

## PLANNING COMMITTEE - 22 APRIL 2021

### PART I - DELEGATED

- 10. 21/0260/FUL: Conversion of garage to habitable accommodation, single storey front extension, part single, part two storey rear extension and insertion of two sun tunnels to front roofslope at 5 GROVE FARM PARK, NORTHWOOD, HA6 2BQ (DCES)**

Parish: Batchworth  
Expiry of Statutory Period: 12 April 2021

Ward: Moor Park and Eastbury  
Case Officer: Claire Wilson

Recommendation: That Planning Permission be Granted.

Reason for consideration by the Committee: This application has been called into Committee by Batchworth Community Council.

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

- 1.1 8/207/76: Erection of 63 dwellings with garages. Application permitted.
- 1.2 18/1497/FUL: Single storey front extension and two storey and single storey rear extension. Application refused for the following reasons:

*The proposed rear extension, by reason of its scale, bulk and massing and location on a prominent corner plot would appear as a dominant and uncharacteristic addition to the host property which would not respect the character or appearance of the street scene or locality. The development would therefore be contrary to 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).*

*The proposed rear extension by virtue of its scale, bulk and proximity to the neighbouring property to the south would result in an unduly prominent and overbearing form of development which would have adverse impact on the amenities of the occupants of this neighbouring property. The proposal is therefore contrary to 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).*

- 1.3 19/1093/FUL: Single storey front infill extension, single storey and two storey rear extension. Application permitted. Permission not implemented.

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

- 2.1 The application site contains a two storey detached dwelling located on the eastern side of Grove Farm Park and occupies a corner plot location. Grove Farm Park is a residential estate made up of a series of cul-de-sacs branching off from the main access road. The existing dwelling has a part gabled roof form with sloping catslide over an existing integral garage located to one side of the dwelling. At ground floor level is an existing bay window projection, with a recessed front entrance. The existing dwelling is of a similar architectural design to other dwellings within Grove Farm Park, some of which have been extended.
- 2.2 To the front of the dwelling is a paved driveway with provision for three off street car parking spaces.
- 2.3 To the rear of the site, is an amenity space of approximately 170 square metres. The boundary treatment with the adjoining highway consists of close boarded fencing and

hedging. The adjacent neighbour, no.6 is a two storey detached dwelling which is located at a slightly lower land level relative to the application dwelling. The building line in this location is stepped with the rear wall of the neighbouring dwelling being set back relative to no.5.

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

- 3.1 The applicant is seeking full planning permission for the conversion of the existing garage to habitable accommodation, single storey front extension, part single, part two storey rear extension and insertion of two sun tunnels to front roofslope.
- 3.2 The proposed garage would be converted to form a home office. This would involve the removal of the existing garage doors and the provision of a window which would be flush with the existing front wall.
- 3.3 A single storey front extension is proposed which would effectively infill the area between the existing front bay window and the existing garage projection. It would have a depth of 0.65m and a width of 3.5m. The extension would have a mono pitched roof form with a height of approximately 3.3m.
- 3.4 Two circular sun tunnels would be installed in the front roofslope of the dwelling and are indicated to serve the first floor landing area.
- 3.5 To the rear, a part two storey, part single storey rear extension is proposed. The single storey rear extension would have a depth of 4m and a width of approximately 9.7m. It would be set in from the boundary with no.6 by approximately 3.4m. The extension would have a flat roof form with a maximum height to the top of the parapet wall of approximately 3.25m. The extension would be finished mainly in brick, however, would have standing seam cladding located between the openings sited within the rear wall. The first floor element of the two storey extension would have a depth of approximately 1.5m and a width of 5m. It would have a catslide roof form and would be located approximately 6.2m from the boundary with no.6.
- 3.6 Beyond the rear extension, a patio area is proposed with a depth 2m beyond the rear wall of the proposed single storey rear extension. The plans indicate a height of 0.2m.
- 3.7 Amended plans have been received during the course of the application which have reduced the depth of the single storey front extension such that it would now represent an infill extension adjacent to the existing bay window.
- 3.8 This application has been submitted following the approval of planning application 19/1093/FUL for a single storey front infill extension, single storey and two storey rear extension. The differences between the approved scheme and the current application are:
- The current application includes the conversion of the existing garage to habitable accommodation;
  - Two sun tunnels are proposed to the front roofslope. These would serve the first floor landing area;
  - The single storey rear extension would be the same depth and width as previously approved under application 19/1093/FUL. However, it would be 0.2m higher and there would be a difference in external finish;
  - The first floor extension would be 0.5m deeper than previously approved and 3.2m wider than previously approved.

### **4 Consultation**

## 4.1 Statutory Consultation

### 4.1.1 Batchworth Community Council: (Objection)

Batchworth Community Council objects to this application and asks that the application is called in for decision by the District Council's Planning Committee unless Officers are minded to refuse. This is done on the following basis:

The proposed works are an over-development of the site and out of keeping with the surrounding streetscape;  
The boundary line to the site relative to the footway and road as shown on the application needs to be confirmed as being correct;  
The redevelopment of this site should be subject to a detail drainage survey and plan before works commence.

Officer comment: The proposal is for householder extensions and therefore it would be unreasonable to specify that a drainage survey should be submitted for a development of this scale.

### 4.1.2 National Grid: No comments received.

## 4.2 Public/Neighbour Consultation

4.2.1 Number consulted: 11 No of responses received: 3 (2 from same neighbour)

4.2.2 Site Notice: Not applicable Press notice: Not applicable

### 4.2.3 Summary of Responses:

Repeated planning applications have proposed oversized extensions;  
The latest application proposes to extend the front of the house onto a small front drive and represents overdevelopment, massing and bulk;  
Applicant has referred to other front extensions, these owners make sure their cars do not overhang the footpath;  
The plans would set a precedent;  
The first floor extension is questionable for a house and plot of this size;  
TRDC requirement for three car parking spaces to be retained- therefore 50% of the garage should be retained in line with no.11, 15, 30, 35 and 47. These properties all have a straight building line at the front, whereas this property design has a protruding double garage with a fore-shortened driveway;  
The parking of three cars would also be potentially dangerous: restricting the line of sight for vehicles exiting the first cul-de-sac shown.  
The proposed front extension of the living room will further limit off-street parking;  
The creation of an office would be a change of use especially near the entrance to Grove Farm Park; future occupants could run a business creating more need for parking;  
The plans also include a study area so the retention of 50% of the garage is a solution;  
The previous owner paved over the grass verge; the new owner should restore this to enhance visual amenities of the estate;  
The extension should be constructed in matching materials;  
The new build should be dovetailed into the existing building to avoid creating a distinct vertical line which has been allowed to happen. A clause should be added into the building specification;  
The north facing gable needs to be retained as brick only and clutter-free. If air-conditioning units, and a heat pump are planned, they should be positioned so as not to intrude on the near neighbours' visual outlook. Appliances should be sourced with the lowest bB and energy efficiency. The boiler exhaust should be positioned such that it does not send steam over the neighbouring fence;

Disagree with BCC's comments- A number of properties in Grove Farm Park have been tastefully extended but look different;  
Important for the brickwork to match and that any a/c unit/heat pump is done considerately;  
With regard to the paving of the verge; the Council should have acted at the time. Believe the applicant has plans to put a grass verge to the frontage;  
The retention of a garage does not mean it would be used as a garage- making it a single garage would not make a difference;  
The plans accommodate three cars, nothing in the plans would change this situation  
The owner's plans are influenced by him working at home; they are now a single car household, no clients visit him. The proposals represent a change in working plans and are beneficial environmentally. He plans to stay in the property long term;  
Unnecessary for others to say how rooms should be utilised.

Officer comment: The plans do not include the provision of air conditioning units or air source heat pumps.

The paving over of a grass verge adjoining the dwelling is a historic situation and is not the subject of the current planning application. It would be unreasonable to require the applicants to reinstate the grass verge as part of this process.

The other objections shall be addressed in the analysis below.

## **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 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, 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.

## **7 Planning Analysis**

### 7.1 Impact on Character and Street Scene

- 7.1.1 Policy CP1 of the Core Strategy (adopted October 2011) seeks to promote buildings of a high enduring design quality that respect local distinctiveness and Policy CP12 of the Core Strategy (adopted October 2011) relates to design and states that in seeking a high standard of design the Council will expect development proposals to 'have regard to the local context and conserve or enhance the character, amenities and quality of an area'. Development should make efficient use of land but should also respect the 'distinctiveness of the surrounding area in terms of density, character, layout and spacing, amenity, scale, height, massing and use of materials'; 'have regard to the local context and conserve or enhance the character, amenities and quality of an area' and 'incorporate visually attractive frontages to adjoining streets and public spaces'.
- 7.1.2 The proposed development includes the conversion of the garage to habitable accommodation, which would involve the modification of the existing doors to a window. The window would be flush with the front elevation of the existing dwelling and would be of similar appearance to the existing fenestration detail. It is noted that the front elevations of dwellings within Grove Farm Park do vary and as such it is not viewed that the conversion of the existing garage would result in harm to the appearance of the host dwelling or wider area.
- 7.1.3 The applicant is also seeking planning permission for a single storey front extension. Appendix 2 of the Development Management Policies LDD advises that front extensions will be assessed on a case by case basis but should not appear unduly prominent. Concern was raised by Officers with regard to the original plans which indicated that the front extension would have projected forward of the original bay projection and that this would have appeared unduly prominent. In response, amended plans have been received which have reduced the depth of the extension such that it would project no deeper than the existing bay projection with the mono pitched roof form extended across the ground floor front element. It would be the same depth as previously approved under application 19/1093/FUL. As such, it is not considered that the extension would appear unduly prominent and it is noted that there are other examples of front extensions of varied design within Grove Farm Park.
- 7.1.4 The plans also indicate the provision of two external sun tunnels to the front roofslope of the dwelling. Whilst these are not a common feature within the vicinity, given their modest size and siting high on the roofslope, it is not considered that any harm would occur to the appearance of the host dwelling or to the wider locality.

- 7.1.5 With regard to rear extensions, Appendix 2 of the Development Management Policies LDD advises that extensions should not be disproportionate to the original dwelling. In this instance, a part two storey, part single storey rear extension is proposed and given the corner plot location of the application site, these extensions would be visible from certain public vantage points. The proposed single storey extension would have a depth of 4m and would not extend for the full width of the dwelling; it is therefore not considered that this element would be disproportionate to the original dwelling or the plot as a whole. In addition, a single storey extension of similar scale was granted planning permission in 2019 and regard must be had for this fall back position. The first floor element would be sited centrally. It is acknowledged that it would be of increased depth and width relative to that previously approved in 2019, however, the depth of 1.5m (an increase of 0.5m) is considered to be modest and it would not extend across the full width of the dwelling.. In terms of design, the first floor extension would have a catslide roof form which would act to minimise the bulk and massing of the extension particularly with given the corner plot location of the dwelling. With regards to external materials, it is noted that the ground floor element of the rear extension includes an area of standing seam cladding located between the doors and windows. It is acknowledged that this would therefore be a different finish relative to the existing dwelling and other dwellings within the vicinity. However, taking into account the modest area of cladding and its location on a ground floor extension which would be well screened from most public viewpoints, it is not considered that harm would occur.
- 7.1.6 In summary, given the amended plans and having regard to the previously permitted development, the current application is considered acceptable and in accordance with Policies CP1 and CP12 of the Core Strategy and Policy DM1 and Appendix 2 of the Development Management Policies LDD.
- 7.2 Impact on amenity of neighbours
- 7.2.1 Policy CP12 of the Core Strategy (adopted October 2011) relates to design and states that Council will expect development proposals to have regard to the local context and conserve or enhance the character, amenities and quality of an area. Policy DM1 and Appendix 2 of the Development Management Policies LDD advises that development should not be unduly prominent.
- 7.2.2 The proposed garage conversion would involve the modification from garage doors to a window which would be flush with the front wall of the dwelling. Whilst it would have outlook over neighbouring frontages, these are publically visible areas and thus there would be no increased harm as a result of the development.
- 7.2.3 The front extension would have no impact on the adjacent neighbour no.6 as it would be screened by the existing garage projection. There would be no impact to neighbours to the north of the site or directly opposite due to the separation by the highway.
- 7.2.4 It is noted that two sun pipes are proposed; these are set high on the front roofslope and would serve a landing area at first floor level. They would not result in any impact in terms of overlooking to neighbouring dwellings within the vicinity.
- 7.2.5 To the rear, the applicant is proposing a part two storey and part single storey rear extension. Appendix 2 of the Development Management Policies LDD advises that the maximum depth for single storey rear extensions to detached dwellings would be 4m. In this case, the proposed rear extension would have a depth of 4m and thus would be in accordance with this guidance. In addition, the ground floor extension would be set in from the boundary with no.6 by approximately 3.4m which is sufficient to prevent the extension from being overbearing. The applicant is not proposing the provision of any windows to the flank elevation of the facing towards this neighbour and thus no harm in terms of overlooking would occur. It is noted that the plans do include one further ground floor window in the flank elevation of the original dwelling facing this neighbour. This is indicated to serve a

utility room which is classed as a non-habitable area and thus can be conditioned to be obscure glazed and top vent opening only.

- 7.2.6 In addition, a two storey element is proposed. Appendix 2 of the Development Management Policies LDD states the following with regard to their assessment:

*Rear extensions should not intrude into a 45 degree splay line drawn across the 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 the dwellings and consideration will also be given to the juxtaposition of properties, land levels and the position of windows and extensions on neighbouring properties".*

- 7.2.4 The plans indicate that there would be no intrusion of the 45 degree line when taken from the boundary with no.6. It is noted that this element would be set in from the boundary and would be of modest depth and would not result in a significant increase in bulk and massing. As such, it is not considered that any harm would occur. To ensure that the development would not result in overlooking, a condition is suggested preventing the installation of additional flank windows.
- 7.2.7 The rear elevation of the extension would face towards no.4 Grove Farm Park. However, it is not considered that the extension would result in any harm in terms of overlooking given that any views from first floor would be directed towards the front public facing amenity area of this dwelling. It is also not considered it would be unduly overbearing by reason of the design.
- 7.2.8 The extensions must also be considered with regard to the neighbouring properties located to the north of the site. The front elevations of these dwellings face the flank elevation of application dwelling. As such, the proposed extensions would be visible from the front elevations of these neighbours. The single storey rear extension would not be of significant scale and given its single storey nature would be not result in any overbearing affect to these neighbours. The first floor extension would be located centrally and would not be of significant bulk. Again, it is not considered that this element would result in any harm.
- 7.2.9 To the side and rear of the extensions, it is proposed to extend the patio area. This would not be raised and thus would not result in harm in terms of overlooking.
- 7.2.10 In summary, subject to conditions, the development would not result in any harm to the residential amenities of neighbouring dwellings. The development is considered acceptable and 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 Amenity Space Provision for future occupants

- 7.3.1 Appendix 2 of the Development Management Policies sets out standards for rear amenity space provision and states that a four bedroom dwelling should have approximately 105square metres of amenity space provision. In this instance, the block plan demonstrates that approximately 130square metres would be retained after the construction of the development which is considered sufficient for a dwelling of this size.

### 7.4 Wildlife and Biodiversity

- 7.4.1 Section 40 of the Natural Environment and Rural Communities Act 2006 requires Local Planning Authorities to have regard to the purpose of conserving biodiversity. This is further emphasised by regulation 3(4) of the Habitat Regulations 1994 which state that Councils must have regard to the strict protection for certain species required by the EC Habitats Directive.

7.4.2 The protection of biodiversity and protected species is a material planning consideration in the assessment of applications in accordance with Policy CP9 of the Core Strategy (adopted October 2011) and Policy DM6 of the DMLDD. National Planning Policy requires Local Authorities to ensure that a protected species survey is undertaken for applications that may be affected prior to determination of a planning application.

7.4.3 The application has been submitted with a Biodiversity Checklist and indicate that protected species would not be affected by the proposed development. However, in this instance, given the development would affect the existing roofspace, an informative should be added to the consent reminding the applicant of what to do should bats be found during the course of the application.

## 7.5 Trees and Landscaping

7.5.1 Policy DM6 of the Development Management Policies LDD advises that 'development proposals should demonstrate that existing trees, hedgerows and woodlands will be safeguarded and managed during and after development in accordance with the relevant British Standard.

7.5.2 No significant trees or areas of landscaping would be affected by the development.

## 7.6 Highways, Access and Parking

7.6.1 Policy CP10 of the Core Strategy requires development to demonstrate that it will provide a safe and adequate means of access. Policy DM13 and Appendix 5 of the Development Management Policies LDD advises on off street car parking requirements. Appendix 5 of the Development Management Policies LDD requires a dwelling with four or more bedrooms to have three off street car parking spaces.

7.6.2 In this case, the existing garage would be converted to habitable accommodation, thus resulting in the loss of one existing car parking space. Residents have commented that only two car parking spaces can be accommodated on the driveway and therefore 50% of the garage should be retained for parking. Officers have sought further clarification from the applicant as to whether three off street car parking spaces can be provided on the existing driveway. In response, the applicant has provided photographs which demonstrate that three off street car parking spaces can be accommodated on the driveway without any overhang to the adjacent footway. These reflect the submitted plans which show three spaces can be accommodated. It is considered that this would remain achievable even if the front extension were to be constructed. As a result, it is considered that sufficient off street car parking would be retained on site and no objection is raised in this regard.

7.6.3 Residents have also raised concern regarding the proposal to utilise the converted garage as a home office and have noted that this would represent a change of use. In addition, concern is raised by residents that the plans also include a separate study space. Given the ongoing situation as a result of the international pandemic, many residents within the District are working from home and will continue to do so in the long term. For many households, there are sometimes more than one person working from home at any one time. As such, many are seeking to provide additional space to enable them to work from home. There is nothing within the submission to suggest that this would result in an intensification of use of the property or any material change of use. The use of a room in a dwellinghouse as an office for occupants of that dwellinghouse is not a material change of use for which planning permission is required – the use as an office would be ancillary to the use of the dwellinghouse.

## 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:  
1837RT\_HH SH1 A, 1837RT\_HH SH2 A  
Reason: For the avoidance of doubt, in the proper interests of planning and visual amenities; in accordance with Policies CP1, CP9, CP10 and CP12 of the Core Strategy (adopted October 2011) and DM1, DM6, DM13 and Appendices 2 and 5; of the Development Management Policies LDD (adopted July 2013).
- C3 The building(s) shall not be erected other than in the materials as have been approved in writing by the Local Planning Authority as shown on the approved drawings or; and no external materials shall be used other than those approved.  
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 ground floor flank window facing no.6 Grove Farm Park 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(s) 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 first floor elevations or roof slopes of the extension 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:**

- I1 With regard to implementing this permission, the applicant is advised as follows:  
All relevant planning conditions must be discharged prior to the commencement of work. Requests to discharge conditions must be made by formal application. Fees are £116 per request (or £34 where the related permission is for extending or altering a dwellinghouse or other development in the curtilage of a dwellinghouse). Please note that requests made without the appropriate fee will be returned unanswered.  
There may be a requirement for the approved development to comply with the Building Regulations. Please contact Hertfordshire Building Control (HBC) on 0208 207 7456 or at [buildingcontrol@hertfordshirebc.co.uk](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. If your development is CIL liable, even if you have been granted exemption from the levy, please be advised that before commencement of any works it is a requirement under Regulation 67 of The Community Infrastructure Levy Regulations 2010 (As Amended) that CIL form 6 (Commencement Notice) must be completed, returned and acknowledged by Three Rivers District Council before building works start. Failure to do so will mean you lose the right to payment by instalments (where applicable), and a surcharge will be imposed. However, please note that a Commencement Notice is not required for residential extensions IF relief has been granted.

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 Local Planning Authority suggested modifications to the development during the course of the application and the applicant and/or their agent submitted amendments which result in a form of development that maintains/improves the economic, social and environmental conditions of the District.
- 14 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).