

**4/00542/13/FUL - TWO DETACHED DWELLINGS.
LAND REAR OF 96 & 98, GROVE ROAD, TRING, HP23.
APPLICANT: THE BEECHWOOD PARTNERSHIP - MR S BOOTH.**

[Case Officer - Philip Stanley]

[Grid Ref - SP 93502 12231]

Summary

The application is recommended for approval.

The proposed two new dwellings would continue an established, but recent, building line at the edge of Tring to the rear of Grove Road. The scheme is considered to be a high quality development that helps meet the need for new housing, as set out in Policies 14 and 16 of the Dacorum Borough Local Plan 1991-2011 and Policy CS17 of the Pre-Submission Core Strategy (incorporating the Main and Minor Modifications: January 2013). The proposals would not result in significant harm to the residential amenities of neighbouring properties or be detrimental to matters of highways safety. The scheme is therefore in accordance with Policies 11, 51 and 58 and Appendices 3 and 5 of the DBLP and Policies CS8, CS12 and CS13 of the Core Strategy.

Site Description

The application site comprises land to the rear of Nos.96 and 98 Grove Road on the east side of the street in the residential area of Grove Road and Cow Lane, Tring. The site also encompasses at its rear an area of Green Belt, where No.98's extended garden wraps around the rear of No.96. Beyond this point is open farm land and the rear boundary is loosely formed by an old blackthorn hedgerow and other trees. The Green Belt boundary also forms the beginning of an area of archeological significance.

The properties concerned are large, inter-war, semi-detached properties with hipped roofs, set back from the road by approximately 13 metres and with very deep rear gardens. In that sense they are very typical of the area. There are pockets of heavy landscaping that dominate the appearance of Grove Road.

The neighbouring plot to the south, No.100 Grove Road, was demolished in 2009 and two large detached house have been built towards the rear of the plot. This development established a new rear building line to the rear of Grove Road, which was subsequently extended with two new houses to the rear of Nos.102 and 104 Grove Road. The northern boundary of No.96, i.e. with No.94, is formed by a 1.8 metre high close boarded fence and a privet hedge. A hazel hedge, approximately 4 metres high forms the rear boundary of No.96 with the wrap around larger garden of No.98.

Proposal

It is proposed to construct two detached dwellings.

They will be accessed by the new road that was built for the development at No.100, (4/00242/09/FUL), which contained two spur roads to allow for a continuation of the new rear building line both to the north and the south. As such the development can be described as a northern extension of the new rear building line established under 4/00242/09/FUL.

Both dwellings would be large four bedroom houses, with a potential fifth bedroom (termed 'Games room') in the roof space. They have been designed to be similar, but not completely replicating the design of the two 'arts and crafts' style houses approved at No.100 and the later two houses to the rear of Nos.102 and 104. In particular they incorporate a gable end at the front and rear, as well as a long rear sloping roof and a rear orangery with a parapet flat roof. The two dwellings have been spaced 5 metres apart and a new 1.8 metre high close-boarded fence would be erected to the rear to separate their respective rear gardens.

Both plots would benefit from a substantial rear garden (in excess of 20 metres deep) and would be served by a single integral garage, plus additional off-street parking in the block paving in front of the drive.

The proposed developed would complete a T-shape of development either side of the original No.100 plot. The proposed northern spur to this access road would match the dimensions and features established by the southern spur (to the rear of Nos. 102 and 104) in that it would be 4.1 metres wide, has been placed 3 metres from the proposed new rear boundaries of Nos.96 and 98 Grove Road, and the 3m verge created would be soft landscaped. No.98 would be left with a rear garden 15.75 metres deep at its shortest, while the remaining rear garden for No.96 would measure 20 metres.

Referral to Committee

This application has been referred to the Development Control Committee due to the contrary views of Tring Town Council.

Planning History

4/02137/08/FUL: Demolition of existing bungalow and construction of two detached houses (No.100 Grove Road) - Granted.

4/00242/09/FUL: Demolition of existing bungalow and construction of two detached houses (amended scheme) - Granted.

4/001147/09/PRE: Construction of 9 dwellings (rear of Nos.88-98 and 102-106 Grove Road). A policy objection was raised to this proposal, however it was felt that a residential scheme would be possible following formal confirmation of the residential status of the extended rear gardens.

4/00640/11/LDE: Change of use of land (at rear of No.104 Grove Road) to residential garden - Granted.

4/00643/11/FUL: Two detached dwellings (rear of Nos.102 and 104 Grove Road) - Granted.

4/00774/12/FHA: Orangery (extension to new house to rear of No.102) - Granted.

Policies

National Policy Guidance

National Planning Policy Framework

Dacorum Borough Local Plan 199-2011

Policies 1, 2, 4, 9, 10, 11, 13, 14, 16, 18, 21, 51, 58, 111, 122, 123 and 124.
Appendices 1, 3 and 5

Dacorum's Pre-Submission Core Strategy (incorporating the Main and Minor Modifications: January 2013)

Policies NP1, CS1, CS4, CS5, CS8, CS10, CS11, CS12, CS17, CS18, CS28, CS29, CS31 and CS35

Supplementary Planning Guidance and Documents

Accessibility Zones for the Application of Parking Standards
Area Based Policies for Residential Character Area – TCA 19: Grove Road and Cow Lane
Energy Efficiency & Conservation
Environmental Guidelines
Water Conservation

Representations

Tring Town Council

Tring Town Council objected to this application on the following grounds:

1. The development was an extension of the town envelope.
2. The development would cause a loss of privacy, overlooking existing properties.
3. The development would cause a loss of sunlight.

In addition, should the development be permitted, measures should be taken to minimise the potential pedestrian hazard during development.

Thames Water

Waste Comments

Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required.

Thames Water would advise that with regard to sewerage infrastructure we would not have any objection to the above planning application.

Water Comments

Thames Water recommend that an informative be attached to this planning permission (relating to the minimum pressure / flow rate that Thames Water will provide). On this basis, Thames Water would advise that with regard to water infrastructure we would not have any objection to the above planning application.

Response to Neighbour Notification / Site Notice / Newspaper Advertisement

Three letters of objection were received from Nos.82, 84 and 94 Grove Road, which raised the following (summarised) concerns:

HARM TO SOFT EDGE TO TOWN

- The current proposals are contrary to DBLP Policy 21, as well as a Planning Inspector decision (Appeal Ref: APP/A/1910/A/86/4997), with respect to the requirement to have a soft edge to the boundary between the urban and rural areas.
- Constructing new housing only a few metres from the Green Belt boundary is creating a new, very different edge to the urban area.
- Neither the Inspectors decision for No.100 Grove Road, nor the four houses to the rear of Nos.100-104 Grove Road establish a precedent / reason for allowing a new building line against the Green Belt, as the new houses built have had a significant impact upon the transition to the rural landscape and have resulted in a hard abrupt transition to the Green Belt.
- To permit the reclassification of agricultural land owned by a householder such that residential development was permitted on that land would be perverse and would make a mockery of the existing policy.

HARM TO RESIDENTIAL AMENITIES OF NO.94

- The proposed development is right up to our boundary fence and will have full view of our garden from the windows on the first floor.
- The development will overlook our patio, pergola and seating area resulting in a complete lack of privacy.
- The proposed development will also result in a loss of sunlight for part of our garden

OTHER MATTERS

- During the construction of the existing four houses contractors parked on the sharp bend in Grove Road, making it dangerous for residents, especially mothers and children using Grove Road Primary School.
- Out of the four houses built, the developer has bought one and one remains unsold - this does not demonstrate a great need for this type of dwelling.

Considerations

Policy and Principle

The site is located within a residential area within the town of Tring where the principle of new residential development would be accepted in accordance with Policies 2 and 9 of the Dacorum Borough Local Plan 1991-2011 and Policy CS4 of Dacorum's Pre-Submission Core Strategy (incorporating the Main and Minor Modifications: January 2013)

There is a significant demand for new housing set out in Policies 14 and 16 of the Dacorum Borough Local Plan 1991-2011 and Policy CS17 of Dacorum's Pre-Submission Core Strategy (incorporating the Main and Minor Modifications: January 2013) and the primary objective is to meet significant demands for housing within existing settlements through the optimisation of urban land in accordance with Policy 10 of the Dacorum Borough Local Plan 1991-2011.

The site is located in the residential area of 'Grove Road and Cow Lane' (TCA19), which is described as 'a very low density area of detached houses in a heavily landscaped semi-rural setting located on the eastern edge of town'. For new housing there is no special requirement in terms of design and large, two-storey detached dwellings are considered appropriate. The existing linear layout of the area should be maintained, with the prevalent building line followed and spacing maintained in the wide range (5m to 10m).

As the site is located partly in and next to the Green Belt, and at the edge of the urban area, any scheme is also expected to maintain a soft edge to the development and not harm the visual amenities of the Green Belt.

Effect on appearance of building

In terms of the design of the dwellings themselves they are similar but do not completely replicate those built to the north at Nos 100, 102 and 104 Grove Road. Those four houses are attractive dwellings, with considerable visual interest and detailing that have used high quality materials. A continuation of that architectural theme, but with slight modifications to allow for a more informal street scene, is considered appropriate.

Effect on Street Scene

In terms of impact on the street scene the new dwellings would be almost completely hidden from Grove Road as they are accessed via the new road created at No.100 Grove Road and because of the screening effect of Nos.96 and 98 and frontage landscaping along this part of Grove Road. Any views would be at quite a long distance and would be restricted to fleeting glances between these dwellings and even these will be softened by the proposed landscaping between the new rear boundaries for Nos.96 and 98 Grove Road and the spur road.

The application site falls within the character area of Grove Road and Cow Lane (TCA19). In this area plot amalgamation may be acceptable providing it meets with the development principles: large detached dwellings are encouraged that do not exceed two storeys. There are no special requirements with regards to design, though the existing linear layout of the area should be followed and the density should be less than 15 dwellings per hectare. The proposed application meets all these principles in terms of size, height, type and density. The 5 metre spacing between the two proposed houses would also retain the spacious feel to development in this character area.

Tring Town Council have objected to the application on the grounds that it represents an extension to the town envelope. However, the proposals can be seen as an

extension to the rear building line created by the four houses at Nos.100, 102 and 104. Indeed the Town Council raised no objection to the two new houses to the rear of Nos.102 and 104 and this application 'extends the town envelope' in exactly the same way. It is also worth noting that rear development was approved in the case of Dorian Close, which is within the same character area. Finally the Inspector for the two dismissed appeals at No.100 Grove Road (4/02117/07/FUL and 4/02958/07/FUL) stated that the rear house would, "*...despite not following the existing linear pattern, that house would have little or no direct impact on the character or appearance of the urban area*".

For all these reasons it is considered that the proposed dwellings would not dominate or look out of place within the street scene.

Effect on Amenity of Neighbours

The size of the plots has allowed two sizeable new houses without harming the residential amenities of surrounding houses. For example the rear (of original houses) to front (of proposed houses) relationship is 29 metres in the case of No.98 and 33 metres in the case of No.96, well in excess of the 23 metre privacy requirement in Appendix 3 of the DBLP. The proposed landscaping between the original and new sites would provide additional relief.

Plot 5 would not affect the existing house within Plot 1 of No.100 Grove Road. This is because of the 5 metre separation distance between the houses, which ensures that despite the proposed house being further set back than Plot 1, the new house would not interrupt a 45 degree line taken from the closest habitable window of Plot 1. Equally the relationship between the two new houses is such that no harm would be caused by one to the other. While the plans are showing these windows largely serving bathrooms, upper floor side windows have the potential to cause harm by way of overlooking. Therefore it is recommended that a condition be added ensuring that these windows are constructed with obscure glass.

A letter of objection has been received from No.94 Grove Road (and replicated by Tring Town Council) on the grounds that the new houses (and in particular Plot 6) would overlook their property, resulting in a complete loss of privacy, and would also cause a loss of sunlight to their garden. In terms of overlooking it must be emphasised that the distance between the front of Plot 6 and the rear of No.94 would be 34 metres, well in excess of the required privacy distance of 23 metres. Privacy would be further enhanced through the planting of new trees (the details of which can be secured through a landscaping condition) between the spur road and the new rear boundary of No.96 Grove Road. Finally the relationship proposed here between Plot 6 and No.94 would be almost identical to that created by the new houses to the rear of Nos.100-104 and the original front houses. It is also noted that due to the orientation of the respective plots any shadows cast by Plot 6 would go to its rear. Therefore, No.94 would suffer no loss of sunlight to either its house or the principal part of its garden. The only area affected would be the additional area in their ownership (but outside of their residential curtilage) at the rear of their plot. It is appreciated that No.94 would have a very different outlook as a result of the proposed houses, however for the reasons stated above, any harm caused would not be so injurious as to warrant refusal on loss of residential amenity grounds.

Green Belt

This application has seen the inclusion of Green Belt land into the development site, and this point has generated objections from local residents.

However, it must be noted that a planning application 4/00535/13/LDE granted a lawful development certificate for the use of this former farm land as residential garden. This is because No.98 were able to demonstrate, and the Council were not able to disprove, that the land in question had been used as part of an uninterrupted and unbounded residential garden for a continuous period in excess of 10 years. Therefore, this land would have continued to be used as a residential garden regardless of whether it had been incorporated into the application site or not. By considering this land as garden it has allowed a greater separation distance between the new houses and those fronting Grove Road to the betterment of the scheme overall.

It should also be noted that no part of the two houses, and only a very small section of the rear paving, crosses the Green Belt boundary. Interestingly the Inspector at the time of the dismissed appeals (4/02117/07/FUL and 4/02958/07/FUL) had no concerns with the property for that proposal being positioned within 4-6 metres of the Green Belt. The Inspector stated, "*I disagree with the assertion that the visual amenities of the Green Belt or the countryside would be injured by the development*". Bearing in mind the similar impact of the present scheme compared to the that considered by the Inspector it would be unreasonable to refuse this scheme on the grounds of detriment to the visual amenity of the Green Belt.

In addition to the above it is worth highlighting two further points. Firstly, there is space for further planting in the rear gardens of Plots 5 and 6, which would provide the soft edge to the countryside / urban environment border required in Policy 21 of the Dacorum Borough Local Plan. This should form part of any soft landscaping proposals that come forward at a later date.

And lastly, this would not be the first development adjacent to the Green Belt in Tring that consists of creating a new rear building line closer to the Green Belt. For example, both Damask Close and Dorian Close have been constructed in this fashion. Bearing in mind there are no public footpaths to the rear of the Site, it is felt that there should be no reason to treat this application any differently to those roads.

Comprehensive Development

This application has seen the continuation of the development started at No.100 Grove Road and then continued to the rear of Nos.102 and 104 Grove Road. By attaching this development to the spur road created by the initial scheme Plots 5 and 6 have not had to have separate access roads from Grove Road. This has resulted in a more efficient use of the land available, as well as avoiding the harm that would be caused to the frontage houses by a tandem development proposal.

Affordable Housing

This application demonstrates that step by step a rear building line will be created along Grove Road to the north and south of the built development at No.100. This

overall site would constitute a development of more than 15 dwellings and thus exceeds the threshold for affordable housing contributions.

With regards to the development at the rear of Nos.102 and 104 a commuted sum was negotiated with the applicant and, taking into account the difficulties of land assembly, a figure of £5,000 per dwelling was agreed. It is considered that this contribution is also expected here. Therefore, a total contribution of £10,000 is expected as part of the Unilateral Undertaking to go towards affordable housing in Tring or, if no sites / other monies come forward, within the Borough.

Archaeology

As no archaeological remains were found at the neighbouring site (No.100) the County Archaeologist did not recommend a full archaeological survey for the development to the rear of Nos.102 and 104. Instead the applicant had to complete a Written Scheme of Investigation prior to the works commencement and then ensure that an archaeologist was on site during ground works as a watching brief. This approach should be followed here and conditioned to that effect.

Highways and Parking

In this respect it must be noted that the junction with Grove Road was designed under 4/00242/09/FUL to be of such engineering specifications to comfortably accommodate an increase in housing numbers and vehicle trips.

In terms of parking numbers both properties contain an integral garage, as well as space on the block paved drive to accommodate two further vehicles. This provision would meet the aims of Appendix 5 of the Local Plan for properties of this size in this location.

Sustainability

The applicant has provided a sustainability checklist that outlines the measures that will be undertaken to achieve sustainable development. It is proposed to implement, amongst other features, solar panels to provide domestic hot water, a greywater recycling system, permeable block paving and water butts. This together with an adequate level of insulation should ensure that the scheme achieves a reasonable sustainability rating. However, no details regarding insulation and air tightness has been submitted, while it has also not been detailed where the solar panels would be positioned or the capacity of the rainwater harvesters.

Therefore it is recommended that a sustainability condition be applied to allow for further negotiation on these issues.

Conclusions

The proposed development consists of two high quality dwellings that would continue the line of houses established to the rear of Nos.100, 102 and 104 Grove Road. There is adequate spacing between both proposed and existing housing to ensure that the both the character of the area and the residential amenities of neighbours is maintained. The use of the existing access road will ensure that the land is developed

in an efficient manner and that highway safety is not compromised. For these reasons the proposed application is acceptable for approval.

RECOMMENDATIONS

1. That the application be DELEGATED to the Group Manager, Development Management and Planning with a VIEW TO APPROVAL subject to the completion of a planning obligation under s.106 of the Town and Country Planning Act 1990.
2. That the following Heads of Terms for the planning obligation, or such other terms as the Committee may determine, be agreed:

A contribution of £10,000 towards Affordable Housing

A contribution of £7,442 towards Primary Education

A contribution of £482 towards Library Services

A contribution of £1,890 towards Sports Pitches

A contribution of £3,456 towards Child Play space

A contribution of £54 towards the provision of additional Natural Green Space.

A contribution of £50 towards Travel Smart.

A contribution of £44 towards Cycling Infrastructure.

A contribution of £805.08 towards the monitoring of the S.106 agreement.

- 1 **The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

- 2 **No development shall take place until details of the materials to be used in the construction of the external surfaces of the development hereby permitted shall have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.**

Reason: To ensure a satisfactory appearance to the development in accordance with Policy 11 of the Dacorum Borough Local Plan.

- 3 **No development shall take place until full details of both hard and soft landscape works shall have been submitted to and approved in writing by the local planning authority. These details shall include:**

- hard surfacing materials;
- means of enclosure;
- soft landscape works which shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;
- trees to be retained and measures for their protection during

- **construction works;**
- **car parking layouts and other vehicle and pedestrian access and circulation areas.**

The approved landscape works shall be carried out prior to the first occupation of the development hereby permitted.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area in accordance with Policy 11 of the Dacorum Borough Local Plan.

- 4 Any tree or shrub which forms part of the approved landscaping scheme which within a period of five years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a species, size and maturity to be approved by the local planning authority.**

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

- 5 Notwithstanding any details submitted as part of the planning application, prior to the commencement of the development hereby permitted, plans and details showing how the development will provide for renewable energy and conservation measures, and sustainable drainage and water conservation shall be submitted to and approved in writing by the local planning authority. The approved measures shall be provided before any part of the development is first brought into use and they shall thereafter be permanently retained.**

Reason: To ensure the sustainable development of the site in accordance with the aims of Policy 1 of the Dacorum Borough Local Plan 1991 - 2011 and adopted Supplementary Planning Guidance.

- 6 The development hereby permitted shall not commence until a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:**
- 1. The programme and methodology of site investigation and recording**
 - 2. The programme for post investigation assessment**
 - 3. Provision to be made for analysis of the site, investigation and recording**
 - 4. Provision to be made for publication and dissemination of the analysis and records of the site investigation**
 - 5. Provision to be made for archive deposition of the analysis and records of the site investigation**
 - 6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of**

Investigation.

Reason: To ensure that reasonable facilities are made available to record archaeological evidence in accordance with Policy 118 of the Dacorum Borough Local Plan.

- 7 **The development hereby permitted shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Condition (6) and the provision made for analysis and publication where appropriate.**

Reason: To ensure that reasonable facilities are made available to record archaeological evidence.

- 8 **All first floor side elevation windows, and all roof lights on side elevations, shall be permanently fitted with obscured glass and shall be non opening up to a height of 1.7 metres from the finished floor level unless otherwise agreed in writing with the local planning authority.**

Reason: In the interests of the amenity of adjoining residents in accordance with Policy 11 of the Dacorum Borough Local Plan.

- 9 **Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) (with or without modification) the garage hereby permitted shall be kept available at all times for the parking of vehicles associated with the residential occupation of the dwelling and it shall not be converted or adapted to form living accommodation.**

Reason: In the interests of highway safety.

- 10 **The development hereby permitted shall be carried out in accordance with the following approved plans:**

**TBP/103/01
TBP/103/02
TBP/103/03
TBP/103/04
17506 Rev.1 'Topographical Survey'**

Reason: For the avoidance of doubt and in the interests of proper planning.

INFORMATIVES

ENVIRONMENTAL HEALTH

The applicant must ensure that contractors responsible for demolition and construction work ensure that all reasonable steps are taken to reduce noise and dust emissions from the site. Reference should be given to the Council's

guide to 'Minimising Environmental Impacts from Building and Demolitions'.

HERTFORDSHIRE HIGHWAYS

the applicant should consider building the connecting new shared surface road to incorporate the details and specifications found in Roads in Hertfordshire - a guide for new developments (RiH).

THAMES WATER

1. With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 8502777.
2. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Water pipes. The developer should take account of this minimum pressure in the design of the proposed development.

NOTE 1:

This decision to grant planning permission has been taken for the following reason and having regard to the policies and proposals in the development plan set out below and to all other material planning considerations, including relevant supplementary planning guidance.

The quality of the proposed new residential scheme and the need for new housing, as set out in Policies 14 and 16 of the Dacorum Borough Local Plan 1991-2011 and Policy CS17 of the Pre-Submission Core Strategy (incorporating the Main and Minor Modifications: January 2013), is considered to outweigh any harm to the visual amenities of the Green Belt. The proposals are considered to form a good quality residential scheme which would not result in significant harm to the residential amenities of neighbouring properties in accordance with Policy 11 and Appendix 3 of the Dacorum Borough Local Plan 1991-2011 and Policies CS12 and CS13 of Dacorum's Pre-Submission Core Strategy (January 2013) The proposals would not be detrimental to matters of highways safety in accordance with Policies 11, 51, 54 and 58 and Appendix 5 of the Dacorum Borough Local Plan 1991-2011 and Policies CS8 and CS12 of Dacorum's Pre-Submission Core Strategy (January 2013).

NOTE 2:

The following policies of the development plan are relevant to this decision:

National Policy Guidance
National Planning Policy Framework

Dacorum Borough Local Plan 199-2011
Policies 1, 2, 4, 9, 10, 11, 13, 14, 16, 18, 21, 51, 58, 111, 122, 123 and 124.
Appendices 1, 3 and 5

Dacorum's Pre-Submission Core Strategy (incorporating the Main and Minor Modifications: January 2013)

Policies NP1, CS1, CS4, CS5, CS8, CS10, CS11, CS12, CS17, CS18, CS28, CS29, CS31 and CS35

Supplementary Planning Guidance and Documents

Accessibility Zones for the Application of Parking Standards
Area Based Policies for Residential Character Area – TCA 19: Grove Road and Cow Lane
Energy Efficiency & Conservation
Environmental Guidelines

NOTE 3: ARTICLE 31 STATEMENT

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted pro-actively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012.