

## PLANNING COMMITTEE – 16 AUGUST 2018

### PART I – DELEGATED

**18/0844/FUL - Two storey side and rear extensions and open front porch canopy at LANGSETT, 22 CHORLEYWOOD BOTTOM, CHORLEYWOOD, WD3 5JR for Mr Turner.**

Parish: Chorleywood Parish Council

Ward: Chorleywood South and Maple Cross

Expiry of Statutory Period: 24 July 2018

Case Officer: Freya Clewley

Recommendation: That Planning Permission is Granted.

Reason for consideration by the Committee: Called in to Planning Committee by Chorleywood Parish Council.

Update: The application was deferred at the July Planning Committee in order for Members to make a site visit.

#### **1 Relevant Planning History**

- 1.1 98/0735 – Erection of front porch – Permitted 08.10.1998.
- 1.2 06/0455/CLPD – Certificate of Lawfulness Proposed Development: Creation of a dropped kerb – Application Returned 19.04.2006.
- 1.3 17/2515/PREAPP – Pre-application advice: Part demolition of existing dwelling, two storey rear extension to existing dwelling, subdivision of the site and construction of a new two storey detached dwelling with associated access and parking – Closed 19.01.2018. Summary of response:

*Although limited information has been submitted in relation to this pre-application, it is considered that the proposal would constitute a cramped and contrived unsympathetic form of overdevelopment which would be significantly out of character with the surrounding open nature of the area. The impact would be exacerbated by the prominent location of the pre-application site and available views of the development from Chorleywood Bottom and potentially Chorleywood Common. It would therefore be detrimental to the visual amenities and the character and appearance of the proposed dwellings, street scene and Chorleywood Common Conservation Area.*

*The proposal would not therefore comply with relevant policies and would not be supported by the Local Planning Authority in its current form.*

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

- 2.1 The application site has an area of approximately 1,150sqm and is on the southern side of Chorleywood Bottom, Chorleywood. The plot is irregular in shape with a width (north east to south west) of approximately 23m at the frontage with Chorleywood Bottom, increasing to a width of approximately 52m at the rear of the site. The site has a maximum depth of approximately 41m. This part of Chorleywood Bottom is characterised generally by two-storey detached dwellings of varying architectural style and design. Materials vary and there are extensions and alterations apparent within the streetscene.
- 2.2 The site contains a detached dwelling with a single storey projection to the front which accommodates an entrance porch alongside a two storey front gable feature. The dwelling is finished in pebbledash render and has a pitched tiled roof form. To the eastern flank of

the dwelling is a single storey projection with a pitched roof form. To the west of the dwelling is a timber built outbuilding projecting slightly forward of the host dwelling.

- 2.3 The dwelling is set back approximately 8.5m from Chorleywood Bottom and there is hardstanding to the frontage with space for three vehicles. Land levels decrease from north to south such that the application dwelling is at a lower land level than the highway. To the front of the dwelling the boundary treatment to Chorleywood Bottom is vegetation and hedging.
- 2.4 To the rear of the dwelling there is a garden of approximately 770sqm which decreases in land level towards the rear of the site. A patio area abuts the rear of the dwelling leading to an area laid as lawn. Close boarded fencing, vegetation and hedging enclose the rear amenity space provision.
- 2.5 The neighbour to the west, number 21 Chorleywood Bottom, is set in approximately 2.5m from the shared boundary with the application site. This neighbour projects deeper at two storey level than the existing rear elevation of the host dwelling. The neighbour to the east, number 23 Chorleywood Bottom, is set in approximately 2.5m from the shared boundary with the application site. This neighbour projects deeper at two storey level than the application dwelling and has an existing single storey rear projection with railings around the flat roof of the single storey rear projection.
- 2.6 The application dwelling is located within the Chorleywood Common Conservation Area. The Metropolitan Green Belt boundary adjoins the north eastern corner of the application site.

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

- 3.1 This application seeks full planning permission for the construction of two storey side and rear extensions and an open front porch canopy.
- 3.2 The proposed front porch canopy would have a depth of 1m and a width of 2.3m with a pitched roof form with a maximum height of 3.4m, sloping down to an eaves height of 3.4m.
- 3.3 The proposed side extension would be constructed to the eastern flank of the host dwelling. At ground floor level, the proposed extension would hold a depth of approximately 8m from the eastern flank of the host dwelling, stepping out approximately 0.4m from the existing eastern flank elevation. The extension would have a maximum width of approximately 8m, set back approximately 5.1m from the front elevation of the host dwelling. At ground floor level, the extension would be set in a minimum of 1m from the shared eastern boundary, increasing to approximately 1.6m towards the rear. The extension would hold a depth of 4m from the existing deepest aspect of the rear elevation of the dwelling.
- 3.4 At first floor level, the side extension would hold a width of 2.9m to the frontage and a depth of approximately 10.1m including a 4m deep two storey rear projection. The first floor of the side extension would be set back approximately 1.9m from the main front elevation of the host dwelling. To the rear, the extension would hold a width of approximately 7.6m at first floor level. To the frontage, the first floor of the side extension would be set in approximately 1.2m, increasing to a spacing of 2m to the rear.
- 3.5 The single storey front, side and rear extensions would have a pitched roof form with a maximum height of 3.6m to the frontage, 3.9m to the eastern flank measured from the lowest ground level and 3.6m to the rear. At first floor level, the extension would adjoin the maximum ridge of the host dwelling, extending the ridge approximately 2.7m in width to the east. To the rear, the first floor extensions would have a hipped roof form, set down approximately 2m from the maximum ridge line to the east and the remainder of the roof

to the rear would have a maximum height of 8.3m measured from the lowest ground level. Glazing is proposed at ground and first floor level within all elevations of the extensions.

- 3.6 Amended plans were received during the course of this application to retain the second chimney, set the proposed side extension back from the main front elevation and set in from the eastern flank boundary and alter the proposed roof form of the extension.

## 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 Officers are minded to refuse this application.*

- \* Loss of trees*
- \* The impact on the street scene*
- \* The impact on the neighbouring properties*
- \* Overdevelopment*

*\* The increase in the mass and bulk of the proposed development would result in a disproportionate, obtrusive, overbearing and un neighbourly development which would not respect the character of the host property.*

*\* The proximity to the boundary*

*The development would be contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2011)*

*\* If this application is approved the Parish Council would request that a condition is placed on the contractors working on this site with regard to parking issues, especially as there is no pavement outside the front of the property*

#### 4.1.2 National Grid: No response received.

#### 4.1.3 Landscape Officer: No Objection.

*Although in the Conservation Area the trees here are insignificant and not covered by a TPO.*

#### 4.1.4 Conservation Officer: Objection (in respect of initial submission).

*This proposal in character Zone C of the Chorleywood Conservation Area. Langsett is an attractive half-timbered and pebble-dashed house with prominent chimneys and an attractive asymmetrical arrangement of windows.*

*This proposal will be overly bulky in the Conservation Area and in my view fails to either preserve or enhance. The tall and elegant front chimney will be removed and this will detract from character. This appears to be an original chimney with a characteristic bulbous top.*

*The higher roof line will be more dominant and bulky and the subservient front gable will be too bulky.*

*I am also concerned that oblique views will be negatively impacted as this view will also be overly bulky and out of keeping.*

*There is no DAS. National Planning Policy Framework (NPPF) paragraph 128.*

*National Planning Policy Framework (NPPF) paragraphs 60, 131 are relevant.*

4.1.4.1 The Conservation Officer made further comments in light of the amended plans received:

*I would now withdraw my objection. This amendment is more subservient in the Conservation Area and the chimney remains.*

## 4.2 Public/Neighbour Consultation

4.2.1 Number consulted: 14 No of responses received: 1

4.2.2 Site Notice: Expired 11 July 2018 Press notice: Expired 29 May 2018

4.2.3 Summary of Responses:

- The proposal is described as 'extensions'. It appears that it will require;
  - The complete demolition of the east wall, ground to roof.
  - Demolition of about 2/3 of the south wall, ground to roof.
  - Removal of 2/3 of the roof.
- The description appears to be misleading. Three mature trees have already been removed and it appears likely that yet another mature tree will have to be removed.
- Roof line – this house is already the tallest in the road. It is proposed to further raise the roof line.
- Overall size – The proposal increases the footprint and the total size by more than 50%. The proposed eastern wall will extend the present wall by about 4 metres to the south and beyond the line of adjacent houses. This wall will be 3 metres closer to the east boundary. All to full roof height. This will be the largest house in the road and will not be in keeping with the local area.
- Boundary – Your design guidance requires the building to be not less than 1.2 metres from the boundary. The proposal shows only 1 metre.
- Light – The proposed wall adjacent to our house will extend further south by about 4 metres and will be 3 metres closer to our boundary to full roof-height. This will materially reduce light to our premises and all we shall see from our window will be an extended brick wall 6 metres high and 3 meters closer to our house than at present.
- Sunlight – Will be severely restricted. The sun disappearing beyond the applicants' house will be at least an hour earlier than present.
- Amenity – The use of our property will be diminished due to the overpowering effect of the full height extended wall so close to our boundary.
- Building works – The works will affect the local road and houses. Heavy equipment, materials, scaffolding, demolition, debris and dust will present a hazard and inconvenience to neighbours and local people and property over many months construction period.
- If the project is approved but then held in the hope of a sale with planning permission it will impair our ability to sell our property at some future date. The applicants have rejected our request to discuss the proposal and these comments are based on our interpretation of the drawings.

*Officer Comment: 'All material planning considerations are outlined within the relevant analysis section below. Whilst the comments of the neighbour, in respect of substantial demolition are noted, given the extent of existing walls shown that would be retained it is considered that the development would still fall within extensions and not demolition. As the dwellinghouse is not located within the Metropolitan Green Belt, there is no overriding policy to restrict the increase in footprint. It should be noted that the future sale of a property is not a material planning consideration'.*

## 5 Reason for Delay

5.1 Deferred for Committee Site Visit

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

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

On 24 July 2018 the new National Planning Policy Framework was published. This is read alongside the National Planning Practice Guidance (NPPG). The determination of planning applications is made mindful of Central Government advice and the Local Plan for the area. It is recognised that Local Planning Authorities must determine applications in accordance with the statutory Development Plan, unless material considerations indicate otherwise, and that the planning system does not exist to protect the private interests of one person against another. The 2018 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 states that ‘good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities’. The NPPF retains a presumption in favour of sustainable development. This applies unless any adverse impacts of a development would ‘significantly and demonstrably’ outweigh the benefits.

### **6.2 The Three Rivers Local 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, 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, DM3, DM4, DM6, DM13 and Appendices 2 and 5.

### **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.

The Chorleywood Common Conservation Area Appraisal (adopted February 2010).

## **7 Planning Analysis**

### **7.1 Impact on the Character and Appearance of the Street Scene and the Conservation Area**

- 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 Policy DM3 states that within Conservation Areas, development will only be permitted if the proposal is of a design and scale that preserves or enhances the character or appearance of the area and uses building materials and finishes that are appropriate to the local context. The Chorleywood Common Conservation Area Appraisal (adopted February 2010) states that the architectural style of Character Zone C is predominantly 20th century, with large modern houses running along Berry Lane and Clements Road as well as accommodating four Grade II Listed Buildings comprising numbers 4, 5, 6 and 7 Chorleywood Bottom. The contrast in the style and design of these buildings reflects the change in built form following the creation of the Metropolitan Railway.
- 7.1.3 Appendix 2 of the Development Management Policies document states in relation to single storey side extensions, the proximity to the boundary will be individually assessed. In order to prevent a terracing effect and maintain an appropriate spacing between properties in character with the locality, first floor side extensions shall be set in a minimum of 1.2m from the flank boundary.
- 7.1.4 At first floor level, the proposed extension would be set in from the eastern flank boundary approximately 1.2m to the frontage, increasing to approximately 2m to the rear and the extension would therefore comply with the spacing guidelines as set out within Appendix 2 of the Development Management Policies document. The first floor element of the proposed extension would be set back approximately 1.9m from the existing front elevation of the host dwelling, such that the original front elevation including the front gable feature would still be read from the streetscene of Chorleywood Bottom. These design elements all ensure the proposal would retain the characteristic spacing of this part of the conservation area, and would not appear cramped. They would also appear clearly subordinate to the host dwelling when viewed from the front. The existing chimneys would be retained. Given that the original features of the dwellinghouse would be retained, that the proposed two storey side extension would be set back from the main front elevation of the dwelling, that the fenestration and detailing within the gable feature would be retained and that this part of Chorleywood Bottom is characterised by dwellinghouses of varying architectural styles and designs, some of which have been extended or altered, it is not considered that the proposed extensions would appear unduly prominent within the streetscene of Chorleywood Bottom or result in any adverse impact to the character or appearance of the host dwelling, streetscene or Conservation Area.
- 7.1.5 The proposed rear extension would hold a depth of 4m at ground and first floor levels. Appendix 2 of the Development Management Policies document sets out that generally, single storey rear extensions should not exceed a maximum depth of 4m in the cases of detached dwellings, thus the proposal would comply with the guideline depth in this regard. The proposed hipped roof form of the rear extension would be set down a minimum of 0.7m from the maximum ridge line and as such, it would not be readily visible from the streetscene of Chorleywood Bottom. Given the proposed depth, width, height and hipped roof form of the proposed rear extension, it is not considered that this element would appear unduly prominent within the streetscene of Chorleywood Bottom or result in any adverse impact on the character or appearance of the host dwelling, streetscene or Conservation Area.

- 7.1.6 The proposed open porch canopy would be small in scale and would have a pitched roof form with timber detailing to reflect the character of the host dwelling. As such, it is not considered that this element would result in any adverse impact to the character or appearance of the host dwelling, streetscene or Conservation Area.
- 7.1.7 It is noted that the Conservation Officer originally raised an objection to the proposed development. Notwithstanding this, amended plans during the course of the application have addressed these concerns in relation to the loss of the chimney, the raising of the roof line and the overall bulk and massing of the host dwelling. The amended plans show the chimneys to be retained, the front gable feature to be retained, the maximum ridge line to have the same height as the existing and alterations to the roof form, removing the single ridge line and the introduction of various hipped roof forms. Upon receiving these amended plans, the Conservation Officer has withdrawn the original objection to the proposal.
- 7.1.8 In summary, whilst the proposed development would increase the overall scale of the host dwelling, given the proposed width of the side extension to the frontage, that the characteristic chimneys would be retained, the hipped roof forms and that the two storey side extension would be set back from the original front elevation of the host dwelling with a subservient appearance, it is not considered that the proposed development would appear unduly prominent within the streetscene of Chorleywood Bottom or result in any adverse impact on the character or appearance of the host dwelling, streetscene or Conservation Area.

## 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 To avoid loss of light and an overbearing impact on neighbours, two storey development at the rear of properties should not intrude a 45 degree splay line across the rear garden taken from a point on the joint boundary level with the rear wall of the adjacent property, although this principle is dependent on the spacing and relative positions of properties.
- 7.2.3 In relation to privacy, Appendix 2 of the Development Management Policies document sets out that windows of habitable rooms at first floor level should not generally be located in flank elevations. Flank windows of other rooms should be non-opening below 1.7m from the internal floor level and obscure glazed.
- 7.2.4 The proposed extension would be constructed to the eastern flank of the host dwelling and it would not intrude a 45 degree splay line when taken from a point on the shared boundary level with the rear elevation of the neighbour to the east, number 23 Chorleywood Bottom. Whilst the proposal would extend from the flank closest to this neighbour, the extension would be set in a minimum of 1m at ground floor level and 1.2m at first floor level. It is also noted that the rear elevation of this neighbour is angled away from the application site, and given the spacing retained between the proposed extension and the shared boundary, that this neighbour is set in approximately 3m from the shared boundary and the depth, height and hipped roof form of the proposed extension, it is not considered that the proposal would appear overbearing or result in a loss of light to the neighbour to the east. It is noted that a two-casement window is proposed at first floor level within the eastern flank elevation, however this window would serve a bathroom and a condition would be attached to any consent to require this window to be obscurely glazed and top level opening.

7.2.5 The proposed rear extension would be set in approximately 4.5m from the western flank of the host dwelling. The host dwelling is set in approximately 9m from the shared western boundary and given the spacing between the host dwelling and the neighbour to the west, it is not considered that the proposal would appear overbearing or result in any loss of light to this neighbour. No fenestration is proposed at first floor level within the western flank of the extension and given the spacing and boundary treatment, the ground floor fenestration is considered to be acceptable as it would not result in any overlooking to neighbouring amenity.

7.2.6 In summary, the development is considered acceptable in terms of its impact on neighbouring residential amenity in accordance with Policy CP12 of the Core Strategy and Policy DM1 and Appendix 2 of the DMP 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 and disposition of privacy, prospect, amenity and garden space and specific standards for provision of amenity space are set out in Appendix 2 of the Development Management Policies document as below:

- 1 bed dwelling – 42sqm
- 2 bed dwelling – 63sqm
- 3 bed dwelling – 84sqm
- 4 bed dwelling – 105sqm
- Additional bedrooms: - 21sqm each

7.3.2 The proposed development would result in one additional bedroom, thus the dwelling would become a four bedroom dwelling. Over 500sqm of rear amenity space would be retained, thus the proposal is considered to be 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.

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 which states that no protected species or biodiversity interests will be affected as a result of the application.

### 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 A topographical survey was submitted as part of this application and the Landscape Officer has raised no objection to the proposal. The proposed development is therefore considered acceptable in this regard.

### 7.6 Highways, Access and Parking



7.6.1 Core Strategy Policy CP10 requires development to provide a safe and adequate means of access to make adequate provision for all users, including car parking. Appendix 5 of the Development Management Policies document sets out parking standards for developments within the District. The Parking Standards are as follows:

- 1 bedroom dwellings – 1.75 spaces per dwelling (1 assigned space)
- 2 bedroom dwellings – 2 spaces per dwelling (1 assigned space)
- 3 bedroom dwellings – 2.25 spaces per dwelling (2 assigned spaces)
- 4 or more bedroom dwellings – 3 spaces per dwelling (3 assigned spaces within curtilage)

7.6.2 The application site currently comprises hardstanding to the frontage with space for three vehicles. Whilst the proposed porch structure would extend approximately 1m beyond the main front elevation of the host dwelling, this would not impact the existing parking provision on site and as such, the development would be acceptable in this regard.

## **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: TRDC 001 (Location Plan), TRDC 002 (Topographical Survey), 2018 15-SU-001, 2018 15-SU-002 and 201815-PL-011 REV C.

Reason: For the avoidance of doubt and in the proper interests of planning and in the interests of the visual amenities of the area and residential amenity of neighbouring occupiers, in accordance with Policies CP1, CP9, CP10 and CP12 of the Core Strategy (adopted October 2011), Policies DM1, DM3, DM6, DM13 and Appendices 2 and 5 of the Development Management Policies LDD (adopted July 2013) and The Chorleywood Common Conservation Area Appraisal (adopted February 2010).

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 Before the first occupation of the building/extension hereby permitted the window at first floor level within the eastern flank elevation; shall be fitted with purpose made obscured glazing and shall be top level opening only at 1.7m above the floor level of the room in which the window is installed. The window shall be permanently retained in that condition thereafter.

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

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

the eastern and western 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).

## 8.2 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 0208 207 7456 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. 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 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](http://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).

- 14 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 submitted amendments which result in a form of development that maintains/improves the economic, social and environmental conditions of the District.