and would be facilitated by the replacement of the garage door with a window to the front elevation of the extension. The proposed window would reflect the style and appearance of the existing

fenestration and as such is not considered to result in any undue harm to the character of the host dwelling or wider streetscene.

- 7.1.12 The proposed extensions and existing dwelling would be finished in a smooth render, with the retention of facing brickwork to the single storey rear extension. It is noted that there are some examples within the streetscene of properties that have been rendered, and the neighbour at No. 36 Girton Way is finished in facing brickwork at both ground and first floor. In addition, there are also some examples of mock tudor dwellings along Girton Way. Therefore, there is considered to be variation in the streetscene such that the alterations of materials in this case are not considered to result in demonstrable harm to the character of the host dwelling or streetscene. In addition, the proposed fenestration detail also appears to reflect the style and appearance of the existing dwelling which would further retain the character.
- 7.1.13 In summary, the proposed development would not result in any adverse harm to the character and appearance of the host dwelling or streetscene. The development would be acceptable and in accordance with Policies CP1 and CP12 of the Core Strategy, 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 of 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 the loss of light to the windows of neighbouring properties nor allow overlooking and should not be excessively prominent in relation to adjacent properties.
- 7.2.2 Appendix 2 sets out that rear extensions should not intrude into a 45-degree splay line drawn across the rear garden from a point on the joint boundary, level with the rear wall of the adjacent property. 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.
- 7.2.3 The proposed single storey rear element would be set up to the shared boundary with the adjoining neighbour at No. 32 Girton Way and would have a depth of approximately 3.6m which would comply with the guidelines set out above in Appendix 2 of the DMP LDD. This neighbouring dwelling benefits from a single storey rear extension set up to the shared boundary with the application site, which has a depth of approximately 3m. The proposed extension would project beyond the rear elevation of the neighbouring extension by approximately 0.6m and would have a flat parapet roof form. Given that this element would not exceed the guidelines outlined above, and owing to the existing site circumstances, and replacement of existing built form to the rear, it is not considered to result in an overbearing impact or harmful loss of light to the occupiers of this neighbouring dwelling.
- 7.2.4 The proposed development would not project beyond the existing flank wall of the dwelling and would be set off the flank boundary by approximately 1.2m which would comply with the guidelines outlined above. The infill element at both ground and first floor to the side of the dwelling would be largely screened from view of the adjoining neighbour by virtue of the existing built form of the host dwelling.
- 7.2.5 The first-floor rear extension would have a depth of approximately 2.9m and would be set off the boundary with the neighbour at No. 32 by approximately 2.9m. When taken from a point on the shared boundary level with the original rear wall of the neighbouring dwelling there would be no intrusion of the 45-degree line at first floor level. This neighbour has also implemented a single storey rear extension, and Appendix 2 sets out that regard can be

had for existing extensions. When taken from the rear elevation of the existing extension there would also be no intrusion of the 45-degree line at first floor level. In light of the above assessment, the separation that would be maintained to the boundary and that this element would have a hipped roof form, it is not considered that this would result in any demonstrable harm to the residential amenity of the occupiers of this neighbouring dwelling.

- 7.2.6 The neighbouring dwelling at No. 36 Girton Way is separated from the application site by virtue of the existing public footpath, it is also noted that this neighbouring dwelling is further set off the flank boundary by approximately 2m, and off the boundary with the application site by some 4.4m. This neighbouring dwelling does not appear to benefit from any existing extensions, there is however a single storey detached shed (outbuilding) within the rear garden sited along the flank boundary with the footpath. Given the separation that would be maintained to the boundary, it is not considered that the proposed development would result in unacceptable harm to the residential amenity of the occupiers of this neighbouring dwelling. The applicant is proposing the provision of windows within the first-floor side elevation of the proposed extension facing towards the public footpath and the neighbour at No. 36. Whilst replacing existing windows, these additions particularly the first-floor flank window serving the bedroom may provide some overlooking of both this neighbour and the public footpath. As such a condition will be added to the first-floor flank glazing to ensure that these windows are obscure glazed and are to remain as such thereafter. The ground floor glazing within the side elevation of the host dwelling is considered unlikely to result in additional overlooking of any neighbour beyond that of the existing situation, by virtue of the existing boundary treatments.
- 7.2.7 The first-floor front infill extension would be largely screened from view of the adjoining neighbour at No. 32 Girton Way and the neighbour at No. 36 Girton Way by virtue of the existing built form of the application dwelling and would not exceed the height of the existing eaves to the front elevation, and as such is not considered to result in any harm to the residential amenity of the occupiers of any neighbouring dwelling.
- 7.2.8 The proposed patio would be set at the natural ground floor level, and as such it is considered to facilitate additional overlooking of any neighbour. The conversion of the existing garage facilitated by a new window within the front elevation and the proposed mono pitched roof form above the existing front porch is not considered to result in any harm to the residential amenity of the occupiers of any neighbouring dwelling beyond that of the existing.
- 7.2.9 The windows within the rear elevation of the first-floor rear extension would predominantly overlook the application site's rear amenity space, and whilst it is acknowledged that these would protrude further beyond the original rear elevation, it is not considered that they would facilitate additional overlooking of any neighbour beyond that of the existing first floor windows. The windows at both ground and first floor level within the front elevation, including the new front entrance door would predominantly overlook the pre-application sites frontage, and by virtue of the separation maintained to the highway are considered unlikely to result in additional overlooking of any neighbour beyond that of the existing fenestrations.
- 7.2.10 In summary, the proposed development would not result in any adverse impact on any neighbouring occupier and the development would be acceptable 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).

7.3 Rear Garden Amenity Space Provision

- 7.3.1 Policy CP12 of the Core Strategy states that development should take into account the need for adequate levels and disposition of amenity and garden space. Section 3 (Amenity Space) of Appendix 2 of the Development Management Policies document provides indicative levels of amenity/garden space provision.

7.3.2 The application dwelling currently has four bedrooms at first floor level, the proposed development would increase the number of bedrooms by one, resulting in a five-bedroom dwelling. Appendix 2 of the DMP LDD outlines that the indicative levels of rear amenity space for a five-bedroom dwelling is 126sqm, the application site would retain approximately 217sqm of rear amenity space which is considered to be sufficient for the dwelling and in accordance with the above guidelines. The proposal is therefore considered acceptable in this regard.

7.4 Wildlife and Biodiversity

7.4.1 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.

7.4.2 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.

7.4.3 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. The Local Planning Authority is not aware of any records of protected species within the immediate area that would necessitate further surveying work being undertaken.

7.5 Trees and Landscaping

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.

7.6 The application site is not located within a Conservation Area and no trees would be affected as a result of the proposed development. The proposal is 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 application dwelling has four bedrooms at first floor level, Appendix 5 of the DMP LDD requires that a four or more bedroom dwelling should have 3 assigned spaces within the dwelling curtilage. The application site has an existing driveway with off street parking provision for up to three vehicles, which is considered to be sufficient for the existing dwelling. The proposed development would result in an increase of one bedroom, resulting in a five-bedroom dwelling. However, the parking requirement would remain unchanged, and as such there would be no additional requirement for off street parking. It is noted that the existing garage would be converted to serve a study, however, sufficient parking is considered to be retained within the existing driveway of the application site to meet the policy requirement.

8 **Recommendation**

8.1 That the decision be delegated to the Head of Regulatory Services to consider any representations received and 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: 355 PPL3 C, 3585 PPL2 C, 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 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 Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

C4 Before the first occupation of the building/extension hereby permitted the window(s) in the first-floor side elevation facing 36 Girton Way 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).

C5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any other revoking and re-enacting that order with or without modification), no windows/dormer windows or similar openings [other than those expressly authorised by this permission] shall be constructed in the front, side or rear 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).

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 development maintains/improves the economic, social and environmental conditions of the District.
- 14 The applicant is hereby advised to remove all site notices on or near the site that were displayed pursuant to the application.