

11. **19/0477/RSP – Part Retrospective: Single storey rear extension, conversion of garage to habitable room, including increase to roof height, and loft conversion including hip to gable extensions, rear dormer and front rooflights at 30 LINKS WAY, CROXLEY GREEN, WD3 3RQ.**
(DCES)

Parish: Croxley Green Parish Council

Ward: Durrants

Expiry of Statutory Period: 8 May 2019

Case Officer: Freya Clewley

Recommendation: That Planning Permission be Granted.

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

1 Relevant Planning History

- 1.1 18/2130/CLPD – Certificate of Lawfulness Proposed Development: Loft conversion including hip to gable alterations, rear dormer window and front rooflights, single storey rear extension, conversion of garage to habitable accommodation and front porch – Permitted 03.12.2018. Works commenced.
- 1.2 18/2131/FUL – Single storey front extension – Permitted 03.12.2018.
- 1.3 19/0314/FUL – Single storey front extension – Permitted 04.04.2019.

2 Description of Application Site

- 2.1 The application site is rectangular in shape and includes a detached bungalow on the eastern side of Links Way, Croxley Green. Links Way is a residential street characterised by semi-detached and detached dwellings of varying architectural styles and designs, many of which have been extended and altered.
- 2.2 The application dwelling is a detached bungalow with a white rendered exterior and a dark tiled hipped roof form. There is an adjoining garage to the northern flank of the dwelling and hardstanding to the frontage with space for at least two vehicles. A patio area abuts the rear elevation of the dwelling and leads to an area of lawn and soft landscaping. Close boarded fencing encloses the rear amenity space.
- 2.3 The neighbour to the north, No. 32 Links Way, comprises a semi-detached bungalow dwelling with existing roof accommodation served by front and rear dormer windows. This neighbour is located at a slightly higher land level on a similar building line to the host dwelling. The neighbour to the south, number 28 Links Way, comprises a semi-detached bungalow dwelling with roof accommodation served by front and rear dormer windows. This neighbour is located at approximately the same land level as the host dwelling on the same building line.
- 2.4 During a site visit it was ascertained that the works relating to the permitted application reference 18/2130/CLPD and subsequent part retrospective application 19/0477/RSP have begun. The hipped roof of the dwelling had been removed and the rafters have been replaced. The hip to gable extensions, rear dormer and single storey rear extension have been mostly constructed.

3 Description of Proposed Development

- 3.1 This application seeks part retrospective planning permission for the construction of a single storey rear extension, the conversion of the garage to a habitable room including an increase to roof height of the garage, and the construction of a loft conversion including hip

to gable extensions, rear dormer and front rooflights. The proposal would result in a four bedroom dwelling (one additional bedroom).

- 3.2 The maximum ridge of the dwelling has been extended by 7.6m in width to create gable ends to the northern and southern flanks of the dwelling. There has been no increase in ridge height. The rear dormer window holds a depth of 3m, a height of 2.1m and a width of 6.5m with a flat roof form. Two three-casement windows are proposed within the rear of the dormer with one window at second storey level within the gable end of the southern flank and two rooflights within the front elevation. The existing chimney has been removed to facilitate the proposed development. The proposal includes the conversion of the existing garage to habitable accommodation which would result in the replacement of the garage door with a four-casement window.
- 3.3 The proposed single storey rear extension has been constructed in line with the southern flank of the host dwelling and holds a depth of 4m and a width of 4.2m, set in approximately 5.5m from the northern flank of the host dwelling. The single storey rear extension would have a hipped roof form with flat roof section and a maximum height of 3.3m, sloping down to an eaves height of 3m. A four-casement window is proposed within the rear of the extension and a three-casement window is proposed within the northern flank of the proposed extension. The submitted plans indicate that this window would be obscurely glazed and top level opening.
- 3.4 The proposed front porch extension would hold a depth of 1.2m and a width of 2.5m. The porch would have a flat roof form with a height of 2.9m. A door is proposed within the front elevation of the porch. The height of the flat roof of the converted garage has been increased by 0.3m from 2.3m to 2.6m as part of the proposed development.
- 3.5 The proposed development would be finished in white render, concrete roof tiles and UPVC fenestration to match the existing dwelling.
- 3.6 The proposed development is the same as that previously approved under application reference 18/2130/CLPD. The development requires planning permission as the entire roof was removed during the construction process.

4 Consultation

4.1 Statutory Consultation

4.1.1 Croxley Green Parish Council: [Objection]

CGPC believe that this proposal is out of character with Character Area 7 of the Neighbourhood Plan. The application does not fit in with the street scene due to the pitch of roof and bulk and form of the property.

CGPC believes that the proposal does not meet Policy CA2 of the Croxley Green Neighbourhood Plan. CGPC would also like to draw the officer's attention to section B.9.7 of the Neighbourhood Plan Appendices which makes specific reference to the special features of the area in question, including, 'the sensitive design of roof extensions is particularly important in streets of bungalows.'

If the officer is minded to approve the application CGPC would like the application to be considered by the TRDC planning committee.

4.1.2 National Grid: No response received.

4.2 Public/Neighbour Consultation

4.2.1 Number consulted: 5

4.2.2 No of responses received: 1 objection, 0 letters of support

4.2.3 Site Notice: Expired: 11.04.2019 Press notice: Not required.

4.2.4 Summary of Responses:

- Increase in roof height would result in loss of privacy, especially as main front windows of neighbouring property serve a bedroom. Before work commenced on the build, the front wall of the application site helped to obscure any views into neighbouring bedroom but with increased height of new loft conversion, this is no longer the case.
- Joists/purling in the roof seem thin and inadequate for the task. Roof tiles are not in keeping with any property along Links Way.
- Building is not in keeping with surrounding properties.
- Conversion of garage into a habitable room means losing space for parking. Even before work was commenced there were many instances whereby cars were parked on the road outside neighbouring properties which caused access issues.

Officer Comment: 'All material planning considerations are outlined within the relevant analysis sections below. The overall height of the dwelling would not be increased from the original, the increase in height refers solely to the garage roof'.

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

In February 2019 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 2019 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 Development Plan

The application has been considered against the policies of the Local Plan, including the Core Strategy (adopted October 2011), the Development Management Policies Local Development Document (adopted July 2013) and the Site Allocations Local Development Document (adopted November 2014) as well as government guidance. The policies of Three Rivers District Council reflect the content of the NPPF.

The Core Strategy was adopted on 17 October 2011 having been through a full public participation process and Examination in Public. Relevant policies include Policies CP1, CP9, CP10 and CP12.

The Development Management Policies Local Development Document (DMLDD) was adopted on 26 July 2013 after the Inspector concluded that it was sound following Examination in Public which took place in March 2013. Relevant policies include DM1, DM4, DM6, DM10, DM13 and Appendices 2 and 5.

The Croxley Green Neighbourhood Plan (Referendum Version, December 2018) is a material planning consideration, but does not carry full weight because it has not yet been subject of a referendum and is not adopted as part of the statutory development plan. The neighbourhood plan seeks to protect the character and appearance of the area, and requires extensions to be well designed. Relevant policies include: Policy CA2 and Appendices B and C.

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 Permitted Development

- 7.1.1 A Certificate of Lawfulness Proposed Development application reference 18/2130/CLPD was submitted to the Local Planning Authority for the construction of a loft conversion, hip to gable alterations, rear dormer window and front rooflights, single storey rear extension, conversion of garage to habitable accommodation and front porch structure. The application was approved by the LPA on 3 December 2018.
- 7.1.2 The current proposal reflects that approved under application reference 18/2130/CLPD however the proposal requires planning permission as the roof structure was removed during the course of construction. The applicant has specified that the roof was removed due to rotting rafters that had to be replaced.
- 7.1.3 Whilst on site it was ascertained that part of the bungalow had been demolished and the entire roof of the bungalow had been removed. The timber frame of the roof enlargement and rear dormer as well as the single storey rear extension and alterations to the garage roof, as shown on the submitted plans, have been constructed and the majority of the roof had been retiled.
- 7.1.4 Whilst Class B of Part 1 of Schedule 2 does allow for alterations and additions of the roof of a dwellinghouse, it does not allow for the complete removal and reconstruction of the roof. Particularly in cases where the new roof form is different to that of the original dwellinghouse.
- 7.1.5 Several appeal decisions have founded that similar works of the complete or substantial removal of the roof cannot be considered under Class B and as such require planning permission. One example is Appeal Reference APP/X1735/X/15/3017604 dated 9 December 2015 which states;

7.1.6 *Therefore, given that the original roof has been substantially demolished, the proposal now requires planning permission as it does not fall within the definition of 'alteration and extension' and therefore can no longer be considered against Class B of Part 1 of Schedule 2 of the GPDO or against any other Class within the GPDO.*

7.1.7 In light of the above, the current application has been submitted and assessed accordingly.

7.2 Impact on Character and Street Scene

7.2.1 Policy CP1 of the Core Strategy (adopted October 2011) seeks to promote buildings of a high enduring design quality that respect local distinctiveness and Policy CP12 of the Core Strategy (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'.

7.2.2 Policy CA2 of the Croxley Green Neighbourhood Plan states that domestic extensions requiring planning consent should seek to conserve and enhance the Character Areas described in Appendix B through the careful control of massing, alignment and height. Paragraph 5.1.2 states *'in streets where long rows of bungalows predominate, such as Links Way and Sherborne Way, redevelopment of bungalows with new buildings of two or more storeys will be discouraged, to maintain visual coherence and prevent loss of privacy. In the case of existing bungalows and chalets, the Council will generally oppose reconstruction which includes an additional storey by extending the walls upwards and any proposed first floor accommodation extension should be contained within the existing roof void and new dormers should be of an appropriate scale'.*

7.2.3 The ridge height of the main dwelling has remained the same as the original dwelling, with a maximum height of 5.5m. Whilst the roof form of the dwelling has been altered from a hipped roof to a pitched roof, and gable ends have been formed to the northern and southern flanks of the dwelling, it is noted that the streetscene of Links Way is varied in terms of architectural designs and styles of dwellings and roof forms, and that there are existing examples of gabled roof forms within the vicinity. Therefore, whilst the maximum ridge width of the dwelling has been extended by 7.6m in width and the appearance of the dwelling would be altered in terms of the roof form, given the varied nature of the existing streetscene in terms of hipped and gabled roof forms and that the overall height of the dwelling has not been increased, it is not considered that the loft conversion including hip to gable alterations would result in any harm to the character or appearance of the host dwelling, streetscene or wider area.

7.2.4 In terms of the Croxley Green Neighbourhood Plan, whilst the proposal includes the construction of hip to gable extensions, the height of the dwelling has not been increased and the proposal would not result in the construction of additional storeys by extending walls upwards. Furthermore, the first floor accommodation would be contained within the roof of the dwelling and the dwelling would retain the appearance of a bungalow, maintaining visual coherence within the streetscene. The dormer is set down from the maximum ridge, set in from the flank elevations and set up from the eaves and is of an appropriate scale for the roofspace. Therefore it is considered that the proposal would comply with the Croxley Green Neighbourhood Plan in this regard.

7.2.5 In terms of dormer windows, Appendix 2 of the Development Management Policies document sets out that dormer windows should always be subordinate to the main roof. They should be set below the existing ridge level, set in from either end of the roof and set

back from the plane of the front or rear wall. The roof form should respect the character of the main house if possible.

- 7.2.6 The dormer window is set in 0.5m from the northern and southern flanks of the dwelling, set down 0.3m from the maximum ridge of the dwelling and set up 0.5m from the eaves of the dwelling and therefore is subordinate to the main roof of the dwelling. It is acknowledged that the dormer is large in scale, however there are examples of dormers of a similar size and scale within the vicinity of the application site. Furthermore, had the roof structure of the dwelling of been retained, the dormer would comply with the GPDO. Notwithstanding this, given that the dormer is set in 0.5m from both flank elevations, set down from the maximum ridge and set up from the eaves, the dormer is not readily visible from the streetscene of Links Way. Therefore, it is not considered that the dormer appears unduly prominent within the streetscene and does not result in demonstrable harm to the character and appearance of the host dwelling, streetscene or wider area.
- 7.2.7 The proposed garage conversion would result in the replacement of the garage door with a four-casement window and the height of the flat roof of the converted garage has been increased by 0.3m from 2.3m to 2.6m as part of the proposed development. The increase in height of the flat roof of the garage is minor in scale, and the proposed fenestration would match the existing dwelling in terms of scale and style. Therefore, it is not considered that this element results in any harm to the character or appearance of the host dwelling, streetscene or wider area.
- 7.2.8 In relation to single storey rear extensions, Appendix 2 outlines that generally, single storey rear extensions to detached dwellings should not exceed a depth of 4m, and that this distance should be reduced if the extension would adversely affect adjoining properties or is unduly prominent. The single storey rear extension holds a depth of 4m and a width of 4.2m, constructed in line with the existing southern flank of the host dwelling, and set in 5.5m from the northern flank. The depth of the extension therefore complies with the guidance set out within Appendix 2, and given the width, height and roof form of the extension, it is not readily visible within the streetscene of Links Way. Therefore, given the scale of the extension, that the depth complies with Appendix 2 of the Development Management Policies document and the height and hipped roof form of the extension, it is not considered that this element results in any harm to the character or appearance of the host dwelling, streetscene of wider area.
- 7.2.9 The proposed porch would be small in scale, and would be significantly set back from the existing single storey front projection by approximately 3.8m. The streetscene is varied in terms of porches and front extensions and given the scale of the proposed porch, it is not considered that this element would result in any harm to the character or appearance of the host dwelling, streetscene or wider area.
- 7.2.10 In summary, whilst the proposal has increased the scale of the dwelling, subject to the use of materials to match the existing dwelling, the proposed extensions would not result in demonstrable harm to the character or appearance of the host dwelling and would not appear unduly prominent in the street scene of Links Way. The development would therefore be acceptable in accordance with Policies CP1 and CP12 of the Core Strategy, Policies DM1 and Appendix 2 of the Development Management Policies document and the Croxley Green Neighbourhood Plan.

7.3 Impact on Amenity of Neighbours

- 7.3.1 Policy CP12 of the Core Strategy states that development should 'protect residential amenities by taking into account the need for adequate levels and disposition of privacy, prospect, amenity and garden space.' Policy DM1 and Appendix 2 of the Development Management Policies LDD 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.

- 7.3.2 The proposed hip to gable extensions have increased the bulk and massing of the dwellinghouse however given the spacing and existing site circumstances including the relationship between the host dwelling and neighbouring properties, it is not considered that this element results in any harm to neighbouring amenity. The proposed dormer window has further increased the bulk of the dwelling at roof level, however given that the dormer is set down from the maximum ridge, set in from the flank elevations and set up from the eaves, it is not considered that this element appears overbearing or results in loss of light to neighbouring amenity.
- 7.3.3 The proposed single storey rear extension is constructed in line with the southern flank of the dwelling. The extension is set in approximately 0.6m from the southern flank boundary, and given the existing site circumstances and that the neighbour to the south has an existing pitched roof outbuilding constructed up to the shared boundary, it is not considered that the extension appears overbearing or results in loss of light to the neighbour to the south. Given that the extension is set in 5.5m from the northern flank boundary, it is not considered that this element results in any harm to the neighbour to the north.
- 7.3.4 The proposed garage conversion including replacement four-casement window and increase in height of the flat roof by 0.3m to 2.6m does not result in any harm to the neighbour to the south, by virtue of the location of the garage to the northern flank of the host dwelling. The neighbour to the north is located at a slightly higher land level than the host dwelling, and given the existing site circumstances and that the height has only been increased by 0.3m, it is not considered that this element results in loss of light or appears overbearing to the neighbour to the north.
- 7.3.5 In relation to overlooking, the dwelling would contain two windows and a door at ground floor level within the southern flank elevation. Whilst one of the windows and the door would be slightly relocated, given the existing site circumstances and that these windows and doors pre-existed the proposed extensions, it is not considered that the fenestration within the southern flank of the dwelling would result in unacceptable overlooking to neighbouring amenity. Whilst a window is proposed at first floor level within the southern flank gable end of the dwelling, the submitted plans indicate that this window would be obscurely glazed and top level opening, thus would not result in unacceptable overlooking.
- 7.3.6 The proposal would include a three-casement window within the northern flank of the rear extension, however the submitted plans indicate that this window would be obscurely glazed and top level opening, and given that this window would be set in 5.5m from the northern flank boundary, it is not considered that this window would result in unacceptable overlooking. Given the location of the proposed window, that it is set in 5.5m from the flank boundary and given the existing close boarded fencing boundary treatment, it is not considered reasonable to attach a condition to require this window to be maintained in this condition as it is not considered that this window would result in unacceptable overlooking should it not be obscurely glazed. The proposed four-casement window at ground floor level within the front elevation and two rooflights within the front roofslope of the dwelling would have an outlook of the application site frontage. Given the separation distance of over 29m between the application dwelling and the neighbouring properties opposite, it is not considered that the fenestration within the front elevation would result in any overlooking. The ground floor level fenestration proposed within the rear elevation would have an outlook of the rear amenity space of the application site and whilst some views of neighbouring gardens would be available from the fenestration proposed within the rear dormer, it is not considered that this would be an unusual situation, and given the relationship between the host dwelling and the two neighbouring properties, the views available would be of the rear aspect of the amenity space serving these neighbours, thus these neighbours would retain a private area of garden abutting the rear elevation. Therefore, it is not considered that unacceptable overlooking would occur as a result of the proposed development. Notwithstanding this, it is considered reasonable to attach a condition to any planning permission to prevent any additional openings being inserted within the flank elevations of the development.

7.3.7 Given the scale of the proposed replacement dwelling, it is considered reasonable to attach a condition to any planning permission to remove some permitted development rights in the interests of protecting neighbouring amenity and to prevent the overdevelopment of the site.

7.3.8 In summary, subject to conditions, 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 Development Management Policies document.

7.4 Amenity Space Provision for Future Occupants

7.4.1 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.

7.4.2 The proposed development would result in a four bedroom dwelling. Appendix 2 of the Development Management Policies document outlines that a four bedroom dwelling should retain 105sqm of usable, private amenity space. The application dwelling would retain over 140sqm of amenity space to the rear and as such, would exceed the requirements set out within Appendix 2 in this regard.

7.5 Wildlife and Biodiversity

7.5.1 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.

7.5.2 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.

7.5.3 The application has been submitted with a Biodiversity Checklist which stated that no protected species or biodiversity factors will be affected as a result of the application. The Local Planning Authority is not aware of any protected species within the immediate area that would require further assessment.

7.6 Trees and Landscaping

7.6.1 Policy DM6 of the Development Management Policies document sets out that development proposals should seek to retain trees and other landscape and nature conservation features, and that proposals should demonstrate that trees will be safeguarded and managed during and after development in accordance with the relevant British Standards.

7.6.2 The application site is not located within a Conservation Area and no trees on or adjacent to the site are protected by a Tree Preservation Order. No trees of public amenity value would be harmed or removed by virtue of the proposal and the development is considered acceptable in this regard.

7.7 Highways, Access and Parking

7.7.1 Policy DM13 of the Development Management Policies document requires development to make provision for parking in accordance with the parking standards set out at Appendix 5 of the Development Management Policies document.

7.7.2 The proposal would result in a four bedroom dwelling (one additional bedroom). Appendix 5 of the Development Management Policies document sets out that a four bedroom dwelling

should provide onsite parking provision for three vehicles. The hardstanding to the frontage with space for two vehicles would be retained and whilst the proposal would include the conversion of the existing adjoining garage, it is noted that the garage measures 4.8m in depth by 2m in width, thus could not accommodate a vehicle.

- 7.7.3 In addition, whilst the proposal would increase the number of bedrooms from three to four, thus the parking requirement would alter from two spaces to three spaces, it is noted that the application site frontage is large enough to accommodate a further vehicle following some minor alterations. Therefore, it is not considered that a shortfall of one parking space would result in demonstrable harm to highway safety so as to justify the refusal of planning permission in this regard.

8 Recommendation

- 8.1 That Part Retrospective PLANNING PERMISSION BE GRANTED and has effect from the date on which the development was carried out and is subject to the following conditions:

- C1 Those parts of the development hereby permitted that have not yet been carried out shall be begun before the expiration of 3 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: 2018/01, 2018/02, 2018/03, 2018/04, 2018/05 and 30LINKSWAY/2018.08.

Reason: For the avoidance of doubt and in the proper interests of planning and in the interests of the visual amenities of the locality and the residential amenity of neighbouring occupiers, in accordance with Policies CP1, CP9, CP10 and CP12 of the Core Strategy (adopted October 2011), Policies DM1, DM6, DM13 and Appendices 2 and 5 of the Development Management Policies LDD (adopted July 2013) and Policy CA2 and Appendices B and C of the Croxley Green Neighbourhood Plan Referendum Version (adopted December 2018).

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

Reason: To 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 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 Before the first occupation of the building/extension hereby permitted the window at first floor level in the southern 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).

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 who will be happy to advise you on building control matters and will protect your interests throughout your build project by leading the compliance process. Further information is available at www.hertfordshirebc.co.uk.

Community Infrastructure Levy (CIL) - Your development may be liable for CIL payments and you are advised to contact the CIL Officer for clarification with regard to this. It is a requirement under Regulation 67 (1), Regulation 42B(6) (in the case of residential annexes or extensions), and Regulation 54B(6) (for self-build housing) of The Community Infrastructure Levy Regulations 2010 (As Amended) that a Commencement Notice (Form 6) is submitted to Three Rivers District Council as the Collecting Authority no later than the day before the day on which the chargeable development is to be commenced. DO NOT start your development until the Council has acknowledged receipt of the Commencement Notice. Failure to do so will mean you will lose the right to payment by instalments (where applicable), lose any exemptions already granted, and a surcharge will be imposed.

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

Where possible, energy saving and water harvesting measures should be incorporated. Any external changes to the building which may be subsequently required should be discussed with the Council's Development Management Section prior to the commencement of work.

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