

## PLANNING COMMITTEE – 14 September 2023

**23/0894/FUL – Demolition of existing bungalow and construction of replacement bungalow with roof accommodation, served by front and rear dormer windows and front rooflight; installation of heat pump; alterations to frontage; and front and rear landscaping works at 71 QUICKLEY LANE, CHORLEYWOOD, RICKMANSWORTH, HERTFORDSHIRE, WD3 5AE.**

Parish: Chorleywood Parish Council  
Expiry of Statutory Period: 07.08.2023  
(Extension of time agreed until 21.09.2023)

Ward: Chorleywood South & Maple Cross  
Case Officer: Tom Norris

Recommendation: That Planning Permission be granted.

Reason for consideration by the Committee: Called in by Chorleywood Parish Council unless Officers are minded to refuse permission due to concerns relating to character and street scene impact.

To view all documents forming part of this application please go to the following website:  
<https://www3.threerivers.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RVK7DRQFFW500>

### 1 Relevant Planning History

- 1.1 8/336/74 - Single storey extension to rear - 20.09.1974 – Permitted

### 2 Description of Application Site

- 2.1 The application site contains a detached bungalow located on the southern side of Quickley Lane, Chorleywood. The land levels on this part of Quickley Lane slope upward in an east to west direction, meaning that the adjoining neighbour to the west is positioned at a higher level, the adjoining neighbour to the east to a lower level. The dwelling is also positioned at a higher level relative to the public highway and the rear amenity garden slopes upwards towards the rear.
- 2.2 The application dwelling is traditional in character with a hipped roof form and red facing brick exterior. Forward of the dwelling is a partially paved driveway and front garden. To the rear of the dwelling is an amenity garden of some 300sqm in area.
- 2.3 The street scene on this part of Quickley Lane is relatively traditional in terms of it consisting of predominantly hipped roof bungalows. There are however examples of modern alterations to these bungalows including the addition of gabled roofs and front and rear dormer windows and the use of materials such as render.

### 3 Description of Proposed Development

- 3.1 Planning permission is sought for the demolition of the existing bungalow and the construction of a replacement bungalow with roof accommodation, served by front and rear dormer windows and front rooflight; installation of heat pump; alterations to frontage; and front and rear landscaping works.
- 3.2 The proposed replacement dwelling would be positioned 1.0m forward of the front building line of the existing dwelling. The proposed dwelling would have a width of 12.4m, a depth of 13.1m and would be spaced 1.3m to each of its flank boundaries. The proposed dwelling would have a gabled roof form with an eaves height of 2.2m and an overall height of 6.0m.
- 3.3 There would be two dormer windows inserted within the front roofslope of the proposed dwelling. These would each have a width of 2.6m, a depth of 4.8m and a height of 1.9m.

Each dormer would contain a window. a rooflight would be inserted centrally, between the dormers. There would be a dormer window inserted within the rear roofslope which would have a width of 10.9m, a depth of 5.4m and a height of 2.0m. There would be three windows within the rear dormer.

- 3.4 The proposed dwelling would be finished in white render and slate roof tiles to the main roof. The dormers would have cedar shingles to their cheeks and a standing seam metal roof. The windows and doors would be black framed.
- 3.5 It is proposed that the front driveway is extended by 4.0m in width. This would include new steps up to the dwelling.
- 3.6 It is proposed that the rear land levels are excavated between 1.8m and 1.1m to form an amenity garden of three flat levels. Retaining walls of the height of the existing ground level would be built. Starting from the rear of the dwelling, each platform would each measure 3.0m, 5.0m and 3.5m in depth.
- 3.7 Amended plans were received during the application. Design amendments were made to the proposed dwelling including lowering of the proposed ridge height, a reduction in scale to the front dormers and a reduction in scale to the rear dormer. The proposed extension to the existing dropped kerb was also removed from the proposed development.

## **4 Consultation**

### **4.1 Statutory Consultation**

#### **4.1.1 Chorleywood Parish Council: [Objection]**

*The Committee had Objections to this application on the following grounds and wish to CALL IN, unless the Officer are minded to refuse planning permission.*

*Should the plans or supporting information be amended by the Applicant, please advise the Parish Council so the comments can be updated to reflect the amended*

*' Out of keeping with the street scene*

*' Significant concerns with the proposed ridge height which is out of keeping with the other properties in the street scene*

*' Concern relating to the loss of trees and soft landscaping*

*' Request an engineering report prior to any excavation of the earth as there is likely to be a significant amount of excavation where there is a steep change in levels to make way for additional car parking which is also out of keeping in the streetscape*

*' Request a landscape plan is produced*

*The Committee request amendments are made as the design could be more sympathetic with the street scene. Furthermore, it is requested that street scene elevations are provided.*

Officer Note: The Parish Council have been notified of the receipt of amended plans and no further comments have been received at the time of drafting this report. Any comments received will be reported verbally to committee.

#### **4.1.2 Hertfordshire County Highways:**

*Recommendation*

Notice is given under article 22 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that Hertfordshire County Council as Highway Authority recommends that permission be refused for the following reason:

The proposed access arrangements are not in accordance with Hertfordshire County Council specifications as documented in Roads in Hertfordshire; Highway Design Guide and has the potential to interfere with the free and safe flow of highway users on the adjacent highway. The proposals are therefore contrary to policy guidelines as outlined in the National Planning Policy Framework (NPPF) and Hertfordshire Local Transport Plan (LTP4).

#### Comments/Analysis

##### Description of Proposal

Demolition of existing bungalow and construction of replacement bungalow with accommodation in the roof space served by front and rear dormers with windows and front rooflight with associated heat pump, access, parking and landscaping works

##### Site and Surroundings

Quickley Lane is an unclassified local access route subject to a 30mph speed limit which is highway maintainable at public expense. The site is located in a residential area in the southern area of Chorleywood.

##### Highway Impact

The existing dropped kerb at the site measures a total of approximately 9.9m in size and is proposed to be extended to approximately 13.5m according to drawing number 3-0-3. Both the existing and proposed sizes are above the maximum size a dropped kerb can be for a shared dropped kerb, as outlined in Roads in Hertfordshire: Highway Design Guide 3rd Edition Section 4 – Design Standards and Advice. Therefore, the existing dropped kerb would not be able to be extended without creating a significantly oversized dropped kerb. An oversized access can cause unease to those using the footway as there is increased potential for vehicles to enter the site at a higher speed. The oversized dropped kerb would ultimately give priority to vehicles crossing the footway rather than pedestrians, therefore disrupting the highway user hierarchy and infringing upon Policy 1 of LTP4.

##### Conclusion

HCC as the Highway Authority have reviewed the supporting documents and drawings and wishes to raise an objection to the application. This is due to highway concerns as the proposals are contrary to the design standards and policies contained in Roads in Hertfordshire: Highways Design Guide, Manual for Streets, and Hertfordshire County Council Residential Dropped Kerbs Terms and Conditions.

**Officer comment:** The proposals to widen the vehicular access have been removed from the plans as this consultee has recommended refusal on this part of the development. This would therefore fall away as a reason to objecting to the proposal.

4.1.3 National Grid: [No response received]

#### 4.2 Public/Neighbour Consultation

4.2.1 Neighbours consulted: 8

4.2.2 Responses received: 4 (Objections)

4.2.3 Site Notice not required.

4.2.4 Press notice not required.

4.2.5 Summary of objections received:

- Concerns regarding design and impact upon street scene.
- Concerns over extension of dropped kerb.
- Concerns regarding overlooking.
- Concerns over loss of light.
- Concerns regarding siting of proposed heat pump.
- Concerns of light pollution.

## **5 Reason for Delay**

5.1 Committee cycle.

## **6 Relevant Planning Policy, Guidance and Legislation**

### **6.1 Legislation**

6.1.1 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).

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

6.1.3 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 Policy & Guidance**

#### *National Planning Policy Framework and National Planning Practice Guidance*

6.2.1 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”.

6.2.2 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*

6.2.3 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.

6.2.4 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.

6.2.5 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.

### 6.3 Other

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

## 7 **Planning Analysis**

### 7.1 Principle of Development

7.1.1 The application dwelling is not situated within a Conservation Area and is not a Listed or Locally Listed Building. As such, there are no overriding policy requirements to retain the existing dwelling and the principle of demolition and construction of a replacement dwelling is acceptable.

7.1.2 The site is located within the Chorleywood Neighbourhood Development Plan area. Policy 4 of the Chorleywood Neighbourhood Plan relates to 'Housing to meet the needs of local people'. This policy states that "in areas characterised by groups of bungalows those developments which require the submission of a planning application will be carefully assessed to ensure that the supply of housing suitable for older and disabled people is not diminished. This will usually mean that suitable bungalows will not be able to be converted into multi-level dwellings". The proposal would result in a loss of a bungalow however a new bungalow would be built in its place. It is not considered that the principle of constructing a bungalow with roof accommodation to make it a multi-level dwelling is unacceptable or would justify refusal of planning permission subject to other material considerations. It is not considered that the proposal would demonstrably diminish the supply of housing suitable for older or disabled people, as the new dwelling could still, with or without further adaptation, provide suitable living accommodation for older or disabled people.

### 7.2 Impact on Character and Appearance

7.2.1 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. It further states that dormer windows should always be subordinate to the main roof, they should be set down from the main ridge, set in from the flanks and set up from the plane of the rear wall. Front dormers may not always be appropriate in the street scene.

7.2.2 Policy DM1 and Appendix 2 of the Development Management Policies LDD (DMP LDD) (adopted July 2013) set out that development should not have a significant impact on the visual amenities of the area. The Design Criteria at Appendix 2 states that the first floor element of development should be set in by a minimum of 1.2 metres to prevent a terracing effect within the street scene. Increases to ridge height will be assessed on their own merits at the time of a planning application. Where roof forms are of a uniform style/height and appearance, it is unlikely that an increase in ridge height will be supported by the Council.

7.2.3 Policy 2 of the Chorleywood Neighbourhood Development Plan states that All developments must demonstrate how they are in keeping with, and where possible enhance, the Special Characteristics of Chorleywood and that all development should seek to make a positive contribution to the 'street scene' by way of frontage, building line, scale and design.

7.2.4 The adjoining neighbours to each side are bungalows of similar design to the application dwelling. The adjoining neighbour to the west is positioned on a higher land level to the

application dwelling while the neighbour to the east is at a lower land level. The wider context of Quickley Lane is predominantly traditional bungalows although does contain examples of more modern extensions and alterations including gabled roofs and front dormers. The proposed dwelling includes a 0.5m increase in ridge height and a gabled roof with an increased ridge width compared to existing. The proposed development would respect the heights relative to neighbours and the varied levels. The proposed dwelling would remain between the heights of the adjoining neighbours and would not appear at odds with the street scene. The proposed dwelling would also maintain 1.3m to its flank boundaries which would meet the policy criteria for flank spacing.

- 7.2.5 The NPPF outlines that innovative design should not be stifled where there is no clear deviation from guidance set out in planning policy. The proposed dwelling would comply with the guidelines of Policy DM1 and Appendix 2 in respect of its height and spacing. Paragraph 134 of the NPPF outlines that significant weight should be given to
- a) Development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or
  - b) Outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.
- 7.2.6 As set out in this report, the street scene on this part of Quickley Lane is relatively traditional in terms of it consisting of predominantly hipped roof bungalows. There are however examples of modern alterations to these bungalows including the addition of gabled roofs and front and rear dormer windows and the use of materials such as render. The proposed new dwelling would be a contemporary design contrasting with the traditional form and appearance of the existing dwelling. The flank spacing and ridge height allows it to not appear excessively prominent or cramped within the street scene. The Design & Access Statement refers to a "New England" style of dwelling including the style of the proposed dormers and materials. The proposed dwelling would appear different to the existing dwelling however this would not automatically amount to harm in planning terms. The proposed new dwelling would respect the size and scale of the plot and would fit comfortably with its surrounding in accordance with paragraph 134 of the NPPF and Policy CP12 of the Core Strategy. The Design & Access Statement specifies material details which are considered to ensure that the quality of the design is not diminished as required by paragraph 135 of the NPPF.
- 7.2.7 The proposed rear dormer window would be located within the rear roofslope of the dwelling therefore would be largely obscured from the street scene. Some oblique views may be visible from the street scene and longer distance views. It is considered, given its set in from the flanks, set up from the eaves that the dormer would, on balance, be proportionate in scale to the roofslope and as such are deemed to be subordinate and would not result in harm to the character and appearance of the host dwelling and area. The dormer was reduced in scale during the application to be more set in from the flanks to reduce any oblique visibility. It is further acknowledged that similar scale dormers have been implemented on this part of Quickley Lane. For the reasons set out above, the dormer is considered to be acceptable and would comply with the Design Criteria at Appendix 2.
- 7.2.8 The proposed front dormer windows are considered to be subordinate to the host roof in terms of their scale and positioning. These have been significantly reduced through design amendments to the scheme. It is noted that there are examples of front dormer windows on this part of the street. It is therefore not considered that these would be a prominent or out of character feature within the street.
- 7.2.9 The proposed external finish includes relatively modern materials such as white render and black framed windows. Given the variance of the street scene of Quickley Lane, including

alterations to dwellings with more modern materials, it is not considered that there would be an in principle objection to a dwelling of a more modern and contemporary character and it is not considered that the proposed materials would result in harm to the character of the dwelling or street scene.

- 7.2.10 It is not considered that the proposed alterations to the driveway and frontage would result in harm to the character and appearance of the area. The existing frontage is currently made up of lawn, hard and soft landscaping features. The proposal to accommodate one additional parking space and associated works such as the construction of a new retaining wall would slightly alter its existing appearance however it is not considered however that harm would arise as a result. The frontage would retain a significant portion of soft landscaping along with the proposed increased driveway size and it is not considered that the frontage would appear out of character with the dwelling or street scene particularly given the driveway alterations made across Quickley Lane as a whole. It is not considered that the rear patio and level alterations would result in any harm to the character and appearance of the dwelling or street scene.
- 7.2.11 The proposed heat pump is not considered to cause harm to the street scene. This would be discreetly located towards the rear of the dwelling within the flank elevation. It is not considered that this would appear prominent or harmful.
- 7.2.12 It is considered reasonable to restrict future permitted development rights for the further enlargement of the dwelling or further additions to the roof, through Part 1, Classes A-D of Schedule 2 of the GPDO to retain adequate planning control over future development of the site.
- 7.2.13 In summary, it is not considered that the proposed development would result in an adverse impact on the character or appearance street scene or area and the proposal would be acceptable in accordance with Policies CP1 and CP12 of the Core Strategy, Policy DM1 and Appendix 2 of the Development Management Policies document and Policy 2 of the Chorleywood Neighbourhood Development Plan.

### 7.3 Impact on amenity of neighbours

- 7.3.1 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. Two-storey development should not intrude the 45-degree splay line measured from a point on the shared boundary level with the rear wall of the dwelling.
- 7.3.2 The proposed block plan indicates that the proposed development would result in a 1.8m intrusion of the 45-degree splay line with the neighbour at no.69 and a 0.3m intrusion with the neighbour at no.73. While this is acknowledged, the part of the dwelling intruding the 45-degree line would be the rear eaves of the main roof and therefore would be relatively low profile. The principal rear elevation would extend up to 3.0m beyond the rear walls of each neighbour which would comply with the Design Criteria for detached dwellings and is not considered to be excessively deep. Furthermore there would be a spacing of 1.3m maintained to each flank boundary. It is therefore not considered that the proposed development would result in an overbearing impact or a loss of light to either adjoining neighbour.
- 7.3.3 The dwelling would contain ground and roof level glazing within its front and rear elevations. It is acknowledged that the introduction of first floor glazing would provide an elevated front and rear outlook however it is not considered that this would be detrimentally harmful to the residential amenity of either adjoining neighbour. It is recognised that rear loft windows to

bungalows is not an uncommon situation and there are examples of this on this part of Quickley Lane. Given the distance and land levels sloping upwards at the rear, it is not considered that the proposed rear dormer would overlook any neighbours to the rear.

- 7.3.4 It is not considered that the proposed front driveway or rear patio alterations would result in harm to the residential amenities of any neighbours in terms of a loss of light or overlooking. These would each be lower than the current levels of the site. The existing boundary treatment would remain in situ and is not proposed to be altered as part of the works.
- 7.3.5 It is not considered that the proposed heat pump unit, by virtue of its scale and siting, would lead to an overbearing impact or loss of light to any neighbour. The proposed unit would operate at a sound pressure level of 45DB which is the equivalent of a normal conversation volume and is not considered to be harmful. The proposals were discussed with the Council's Environmental Health Officer who did not raise concern based on the specification information.
- 7.3.6 In summary, the proposed development is acceptable in accordance with Policies CP1 and CP12 of the Core Strategy and Policy DM1 and Appendix 2 of the Development Management Policies LDD.

#### 7.4 Highways & Parking

- 7.4.1 Core Strategy Policy CP10 requires development to provide a safe and adequate means of access and to make adequate provision for all users, including car parking. Policy DM13 and Appendix 5 of the Development Management Policies document set out parking standards.
- 7.4.2 The proposed extended driveway provides space for two parking spaces which would meet the parking standards for the proposed three-bedroom dwelling. As such, it is considered that there will be adequate parking space for present and future occupiers. No changes to the existing access are proposed as part of the proposed development which would remain as existing.

#### 7.5 Rear Garden Amenity Space

- 7.5.1 Policy CP12 of the Core Strategy states that development should consider the need for adequate levels and disposition of privacy, prospect, amenity and garden space. The policy requirement for a three-bedroom dwelling is 84sqm.
- 7.5.2 The dwelling would retain a garden of approximately 250sqm in area which is policy compliant and therefore considered to be acceptable.

#### 7.6 Trees & Landscape

- 7.6.1 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.
- 7.6.2 The application site does not contain any protected trees. The proposed development would not require the removal of any trees. There are some relatively low-level trees to the rear of the site. A tree protection plan was submitted with the application indicating tree protection measures. A condition will be included on any permission requiring the measures to be implemented prior to the commencement of works and maintained in-situ throughout the full course of construction. The proposed development is therefore considered to be acceptable in this regard.

#### 7.7 Sustainability



7.7.1 Policy DM4 of the Development Management Policies document states that applications for new residential development will be required to demonstrate that the development will meet a zero-carbon standard (as defined by central government). However, the government are not pursuing zero carbon at this time and therefore the requirements of DM4 to achieve a 5% saving in CO2 over 2013 Building Regulations Part L would continue to apply.

7.7.2 This application is accompanied by an Energy Statement prepared by SAPs UK. The statement demonstrates that, through a range of energy saving measures and building techniques, the development would exceed the above requirement.

## 7.8 CIL

7.8.1 Core Strategy Policy CP8 requires development to make adequate contribution to infrastructure and services. The Three Rivers Community Infrastructure Levy (CIL) came into force on 1 April 2015. The levy applies to new dwellings and development comprising 100sq. metres or more of floorspace (net gain), including residential extensions, although exemptions/relief can be sought for self-build developments and affordable housing. The Charging Schedule sets out that the application site is within 'Area A' within which there is a charge of £180 per sq. metre (plus indexation) of residential development.

## 7.9 Biodiversity

7.9.1 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.

7.9.2 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 document. 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.

7.9.3 The application was accompanied by a Preliminary Bat Roost Assessment. The PRA concludes that the dwelling has negligible potential to support a bat roost due to its structure, the condition of the roof covering which afforded no opportunities for bat ingress and the lack of any other potential roost features. As such, it is recommended that dusk emergence surveys are not required and the application can be determined on the current information.

## 8 **Recommendation**

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

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

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

C2 The development hereby permitted shall be carried out in accordance with the following approved plans: 3-0-0 REV A, 3-0-1 REV D, 3-0-2 REV D, 3-0-3 REV B, 3-0-4 REV B, 3-0-5 REV B, 3-1-0 REV C, 3-1-1 REV E, 3-1-3 REV C, 3-2-0 REV F, 3-2-1 REV F, 3-2-3 REV C, 3-3-0 REV B, 101 803 (Tree Protection Plan)

Reason: For the avoidance of doubt and in the proper interests of planning and in the interests of the visual amenities of the locality, the residential amenity of neighbouring occupiers in accordance with Policies CP1, CP9, CP10 and CP12 of the Core

Strategy (adopted October 2011), Policies DM1, DM4, DM6, DM8, DM13 and Appendices 2 and 5 of the Development Management Policies LDD (adopted July 2013) and Policies 2 and 4 of the Chorleywood Neighbourhood Plan (Referendum Version August 2020).

- C3 The proposed development hereby permitted, shall be carried out in accordance with the materials as shown on the materials schedule within the Design & Access Statement and no external materials shall be used other than those approved.

Reason: In the interests of the visual amenity of the area in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

- C4 The extended parking area shall be constructed in accordance with the approved plans prior to the first occupation of any part of the development hereby permitted. The parking space shall thereafter be kept permanently available for the use of residents and visitors to the site.

Reason: To ensure that adequate off-street parking space is provided within the development so as not to prejudice the free flow of traffic and in the interests of highway safety on neighbouring highways in accordance with Policies CP1, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policy DM13 and Appendix 5 of the Development Management Policies LDD (adopted July 2013).

- C5 The development hereby permitted shall be implemented only in accordance with the details of the energy statement prepared by SAPs UK and shall be permanently maintained thereafter.

Reason: To ensure that the development meets the requirements of Policy CP1 of the Core Strategy (adopted October 2011) and Policy DM4 of the Development Management Policies LDD (adopted July 2013) and to make as full a contribution to sustainable development principles as possible.

- C6 The extended driveway hereby permitted shall be installed with permeable paving or provision made for the interception of surface water runoff to prevent water discharge onto the public highway. This shall be installed prior to the first use of the development and shall be permanently maintained in this condition thereafter.

Reason: To ensure that the development meets the requirements of Policy CP1 of the Core Strategy (2011) and Policy DM8 of the Development Management Policies LDD (2013).

- C7 Immediately following the implementation of this permission, notwithstanding the provisions of Part 1, Classes A, B, C or D of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015 (or any other revoking and re-enacting that order with or without modification). No development of any of the above classes shall be constructed or placed on any part of the land subject of this permission without such consent as aforesaid.

Reason: To ensure adequate planning control over further development having regard to the visual amenities of the locality and the residential amenity of neighbouring occupiers in accordance with Policies CP1, CP9, and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM6, DM13 and Appendices 2 and 5 of the Development Management Policies LDD (adopted July 2013).

- C8 The protective measures detailed on drawing 101 803 (Tree Protection Plan), shall be installed in full accordance with the Plan before any equipment, machinery or materials are brought on to the site for the purposes of development and shall be maintained on site in accordance with the Plan throughout the entire course of the development until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed within any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made. No fires shall be lit or liquids disposed of

within 10.0m of an area designated as being fenced off or otherwise protected in the approved scheme.

Reason: To prevent damage to trees during construction and to meet the requirements of Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies LDD (adopted July 2013).

### **Informatives**

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

All relevant planning conditions must be discharged prior to the commencement of work. Requests to discharge conditions must be made by formal application. 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 01438 879990 or at [buildingcontrol@hertfordshirebc.co.uk](mailto: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](http://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. 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:

(a) Making a Non-Material Amendment

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

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

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public

footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

Where possible, energy saving and water harvesting measures should be incorporated. Any external changes to the building which may be subsequently required should be discussed with the Council's Development Management Section prior to the commencement of work. Further information on how to incorporate changes to reduce your energy and water use is available at: <https://www.threerivers.gov.uk/services/environment-climate-emergency/home-energy-efficiency-sustainable-living#Greening%20your%20home>.

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