

PLANNING COMMITTEE - 16 DECEMBER 2021

PART I - DELEGATED

- 12. 21/2345/FUL: Part single-storey, part two-storey side and rear extensions, rear juliet balcony, hip-to-gable roof extension and insertion of front rooflights AT 65 LINKS WAY, CROXLEY GREEN, WD3 3RH (DCES)**

Parish: Croxley Green Parish Council
Expiry of Statutory Period: 08.12.2021

Ward: Durrants
Case Officer: Aaron Roberts

Recommendation: That Planning Permission be Granted.

Reason for consideration by the Committee: The application was called in by the Croxley Green Parish Council unless officers are minded to refuse, for the reasons detailed at paragraph 4.1.1.

1 Relevant Planning History

- 1.1 21/1613/CLPD- Certificate of Lawfulness Proposed Development: Loft conversion including hip to gable roof alterations, rear dormer and front rooflights – Permitted, not implemented.
- 1.2 21/1616/PDE- Prior Approval: Single storey rear extension (depth 6 metres, maximum height 3.3 metres, maximum eaves height 2.9 metres) - Withdrawn.
- 1.3 21/1997/PDE - Prior Approval: Single storey rear extension (depth 5.35 metres, maximum height 3.27 metres, maximum eaves height 2.90 metres) – No Objection, not implemented.

2 Description of Application Site

- 2.1 The application site is located on the western side of Links Way, a residential street located within Croxley Green. Links Way consists of a varied streetscene, including a mix of detached and semi-detached properties as well as two-storey dwellings and bungalows.
- 2.2 The host dwelling is a two-storey semi-detached dwelling finished partially in pebbledash and partially in red brick. The property has not been extended. To the rear of the dwelling, there is an outbuilding which is set adjoining the boundary with No.63 Links Way
- 2.3 The attached neighbour, No.67 Links Way is a two-storey semi-detached dwelling, with a similar design and style as the host dwelling. This property has a similar building line and sits at a similar land level. It has been extended via a single storey rear extension.
- 2.4 The neighbour to the south, No.63 Links Way is a two-storey semi-detached dwelling, with a similar design and style as the host dwelling. This property has a similar building line and sits at a slightly lower land level. This property has been extended via a single storey side and rear extension.

3 Description of Proposed Development

- 3.1 This application seeks planning permission for a part single-storey, part two-storey side and rear extensions, rear juliet balcony, hip-to-gable roof extension and insertion of front rooflights.
- 3.2 The ground floor side and rear extension would have a maximum depth of approximately 11.7m from the front elevation to the rear elevation and would be set along the southern shared boundary with No.63 Links Way. From the rear, the extension would have a maximum width of approximately 7.6m. The ground floor rear element would have a uniform depth, with a maximum depth of approximately 4.5m from the original rear elevation. The

front of the single storey side element would have a pitched roof with a maximum height of approximately 3.6m and eaves height of 2.8m. Immediately behind this pitched front roof, a sloping roof with a maximum height of 3.6m and an eaves height of 2.7m would serve the side and rear extension for a depth of 8.7m. This sloping roof would be enclosed by two parapet walls, which would have a height of approximately 3.8m. The section of the extension adjoining the boundary with No.67 Links way would have a flat roof with a maximum height of 3.2m (including flank parapet walls) and would adjoin the rear parapet wall enclosing the sloping roof. Within the front elevation there would be a double casement window. Within the rear elevation there would be a triple casement and patio doors. Within the flat roof of the rear element, there would be a roof lantern.

- 3.3 The first floor side and rear extension would be set back from the principal elevation by approximately 1m. It would have a maximum depth of approximately 9.2m. The side element would have a width of 0.9m (measured from the front) and the rear element would have a width of 4m. The side element would have a gabled roof with a maximum height of approximately 7.7m, set down 0.3m from the ridge of the main dwelling. The first floor rear element would have a depth of approximately 3m and a hipped roof with a height of 6.6m and an eaves height of 5.1m. Within the first floor flank elevation, a double casement is proposed serving the staircase and a window is proposed serving the ensuite. Within the rear elevation of the first floor rear element, glazing and a Juliet balcony is proposed.
- 3.4 The hipped roof form to the existing dwelling would be altered to a gabled roof form. The width of the ridge would be increased by 3.8m. A rooflight would be added to the front roofsope.
- 3.5 During the course of the application, amended plans were received. The amendments to the scheme include the retention of existing archway and reduction of the depth of the single storey rear extension from 6m to 4.5m.

4 Consultation

4.1 Statutory Consultation

4.1.1 Croxley Green Parish Council: [Objection]

'Croxley Green Parish Council objects to the application for the following reasons

The two storey extension is to the south side and will significantly overshadow the neighbour's conservatory.

The hip to gable and loss of arch over the front door are contrary to the Neighbourhood Plan policies and guidelines in CA2.

If the officer is minded to approve the application, Croxley Green Parish Council request that it is called into the TRDC planning committee'.

Following these comments, amended plans were submitted including the retention of existing archway and reduction of depth of single storey rear extension from 6m to 4.5m. The amended plans were sent to the Croxley Green Parish to provide updated comments, which can be seen below:

'Whilst the proposed amendments address two of our concerns, no amendments have been made to the hip to gable end, which is still not conforming to the Croxley Green Neighbourhood Plan policy or guidelines. If the case officer is minded to approve, then CGPC request that it is called into the TRDC planning committee'.

4.1.2 National Grid: [No comment received. Any comments received will be verbally updated at the Committee meeting].

4.2 **Public/Neighbour Consultation**

4.2.1 Number consulted: 6

4.2.2 No of responses received: 1 objection

4.2.3 Summary of responses:

- Overshadowing
- Extending beyond the depth of No.67 Links Way's existing conservatory line by a further +2375mm will overshadow and restrict outlook of these neighbours

4.2.4 Site Notice: Not required.

4.2.5 Press notice: Not required.

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

6.1.1 On 20 July 2021 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".

6.1.2 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, DM6, DM13 and Appendices 2 and 5.

6.3 The Croxley Green Neighbourhood Plan Referendum Version (adopted December 2018) is also relevant, specifically Policy CA2 and Appendices B and C. The site is within Character Area 7.

6.4 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 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. Extensions should not be excessively prominent and should respect the existing character of the dwelling, particularly with regard to the roof form, positioning and style of windows and doors, and materials. With specific regards to Appendix 2, single storey rear extensions to semi-detached dwellings should generally not exceed 3.6m in depth. In order to prevent a terracing effect and maintain an appropriate spacing between properties in character with the locality; two storey side extensions may be positioned on the flank boundary provided that the first floor element is set in by a minimum of 1.2m. With regards to hip-to gable alterations, this type of extension is discouraged in the case of semi-detached houses as it is considered that this unbalances the pair and results in a loss of symmetry. In some cases, roof forms in a street may be uniform and therefore this type of alteration may erode the group value of the street and will not be supported by the Council.

7.1.3 Policy CA2 of The Croxley Green Neighbourhood Plan requires that domestic extensions should seek to conserve and enhance the Character of the area through the control of massing, alignment and height. Extensions that have an overbearing or adverse visual effect on the Character Area in which it is located will be resisted. Appendix C states that in the case of semi-detached houses any side extension should take account of the effect on the street-scene of a lop-sided extension, roof extensions should not involve the raising of the roof ridge, a change from hip roof to gable (other than a "Sussex hip" or "half hip"), side extensions should reflect the scale and proportion of the original house, including existing fenestration, architectural detail and materials.

7.1.4 The existing roof form would be altered from a hipped roof form to a gable. The proposed alterations to the roof of the existing dwelling include an increase in the width of the main ridge by approximately 3.8m forming a hip to gable alteration. Appendix 2 of the Development Management Policies LDD states the following with regard to hip to gable roof

alterations; 'this type of extension is discouraged in the case of semi-detached houses as it is considered that this unbalances the pair and results in a loss of symmetry. In some cases, roof forms in a street may be uniform and therefore this type of alteration may erode the group value of the street and will not be supported by the Council'. The adjoining neighbour at No. 67 Links Way has not undertaken a hip to gable enlargement and as such the proposed development would alter the symmetry of the pair. However, given the varied nature of Links Way, including various dwelling types and other hip-to-gable alterations nearby, it is not considered that in the wider setting the proposed roof alterations would appear unduly prominent or incongruous so as to result in harm to the character of the streetscene. Additionally, the application dwelling has a lawful development certificate (reference 21/1613/CLPD) which confirms that a similar hip to gable alteration would be permitted development, benefitting from deemed planning permission. It is acknowledged that Croxley Green Parish Council have objected to this element of the proposal and it is noted that the roof alteration from a hip roof form to a gable contradicts the guidelines set out in Appendix C of The Croxley Green Neighbourhood Plan. However, given the varied nature of the streetscene and that a similar roof alteration could be carried out under permitted development, it is not considered that the hip to gable alteration would detrimentally impact the character of the dwelling or streetscene as to justify the refusal of planning permission. The front rooflight proposed would be visible from the streetscene of Links Way. It would not appear prominent in the streetscene or out of character in relation to the host dwelling. In addition, other dwellings within the area have front rooflights.

- 7.1.5 The proposed ground floor side element would be visible from the street scene given its location to the side of the application dwelling. The proposed side extension would extend in line with the existing built form, set flush with the principal elevation and would have a pitched roof to the front and a variety of roof forms behind (including sloping and flat, separated by parapet walls). Given the width, height and design of the proposed side element, it is not considered that the width of this element would appear unduly prominent within the streetscene of Links Way or result in any adverse impact on the character or appearance of the host dwelling, streetscene or area. Whilst there would be a variety of roof forms, each roof form is separated by a parapet wall, which would act as a screen. Regardless of the parapet walls, it is not considered that the combination of roof forms would result in an incongruous or contrived design. The design criteria states that single storey rear extensions to semi-detached dwellings should generally not exceed 3.6m in depth. The ground floor rear element would have a maximum depth of approximately 4.5m from the original rear elevation, which would not comply with the design criteria. Despite its depth which would exceed the design criteria's guidance by approximately 0.9m, it is not considered that the proposed depth of the single storey rear element is excessive and is considered subservient to the original dwelling. The proposed roof lantern would be located to the rear and would not be readily visible from the streetscene, although there may be fleeting views from Dover Way. However, roof lanterns are common features of residential extensions and it is not considered that the roof lantern would detrimentally harm the character of the dwelling or wider street scene.
- 7.1.6 Appendix 2 of the Development Management Policies LDD advises that the first floor flank elevation of a two storey development should be set at least 1.2m from the boundary to prevent a terracing effect. The proposed first floor side extension would be set approximately 1m from the western flank boundary. Whilst Appendix 2 indicates that 1.2 metres spacing is required, it states that in high density areas, 1 metre spacing would be considered acceptable. As such, it is considered that sufficient spacing would be maintained around the dwelling to prevent a terracing effect and the proposed side extension would not result in demonstrable harm to the character or appearance of the dwelling, street scene or area. Whilst the first floor side extension would have a gabled roof form, it would be set down from the main ridge of the dwelling, as to appear subservient.
- 7.1.7 The first floor rear element would have a depth of approximately 3m and a hipped roof with a height of 6.6m and an eaves height of 5.1m. Whilst it would be located to the rear of the

dwelling, there may be oblique views of the rear extension from the street and there would be views from Dover Way. Given the proposed scale of the first floor rear element, the overall bulk and massing of the proposed extension would not appear disproportionate in scale to the original dwelling and would respect the character and appearance of the building. It is considered that the hipped roof forms proposed to the rear extension would not provide an unacceptable flank elevational bulk when viewed from the street scene.

7.1.8 In summary, it is considered that the proposed extensions would not result in any adverse impact on the host dwelling or wider streetscene. The development would therefore accord with Policies CP1 and CP12 of the Core Strategy (adopted October 2011), Policies DM1 and Appendix 2 of the Development Management Policies Document (adopted July 2013) and the Croxley Green Neighbourhood Plan (adopted December 2018).

7.2 Impact on amenity of neighbours

7.2.1 Policy CP12 of the Core Strategy states that development should 'protect residential amenities by taking into account the need for adequate levels of disposition of privacy, prospect, amenity and garden space'.

7.2.2 Policy DM1 and Appendix 2 of the Development Management Policies document set out that development should not result in the loss of light to the windows of neighbouring properties nor allow overlooking, and should not be excessively prominent in relation to adjacent properties.

7.2.3 The ground floor rear element would have a maximum depth of approximately 4.5m from the original rear elevation, set adjoining the shared southern boundary with No.63. The extension would replace an outbuilding which projects 1.5m further into the site than the rear elevation of the proposed extension. The outbuilding is set on the same ground level as the patio and such has a height of approximately 2.9m (from lowest ground level) according to the submitted plans. It is acknowledged that the proposed ground floor side and rear extension would not project beyond the rear building line of this existing outbuilding. However, the eaves of the outbuilding (set close to the boundary) are lower (by 0.4m compared to the sloping roof and 1.1m compared to the flank parapet walls of the flat roof) than the proposed sloping and flat roof of the extension and therefore the impact of this outbuilding is less than the proposal. Whilst the extension would project beyond the rear elevation of No.63 by approximately 1.5m (which would technically comply with the design criteria), this would be from the rear elevation of No.63's extension and not their original elevation. Given that the overall depth of built form along this boundary would be reduced and that No.63 is set off the shared boundary by approximately 0.7m, it is not considered that the increase in eaves height along the shared boundary would appear as an overbearing form of development to the occupiers of No.63 or result in a loss of light significant enough to warrant the refusal of planning permission.

7.2.4 Along the northern boundary, shared with No.67, the extension would project approximately 0.85m beyond the rear elevation of No.67 Links Way. Although this neighbour objected to the proposal as a result of the impact of the depth of the single storey rear element, since the objection comment was submitted, amended plans were received, reducing the depth of the extension from 6m to 4.5m. Whilst the depth of the extension would exceed the guidance of the design criteria, given that the extension would project beyond No.67's rear extension by approximately 0.85m (which would technically comply with the design criteria) and its relatively limited flat roof height of 3.2m (including flank parapet walls), it is not considered that the proposed single storey side and rear element would detrimentally impact upon the amenity of the occupiers of No.67 Links Way in terms of loss of light or being an overbearing form of development.

7.2.5 The guidance provided within Appendix 2 states that side extensions will be assessed individually against the proximity to the flank boundary. Appendix 2 also states that first floor extensions (i.e over a garage) shall be a minimum of 1.2m from the flank boundary, although

as previously set out, in high density areas, 1 metre spacing would be considered acceptable. The flank wall of the first floor side extension would be set 1m off the boundary with No.63, and would be set approximately 2.9m from No.63's first floor flank elevation. There would be a slight overhang of roof projecting past the flank wall of the first floor side extension, measuring approximately 0.8m from the boundary. However, the main body of the first floor side extension would be set 1m from the flank boundary. Given the spacing between the proposed first floor side extension and the boundary, it is not considered that the proposed first floor side extension and associated hip-to-gable roof alteration would result in demonstrable harm to the amenity of the occupiers of No.63 Links Way. First floor flank windows are proposed serving the landing/stairwell and ensuite. Although these would not be classed as habitable rooms, a condition would be added to any permission ensuring that first floor flank windows 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 are installed and maintained in that condition thereafter. This condition would prevent a perceived sense of or actual overlooking.

7.2.6 Appendix 2 of the Development Management Policies LDD advises that first floor rear extensions should not intrude a 45 degree line taken from a point on the joint boundary level within the rear of the neighbour. However, 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 extensions on neighbouring properties. In terms of size and volume, each application is assessed on its individual merits according to the characteristics of the particular property. The proposed first floor element above the single storey rear extension would extend out beyond the rear building line of the property by approximately 3m and would have a width of 4m. The 45 degree angle taken from the boundary adjacent to the rear building line of the No.63 would not result in an intrusion, given the extended nature of this neighbouring dwelling. Due to this, the separation distance to the shared boundary (1m) and the hipped design of the roof, it is not considered that a loss of light would occur to the residents at this property. The 45 degree angle taken from the boundary adjacent to the rear building line of the No.67 would not result in an intrusion, given the extended nature of this neighbouring dwelling. Due to this, the separation distance to the shared boundary (2.7m) and the design of the roof, it is not considered that a loss of light would occur to the residents at this property.

7.2.7 The proposed fenestration to the rear of this extension would not result in any harmful overlooking as the windows would be directed towards the rear garden of the application dwelling. Given that first floor windows are already positioned within the first floor rear elevation, it is not considered that the proposed glazing including Juliet Balcony would materially change the existing situation. Given the layout of the site, No.1 Dover Way is sited perpendicular to the host site, as such the flank elevation of this dwelling is located alongside the rear boundary of the host dwelling. Whilst built form would be brought closer to this dwelling at ground and first floor level, it is not considered that it would result in actual or a perceived sense of overlooking, given the separation distance of 20.5m and that first floor windows were previously facing the flank elevation of 1 Dover Way, so the proposal would not materially change the existing situation.

7.2.8 The proposed development is not considered to result in any adverse impact upon neighbouring properties and is acceptable in accordance with Policy C12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies document (adopted July 2013).

7.3 Amenity Space Provision for future occupants

7.3.1 Policy CP12 of the Core Strategy states that development should take into account the need for adequate levels and disposition of amenity and garden space. Section 3 (Amenity Space) of Appendix 2 of the Development Management Policies document provides indicative levels of amenity/garden space provision.

7.3.2 The proposal would result in a 3 bedroom dwelling. The application site would benefit from a private amenity space measuring approximately 148sqm. Given that the indicative level for a 3 bedroom dwelling is 84sqm, the rear private amenity space is considered sufficient in size to adequately serve current and future occupiers of the dwelling following the proposed development.

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 was submitted with the application and states that no protected species or biodiversity interests will be affected as a result of the application. The Local Planning Authority is not aware of any records of bats (or other protected species) within the immediate area that would necessitate further surveying work being undertaken.

7.5 Trees and Landscaping

7.5.1 Policy DM6 of the Development Management Policies LDD states that development proposals should seek to retain trees and other important landscape and nature conservation features whilst including new trees and other planting to enhance the landscape of the site and its surroundings as appropriate. It also states 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 Standards and that development should be designed in such a way as to allow trees and hedgerows to grow to maturity without causing undue problems of visibility, shading or damage.

7.5.2 The application site does not contain any TPO's nor is it afforded protection via a Conservation Area. No trees would be affected as a result of the development.

7.6 Highways, Access and Parking

7.6.1 Core Strategy Policy CP10 (adopted October 2011) requires development to make adequate provision for all users, including car parking. Policy DM13 in the Development Management Policies document (adopted July 2013) states that development should make provision for parking in accordance with the Parking Standards set out within Appendix 5.

7.6.2 The extended dwelling is shown to accommodate 3 bedrooms. As a result, having regard to the parking standards as set out within Appendix 5 of the Development Management Policies LDD it states that for a 3 bedroom dwelling, 2 on site spaces are required. The submitted details indicates that the existing driveway could accommodate 1 parking space. Therefore, there would be a shortfall of 1 parking space. It must be noted that whilst the existing plans illustrate that the dwelling currently has two bedrooms, this does not include the study, which would usually be the third bedroom or 'box room'. Given the depth of the front drive it is considered that it could accommodate one vehicle. To the side of the existing dwelling there is a car port structure between the southern flank elevation and southern boundary. However, the distance between the southern flank elevation of the existing

dwelling and southern boundary is approximately 1.9m, which would not be sufficient to park a car. The current on-site car parking provision is one, which is a shortfall of one against policy (the study is on balance considered a bedroom). However the proposal would not lead to the addition of an extra bedroom (when considering the study as a bedroom) and as such, it is not considered that there would be a material change to the existing parking provision. Additionally, the application site contains a front garden space which could be used for additional parking in the future if required. The site's proximity to local transport links and facilities is also noted. As such, it is not considered that the shortfall of 1 space would result in harm justifying the refusal of planning permission.

8 Recommendation

8.1 That PLANNING PERMISSION BE GRANTED subject to the following conditions:

C1 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: 3438.HH3.E, 3438.HH4.E.

Reason: For the avoidance of doubt, and in the proper interests of planning in accordance with Policies CP1, CP9, CP10 and CP12 of the Core Strategy (adopted October 2011), Policies DM1, DM6 and DM13 and Appendices 2 and 5 of the Development Management Policies (adopted July 2013) and the Croxley Green Neighbourhood Plan (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 prevent the building being constructed in inappropriate materials 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 development hereby permitted the window in the first floor western flank elevation, serving the landing and ensuite 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 are installed. The window shall be permanently retained in that condition thereafter.

Reason: To safeguard the amenities of the occupiers of No. 63 Links Way 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 or similar openings [other than those expressly authorised by this permission] shall be constructed in the side elevations and side roofslope of the proposed extensions hereby approved.

Reason: To safeguard the residential amenities of neighbouring properties in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October

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 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.

13 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.