

**4/00937/16/FUL - CONSTRUCTION OF ONE 3-BED DWELLING AND TWO-STOREY REAR EXTENSION.
3 HILLSIDE COTTAGES, LEVERSTOCK GREEN ROAD, HEMEL HEMPSTEAD, HP3 8QB.
APPLICANT: MR K HARPER.**

[Case Officer - Intan Keen]

Summary

The application is recommended for approval.

The site is located within Hemel Hempstead proximate to local services and facilities within Leverstock Green. As such, there is strong policy support for the provision of housing under local and national policy in this location.

The development of a three-bedroom end-of-terrace dwelling would not unduly compromise the character and appearance of the terrace row of which it forms a part, and would be acceptable in terms of the appearance of the Leverstock Green Road street scene.

Proposed car parking arrangements are sufficient considering existing conditions at the site. When reviewing the acceptability of the proposed parking provision, the site's location should be considered, particularly its proximity to the local centre of Leverstock Green and the availability of local bus services. It is acknowledged that the common along Leverstock Green Road in front of the terrace can be heavily parked, however this harm has not been evidenced by the highway authority with respect to the proposal, and therefore would not be of significant harm to outweigh the benefit of the provision of one additional home.

The proposal is therefore acceptable in accordance with the provisions of the NPPF, Policies CS1, CS4, CS8, CS11, CS12 and CS27 of the Core Strategy and saved Policies 58 and 119 of the Local Plan.

Site Description

The application site is currently occupied by a two-storey end-of-terrace dwelling located on the south-western side of Leverstock Green Road (A4147). The terrace row is prominent in this street scene due to its forward position relative to nearby dwellings, open landscaped frontage, and its white-painted exterior which sets it apart from the predominantly brick faced surrounding development. Specifically, the application site and subject dwelling located at the north-western end of the terrace is highly visible in the street scene, particularly its front and exposed side elevations. The terrace is of simple and consistent proportions save for a later two-storey side addition on the application site.

A wide strip of grassed land identified as waste of the manor land exists immediately in front of the application site and the terrace row. It appears there are few driveways which cross this land providing vehicle access to residential properties beyond. Importantly, this land contributes significantly to the spacious and landscaped character of the area. It is understood that the application site benefits from a right of access easement via an existing established vehicle crossover and part constructed driveway off Leverstock Green Road.

Proposal

Planning permission is sought for a two-storey end-of-terrace dwelling comprising three bedrooms, and a two-storey rear extension to the existing dwelling.

The proposed dwelling would have two construction elements, an extension to the terrace row following its principal elevation line and roof ridge and profile terminated by a chimney; and a set back side gabled element.

The two-storey rear extension to the dwelling would project in line with the rear wall of the proposed dwelling.

The appearance of the rear of the resultant buildings would be of a catslide roof with four dormer windows at first floor level, reflecting the style of development to the existing dwelling at No. 3.

In terms of layout, the proposal would create one car parking space allocated to the new dwelling located immediately to the side of the main terrace addition.

The allocated private garden area to both the existing and proposed dwellings would be located to the rear of the respective dwellings with minimum depths of 11.5m.

Referral to Committee

The application is referred to the Development Control Committee due to a call-in by Councillor Graham Sutton, as follows:

I have had a number of conversations and received a number calls from local residents and the LGVA expressing concerns with this application. I would, therefore, ask that this application be called in for consideration by The Development Control Committee. The concerns include, over development, out of character with other village centre dwellings and parking concerns. I do feel that as feelings are running so high this application should be considered by the Committee.

Planning History

Historical records confirm under plan number 3477 that additions were carried out in 1951.

Aerial photographs dating back to 1970 confirm that the terrace has existed in its full length since this time. The available 1940 aerial is inconclusive

For further background, it is also noted that three three-bedroom houses were granted at Nos. 1-2 Hillside Cottages (north-west of the application site) in 1976 (under 1378/75D), identified as Nos. 1, 2 and 3a Hillside Cottages.

Policies

National Policy Guidance

National Planning Policy Framework (NPPF)
National Planning Policy Guidance (NPPG)

Core Strategy

Policies NP1, CS1, CS4, CS8, CS11, CS12, CS17, CS18, CS25, CS27, CS29, CS31, CS32, CS35

Dacorum Borough Local Plan

Saved Policies 10, 13, 18, 21, 51, 57, 58, 99, 100, 101, 119
Saved Appendices 3 and 5

Supplementary Planning Guidance / Documents

Summary of Representations

All comments are reported in full at Appendix A.

Considerations

Policy and principle

The site lies within a designated and established residential area within Hemel Hempstead, where appropriate residential development is encouraged under Policy CS4 of the Core Strategy. Section 6 of the NPPF sets out housing applications should be considered in the context of the presumption in favour of sustainable development.

Layout and density

The layout and associated plot subdivision would generally follow the regular pattern of development and grain displayed along the terrace row of which the application site forms a part.

The site would benefit from the existing vehicle access off Leverstock Green Road, and extension of the existing driveway which would lead to a single car parking space within the site to serve the proposed dwelling.

There is currently no dedicated off-street parking for the existing dwelling and this would remain the case with the current layout.

Garden depths and sizes would be acceptable for both the existing and proposed dwellings, noting they would exceed the minimum 11.5m standard set out under saved Appendix 3 of the Local Plan.

In density terms, the proposal is considered acceptable for the above reasons. Numerical density would equate to approximately 41 dwellings per hectare. This density figure may seem on high end of the scale, however it is important to note that the site is unusual as it does not have a front garden and the green and access have not been included within the calculations of the site area. Whilst this figure could be used as indicative of the amount of development on the site; other factors set out above should be taken into consideration as noted under guidance of Environmental Guidelines Supplementary Planning Guidance. This includes sufficient garden space and area commensurate with surrounding and like properties, and achieving local space standards, following the pattern of development of the area in terms of site coverage and amount of building (assessed in further detail below), the proposal would not result in an overdevelopment of the site.

It follows the proposal would not raise any concerns with respect to layout and density when considered in its context, and would therefore accord with Policies CS11 and CS12 of the Core Strategy.

Impact on heritage assets

Policies relating to the protection of heritage assets are only relevant as the application site and the terrace row as a whole is considered as being of historical and architectural merit, set out in Conservation and Design comments provided above. It is however noted that the terrace row (including the application site) is not statutorily listed and does not fall within a

designated Conservation Area. Given the historical and architectural merit of the terrace row, it would be reasonable to apply the objectives of Policy CS27 of the Core Strategy and saved Policy 119 of the Local Plan in assessing the proposal.

Based on the supportive comments from Conservation and Design reported below, the proposals would represent a sympathetic addition to the terrace in terms of form and detailing. The terrace displays consistent punctuation and aperture and chimney separation at its south-eastern end however at the opposite end on the application site it differs slightly. The proposed end-of-terrace feature that would continue the principal building elevation would generally reinstate proportions, particularly wall-to-window ratios and design that is evident at the terrace's other end. Due to the length of the terrace the replicated punctuation within the main part of the development may not be readily appreciated as a whole, however the addition would provide an appropriate, and improved termination to the north-western end of the terrace compared with the existing addition, and adopting this design detail is commended.

Any development to the side of the terrace given its prominence should be carefully considered. The proposed north-western side elevation would feature a double gable, specifically the gable ending the main terrace and the side-rear projection forming the second gable end. The juxtaposition of the two would be perceived, however the incorporation of a chimney and its stack on the side elevation of the main building (the end-of-terrace element of the new dwelling) would draw the eye to the chimney feature and appropriately highlight the principal section of the development and terrace.

Consideration of the exposed side elevation is important due to its prominence, and therefore any development to the side of the building

The cumulative impact of additions to the terrace would not raise any concerns, as the main consideration in assessing the impact on heritage assets is the design and external appearance of the development relative to the terrace, particularly in the context of the surrounding later residential development.

The resultant rear elevation would feature six wall dormer windows. Whilst a high number, this would not raise significant concern due to previous alterations to the rear and its prominence limited to private gardens or shared accesses. The character of the rear of the terrace is significantly different to the front and side elevations and has been subject to various extensions and alterations over its length. In terms of overall form and proportions this would not detract from the building group or affect the more prominent elevations of the terrace, the dormer windows themselves adding limited bulk to the roofscape.

Conservation and Design comments set out that the proposals would have a minimal to low impact on the value of the terrace and in light of the design and external appearance of the development as described above, when considered also in the context of policy support for new residential development, the proposal would be acceptable on this basis in accordance with Policy CS27 of the Core Strategy and saved Policy 119 of the Local Plan.

Impact of building on character and appearance of street scene

Based on the assessment above, the proposal is considered to represent an appropriate addition within the street scene of Leverstock Green Road and surrounding public vantage points. It is important to note that the proposed dwelling that would continue the main terrace in terms of form and design detail would achieve a suitable level of integration with the street scene and surrounding area.

As set out above, the exposed side elevation of the building is particularly prominent on the approach to the application site from the roundabout with St Albans Road, Breakspear Way and Maylands Avenue (from the north) and the forms of the development would be acceptable

when viewed in the context of this street scene. The side-rear element would be appropriately set back and the main gable outline of the terrace would be appreciated in its majority.

As a result of the design and siting of the development, the main terrace would remain prominent from the perspective of the street scene as appropriate. The proposal has therefore demonstrated that the development would respond well to this aesthetically-sensitive and prominent site.

If planning permission is granted, it shall be subject to conditions requiring materials to match those of the existing dwelling and for further details to be supplied to ensure the suitable integration of the development within the terrace.

It is likely the continuation of the driveway would result in proposals for the extension of the area of hardstanding or formation of a suitable access track to the proposed parking area within the site. A landscaping condition would also be attached to any permission requiring details of this hardstanding.

As such, the proposal would accord with Policies CS11 and CS12 of the Core Strategy with respect to its impact on the street scene.

Impact on trees and landscaping

Trees and Woodlands comments set out below that there are no trees worthy of retention on the site and therefore has raised no objections with respect to the impact that development may have on vegetation on or surrounding the application site. The proposal is therefore acceptable in this regard in accordance with Policy CS12 of the Core Strategy and saved Policy 99 of the Local Plan.

However, every effort should be made to retain as much boundary vegetation on the northern side boundary which is prominent in the street scene particularly approaching the site from the north along Leverstock Green Road. As such, if planning permission is granted, it would be subject to a landscaping condition requiring further details of tree protection and any planting to offset vegetation loss.

Impact on traffic, access and car parking

The highway authority has raised no objection with respect to highway safety in terms of the existing access, traffic generated by the proposed development, and proposed parking provision. In providing their comments it is understood that the highway authority did not consider that the green would be used for vehicle parking.

The existing dwelling currently does not benefit from any on-site or allocated parking and it is not considered that the proposed extensions would result in severe parking stress.

One car parking space would be provided for the proposed dwelling, and the highway authority has previously raised no objection to this (their previous comments have been included above).

The site's location proximate to the local centre of Leverstock Green, within the identified urban area of Hemel Hempstead and proximate to local public transport facilities (bus) would weigh heavily in favour of the proposal. The application site is therefore considered to benefit from a sustainable location where flexibility of parking standards could be applied. It is noted that other dwellings fronting the green do not have private parking provision however the addition of one new dwelling is not considered to result in adverse levels of parking stress and highway safety above existing conditions.

The condition suggested by the highway authority requiring the submission of a Construction Management Plan would be reasonable and shall be attached if planning permission is granted.

The proposal would therefore accord with the aims of Policies CS8 and CS12 of the Core Strategy and saved Policy 58 of the Local Plan.

Impact on neighbouring properties

The application site has four directly adjoining properties, including the adjoining mid-terrace dwelling at No. 4 Hillside Cottages, two dwellings immediately to the rear at Nos. 52 and 71 Crossfell Road, and No. 3a Hillside Cottages shares the boundary at the western corner of the application site. Further west of the application site is No. 2 Hillside Cottages from which the development area would be visible. Each shall be discussed in turn.

No. 4 Hillside Cottages has been extended to the rear at single-storey level, and therefore the proposed two-storey rear extension to the existing dwelling would not result in adverse levels of visual intrusion or loss of light from the nearest habitable room windows. The building of the proposed new dwelling would be located on the far side of the site relative to this neighbouring property and would not give rise to any concerns relating to residential amenity of No. 4.

The proposed development would exceed the minimum 23m separation under saved Appendix 3 of the Local Plan between the rear walls of the proposed dwelling and extension relative to the main rear walls of the semi-detached properties at Nos. 52 and 71 Crossfell Road. This would ensure that although the building and two-storey wall would be extended and brought closer to these properties, there would be sufficient separation and visual relief to address matters relating to overlooking, visual intrusion or loss of light. It is also important to note that the proposed dwelling and extension would be sited on the same level as the terrace row which is below rear garden level. This would also assist in reducing the impact of development from the perspective of neighbours to the rear. The width of the two nearest dwellings on Crossfell Road would further serve to mitigate against the impact of the development.

The neighbouring dwelling at No. 3a Hillside Cottages is located to the south-west of the site, angled slightly towards the development area however its main outlook is also directed down the established shared driveway towards Leverstock Green Road. Similarly, the proposed development, in particular the rear projecting element of the new dwelling would achieve a minimum 23m separation to the nearest windows of No. 3a which would be sufficient in avoiding unreasonable levels of overlooking or visual intrusion. At this distance the development would not raise any concerns with respect to loss of light.

No. 2 Hillside Cottages has its main outlook towards the established hedge marking the frontage of the staggered terrace, however the application site is visible with periphery views available looking in an easterly direction from this neighbour's windows. The separation distance between the development and this property is further increased beyond that of its neighbours at No. 3a Hillside Cottages and Nos. 52 and 71 Crossfell Road, therefore the proposed buildings would not give rise to any unacceptable overlooking, visual intrusion or loss of light from this perspective.

It is acknowledged that the properties at Nos. 2 and 3a Hillside Cottages enjoy an element of open outlook created by the gap to the side of the existing dwelling at No. 3 Hillside Cottages (the application site), and that the proposed development would result in a greater amount of building that would be readily visible from within these dwellings. However, the amount and siting of development proposed at the application site would not result in significant additional visual bulk above existing conditions and the development therefore would not be unacceptably harmful in this regard.

It follows that the proposed development would not harm the residential amenities of surrounding neighbouring properties in accordance with Policy CS12 of the Core Strategy.

If planning permission is granted in the interests of safeguarding the residential amenity of the locality it would be reasonable to remove permitted development rights relating to Classes A and B for extensions and roof extensions, respectively.

Community Infrastructure Levy (CIL)

The application is CIL liable if it were to be approved and implemented. Policy CS35 requires all developments to make appropriate contributions towards infrastructure required to support the development. These contributions will normally extend only to the payment of CIL where applicable. The Council's Community Infrastructure Levy (CIL) was adopted in February 2015 and came into force on the 1st July 2015. This application is CIL Liable.

The Charging Schedule clarifies that the site is in Zone 3 within which a charge of £100 per square metre is applicable to this development. The CIL is calculated on the basis of the net increase in internal floor area. CIL relief is available for affordable housing, charities and Self Builders and may be claimed using the appropriate forms.

Other matters

Concerns have been raised with respect to the impact of the development on biodiversity and wildlife. It is noted that the application site lies within a well-landscaped, however established designated residential area. The increased site coverage would result in the loss of vegetation in particular the front hedge which would be unfortunate. However the site is not a designated wildlife site and no objection has been raised with respect to tree removal based on the type of vegetation affected and the site's context. It is therefore considered that any impact on biodiversity or wildlife within or immediately surrounding the site would not outweigh the planning benefits of the scheme including the provision of one additional home and the adequate protection of heritage assets as set out in the assessment above. An earlier section of the report mentions the protection of vegetation on and immediately outside the boundaries of the application site to be secured by condition.

It is also understood that concerns relate to the unlawful parking of vehicles on the green immediately in front of the terrace row including the application site. This is a legal matter and cannot be enforced through this planning permission.

RECOMMENDATION - That planning permission be **GRANTED** for the reasons referred to above and subject to the following conditions:

- 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 Construction of the dwelling hereby permitted shall not commence until the following details have been submitted and approved in writing by the local planning authority:**

- Materials to be used in the construction of the external surfaces of the**

building, including bricks, roof tiles, rainwater goods;

- **Design details including brick bond, window heads, cills and eaves details which can be provided at a metric scale of 1:20;**
- **Joinery work and finishes.**

Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to safeguard the character and appearance of the building group in accordance with Policies CS12 and CS27 of the Dacorum Core Strategy 2013 and saved Policy 119 of the Dacorum Borough Local Plan 1991-2011.

- 3 The materials (bricks, roof tiles, rainwater goods) to be used in the construction of the external surfaces of the extension hereby permitted shall match in size, colour and texture those used on the existing building at No. 3 Hillside Cottages.**

Design details of the building shall also match those of the existing building including brick bond, window heads, cills and eaves details. New joinery work shall match the materials, dimensions and profiles of existing work within the existing dwelling.

Reason: To ensure a satisfactory appearance to the development and to safeguard the character and appearance of the building group in accordance with Policies CS12 and CS27 of the Dacorum Core Strategy 2013 and saved Policy 119 of the Dacorum Borough Local Plan 1991-2011.

- 4 No construction works (excluding groundworks) 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 including to the driveway and parking area;**
- **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 including boundary vegetation;**
- **provision of additional planting to offset vegetation removal;**
- **proposed finished levels or contours across the site;**
- **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 CS12 of the Dacorum Core Strategy and saved Policy 99 of the Dacorum Borough Local Plan 1991-2011.

- 5 **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 in accordance with Policy CS12 of the Dacorum Core Strategy 2013 and saved Policy 99 of the Dacorum Borough Local Plan 1991-2011.

- 6 **Prior to the commencement of the development hereby permitted a Phase I Report to assess the actual or potential contamination at the site shall be submitted to and approved in writing by the local planning authority. If actual or potential contamination and/or ground gas risks are identified further investigation shall be carried out and a Phase II report shall be submitted to and approved in writing by the local planning authority prior to the commencement of the development. If the Phase II report establishes that remediation or protection measures are necessary a Remediation Statement shall be submitted to and approved in writing by the Local Planning Authority.**

For the purposes of this condition:

A Phase I Report consists of a desk study, site walkover, conceptual model and a preliminary risk assessment. The desk study comprises a search of available information and historical maps which can be used to identify the likelihood of contamination. A simple walkover survey of the site is conducted to identify pollution linkages not obvious from desk studies. Using the information gathered, a 'conceptual model' of the site is constructed and a preliminary risk assessment is carried out.

A Phase II Report consists of an intrusive site investigation and risk assessment. The report should make recommendations for further investigation and assessment where required.

A Remediation Statement details actions to be carried out and timescales so that contamination no longer presents a risk to site users, property, the environment or ecological systems.

Reason: To ensure that the issue of contamination is adequately addressed and to ensure a satisfactory development in accordance with Policy CS32 of the Dacorum Core Strategy 2013.

- 7 **All remediation or protection measures identified in the Remediation Statement referred to in Condition 6 shall be fully implemented within the timescales and by the deadlines as set out in the Remediation Statement and a Site Completion Report shall be submitted to and approved in writing by the local planning authority prior to the first occupation of any part of the development hereby permitted.**

For the purposes of this condition a Site Completion Report shall record all the investigation and remedial or protection actions carried out. It shall detail all conclusions and actions taken at each stage of the works including validation work. It shall contain quality assurance and validation results providing evidence that the site has been remediated to a standard suitable for

the approved use.

Reason: To ensure that the issue of contamination is adequately addressed and to ensure a satisfactory development in accordance with Policy CS32 of the Dacorum Core Strategy 2013.

- 8 **Prior to the commencement of the site works the applicant shall submit a Construction Management Plan setting out details of on-site parking for all contractors, sub-contractors, visitors and delivery vehicles, storage of materials to be approved in writing by the local planning authority and that area shall be maintained available for use at all times during the period of site works.**

Reason: To minimise danger, obstruction and inconvenience to users of the highway particularly the classified road (Leverstock Green Road) and noting the site constraints and land ownership of the green immediately in front of the site and associated parking restrictions, in accordance with Policies CS8 and CS9 of the Dacorum Core Strategy 2013.

- 9 **Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order amending or re-enacting that Order with or without modification) no further development of the dwelling hereby permitted falling within the following classes of the Order shall be carried out without the prior written approval of the local planning authority:**

Schedule 2 Part 1 Classes A and B

Reason: To enable the local planning authority to retain control over the development in the interests of safeguarding the residential and visual amenity of the locality in accordance with Policies CS12 and CS27 of the Dacorum Core Strategy 2013.

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

5 (site location plan) dated 7 August 2017

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

Article 35

Planning permission has been granted for this proposal. The Council acted proactively through positive discussion with the applicant during the determination stage which led to improvements to the scheme. The Council has therefore acted proactively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) Order 2015.

Construction of Access Informative

Separate consent may be required if works, particularly hardstanding over the green, would impede access to common land or for works for the resurfacing of land. If this applies, consent must be sought from the Planning Inspectorate on behalf of the Secretary of State for Environment, Food and Rural Affairs. Further guidance can be obtained via the following link:

<https://www.gov.uk/guidance/carrying-out-works-on-common-land>

Contaminated Land Informative

Paragraph 121 of the NPPF states that all site investigation information must be prepared by a competent person. This is defined in the framework as 'A person with a recognised relevant qualification, sufficient experience in dealing with the type(s) of pollution or land instability, and membership of a relevant professional organisation.'

Contaminated Land Planning Guidance can be obtained from Regulatory Services or via the Council's website www.dacorum.gov.uk

Hertfordshire Highways Informative

AN1. Road Deposits: Best practical means shall be taken at all times to ensure that all vehicles leaving the development site during construction of the development are in condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Reason: This is to minimise the impact of construction vehicles and to improve the amenity of the local area.

AN2. The applicant is advised that storage of materials associated with the development should take place within the site and not extend into within the public highway without authorisation from the highway authority, Hertfordshire County Council. If necessary further details can be obtained from the County Council Highways via either the website <http://www.hertsdirect.org/services/transtreets/highways/> or telephone 0300 1234047 to arrange this. Reason: In the interest of highway Safety

AN3. The developer should be aware that the required standards regarding the maintenance of the public right of way and safety during the construction. The public rights of way along the carriageway and footways should remain unobstructed by vehicles, machinery, materials and other aspects of construction works. Reason: In the interest of highway user's safety Details: Planning Application' Application is for construction of two, two storey two bedroom houses onto end of existing terrace on land presently the garden of No3 Hillside Cottages.

Thames Water Informative

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 groundwater. 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 0800 009 3921. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

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

Legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you email us a scaled ground floor plan of your property showing the proposed work and the complete sewer layout to developer.services@thameswater.co.uk to determine if a building over / near to agreement is required.

Water Comments

With regard to water supply, this comes within the area covered by the Affinity Water Company. For your information the address to write to is - Affinity Water Company The Hub, Tamblin Way, Hatfield, Herts, AL10 9EZ - Tel - 0845 782 3333.