

## PLANNING COMMITTEE - (Thursday 18<sup>th</sup> January 2024)

**23/1766/FUL - Demolition of existing garage and construction of single storey side extension; extension of existing roof to facilitate first floor extension; alterations to site frontage and new access to lower ground floor at 38B Abbots Road, Abbots Langley, Hertfordshire, WD5 0BG**

Parish: Abbots Langley Parish Council                      Ward: Abbots Langley and Bedmond  
Expiry of Statutory Period: 21.12.2023 (Extension agreed to 26.01.2024)      Case Officer: Lilly Varnham

Recommendation: That the decision be delegated to the Director of Community and Environmental Services to consider any representations received and that PLANNING PERMISSION BE GRANTED.

Reason for consideration by the Committee: The agent for this application is a Three Rivers District Council Ward Councillor.

To view all documents forming part of this application please go to the following website: [23/1766/FUL | Demolition of existing garage and construction of single storey side extension; extension of existing roof to facilitate first floor extension; alterations to site frontage and new access to lower ground floor. | 38B Abbots Road Abbots Langley Hertfordshire WD5 0BG \(threerivers.gov.uk\)](https://www.threerivers.gov.uk/23/1766/FUL)

### **1 Relevant Planning History**

- 1.1 W/1713/59 - Outline Application for Bungalow.
- 1.2 W/620/60 - House or bungalow.
- 1.3 W/1769/61 - House, garage.
- 1.4 8/217/74 - Detached bungalow and garage – Permitted.
- 1.5 8/527/75 - Split level dwelling – Refused.
- 1.6 8/44/76 - Two bedroomed bungalow – Permitted.

### **2 Description of Application Site**

- 2.1 The application site contains a bungalow with accommodation in its roof space when viewed from the streetscene on Abbots Road, however, given the change in land levels which drop from the road to the rear boundary of the site the dwelling appears as a two-storey dwelling with loft accommodation from its rear elevation. The dwelling has a dark tiled pitched roof form, with an exterior finish consisting of a mixed light brick.
- 2.2 The dwelling has existing (south west) side pedestrian access in the form of a concrete ramp in response to the change in levels on the site. To the (north east) side of the dwelling is an existing single storey detached garage. The frontage benefits from two areas of hardstanding which provide off street parking provision for two vehicles. Between the areas of hardstanding is a path providing access to the main entrance of the dwelling and an area of soft landscaping. To the rear is an amenity garden, predominantly laid as lawn with some areas of hardstanding and a small, detached shed (outbuilding). There is an existing first floor balcony on the rear elevation.

- 2.3 The wider context of Abbots Road consists of a number of detached bungalows and two-storey dwellings of varying architectural style and design, many of which appear to have been extended or altered.
- 2.4 The neighbour to the east of the application dwelling is No. 38 C Abbots Road, a two storey detached dwelling which is set at a higher land level to the application dwelling. This neighbour is set back further within its plot than the application dwelling and therefore projects beyond the application dwelling's rear elevation. From looking at planning history this neighbour does not appear to have benefitted from extensions but note that the flank elevation facing the application site has a number of windows that would appear to serve habitable rooms.
- 2.5 To the west are two existing garages, separate from the application site, however, it is not clear which property these garages belong too. Also to the south-west are Nos. 38 and 38A Abbots Road (a pair of two storey semi detached dwellings on the corner plot) with rear gardens separated from the application site by the garaged referenced above. No. 36 Abbots Road is a two storey detached house and the rear garden of No. 36 adjoins the flank boundary with the application site.

### **3 Description of Proposed Development**

- 3.1 The application seeks full planning permission for demolition of existing garage and construction of single storey side extension; extension of existing roof to facilitate first floor extension; alterations to site frontage and new access to lower ground floor.
- 3.2 The proposed extension of the existing roof would infill the existing space to the southwest side of the dwelling adjacent to the boundary with No. 36, 38 and 38A Abbots Road. The development would extend in line with the existing flank wall and would be set up to the ridge height of the existing dwelling and would infill behind the existing ground floor projection and above the existing lower ground floor section. The section at ground floor level (at the same level as the highway) would have a total depth of approximately 2.7m, set back from the main rear wall by approximately 0.6m. At first floor level the proposed development would infill the existing roof space to the rear and would comprise of a pitched roof form to match the existing.
- 3.3 The proposed single storey side extension to the north-east adjacent to the neighbour at No. 38C Abbots Road would replace the existing single storey detached garage. This section would result in a ground and lower ground floor extension infilling the space to this side of the dwelling. When viewed from the streetscene this element would adjoin the flank elevation of the host dwelling, projecting from this by a total width of approximately 3.2m and would be set up to the shared boundary with the neighbouring property. The extension to this side of the dwelling would project forward of the front elevation by approximately 0.3m and would have a total depth of some 7.1m at ground floor level and some 5m at the lower ground floor level. At ground floor the extension would be set back from the rear elevation by some 1.9m, and at the lower ground floor would be flush with the rear elevation of the host dwelling. From the street the extension would appear as a flat roofed single storey side extension, and the lower ground floor would be served by a mono pitched roof. From the natural ground level to the front of the dwelling the extension would have a total height of approximately 2.9m, and the mono pitch to the rear measured from the ground level within the rear garden has a total height of approximately 3.5m, sloping to an eaves height of approximately 2.5m.
- 3.4 The proposal also includes alterations within the site frontage, including the removal of the existing soft landscaping to create additional hardstanding for parking. The amended block plan indicates that the new hardstanding would be constructed of a permeable block paving. The proposal also includes the creation of a new access to the existing lower ground floor level, it is understood that this access is required as a means of "secondary escape" from the room that it serves. The new access would be visible from the site frontage and would

be sunk down to the lower ground floor served by a metal balustrade and steps. The balustrade would have a total height of approximately 1.17m measured from the ground level of the highway.

- 3.5 Within the proposed ground floor of the single storey side extension adjacent to No. 38C a new door and a window are proposed, with a rooflight sited within the flat roofslope. Within the rear elevation of the ground floor a three-casement window is proposed, and at lower ground floor level the rear elevation is served by a set of patio doors and a rooflight within the mono pitched roofslope. The extensions to the other side of the dwelling adjacent to the boundary with 38 and 38A Abbots Road at ground floor level the rear elevation would be served by a two-casement window, with a rooflight sited within the rear roofslope. No flank fenestrations are proposed on either side of the dwelling.
- 3.6 The proposed development would be finished in materials to match the existing dwelling including matching brickwork and tiles.
- 3.7 Amended plans were requested and received during the course of the application to omit the first-floor level (resultant roof space) to the side of the dwelling adjacent to the neighbour at No. 38C Abbots Road, and to omit the raised rear patio also sited on this boundary.
- 3.8 Further amendments were sought and received to clarify the new access to the lower ground floor; providing a section and updating the block plan to include the alterations to the site frontage including intended materials.

## **4 Consultation**

### **4.1 Statutory Consultation**

- 4.1.1 Abbots Langley Parish Council: Members have concerns regarding the overbearing nature of this development on neighbouring properties and would ask planning officer to consider neighbours' objection regarding proximity to the boundary being less than 1.2m.
- 4.1.2 National Grid: [No Comments Received]

### **4.2 Public/Neighbour Consultation**

- 4.2.1 Number consulted: 6                      No of responses received: 1
- 4.2.2 Site Notice Displayed: 19/12/2023, Expires: 12/01/2024.
- 4.2.3 Press notice: [Not Required]
- 4.2.4 Summary of Responses:
- Support principle of neighbours right to develop in accordance with the development guidelines of the Local Planning Office.
  - Want to inquire about the guidance of the local plan and what is permissible regarding:
  - Double storey extensions that extend to the boundary specifically to the side bordering 38C Abbots Road.
  - The impact on any future application for extending 38C Abbots Road regarding the 45 degree rule of line of sight from the rear corner of 38B
  - 38C has a lounge and bedroom windows facing the boundary with 38b. What will the impact be on the line of sight of these windows?

## **5 Reason for Delay**

- 5.1 Delay caused by committee cycle. Extension of Time agreed.

## **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 December 2023 the revised NPPF was published, to be read alongside the online National Planning Practice Guidance. The NPPF is clear that “existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework”.

The NPPF 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, CP11 and CP12.

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

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

- 7.1.1 Policy CP1 of the Core Strategy 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' and 'conserve and enhance natural and heritage assets'. Policy DM1 and Appendix 2 of the Development Management Policies document set out that development should not have a significant impact on the visual amenities of an area.
- 7.1.2 Appendix 2 of the DMP LDD sets out with reference to side extensions that in order to prevent a terracing effect and maintain an appropriate spacing between properties in character with the locality two storey side extension may be positioned on the flank boundary provided that the first-floor element is set in by a minimum of 1.2m. This distance must be increased in low density areas or where the extension would have an adverse effect on an adjoining property. In high density areas an absolute minimum of 1m will be considered.
- 7.1.3 The proposed extension of the existing roof to the southwest side elevation of the dwelling would be set off the flank boundary by approximately 1m extending in line with the flank wall of the existing ground floor projection. The development would infill the existing space to the rear/side dwelling and would comprise of a pitched roof set up to the ridge height of the host dwelling. Whilst the spacing to the boundary would fail to adhere to the guidelines at Appendix 2 of the DMP LDD it is acknowledged in this case that development would not be brought closer to the flank boundary and the nearest dwellings are set a considerable distance from the flank boundary. From the front, the proposal would have the appearance of increasing the height of a lower section of roof to match the height of the remainder of the roof. In light of existing site circumstances, it is not considered that this addition would result in the creation of a terracing effect. The proposed development is considered to be largely subservient to the host dwelling and whilst set up to the ridge height of the host dwelling would not result in an overly prominent or incongruous form of development when viewed from the streetscene, particularly given the change in land levels the extension would be largely screened from view of the streetscene given its infill nature to the rear.
- 7.1.4 The proposed development to the north east side elevation of the dwelling would be set up to the boundary with the neighbouring dwelling No.38C Abbots Road (un-extended neighbour). This addition to the side of the dwelling would replace the existing detached garage, and whilst set up to the boundary it is acknowledged that the existing garage is currently positioned on this boundary. The proposed development would remain single storey in nature with a flat roof form at ground floor level, with the lower ground floor not clearly visible from the street. The proposed development is considered to be largely subordinate to the host dwelling and as amended is not considered to appear incongruous or overly prominent within the context of the host dwelling or wider streetscene such to justify the refusal of planning permission.
- 7.1.5 In addition, the proposed development to both sides of the dwelling would be constructed in materials to match the existing dwelling including matching brickwork and tiles which would further retain its character within the streetscene.
- 7.1.6 The proposal also includes alterations to the dwelling's frontage, including the removal of the existing area of soft landscaping to create a carriage driveway utilising the two existing accesses/crossovers which would remain unchanged. The loss of the soft landscaping is considered to be regrettable, however, given the variation that exists within the streetscene and the large areas of hardstanding along the frontages on Abbots Road it is not considered

in this case that these alterations would result in demonstrable harm to the host dwelling or wider streetscene such to justify the refusal of planning permission.

7.1.7 A new access/entrance to the dwelling is also proposed, to provide direct access from the site frontage to the existing lower ground floor level of the dwelling. This would be served by metal balustrading and steps, whilst this addition is not considered to be a prominent feature of the streetscene on Abbots Road, given the limited scale and nature of this element, and that it would be set back from the highway it is not considered to result in demonstrable harm to the host dwelling or wider streetscene such to justify refusal of planning permission. It is also not considered that the steps would be readily visible from the streetscene given that these would be at lower land level to the natural land level of the street. The submitted floor plans do not indicate any subdivision of this dwelling and as such it would not be considered reasonable to attach a condition restricting the use of the building or the secondary access proposed.

7.1.1 In summary, the proposed development would not result in any adverse harm to the character or appearance of the host dwelling or streetscene. The development would be acceptable in accordance with Policies CP1 and CP12 of the Core Strategy (2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (2013).

## 7.2 Impact on amenity of neighbours

7.2.1 Policy CP12 of the Core Strategy states that development should 'protect residential amenities by taking into account the need for adequate levels and disposition of privacy, prospect, amenity and garden space' and Policy DM1 and Appendix 2 of the Development Management Policies document set out that development should not result in loss of light to the windows of neighbouring properties nor allow overlooking, and should not be excessively prominent in relation to adjacent properties.

7.2.2 The proposed extension of the existing roof to the south west side elevation adjacent to the boundary with No. 36, 38 and No. 38A Abbots Road would extend in line with the flank wall of the existing side projection, infill the space behind this and above the existing lower ground floor level. This addition would be sited closest to the boundary with neighbours No. 38 and No. 38A Abbots Road but would remain set off the boundary by approximately 1m. Given that this addition is not proposing to introduce additional built form closer to the boundary with these neighbour dwellings than the existing situation and that these neighbouring dwellings are set some 37m from the application site it is not considered that the proposed development would result in any harm to the residential amenity of the occupiers of these neighbouring dwellings. No flank fenestrations are proposed, and the fenestrations within the rear elevation are not considered to result in additional overlooking of any neighbour beyond that of the existing situation. Given the positioning of the proposed rooflight within the rear roofslope of the extension it is not considered to result in any overlooking of any neighbour.

7.2.3 The proposed single storey side extension to the north east side elevation of the dwelling would be set up to the boundary with the neighbour at No. 38C. As set out in a previous section of this report, this neighbour is set at a lower land level to the application dwelling and is set back further within its plot. Whilst this neighbour does not appear to benefit from existing extensions it is acknowledged that the flank elevation facing the application dwelling has a number of windows that serve habitable rooms at both ground and first floor. The proposed development to this side of the dwelling would replace the existing detached garage and would extend the depth of the dwelling to infill the space at ground floor and the lower ground floor level where levels decrease. Given that the development to this side of the dwelling would remain single storey with a flat roof form it is not considered that the development would result in an overbearing form of development or harmful loss of light to the residential amenity of this neighbouring dwelling as amended. The lower ground floor level is not considered to result in harm to the residential amenity of the occupiers of this neighbouring dwelling given that the levels decrease within the rear garden of the

application site and that this addition would not project beyond the main rear elevation of the application dwelling. Whilst it would result in additional built form on the boundary, it is not considered to be overbearing as experienced by this neighbour.

- 7.2.4 No flank windows are proposed, and the fenestrations and rooflight within the rear elevation of the proposed development are not considered to result in additional overlooking of this neighbour beyond that of the existing fenestrations within the rear elevation. The fenestrations within the front elevation including the new door and window would predominantly overlook the application sites frontage, and as such are not considered to give rise to additional overlooking of any neighbour.
- 7.2.5 The alterations to the site frontage, including the removal of the area of soft landscaping, and creation of a secondary access to the lower ground floor level served by steps and metal balustrading are not considered to result in demonstrable harm to the residential amenity of the occupiers of any neighbouring dwelling.
- 7.2.6 In summary, the proposed development would not result in any adverse impact on any neighbouring dwelling and the development would be acceptable in accordance with Policies CP1 and CP12 of the Core Strategy (2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (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, the proposed development would not increase the number of bedrooms within the dwelling and there would therefore be no additional requirement for rear amenity space, nor would there be a reduction in useable amenity space. Notwithstanding this, the application site would retain approximately 199sqm which is considered to be sufficient for a dwelling of this size. 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.
- 7.5.2 The application site is not located within the Conservation Area. There are some trees along the flank boundary with No. 38 and 38A Abbots Road, however, these would appear to be sited outside of the application site and do not appear to be protected by any Tree Preservation Order. It is therefore not considered that any trees would be affected as a result of the proposed development. The proposal is therefore considered acceptable in this regard.
- 7.6 Highways, Access and Parking
- 7.6.1 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 Policy DM8 is also relevant and sets out that development in all areas should include Sustainable Drainage Systems to reduce surface water runoff.
- 7.7.1 The application dwelling currently has four bedrooms, 1 at the lower ground floor level, 2 at ground floor and 1 at first floor level (within the roof space). Appendix 5 of the DMP LDD sets out that 4 or more-bedroom dwellings would require 3 assigned spaces within the dwelling's curtilage. The proposed development would not result in an increase to the number of bedrooms within the dwelling and as such there would be no additional requirement for off street parking. Notwithstanding this, it is noted that the dwelling currently benefits from two off street parking spaces, and it is noted that alterations to the frontage include the removal of the soft landscaping to allow for an additional car. It is however not considered that there would be sufficient spacing for a third vehicle to be parked on the driveway clear of the public footway, and the submitted block plan implies that there would be some slight overhanging. In any event, given that the number of bedrooms remains unchanged there would be no additional requirement for off street parking provision. As such, the proposal is considered to be acceptable in this regard.
- 7.7.2 The proposal also includes alterations to the site frontage, including the removal of an area of soft landscaping and its replacement with additional hardstanding to create a carriage driveway served by the two existing vehicular crossovers to the dwelling. The additional hardstanding would be finished in a permeable block paving. As such the appropriate provision for run off/drainage is considered to have been provided within the site in accordance with Policy DM8 of the Development Management Policies LDD.

**8 Recommendation**

- 8.1 That the decision be delegated to the Director of Community and Environmental 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: 2342-SK-100 D, 2342-SK-101 B

Reason: For the avoidance of doubt, and in the proper interests of planning and to safeguard the character and appearance of the area in accordance with Policies CP1, CP9, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM6, DM8 and DM13 and Appendices 2 and 5 of the Development Management Policies (adopted July 2013).

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

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

## 8.2 **Informatives:**

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

- 11 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 £145 per request (or £43 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 ([cil@threerivers.gov.uk](mailto:cil@threerivers.gov.uk)). If your development is CIL liable, even if you have been granted exemption from the levy, please be advised that before commencement of any works it is a requirement under Regulation 67 of The Community Infrastructure Levy Regulations 2010 (As Amended) that CIL form 6 (Commencement Notice) must be completed, returned and acknowledged by Three Rivers District Council before building works start. Failure to do so will mean you lose the right to payment by instalments (where applicable), and a surcharge will be imposed. However, please note that a Commencement Notice is not required for residential extensions IF relief has been granted.

Following the grant of planning permission by the Local Planning Authority it is accepted that new issues may arise post determination, which require modification of the approved plans. Please note that regardless of the reason for these changes, where these modifications are fundamental or substantial, a new planning application will need to be submitted. Where less substantial changes are proposed, the following options are available to applicants:

{\b (a)} Making a Non-Material Amendment

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

It is important that any modifications to a planning permission are formalised before works commence otherwise your planning permission may be unlawful and therefore could be subject to enforcement action. In addition, please be aware that changes to a development previously granted by the LPA may affect any previous Community Infrastructure Levy (CIL)

owed or exemption granted by the Council. If you are in any doubt whether the new/amended development is now liable for CIL you are advised to contact the Community Infrastructure Levy Officer (01923 776611) for clarification. Information regarding CIL can be found on the Three Rivers website (<https://www.threerivers.gov.uk/services/planning/community-infrastructure-levy>).

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

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

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