

13. **18/0589/FUL - Partial demolition of existing dwelling and construction of single storey front extensions, single storey rear extension, loft conversion including increase in ridge height, front and rear dormer windows, construction of outbuilding for use as a residential annexe and alterations to driveway at 21 ALVA WAY CARPENDERS PARK WD19 5EE for Mr Lee Tonner. (DCES)**

Parish: Watford Rural Parish Council
Expiry of Statutory Period: 22 May 2018

Ward: Carpenders Park
Case Officer: Katy Brackenboro

Recommendation: That Planning Permission be granted.

Reason for consideration by the Committee: This application is brought before the Committee as it has been called in by three Members of the Planning Committee.

1. **Relevant Planning History**

- 1.1 17/1784/PDE- Prior Approval: Single storey rear extension (depth 8 metres, maximum height 4 metres and eaves height 3 metres). Refused. 27.09.2017 for the following reason:
- The proposed extension by reason of its excessive depth, height, design and proximity to the flank boundaries would result in an obstructive and overbearing form of development as experienced by the occupiers of Nos 19 and 23 Alva Way and would therefore have an unacceptable adverse impact on the residential amenities of occupiers of these properties.
- 1.2 17/2119/PDE- Prior Approval: Single storey rear extension (depth 7 metres, maximum height 4 metres and eaves height 3 metres). Withdrawn. 30.10.2017.
- 1.3 17/2144/PDE- Prior Approval: Single storey rear extension (depth 6 metres, maximum height 4 metres and eaves height 4 metres). Withdrawn. 30.10.2017.
- 1.4 17/2318/PDE- Prior Approval: Single storey rear extension (depth 6 metres, maximum height 3.4 metres and eaves height 2.4 metres). Permitted. 07.12.2017.
- 1.5 18/0185/PREAPP- Pre-Application Advice: Front corner extension including two bay windows; loft conversion with dormer to front, rear and side, roofslopes and construction of annexe within rear garden. Closed.

2. **Description of Application Site**

- 2.1 The application site consists of a detached bungalow with an integral garage located on the east side of Alva Way, Carpenders Park. The dwellings along Alva Way generally include detached and semi-detached bungalows of similar architectural design to the application dwelling, set on moderately sized plots with areas of hardstanding to the front. Some dwellings have been altered and extended. There is a gradient sloping down to the south such that the neighbouring dwelling No. 19 Alva Way is set at a slightly lower land level in relation to the application dwelling and the neighbouring bungalow to the north No. 23 Alva Way is located on a higher land level to the application dwelling.
- 2.2 The application dwelling is built of brown brick with partial white render to the exterior. It is set back from the highway by approximately 6 metres. It has a hipped roof form and two chimneys.
- 2.3 To the frontage of the application site is an area laid to lawn with a driveway leading to the garage. The site slopes gently upwards and there are steps leading to the front door. The

driveway provides hardstanding for two vehicles. A large TPO tree is located just outside the application site on the grass verge.

- 2.4 The rear garden slopes eastwards towards the rear of the application site. There is a patio adjacent to the rear elevation of the property which spans the whole width of the rear elevation. This leads to an area laid to lawn with mature trees to the rear of the amenity space. The rear amenity space is enclosed by close boarded fencing.
- 2.5 The neighbouring property to the north, No. 23 Alva Way is a detached bungalow with an integral garage. This neighbouring dwelling is sited on a higher land level to the application dwelling. The existing single storey rear projection of this neighbour extends deeper than the existing rear elevation of the application dwelling. The shared boundary consists of approximately 1.5m close boarded fencing. The neighbouring property also has an outbuilding located close to the northern boundary of the application site.
- 2.6 To the south, the neighbouring bungalow is No. 19 Alva Way which is also extended to the rear. The common boundary treatment is approximately 1.8m high closed boarded fencing.

3. Description of Proposed Development

- 3.1 Planning permission is sought for the partial demolition of existing dwelling and construction of single storey front extension, single storey rear extension, loft conversion including increase in ridge height, front and rear dormer windows, construction of outbuilding for use as residential annexe and alterations to driveway.
- 3.2 The existing garage would be demolished. The front corner extension would project from the north-west front projection. It would extend forward of the front building line by 2.1m to form a bay window which would project a further 0.5m. A second bay window is also proposed within the existing front elevation to serve the TV room/play room. The proposed roof would be hipped and have a maximum height of 5m and a height to the eaves of 2.3m.
- 3.3 The ground floor would be extended by 4m in depth and be 3m wide to adjoin the proposed single storey rear extension granted under the Prior Approval application 17/2318/PDE which would be 6m deep with a maximum height of 3.4 metres and eaves height of 2.4 metres.
- 3.4 Fenestration would be inserted into the ground level of the proposed rear elevation. Three rooflights would also be inserted into the northern roofslope to serve the proposed bathroom and bedroom and two rooflights inserted into the southern roofslope to serve the proposed bedrooms. A window and a door would be inserted at ground floor level within the northern flank elevation and two ground floor windows located within the southern flank elevation.
- 3.5 First floor accommodation would be provided within the replacement roof, facilitated by front and rear dormer windows, to create a four bedroom dwelling. The proposed front dormer would have a width of 2.4m, a height of 1.5m and a depth of 2.1m and contain a one casement window. The proposed dormer would be set in from the northern and southern flanks and set down from the plane of the ridge of the main dwelling. The proposed rear dormer would have a width of 4m, a height of 1.8m and a depth of 2.1m and set down 0.5m from the plane of the roof and set in from the northern and southern flanks. It would contain two casement windows.
- 3.6 The proposed roof ridge would be increased by 0.5m and would have a maximum height of 5.7m with a height to the eaves of 2.4m and the two existing chimneys would be removed. The submitted plans indicate that the proposal would result in a crown roof with a rooflight sited centrally.

- 3.7 The submitted application form indicates that development would be finished in white render and the proposed windows would match existing. The proposed roof tiles would be grey.
- 3.8 To the front of the application site, the existing hardstanding would be extended by 6.1m. The existing retaining walls, gradient and pathway to the frontage of the application site would not be altered.
- 3.9 The outbuilding would be used as an ancillary annexe to the main dwelling. The proposed outbuilding would be single storey with a timber frame structure. It would have a width of 6.3m and a depth of 5.2m. The outbuilding would have a mono-pitched roof with a maximum height of 2.9m and height to the eaves of 2.2m and roof overhang of 1.2m.
- 3.10 The outbuilding would be constructed to the east end of the rear garden. It would be located 0.4m from the northern boundary with No. 23 Alva Way and approximately 7m from the southern boundary with No. 19 Alva Way. Fenestration would be inserted into the western elevation and would be white aluminium.
- 3.11 Amended plans were received during the application process which made the following changes:
- The width of the rear dormer was reduced by 1m.
 - The side dormer to the southern flank was removed.
 - The outbuilding was reduced in scale and altered to appear less residential in nature by reducing the fenestration within the eastern flank elevation. The siting was also confirmed.
 - The land levels to the frontage of the site would not be altered and the hardstanding would be extended from 4m to 10m in width.
 - Plans amended to accurately reflect which walls would be demolished and which would be retained.
 - Existing and proposed site section plan added to show the existing and proposed driveway.

4 Consultation

4.1 Statutory Consultation

4.1.1 Watford Rural Parish Council: No comments have been received.

4.1.2 Herts Ecology: No response received.

4.1.3 National Grid: No response received.

4.1.4 Hertfordshire and Middlesex Bat Group: No response received.

4.2 Public/Neighbour Consultation

4.2.1 Number consulted: 9 No responses received: 7

4.2.2 Site Notice: Not required Press notice: Not required.

4.2.3 Summary of Responses:

- Proposal overbearing and intrusive due to proximity to neighbouring dwellings.
- Out of character within the street scene.
- Overdevelopment of the site.
- Not sufficient parking.
- Loss of daylight.
- Overshadowing to neighbouring dwellings.

5. Reason for Delay

5.1 None.

6. Relevant Planning Policy, Guidance and Legislation

6.1 National Planning Policy Framework and National Planning Practice Guidance

On 27 March 2012, the framework of government guidance in the form of Planning Policy Statements and Planning Policy Guidance Notes was replaced by the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG). The determination of planning applications is made mindful of Central Government advice and the Local Plan for the area. It is recognised that Local Planning Authorities must determine applications in accordance with the statutory Development Plan, unless material considerations indicate otherwise, and that the planning system does not exist to protect the private interests of one person against another.

The NPPF states that 'good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people'. The NPPF retains a presumption in favour of sustainable development. This applies unless any adverse impacts of a development would 'significantly and demonstrably' outweigh the benefits.

6.2 The Three Rivers Local 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 PSP2, CP1, CP2, CP3, CP4, CP8, 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, DM4, DM6, DM8, DM10, DM11, DM13 and Appendices 2 and 5.

The Site Allocations Local Development Document (SALDD) was adopted on 25 November 2014 having been through a full public participation process and Examination in Public. Policy SA1 and site H(31) are relevant.

6.3 Other

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

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

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

7. Planning Analysis

7.1 Impact on Character and Street Scene.

- 7.1.1 Policy CP1 of the Core Strategy (adopted October 2011) seeks to promote buildings of a high enduring design quality that respect local distinctiveness and Policy CP12 of the Core Strategy (adopted October 2011) relates to design and states that in seeking a high standard of design the Council will expect development proposals to 'have regard to the local context and conserve or enhance the character, amenities and quality of an area'. Development should make efficient use of land but should also respect the 'distinctiveness of the surrounding area in terms of density, character, layout and spacing, amenity, scale, height, massing and use of materials'; 'have regard to the local context and conserve or enhance the character, amenities and quality of an area' and 'incorporate visually attractive frontages to adjoining streets and public spaces'.
- 7.1.2 The street scene of Alva Way is characterised by bungalows of varying architectural style, roof form and roof height. As such, the increase in ridge height in this location is not considered uncharacteristic. It is noted that concerns were raised due to the proposal being out of character within the street scene. However, the submitted illustrative street scene indicates that the ridge would remain lower than the neighbouring dwelling to the south, No. 19 Alva Way which would continue to reflect the existing topography. The street scene is varied with no specific architectural design; therefore, the proposed design size and scale would not result in any material harm to the visual amenities of the street scene.
- 7.1.3 Appendix 2 outlines that single storey front extensions should not be excessively prominent within the street scene. The proposed front extension would be built in line with the southern and northern flanks and two bay windows would be inserted into the front elevation. The front building line would be brought forward of the existing front building line. It would infill the area between the existing bedroom and living room. Given its single storey nature and that it would follow the building line along Alva Way it is not considered that this would have any significant impact on the visual appearance of Alva Way.
- 7.1.4 Other dwellings along Alva Way have bay windows within their front elevation. Therefore it is not considered that this addition to the front elevation would have a detrimental impact on the street scene along Alva Way. No flank glazing is proposed.
- 7.1.5 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 the area. Dormer windows should be subordinate to the main roof and set below the existing ridge line. The guidelines also state that dormer windows should be set in from either end of the roof and set back from the plane of the front or rear wall. Multiple dormers should also be proportionate in scale and number to the host roof.
- 7.1.6 It is considered that the proposed development would be an acceptable form of development. The proposed front and rear dormers appear subordinate to the main dwelling and therefore comply with the guidance set out in Appendix 2. Cumulatively, the front and rear dormers would increase the bulk of the dwelling but would remain subordinate in the context of the extended building.
- 7.1.7 The proposed roof ridge would be increased by 0.5m and would have a maximum height of 5.7m with a height to the eaves of 2.4m and the two existing chimneys would be removed. The submitted plans indicate that the proposal would result in a crown roof with a rooflight sited centrally. Whilst the proposed crown roof would be visible from the Alva Way frontage and would be read as a subordinate addition to the dwelling and therefore would not have a detrimental impact on the visual amenities of the street scene. This would comply with Policy CP12 of the Core Strategy and Policy DM1 and Appendix 2 of the Development Management policies document.

- 7.1.8 As such, whilst acknowledging the change to the character and appearance of the host dwelling it is not considered that such changes would result in demonstrable harm to the character or appearance of the host dwelling or wider street scene and the proposal would be acceptable in this regard in accordance with Policies CP1 and CP12 of the Core Strategy and Policy DM1 and Appendix 2 of the Development Management Policies document.
- 7.1.9 Whilst it is noted that the proposal would result in large extensions to the existing bungalow, there is no policy regarding the retention of bungalows within the district.
- 7.1.10 The proposed finishes to the exterior include painted render. Given the mixed nature of dwellings in the street scene of Alva Way, it is not considered that the proposed exterior finishes would appear out of character within the street scene of Alva Way.
- 7.1.11 The proposed glazing would be in keeping with the character of the host dwelling and the street scene of Alva Way, and given the scale, design and siting of the glazing, it would not appear unduly prominent within the street scene of Alva Way or harm the character of the host dwelling.
- 7.1.12 Given the scale and position of the proposed outbuilding across the rear boundary of the site it is not considered that it would be prominent within the street scene or within the application dwelling's amenity space, with a large rear garden retained. There are other examples of outbuildings within the amenity spaces of dwellings along Alva Way which vary in size and materials. Whilst it is noted that the proposal is larger than most within the immediate area, it is not considered that the outbuilding which would be of timber construction would result in demonstrable harm to the character or appearance of the area to justify the refusal of planning permission. Concerns regarding the use of the structure are noted, however, the submitted details indicate that the outbuilding would be used as an annexe, for ancillary purposes and this would be controlled by condition on any grant of consent.
- 7.1.13 To the front of the application site, the hardstanding would be extended by 6.1m to provide additional hardstanding. The existing retaining walls, gradient and pathway to the frontage of the application site would not be altered. Therefore it is not considered that the proposed alterations to the driveway would appear out of character or harm the appearance of the host dwelling or street scene. Other properties within the vicinity have large areas of hardstanding within their frontages.
- 7.1.14 In summary, it is considered that the proposed development would not appear out of character or harm the appearance of the host dwelling or the street scene and would accord with Policy DM1 and Appendix 2 of the Development Management Policies document (adopted July 2013) in this regard.
- 7.2 Impact on amenity of neighbours
- 7.2.1 Policy CP12 of the Core Strategy states that development should 'protect residential amenities by taking into account the need for adequate levels and disposition of privacy, prospect, amenity and garden space'. Policy DM1 and Appendix 2 of the Development Management Policies document set out that residential 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 Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013) set out that development should not have a significant impact on the visual amenities of the area. The design guidelines within Appendix 2 state that front extensions should not result in loss of light to windows of a neighbouring property.

- 7.2.3 The proposed front extension would extend 2.1m beyond the original front elevation of the dwelling. Whilst the proposed front extension would be sited close to the common boundary with No. 23 Alva Way, this neighbouring dwelling's flank is hipped away from the common boundary with the application dwelling, along a similar style of the existing application dwelling. Given the height, depth and width of the proposed extension, it is not considered that it would have an adverse impact on the neighbouring property at No. 23 Alva Way or be unduly prominent.
- 7.2.4 The proposal would have a limited impact on the neighbouring property to the south No. 19 Alva Way as the proposed front/side extension would be largely screened by the original dwelling.
- 7.2.5 The proposed bay windows would be inserted into the front elevation would look out onto the highway. There are other examples of bay windows along Alva Way therefore this glazing does not form a prominent feature within the principle elevation and would not facilitate overlooking.
- 7.2.6 As part of the application, it is proposed to increase the ridge height by approximately 0.5m. It is noted that concerns were raised due to overlooking and overdevelopment of the site. Amendments were made during the course of the application. The dwelling would have a hipped roof form such that the eaves would run along the common boundary to the north and south. Given the roof design, siting of the dwelling, and that the height to the eaves would be 2.4m and that the maximum height of the dwelling would be set down from the maximum height of the neighbour to the north, No. 23 Alva Way, it is not considered that the increase in ridge height would result in a significant detrimental impact to the neighbouring properties. Whilst the neighbour to the south is at a lower land level, given the separation distance between the application site and this neighbour, it is not considered that the increase in ridge height would result in a significant detrimental impact to this neighbour.
- 7.2.7 The neighbouring dwelling at No. 23 Alva Way, to the north, has an existing rear extension that projects 3.5m from the original rear elevation of No. 23 Alva Way. This existing rear extension serves as a lounge. The neighbouring dwelling at No. 19 Alva Way, to the south, has a rear projection which serves as a utility room, this is not glazed. The proposed extension would project approximately 4.5m beyond the rear of No. 23 Alva Way, and approximately 6m beyond the rear of No. 19 Alva Way. Given the existing circumstances, including existing neighbouring development, the extension would not result in an obtrusive and overbearing development which would impact on the residential amenities of either neighbouring property.
- 7.2.8 The neighbour at No. 23 Alva Way to the north and No. 19 Alva to the south are both set close to the shared boundary with the application site. However, no side dormers are proposed therefore no overlooking would be facilitated. The proposed rooflights within the southern and northern roofslopes would be set into the roofslopes and therefore would not result in any significant overlooking of the neighbouring properties as they would have cill heights of 1.7m minimum. A condition shall be added to require that no additional flank glazing is installed within the northern and southern roofslopes without planning permission first being granted to ensure that the possible impacts can be assessed. A window and a door would be inserted at ground floor level within the northern flank elevation and two ground floor windows located within the southern flank elevation. Given that the glazing is single storey in nature, it is not considered that any overlooking or loss of light would be facilitated.
- 7.2.9 The proposed crown roof is not considered to have detrimental effect on the neighbouring amenity of either neighbouring dwelling and would not result in an overbearing feature as it would be set in from the flanks of the main dwelling and hipped away from the common boundary. It would not extend beyond the rear elevation of the neighbouring dwellings.

- 7.2.10 The outbuilding is located to the rear of the application garden with its front elevation facing towards the application dwelling and would be constructed to the east end of the rear garden. It would be located 0.4m from the northern boundary with No. 23 Alva Way and 7m from the southern boundary with No. 19 Alva Way. The outbuilding would be visible to the neighbouring dwellings, however given its position and scale at the rear of the garden, it would not appear significantly prominent or have a detrimental impact on neighbouring amenity. The outbuilding would be sited approximately 18m from the application dwelling. Submitted plans show that the outbuilding would be situated closest to the common boundary with the neighbour dwelling to the north, No. 23 Alva Way. However given its scale and single storey nature it would not facilitate overlooking or result in any loss of light to this neighbouring dwelling.
- 7.2.11 The proposed annexe would have a limited impact upon the neighbouring dwelling to the south, No.19 Alva and would not result in loss of light to the windows of neighbouring property. There would be no impact to any neighbouring dwellings to the rear given the single storey nature of the annexe and that these dwellings would be sited over 16m away. No loss of light or overlooking would be facilitated.
- 7.2.12 In summary, the proposed development would not result in demonstrable harm to the residential amenity of neighbouring occupiers and the development would therefore be acceptable in accordance with Policy CP12 of the Core Strategy and Policy DM1 and Appendix 2 of the Development Management Policies LDD.
- 7.3 Amenity Space Provision for future occupants
- 7.3.1 Policy CP12 of the Core Strategy states that development should take into account the need for adequate levels of disposition of privacy, prospect, amenity and garden space. Appendix 2 of the DMP LDD indicates that a dwelling with four bedrooms or more should be served by 105sq m of amenity space.
- 7.3.2 The application site would retain approximately 280 sq. m of amenity space and as such would comply with Appendix 2 of the DMP LDD in this respect.
- 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.
- 7.4.2 The protection of biodiversity and protected species is a material planning consideration in the assessment of applications in accordance with Policy CP9 of the Core Strategy (adopted October 2011) and Policy DM6 of the DMLDD. National Planning Policy requires Local Authorities to ensure that a protected species survey is undertaken for applications that may be affected prior to determination of a planning application.
- 7.4.3 The application has been submitted with a Biodiversity Checklist and the site is not located adjacent to a designed wildlife site. The Local Planning Authority is not aware of any records of protected species within the site. Given that the development would involve works to the existing roof, an informative would be attached to any permission advising of the measures to be taken to prevent harm to bats should they be discovered.
- 7.5 Trees and Landscaping
- 7.5.1 Policy CP12 of the Core Strategy expects development proposals to 'have regard to the character, amenities and quality of an area', to 'conserve and enhance natural and heritage assets' and to 'ensure the development is adequately landscaped and is designed to retain, enhance or improve important existing natural features'.

7.5.2 No protected trees would be removed as part of this application. It is noted that there is a large TPO tree immediately adjacent to the application site, and therefore the works must be undertaken in such a way to avoid any harm to this tree. This includes the method of installing the new driveway, and the parking of vehicles and storage of materials. A condition is recommended requiring tree protection and method statement details to be submitted for approval before any works take place.

7.6 Highways, Access and Parking

7.6.1 Policy DM13 of the Development Management Policies LDD requires developments to ensure that sufficient parking is provided in accordance with the parking standards set out at Appendix 5 of the Development Management Policies LDD.

7.6.2 The proposed development would result in two additional bedrooms to create a four bedroom dwelling. Appendix 5 of the Development Management Policies document outlines that four bedrooms dwellings should retain three assigned car parking spaces.

7.6.3 The existing garage would be converted resulting in a loss of a space, however, the existing hardstanding would be extended in width in order that it can accommodate 3 vehicles. Therefore the dwelling would have sufficient parking provision in accordance with Core Strategy Policy CP10 and Policy DM13 and Appendix 5 of the Development Management Policies document.

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: 0817 01 Rev A, 0817 02, 0817 03 Rev A, 0817 04 Rev B, 0817 05 Rev A and 0817 06 Rev B.

Reason: For the avoidance of doubt, in the proper interests of planning and in accordance with Policies CP1, CP9, CP10 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).

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 ensure that the external appearance of the building is satisfactory in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

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

- C5 The outbuilding hereby permitted shall not be occupied or used at any time other than incidental to the enjoyment of, and ancillary to, the residential dwelling located on the site and it shall not be used as an independent dwelling at any time.

Reason: The creation and use of a separate and independent unit would not comply 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).

- C6 The rooflights hereby permitted shall be positioned at a minimum internal cill height of 1.7m above the internal floor level.

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).

- C7 No development or other operation shall commence on site until a method statement has been submitted to and approved in writing by the Local Planning Authority. This method statement shall include details of timetables of works, method of demolition, removal of material from the site, importation and storage of building materials on the site, details and depths of underground service routes, methods of excavation and construction methods, in particular where they lie close to trees. The construction methods to be used shall ensure the retention and protection of trees, shrubs and hedges growing on or adjacent to the site. The development shall only be implemented in accordance with the approved method statement.

The fencing or other works which are part of the approved scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site.

Reason: This condition is a pre commencement condition to prevent damage to trees during construction, to protect the visual amenities of the trees, area 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).

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 applicant and the Local Planning Authority engaged in pre-application discussions and the Local Planning Authority suggested modifications to the development during the course of the application and the applicant submitted amendments which result in a form of development that maintains/improves the economic, social and environmental conditions of the District.
- 14 Bats are protected under domestic and European legislation where, in summary, it is an offence to deliberately capture, injure or kill a bat, intentionally or recklessly disturb a bat in a roost or deliberately disturb a bat in a way that would impair its ability to survive, breed or rear young, hibernate or migrate, or significantly affect its local distribution or abundance; damage or destroy a bat roost; possess or advertise/sell/exchange a bat; and intentionally or recklessly obstruct access to a bat roost.

If bats are found all works must stop immediately and advice sought as to how to proceed from either of the following organisations:

The UK Bat Helpline: 0845 1300 228

Natural England: 0300 060 3900

Herts & Middlesex Bat Group: www.hmbg.org.uk

or an appropriately qualified and experienced ecologist.

(As an alternative to proceeding with caution, the applicant may wish to commission an ecological consultant before works start to determine whether or not bats are present. A list of bat consultants can be obtained from Hertfordshire Ecology on 01992 555220).