

PLANNING COMMITTEE – 10 SEPTEMBER 2020

PART I - DELEGATED

- 8. 20/1288/FUL - Single storey side extension and internal alterations to provide annexe accommodation, two storey rear extension including roof terrace and front infill extensions (amendment to planning permission 19/2069/FUL) at WILLOW TERN, OVERSTREAM, RICKMANSWORTH, WD3 4LD.
(DCES)**

Parish: Chorleywood Parish Council

Ward: Chorleywood North and Sarratt

Expiry of Statutory Period: 03 September 2020

Case Officer: Katy Brackenboro

Recommendation: That Planning Permission be Granted.

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

1 Relevant Planning History

- 1.1 W/1437/54 – House and Garage. Permitted 29.11.1954. Implemented.
- 1.2 W/2106/66 – Double garage. Permitted. 07.11.1966. Implemented.
- 1.3 W/2376/70 – Garage, bedrooms, bathroom over. Permitted. 18.09.1970. Implemented.
- 1.4 W/3504/71 – Garage into lounge. Permitted. 06.01.1972. Implemented.
- 1.5 W/1134/73 – Sun lounge. Permitted. 11.05.1973. Implemented.
- 1.6 8/552/81 – Utility, dining area, bedroom. Permitted. 25.09.1981. Implemented.
- 1.7 19/2069/FUL - Two storey rear extension including roof terrace and infilling along front elevation. Permitted. 17.12.2019. Not implemented.

2 Description of Application Site

- 2.1 The application site comprises of a triangular shaped plot that contains a detached two storey dwelling located at the end of Overstream, a cul-de sac accessed via Troutstream Way, Loudwater. The site is located within the Loudwater Estate Conservation Area (designated 1998) and has been designated because it forms the attractive and distinctive setting for Loudwater based on the well wooded valley bordering the River Chess and incorporating low density residential development. The estate is characterised by 1930-1950s houses in an informal estate incorporating Loudwater House and all within the well wooded sloping valley sides of the River Chess.
- 2.2 Some of the areas within the Conservation Area such as Overstream have pavement-free roadways with wide grass verges and maturely landscaped frontages which contribute to Loudwater's rural character.
- 2.3 The streetscene of Overstream is generally characterised by detached dwellings on relatively wide plots which vary in terms of architectural design. Willow Tern is a two storey detached property of modest size which occupies a central position on its triangular plot. It is accessed from a roundabout at the end of the cul-de-sac.
- 2.4 The dwelling is set on lower ground to the road. The dwelling is set back from the highway by approximately 14m. A double garage is located to the north of the plot and forward of the front elevation. The front forecourt consists of a driveway enclosed by tall hedging.

- 2.5 The host dwelling has a dark tiled roof with gabled ends to the flank and catslide roof form to the front and is finished in yellow brick and render. It has a staggered front and rear building line. Abutting the rear elevation of the application dwelling is a raised patio leading to an area laid to lawn. The rear amenity space is enclosed by close boarded fencing, mature trees and dense vegetation. To the northern boundary of the site is a greenhouse and a further raised patio adjacent to the northern boundary of the site which is marked by close boarded fencing approximately 1.2m high.
- 2.6 The neighbouring property to the north-west (Honeyfield) consists of a two storey detached dwelling which is set at an angle to the application dwelling. This dwelling is located on a higher land level in relation to the host dwelling. A vegetation screen and mature trees runs along the flank boundary of the site. The neighbouring dwellings to the south (Lowlands and Ambledown) are also two storey detached dwellings which are set on a lower land level in relation to the host dwelling. The shared boundary with these dwellings is marked by dense vegetation and mature trees. The north-eastern boundary of the site adjoins open farmland. Furthermore, a public footpath runs along both flank boundaries of the site.

3 Description of Proposed Development

- 3.1 This application seeks Full Planning Permission for a single storey side extension and internal alterations to provide annexe accommodation, two storey rear extension including roof terrace and front infill extensions. This application is submitted as an amendment to planning permission 19/2069/FUL.
- 3.2 The proposal includes a single storey side extension to the north-eastern flank of the host dwelling to provide annexe accommodation. This element would be sited between the existing north-eastern flank of the host dwelling and the existing garage. The side extension would project from the north-eastern flank by a maximum of 4.7m in width and a depth of 12m to adjoin the existing garage. It would have a splayed north-eastern elevation. It would be set in 1m from the north eastern boundary. It would have a flat roof form with a maximum height of 3.4m. Fenestration is proposed within the north-western, south-western and eastern flanks.
- 3.3 A raised patio is also proposed to the rear of the proposed annexe with a height of 0.4m, width of 4.7m and depth of 4m. It would be set in line with the rear elevation of the host dwelling.
- 3.4 The proposal includes a two storey rear extension. The single storey rear element would have a maximum depth of 7.7m reducing to a depth of 3.9m to the southern side. The staggered rear element would have an overall width of 20m at ground floor and would be set in by 1m from the southern flank of the host dwelling. It would have a pitched roof with a height of 3.9m.
- 3.5 The first floor element would have a separate roof pitch with a maximum height of 8.5m and eaves height of 5.7m and gabled flank elevations. Fenestration is proposed at both ground and first floor within the rear elevation including bi-folding doors at ground floor.
- 3.6 The proposed roof terrace would extend 3.4m beyond the rear most point of the proposed extension. Glass screening is proposed along the rear elevation and northern flank of the proposed terrace with a maximum height of 0.8m.
- 3.7 The proposal would include infilling along the principal elevation to make the current staggered front building line level with the current north-western flank.
- 3.8 It is noted that this application follows the approval of planning application under reference number 19/2069/FUL. It is noted that the differences between the approved scheme and the current application are:

- The inclusion of a single storey side extension to provide annexe accommodation which would be sited between the existing north-eastern flank of the host dwelling and the existing garage.
- The inclusion of a raised patio to the rear of the proposed annexe accommodation.

3.9 Amended plans were received during the course of the application to accurately detail the landscape areas to the frontage of the application site and clarify where the host dwelling sits in relation to the site boundary and boundary treatment with soft landscaping details provided.

4 Consultation

4.1 Statutory Consultation

4.1.1 Conservation Officer: [No objection]

This property is located in the Loudwater Conservation Area. There are concerns that the single storey extension would dilute the hierarchy of the buildings on the site by infilling the gap between the principle dwelling and ancillary building, removing the clear separation between the two buildings. However, given the appearance of the garage will remain the same and the secluded location of the proposed annexe, the visual impact on the Conservation Area will be minimal. Similarly, the changes to the rear fenestration would not adversely impact the character and appearance of the Conservation Area as views of the property are limited. Therefore, I would raise no objection to this proposal.

If this application is approved, it is recommended that a condition requires external materials to match the existing.

4.2 Landscape Officer [No objection]

The current proposal does not impact trees any further than the previous application, which was accompanied by a tree report.

I do not wish to raise any objections to the proposal, but would request that the original tree report is updated to reflect the new layout. I am happy for the report to be submitted as part of the application or through condition.

4.2.1 Chorleywood Parish Council: [Objection]

The Committee have Objections to this application on the following grounds and wish to CALL IN unless the Officers are minded to refuse this application.

- Overdevelopment of the site
- Lack of clarity with the plans
- Over dominant
- Overlooking of the neighbouring properties.

4.2.2 Hertfordshire County Council Footpath Section: No response received

4.2.3 National Grid: No response received

4.3 Public/Neighbour Consultation

4.3.1 Number consulted: 4

4.3.2 No of responses received: 0

4.3.3 Site Notice: Published 15/07/2020 and expired 05/08/2020.

4.3.4 Press notice: published 21/07/2020 and expired 07/08/2020.

5 Reason for Delay

5.1 Committee Cycle

6 Relevant Planning Policy, Guidance and Legislation

6.1 National Planning Policy Framework and National Planning Practice Guidance

In 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 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, 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, 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 Loudwater Estate Conservation Area Appraisal (2013) is also relevant.

7 Planning Analysis

Due to the on-going Coronavirus pandemic and the current social distancing measures in place no site visit was undertaken by the Case Officer. However, during the course of the application photographs were submitted by the applicant which show clearly the relationship of the host dwelling and neighbouring properties and a previous site visit was undertaken by the case officer on 29.11.2019 during the course of a previous planning application. Other platforms, such as Google maps were also used to aid the officer's assessment. It is considered that the information received and use of other technological platform shave enabled the LPA to assess the application.

7.1 Impact on Character, Streetscene and 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 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.

7.1.2 Policy DM1 and Appendix 2 of the Development Management Policies document set out that development should not have a significant impact on the visual amenities of an area and that extensions should respect the existing character of the dwelling, particularly with regard to the roof form, positioning and style of windows and doors, and materials. The Design Criteria of the DMP LDD stipulates that few properties are designed to incorporate future extensions, therefore any additions built need to take into consideration their visual impact. Oversized, unattractive and poorly sited additions can detract from the character and appearance of the general street scene.

7.1.3 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. The guidance provided within Appendix 2 states that single storey rear extensions to detached dwellings should not generally exceed a depth of 4m with this distance reduced if the extension would adversely affect adjoining properties or is unduly prominent. Furthermore, Appendix 2 of the Development Management Policies LDD states that for side extensions, at ground floor level the proximity to the flank boundary will be individually assessed.

7.1.4 The application site is located within the Loudwater Estate Conservation Area. In relation to development proposals in Conservation Areas, Policy DM3 of the DMP LDD stipulates that development will only be permitted if it preserves or enhances the character or appearance of the area. The Loudwater Estate Conservation Area Appraisal describes the Conservation Area as:

'The estate is characterised by a carefully laid out arrangement of dwellings, most with Arts and Crafts features in a variety of styles, designs and materials but with each dwelling usually being set within generous plots with plentiful vegetation and landscaping, including mature trees. The area is well-wooded and undulating and is served by an informal network of narrow roads with grass verges.'

7.1.5 The Council's Conservation Officer was consulted during the course of the application and raised no objection to the scheme. It is noted that concerns were raised by the Parish Council regarding the proposed development being 'overdevelopment' and 'over dominant' but no further explanation has been provided. The Council's Conservation Officer states that the single storey extension would infill the gap between the principle dwelling and existing garage, removing the clear separation between the two buildings. However, it is noted that the appearance of the garage will remain the same with the annexe set back from the principal elevation. Given this, it is considered that the annexe would appear subservient to the host dwelling and respect the character and appearance of the host dwelling and appear proportionate in scale. The flat roof would minimise the prominence of this element within the streetscene and its height would not be excessive.

- 7.1.6 The proposed side extension would be single storey only. It would be set back from the frontage of the site and stepped away from the principal elevation. Given its single storey design, the side extension is not considered to disrupt the open and spacious quality of the streetscene or Conservation Area. Moreover, given the secluded location of the proposed annexe, views would be limited as it is screened from the highway with dense vegetation. It is not considered that there are likely to be views of the development from the adjacent footpaths. The proposed annexe when viewed from the front, would respect the appearance of the host dwelling, with matching materials used and as such it would not have any harmful impact.
- 7.1.7 The proposed annexe would not have a detrimental impact on the character and appearance of the dwellings along Overstream or the wider Conservation Area as views of the property are limited. Furthermore, the proposed additional terrace to the rear of the side extension would be limited in size and would not result in a harmful feature within the plot.
- 7.1.8 This application also relates to a two storey rear extension including roof terrace and a front infill extension. These elements are identical to those previously approved under planning permission 19/2069/FUL. The site circumstances and Development Plan have not changed since those elements were granted planning permission, and as a result those elements remain acceptable. The cumulative impact of the approved extensions and proposed additional side extension is noted, however it is considered that the additional extension would not be overly prominent in the vicinity and the resultant dwelling would not appear cramped within its plot or result in any harm to the character of the conservation area.
- 7.1.9 In summary, it is not considered, subject to conditions, the proposed development would result in any adverse impact to the host dwelling, wider streetscene or Conservation Area. The proposed development would comply with Policies CP1 and CP12 of the Core Strategy (adopted October 2011), Policies DM1, DM3 and Appendix 2 of the Development Management Policies Document (adopted July 2013) and the Loudwater Estate Conservation Area Appraisal (2013).

7.2 Impact on amenity of neighbours

- 7.2.1 Policy CP12 of the Core Strategy advises that development will be expected to protect residential amenity. Appendix 2 of the Development Management Policies LDD comments that all developments are expected to maintain acceptable standards of privacy for both new and existing residential buildings and extensions should not result in loss of light to the windows of neighbouring properties nor allow overlooking.
- 7.2.2 The Design Criteria at Appendix 2 provide specific guidance including that to avoid unacceptable loss of light to neighbours, two storey development at the rear of properties should not intrude a 45 degree splay line across the rear garden from a point on the joint boundary level with the rear wall of the adjacent property. This principle is dependent on the spacing and relative positions of properties and consideration will be given to the juxtaposition of properties, land levels and the positioning of windows and development to neighbours.
- 7.2.3 In this case, the proposed annexe would project from the northern flank of the host dwelling by a maximum of 4.7m in width and have a depth of 12m to adjoin the existing garage. The flank of the proposed extension would be relatively deep however the extension would be set in by 1m from the splayed north-eastern boundary and would have a flat roof form which would minimise its impact. Given this separation distance, and that beyond this boundary is open fields rather than any residential property, it is not considered that the single storey annex would have an adverse impact on the amenities of the occupants of any neighbouring property.
- 7.2.4 It is noted that concerns were raised by the Parish Council regarding overlooking. However having regard to the distance between the proposed annex and the nearest neighbouring

properties, the density of the surrounding vegetated boundary treatments and the topography it is not considered that any overlooking would occur. In respect of the other extensions, as previously noted these already benefit from planning permission. These are also located a considerable distance from the nearest neighbouring dwellings and as such are not considered to have an adverse impact on the amenities of any neighbour.

7.2.5 The proposal would include a raised terrace to the north-eastern flank. The proposed raised patio would not be excessive in depth. It would have a maximum height of 0.4m from ground level. The raised patio would set up to the north-eastern boundary. Due to its siting and taking into consideration the depth and height it is not considered the proposal would result in unacceptable overlooking into any neighbouring properties given the separation distances between the raised patio and the neighbouring dwellings which are also set off the common boundaries.

7.2.6 In summary, subject to conditions, the proposed development would not result in any adverse impact on the residential amenity of any neighbouring dwelling so as to justify refusal of the application and the development would therefore be acceptable in accordance with Policies CP1 and CP12 of the Core Strategy and Policy DM1 and Appendix 2 of the Development Management Policies LDD.

7.3 Proposed Use

7.3.1 The proposed development would result in the creation of a single storey attached annexe which would include a separate front door. The submitted heritage statement notes that the annex is to provide accommodation for a registered disabled family member. The annex would have a separate front door, and would also be accessible from an internal door from the main house. Whilst it would include all the facilities required for primary living accommodation, it is physically attached to the main house, sharing a car parking area and amenity space. It is not considered that there would be any adverse impact on the character of the dwelling or area as a result of the proposed ancillary use. However, a condition would be added to any planning permission to ensure that the annex is used as ancillary accommodation and not let separately at any time.

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. The proposal would result in a five bedroom property and an additional study. The Design Guidelines (Appendix 2 of the Development Management Policies document) set out that a six bedroom dwelling should provide 147sqm amenity space.

7.4.2 The application site would retain in excess of 600m space following implementation of the proposed development for future occupiers and as such would exceed the standards and is considered acceptable 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. The Habitats Directive places a legal duty on all public bodies to have regard to the habitats directive when carrying out their functions.

7.5.2 The protection of biodiversity and protected species is a material planning consideration in the assessment of this application in accordance with Policy CP9 of the Core Strategy and Policy DM6 of the DMP LDD. National Planning Policy requires Local Authorities to ensure that a protected species survey is undertaken for applications where biodiversity may be

affected prior to the determination of a planning application. A Biodiversity Checklist was submitted with the application and states that no protected species or biodiversity interests will be affected as a result of the application.

7.6 Trees and Landscaping

7.6.1 Policy DM6 of the Development Management Policies document sets out that development should not result in a net loss of biodiversity value across the District as a whole. Development on sites which contain existing trees and hedgerows are expected to retain as many trees and hedgerows as possible, particularly those of local amenity or nature conservation value.

7.6.2 It is noted that all the trees within and adjacent to the application site are protected by designation of the Conservation Area and an area tree preservation order. The Landscape Officer was consulted during the course of the application and highlighted that no tree information had been submitted with regard to the impact the development would have on any trees within or adjacent to the site. It is noted that an AIA was submitted for the previous planning permission. The Landscape Officer raises no objection to the proposal and suggests that any grant of planning permission is subject to a condition requiring an Arboricultural Method Statement to be submitted to the LPA. As a result, a pre-commencement condition for an Arboricultural Method Statement shall be attached to any grant of planning permission to safeguard any protected trees to safeguard any damage to any trees within the site.

7.7 Highways, Access and Parking

7.7.1 The proposed development would not encroach upon the existing rear amenity space provision.

7.7.2 The scheme would result in a six bedroom property. Policy DM13 of the DMP LDD requires development to make provision for parking in accordance with Appendix 5 Parking Standards. The Parking Standards state that six bedroom dwellings should have a total of three parking spaces. The existing carriage driveway and garage to the frontage of the application site could accommodate at least three vehicles. As such, the proposal would comply with Policy DM13 and Appendix 5 of the DMP LDD.

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: 3327 PLANX1A, 3327 PLANX2, 3327 PLANX3A and PLANX4.

Reason: For the avoidance of doubt and 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, DM3, DM6, DM13 and Appendices 2 and 5 of the Development Management Policies LDD (adopted July 2013) and Loudwater Estate Conservation Area Appraisal (2013).

C3 No development or other operation shall commence on site whatsoever until an arboricultural method statement (prepared in accordance with BS: 5837 (2012) 'Trees in relation to design, demolition and construction') 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 and site facilities on the site, tree protection measures and details including location 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 protective measures, including fencing, shall be undertaken in full accordance with the approved scheme before any equipment, machinery or materials are brought on to the site for the purposes of development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed within any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made. No fires shall be lit or liquids disposed of within 10.0m of an area designated as being fenced off or otherwise protected in the approved scheme.

Reason: This condition is a pre commencement condition to ensure that no development takes place until appropriate measures are taken to prevent damage being caused 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).

- C4 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 development 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).

- C5 The proposed single storey side extension 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, CP11 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM2 and Appendix 2 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 £97 per request (or £28 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. Information and application forms are available at www.hertfordshirebc.co.uk. Alternatively the Council's Building Control section can be contacted on telephone number 01923 727130 or email building.control@hertfordshirebc.gov.uk.

Community Infrastructure Levy (CIL) - If your development is liable for CIL payments, it is a requirement under Regulation 67 (1) 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. Information on this is also available from the Council's Building Control section. 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.

- I2 The applicant is reminded that the Control of Pollution Act 1974 stipulates that construction activity (where work is audible at the site boundary) should be restricted to 0800 to 1800 Monday to Friday, 0900 to 1300 on Saturdays and not at all on Sundays and Bank Holidays.
- I3 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/or their agent and the Local Planning Authority engaged in pre-application discussions which result in a form of development that maintains/improves the economic, social and environmental conditions of the District.