

ITEM NUMBER: 5f

23/00195/FHA	Garage Conversion, Replacement Windows and Doors, Smooth Rendered Finish to Existing and New Walls, Single Storey Rear Extension, Cladding / Rendering of Existing Out-building / Garage Block.	
Site Address:	Russett View Dunny Lane Chipperfield Kings Langley Hertfordshire WD4 9DD	
Applicant/Agent:	Mr & Mrs M Brookes	Mr Nigel Hammond
Case Officer:	Sally Robbins	
Parish/Ward:	Chipperfield Parish Council	Bovingdon/ Flaunden/ Chipperfield
Referral to Committee:	Applicant is a member of staff at DBC	

1. RECOMMENDATION

That planning permission be **GRANTED**

2. SUMMARY

2.1 The site is situated within the Breen Belt, wherein small-scale development is permitted in accordance with Core Strategy Policy CS5. The proposed garage conversion, single storey rear extension and external alterations would not, by virtue of their sympathetic design, adversely impact upon the parent dwelling, neighbouring properties, the wider countryside, Chipperfield Conservation Area or nearby listed buildings. The proposal is therefore in accordance with Saved Policies 58, 119 and 120 of Dacorum Borough Local Plan (2004), Policies CS5, CS8, CS10, CS11, CS12 and CS27 of the Core Strategy (2013) and the NPPF (2021).

3. SITE DESCRIPTION

3.1 The application site is located on the southeast side of Dunny Lane in Chipperfield. The site is within the Green Belt and Chipperfield Conservation Area.

3.2 The application site comprises a detached bungalow with integral single garage, which is set into the hillside as levels rise towards the rear of the site. There is a detached outbuilding to the front of the site that comprises a double garage. There are several listed buildings in the vicinity, including neighbouring Lavender Cottage, which is locally listed.

4. PROPOSAL

4.1 The application seeks full planning permission for the conversion of the integral garage into habitable accommodation, a single storey rear extension and external alterations comprising replacement windows / doors and applying smooth render finish to the whole dwelling and new cladding or render to the detached garage at the site's frontage.

4.2 Planning permission was granted on 29 April 2022 for a single storey rear extension, new porch and other alterations. The approved scheme and the current proposal are entirely different proposals and could not be built simultaneously. The proposed scheme is a reduced alternative to that already approved.

5. PLANNING HISTORY

Planning Applications:

22/01733/FHA - Conversion of Swimming Pool Building to Annexe
GRANTED - 7th December 2022

21/04404/FHA - Single storey rear extension, entrance porch, single storey front extension, feature gable and reconfiguration of roof, reconfiguration of windows to front elevation, reconfiguration of the floor plan, associated hard landscaping incorporating retaining walls and parking area, cladding to garage block, provision of gates and front boundary treatment and alterations to associated hardstanding. (amended description)
GRANTED - 29th April 2022

4/00523/17/FHA - Extension above existing garage
GRANTED - 7th June 2017

4/00702/09/FHA - Replacement of flat with pitched roof and three velux windows over existing extension and retiling of main roof
GRANTED - 23rd June 2009

4/00010/09/LDP - Replacement pitched roof to extension and re-roof main dwelling
REFUSED - 26th February 2009

4/01045/05/DRC - Details of sectional detail of driveway including surfacing materials required by condition 4 of planning permission 4/00353/05 (demolition of garage and construction of attached garage (amended scheme))
GRANTED - 27th June 2005

4/00353/05/FHA - Demolition of garage and construction of attached garage (amended scheme)
GRANTED - 15th April 2005

4/02679/04/FHA - Demolition of garage and construction of attached garage
WITHDRAWN - 5th January 2005

4/01370/00/DRC - Details of roof tile required by condition 2 of planning permission 4/1595/98 (construction of building to accommodate swimming pool)
GRANTED - 11th August 2000

4/00775/00/DRC - Details of facing materials required by condition 2 of planning permission 4/01595/98 (erection of building to accommodate swimming pool)
GRANTED - 5th May 2000

4/01595/98/FUL - Erection of building to accommodate swimming pool
GRANTED - 11th December 1998

6. CONSTRAINTS

CIL Zone: CIL2

Chipperfield Conservation Area

Former Land Use (Risk Zone):

Green Belt: Policy: CS5

Parish: Chipperfield CP

Parking Standards: New Zone 3

EA Source Protection Zone: 3

Tree Preservation Order: 522, Details of Trees: G1 4x Common Ash, 1x Common Birch 2x Sycamore

7. REPRESENTATIONS

Consultation responses

7.1 These are reproduced in full at Appendix A.

Neighbour notification/site notice responses

7.2 These are reproduced in full at Appendix B.

8. PLANNING POLICIES

Main Documents:

National Planning Policy Framework (2021)
Dacorum Borough Core Strategy 2006-2031 (adopted September 2013)
Dacorum Borough Local Plan 1999-2011 (adopted April 2004)

Relevant Policies:

NP1 - Supporting Development
CS1 - Distribution of Development
CS5 - The Green Belt
CS10 - Quality of Settlement Design
CS11 - Quality of Neighbourhood Design
CS12 - Quality of Site Design
CS27 – Quality of the Historic Environment
CS29 - Sustainable Design and Construction

Supplementary Planning Guidance/Documents:

Accessibility Zones for the Application of Car Parking Standards (2020)
Roads in Hertfordshire, Highway Design Guide 3rd Edition (2011)
Site Layout and Planning for Daylight and Sunlight: A Guide to Good Practice (2011)

9. CONSIDERATIONS

Main Issues

9.1 The main issues to consider are:

- Principle of Development
- Quality of Design / Impact on Visual Amenity and Heritage Assets
- Impact on Residential Amenity
- Impact on Highway Safety and Parking
- Other Material Planning Considerations.

Principle of Development

9.2 The application site is located in the Green Belt, wherein paragraph 149 of the NPPF states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Paragraph 149 goes on to list a number of exceptions to this, including 149 (c) 'the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building'.

9.3 This is supported by Policy CS5 of the Core Strategy, which states that small-scale development will be permitted, including limited extensions to existing buildings, provided that it has no significant impact on the character and appearance of the countryside. Regard is also given to Saved Policy 22 of the Local Plan, which requires an assessment based on the increase in floor area, allowing for a 30% increase. However, the more recent Core Strategy and NPPF do not contain such a prescriptive size limitation.

9.4 It is considered that any increase in floor area is often not fully representative of the impact on Green Belt openness. For example, in this case the built form of the proposed extension would be situated to the rear of the dwelling and, as the site levels rise towards the rear, there would be very limited perception of the proposed extension. It would not be seen from any public vantage points and within the site the extension would be seen against the backdrop of surrounding extensive mature landscaping, in addition to the rising land levels to the rear. Furthermore, control over size is more tightly applied at more isolated locations in the countryside, but may be more relaxed at the centre of settlements. As such, the limiting floor area size in Policy 22 is given limited weight. The main issue is whether the proposed extension is 'limited' and 'proportionate' and whether it would have a significant impact on the character and appearance of the countryside.

9.5 Although percentage increases are no longer typically used as a limiting factor in establishing whether an extension is acceptable in principle, these measurements do provide a good starting point in an assessment of the scale and proportionality of a development. From the planning history, it appears that the original building had a floor area of 111.7sqm. Historic additions to the dwelling have increased the floor area to 226.3 sqm, which equates to an increase of 102%. The current proposal seeks to add a further 26 sqm of floor area, resulting in a total floor area of 252.3 sqm, which represents a percentage increase of 125%. Notwithstanding the fact that percentage increases are no longer typically used as a limiting factor in establishing whether an extension is proportionate, it is clear that an increase of 125% is a substantial increase and cannot therefore be considered proportionate or a limited extension. The proposal is therefore inappropriate development in the Green Belt and is therefore not acceptable in principle.

9.6 Paragraph 147 of the NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 148 adds that, when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very Special Circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Green Belt Summary

9.7 The proposal constitutes inappropriate development, which is by definition harmful to the Green Belt. In accordance with paragraph 148 of the NPPF, substantial weight is given to any harm to the Green Belt. The following assessment will consider whether very special circumstances exist whereby the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Quality of Design / Impact on Visual Amenity and Heritage Assets

9.8 Core Strategy Policy CS12 seeks to ensure that developments are in keeping with the surrounding area in terms of scale, mass, height and appearance. The application site lies within Chipperfield Conservation Area wherein development should preserve or enhance the character and appearance of the area in accordance with Core Strategy Policy CS27, Saved Policy 120 of the Local Plan and Paragraph 197 of the NPPF. There are nearby listed buildings, therefore Saved Policy 119 of the Local Plan is relevant. Policy 119 seeks to ensure that any new development liable to affect the character of an adjacent listed building will retain the character and setting of the listed building

9.9 Paragraph 199 of the NPPF requires local planning authorities to give great weight to the conservation of designated heritage assets. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

9.10 When considering proposals that affect non-designated heritage assets, such as locally-listed buildings, paragraph 203 of the NPPF states that a balanced judgement will be required having regard to the scale of any harm and the significance of the heritage asset.

9.11 Regard is also given to Sections 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990, places a statutory duty on local authorities to have special regard to the desirability of preserving listed buildings, their setting, or any features of special architectural or historic interest which it possesses, as well as to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

9.12 The Council's Conservation and Design Officer has been consulted and initially raised concerns in relation to the roof form of the rear extension along with the proposed window size, design and position on the front elevation as it was felt that the proposed flat-roofed rear extension and visual appearance of the front elevation were somewhat incongruous. The proposed scheme has been through a number of design amendments and the Conservation and Design Officer is now satisfied with the proposal and has provided the following comments:

"The cumulative effect of all the alterations to the fenestration on the front façade(s) was found to be problematic. These amended plans have now ironed out most of the alterations so that the house presents a more uniform fenestration character facing the road, particularly the north elevation. The French windows now have a Juliette balcony, the small bathroom window has been retained and the garage window now matches the window above.

As previously stated the rear extension is now acceptable.

I note that in an email dated 6th February the agent confirmed that the render will be cream/off white which is acceptable in principle but exact details should be supplied with an external condition.

Recommendation: No further objection. External materials condition needed which should also cover the new windows and doors."

9.13 The single storey rear extension would comprise a dummy-pitched roof with eaves height to match the existing dwelling. Externally the dwelling would be finished in light coloured render. The detached garage to the frontage of the site would also be finished in cladding (as per the approved scheme ref. 23/00195/FHA) or light coloured render to match the parent dwelling. Given the garage's distance from the main house (approx. 40m), it is considered that either timber cladding or light coloured render would be acceptable. Overall, it is considered that the proposed extension and external alterations would result in a more contemporary appearance to the dwelling. However, given that the existing dwelling is modern and does not have any historic or architectural significance, it is not considered that the proposed contemporary design would be harmful to the existing dwelling. Furthermore, given the verdant nature and spacious layout of the plot, the proposed development will not cause harm to the surrounding area or wider countryside. Notwithstanding the above, it is considered reasonable and necessary to impose a condition requiring further details of material finishes, including samples of the proposed render, to ensure that the proposal is not overly prominent.

9.14 In terms of heritage assets, it is not considered that the proposed extension and external alterations would result in any material harm to the locally listed building or Chipperfield Conservation area.

9.15 Taking all of the above into account, the proposed development is considered to comply with Policy CS12 in terms of its visual impact. Furthermore, it is considered that the proposal would not unduly affect designated or non-designated heritage assets and would therefore comply with policy CS27 of the Core Strategy, Saved Policies 119 and 120 of the Local Plan, the NPPF and Sections 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990.

Impact on Residential Amenity

9.16 Policy CS12 of the Core Strategy states that development should, amongst other things, avoid visual intrusion, loss of sunlight and daylight, loss of privacy and disturbance to surrounding properties.

9.17 There would be changes to window openings, however there are no significant concerns in relation to overlooking or loss of privacy owing to the spacious layout, substantial boundary treatment and significant separation distances from surrounding residential properties. The proposal complies with Policy CS12 in terms of residential amenity.

Impact on Highway Safety and Parking

9.18 The NPPF, Policies CS8 and CS12 of the Core Strategy and the Parking Standards Supplementary Planning Document (2020) all seek to ensure that new development provides safe and sufficient parking provision for current and future occupiers.

9.19 The proposal would result in the loss of one car parking space within the integral garage. However, the submitted site layout plan shows that there would sufficient space on the external hardstanding for 7 vehicles, in addition to 2 spaces retained within the detached garage (total of 9 spaces). As a result of the proposed development, there would be four bedrooms within the main house. There is extant permission (LPA ref. 22/01733/FHA) to convert the swimming pool building to the rear of the site into an annexe containing one bedroom. The parking requirement for a five-bedroom dwelling in Accessibility Zone 3 is assessed on an individual case basis. It is noted that the requirement for a four-bedroom dwelling would be 3 spaces.

9.20 The proposed 9 spaces could be considered an over-provision, however bearing in mind the site's rural location within the Green Belt, it is not considered that there would be any harm caused. As such, it is considered that the proposal would be acceptable in respect of highway safety and parking provision.

Other Material Planning Considerations

Environmental Health

9.21 The Council's Environmental Health team have been consulted and raise no objections in relation to contaminated land, noise, dust, air quality etc. subject to the inclusion of informative notes.

Planning Balance

9.22 The proposed extension, in addition to previous extensions, would result in disproportionate additions to the original dwelling. This constitutes inappropriate development, which by definition is harmful to the Green Belt and should not be approved except in very special circumstances.

Very Special Circumstances

9.23 Extant permission fall-back - Planning permission was granted on 29 April 2022 for a single storey rear extension, entrance porch, single storey front extension and other external alterations. The approved scheme granted permission for an additional 54.3 sqm in floor area (28.3 sqm more than the current proposal). The current proposal is a reduced version of that approved. The extant permission is a very probable fall-back position that weighs in favour of the proposed development.

9.24 Permitted Development fall-back - The proposed extension could not be constructed using 'permitted development rights' as it would be connected to a previous extension and so would not comply with the criteria. However, it would be possible to extend the property in other ways, for example a larger rear extension that does not connect to a previous extension, a front porch, side extensions or an upward extension, which would be a realistic alternative if planning permission were refused. In addition, in order to secure this 'very special circumstance', and given the substantial cumulative additions to the property, permitted development rights would be removed should planning permission be granted. Any further enlargement and any further uncontrolled additions to the property would be restricted to maintain visual and spatial openness of the Green Belt, consistent with the purposes of the Green Belt at local and national level.

Summary

9.25 Very special circumstances have been demonstrated above that clearly outweigh this harm. Furthermore, the above assessment has identified that there would not be any other harm arising from the proposal. The potential harm to the Green Belt by reason of inappropriateness is therefore clearly outweighed by other considerations, in accordance with paragraph 148 of the NPPF.

Response to Neighbour Comments

9.26 No objections received.

Community Infrastructure Levy (CIL)

9.27 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 not CIL Liable.

10. CONCLUSION

10.1 By virtue of their sympathetic design, the proposed single storey rear extension and external alterations will not adversely impact upon the parent dwelling, neighbouring properties, the wider countryside, Chipperfield Conservation Area or nearby listed buildings. The proposal is therefore in accordance with Saved Policies 58, 119 and 120 of Dacorum Borough Local Plan (2004), Policies CS5, CS8, CS10, CS11, CS12 and CS27 of the Core Strategy (2013) and the NPPF (2021).

11. RECOMMENDATION

11.1 That planning permission be **GRANTED**

Condition(s) and Reason(s):

- 1. The development hereby permitted shall begin 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 (excluding demolition/ground investigations) shall take place until details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.**

Reason: To ensure satisfactory appearance to the development, to safeguard the visual character of the area, and preserving heritage assets and Green Belt openness in accordance with Policies CS5, CS11, CS12 and CS27 of the Dacorum Borough Core Strategy (2013) and Paragraph 130 and Chapters 13 and 15 of the National Planning Policy Framework (2021).

3. **Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any Order amending or re-enacting that Order with or without modification) no further enlargement of the building or outbuildings, additional hardstanding or means of enclosure shall occur or development falling within the following classes of the Order shall be carried out without the prior written approval of the Local Planning Authority:**

Class A, Class AA, Class B, Class E of Part 1, Schedule 2

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, preserve heritage assets and Green Belt openness in accordance with Policies CS5, CS11, CS12, CS27 of the Dacorum Borough Core Strategy (2013) and Paragraph 130 and Chapters 13 and 15 of the National Planning Policy Framework (2021).

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

**01 Rev K (Location and Block Plan)
02 Rev L (SE and S Elevations)
03 Rev N (W and N Elevations)
04 Rev M (NW and NE Elevations)
08 Rev J (Proposed Lower Ground)
09 Rev M (Proposed Ground Floor)
10 Rev K (Proposed Roof)**

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

Informatives:

1. Working Hours Informative: Contractors and sub-contractors must have regard to BS 5228-2:2009 "Code of Practice for Noise Control on Construction and Open Sites" and the Control of Pollution Act 1974.

As a guideline, the following hours for noisy works and/or deliveries should be observed: Monday to Friday, 7.30am to 5:30pm, Saturday, 8am to 1pm, Sunday and bank holidays - no noisy work allowed.

Where permission is sought for works to be carried out outside the hours stated, applications in writing must be made with at least seven days' notice to Environmental and Community Protection Team ecp@dacorum.gov.uk or The Forum, Marlowes, Hemel Hempstead, HP1 1DN. Local residents that may be affected by the work shall also be notified in writing, after approval is received from the LPA or Environmental Health.

Works audible at the site boundary outside these hours may result in the service of a Notice restricting the hours as above. Breach of the notice may result in prosecution and an unlimited fine and/or six months imprisonment.

2. Construction Dust Informative: Dust from operations on the site should be minimised by spraying with water or by carrying out of other such works that may be necessary to suppress dust. Visual monitoring of dust is to be carried out continuously and Best Practical Means (BPM) should be used at all times. The applicant is advised to consider the control of dust and emissions from construction and demolition Best Practice Guidance, produced in partnership by the Greater London Authority and London Councils.
3. Waste Management Informative: Under no circumstances should waste produced from construction work be incinerated on site. This includes but is not limited to pallet stretch wrap, used bulk bags, building materials, product of demolition and so on. Suitable waste management should be in place to reduce, reuse, recover or recycle waste product on site, or dispose of appropriately.
4. Air Quality Informative: As an authority we are looking for all development to support sustainable travel and air quality improvements as required by the NPPF. We are looking to minimise the cumulative impact on local air quality that ongoing development has, rather than looking at significance. This is also being encouraged by DEFRA.

As a result as part of the planning application I would recommend that the applicant be asked to propose what measures they can take as part of this new development, to support sustainable travel and air quality improvements. These measures may be conditioned through the planning consent if the proposals are acceptable.

A key theme of the NPPF is that developments should enable future occupiers to make "green" vehicle choices and (paragraph 35) "incorporates facilities for charging plug-in and other ultra-low emission vehicles". Therefore an electric vehicle recharging provision rate of 1 vehicle charging point per 10 spaces (unallocated parking) is expected. To prepare for increased demand in future years, appropriate cable provision should be included in the scheme design and development, in agreement with the local authority.

Please note that with regard to EV charging for residential units with dedicated parking, we are not talking about physical charging points in all units but the capacity to install one. The cost of installing appropriate trunking/ducting and a dedicated fuse at the point of build is miniscule, compared to the cost of retrofitting an EV charging unit after the fact, without the relevant base work in place.

In addition, mitigation in regards to NOx emissions should be addressed in that all gas fired boilers to meet a minimum standard of 40 mg NOx/Kwh or consideration of alternative heat sources.

5. Invasive and Injurious Weeds: Weeds such as Japanese Knotweed, Giant Hogweed and Ragwort are having a detrimental impact on our environment and may injure livestock. Land owners must not plant or otherwise cause to grow in the wild any plant listed on schedule 9 of the Wildlife and Countryside Act 1981. Developers and land owners should therefore undertake an invasive weeds survey before development commences and take the steps necessary to avoid weed spread. Further advice can be obtained from the Environment Agency website at:
<https://www.gov.uk/japanese-knotweed-giant-hogweed-and-other-invasive-plants>
 With reference to the above planning application, please be advised Environmental Health would have no objections or concerns re noise, odour or air quality. However I would recommend the application is subject to informatives for waste management, construction working hours with Best Practical Means for dust, air quality and Invasive and Injurious Weeds which we respectfully request to be included in the decision notice.
6. Planning permission has been granted for this proposal. The Council acted pro-actively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted pro-actively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2015.

APPENDIX A: CONSULTEE RESPONSES

Consultee	Comments
Environmental And Community Protection (DBC)	<p>With reference to the above planning application, please be advised Environmental Health would have no objections or concerns re noise, odour or air quality. However I would recommend the application is subject to informatives for waste management, construction working hours with Best Practical Means for dust, air quality and Invasive and Injurious Weeds which we respectfully request to be included in the decision notice.</p> <p>Working Hours Informative Contractors and sub-contractors must have regard to BS 5228-2:2009 "Code of Practice for Noise Control on Construction and Open Sites" and the Control of Pollution Act 1974.</p> <p>As a guideline, the following hours for noisy works and/or deliveries should be observed: Monday to Friday, 7.30am to 5:30pm, Saturday, 8am to 1pm, Sunday and bank holidays - no noisy work allowed.</p> <p>Where permission is sought for works to be carried out outside the hours stated, applications in writing must be made with at least seven days' notice to Environmental and Community Protection Team ecp@dacorum.gov.uk or The Forum, Marlowes, Hemel Hempstead, HP1 1DN. Local residents that may be affected by the work shall also be notified in writing, after approval is received from the LPA or Environmental Health.</p>

Works audible at the site boundary outside these hours may result in the service of a Notice restricting the hours as above. Breach of the notice may result in prosecution and an unlimited fine and/or six months imprisonment.

Construction Dust Informative

Dust from operations on the site should be minimised by spraying with water or by carrying out of other such works that may be necessary to suppress dust. Visual monitoring of dust is to be carried out continuously and Best Practical Means (BPM) should be used at all times. The applicant is advised to consider the control of dust and emissions from construction and demolition Best Practice Guidance, produced in partnership by the Greater London Authority and London Councils

Waste Management Informative

Under no circumstances should waste produced from construction work be incinerated on site. This includes but is not limited to pallet stretch wrap, used bulk bags, building materials, product of demolition and so on. Suitable waste management should be in place to reduce, reuse, recover or recycle waste product on site, or dispose of appropriately.

Air Quality Informative.

As an authority we are looking for all development to support sustainable travel and air quality improvements as required by the NPPF. We are looking to minimise the cumulative impact on local air quality that ongoing development has, rather than looking at significance. This is also being encouraged by DEFRA.

As a result as part of the planning application I would recommend that the applicant be asked to propose what measures they can take as part of this new development, to support sustainable travel and air quality improvements. These measures may be conditioned through the planning consent if the proposals are acceptable.

A key theme of the NPPF is that developments should enable future occupiers to make "green" vehicle choices and (paragraph 35) "incorporates facilities for charging plug-in and other ultra-low emission vehicles". Therefore an electric vehicle recharging provision rate of 1 vehicle charging point per 10 spaces (unallocated parking) is expected. To prepare for increased demand in future years, appropriate cable provision should be included in the scheme design and development, in agreement with the local authority.

Please note that with regard to EV charging for residential units with dedicated parking, we are not talking about physical charging points in all units but the capacity to install one. The cost of installing appropriate

	<p>trunking/ducting and a dedicated fuse at the point of build is miniscule, compared to the cost of retrofitting an EV charging unit after the fact, without the relevant base work in place.</p> <p>In addition, mitigation in regards to NOx emissions should be addressed in that all gas fired boilers to meet a minimum standard of 40 mg NOx/Kwh or consideration of alternative heat sources.</p> <p>Invasive and Injurious Weeds - Informative Weeds such as Japanese Knotweed, Giant Hogweed and Ragwort are having a detrimental impact on our environment and may injure livestock. Land owners must not plant or otherwise cause to grow in the wild any plant listed on schedule 9 of the Wildlife and Countryside Act 1981. Developers and land owners should therefore undertake an invasive weeds survey before development commences and take the steps necessary to avoid weed spread. Further advice can be obtained from the Environment Agency website at https://www.gov.uk/japanese-knotweed-giant-hogweed-and-other-invasive-plants</p> <p>With reference to the above planning application, please be advised Environmental Health would have no objections or concerns re noise, odour or air quality. However I would recommend the application is subject to informatives for waste management, construction working hours with Best Practical Means for dust, air quality and Invasive and Injurious Weeds which we respectfully request to be included in the decision notice.</p>
Parish/Town Council	No comment
Environmental And Community Protection (DBC)	<p>Having reviewed the application submission and the ECP records I am able to confirm that there is no objection on the grounds of land contamination. Also, there is no requirement for further contaminated land information to be provided, or for contaminated land planning conditions to be recommended in relation to this application.</p> <p>Please expect separate advice in relation to nuisance related considerations.</p>
Conservation & Design (DBC)	<p>These comments concern amended plans dated 15th March 2023 which are the second set of amended plans.</p> <p>The cumulative effect of all the alterations to the fenestration on the front façade(s) was found to be problematic. These amended plans have now ironed out most of the alterations so that the house presents a more uniform fenestration character facing the road, particularly the north elevation. The French windows now have a Juliette balcony, the small bathroom window has been retained and the garage window now</p>

	<p>matches the window above.</p> <p>As previously stated the rear extension is now acceptable.</p> <p>I note that in an email dated 6th February the agent confirmed that the render will be cream/off white which is acceptable in principle but exact details should be supplied with an external condition.</p> <p>Recommendation: No further objection. External materials condition needed which should also cover the new windows and doors.</p>
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APPENDIX B: NEIGHBOUR RESPONSES

Number of Neighbour Comments

Neighbour Consultations	Contributors	Neutral	Objections	Support
5	0	0	0	0

Neighbour Responses

None received