

ITEM NUMBER: 5b

23/01599/FUL	Demolition of existing bungalow and construction of replacement dwelling. Construction of garden annexe and workshop renovation works.	
Site Address:	Woodside, Icknield Way, Tring, Hertfordshire, HP23 5HJ	
Applicant/Agent:	Michelle GREGORY	Mark Battram
Case Officer:	Heather Edey	
Parish/Ward:	Tring Town Council	Tring Central
Referral to Committee:	Contrary View of Parish Council	

1. RECOMMENDATION

1.1 That planning permission be GRANTED.

2. SUMMARY

2.1 The application is recommended for approval.

2.2 The proposed development is considered to be acceptable in principle, in accordance with Policies CS1 and CS4 of the Dacorum Borough Core Strategy (2013). The proposed demolition of the existing bungalow, construction of a replacement dwelling, granny annexe and associated workshop renovation works are considered to be acceptable on design and visual amenity grounds, given that the works are not considered to detract from the character and appearance of the streetscene or surrounding area.

2.3 Furthermore, it is not considered that the proposal would adversely affect the residential amenity of neighbouring properties by being visually overbearing or resulting in a significant loss of light or privacy or that the proposal would generate any highway/pedestrian safety concerns. Sufficient off-street parking and amenity space would be retained for current and future occupiers of the site.

2.4 Given all of the above, the proposal complies with the National Planning Policy Framework (2023), Policies CS1, CS4, CS8, CS11, CS12 and CS29 of the Dacorum Borough Core Strategy (2013), Saved Appendices 3 and 7 of the Local Plan (2004), the TCA9: Icknield Way Character Appraisal Area Document (2004) and the Parking Standards Supplementary Planning Document (2020).

3. SITE DESCRIPTION

3.1 The application site comprises detached bungalow Woodside, fronting Icknield Way in a designated residential area of Tring. The site boundary is heavily screened by way of established soft landscaping, (i.e. trees and hedges), and a public footpath extends along the side of the site, (between the application building and neighbouring property Downlands).

3.2 The property is sited opposite a large area of open agricultural land, and to the south there is a large wooded area, (protected by TPO 337).

3.3 Whilst properties sited along this part of Icknield Way are typically detached and sited fronting the highway, they are largely mixed in character, with the streetscene characterised as comprising a mixed of detached low level bungalows and replacement two storey properties. Architectural styles, designs and material finishes are relatively mixed, with a number of properties in the immediate streetscene being subject to a number of extensions and alterations.

4. PROPOSAL

4.1 Planning permission is sought for the demolition of the existing detached bungalow and construction of a two storey replacement dwelling. The submitted site plan indicates that the replacement two storey dwelling would be sited to align with the existing build line of properties along Icknield Way, fronting the highway. Whilst comprising a maximum height of approximately 8.4m and measuring approximately 11.2m wide, the overall visual bulk and mass of the front elevation of the building has been broken up, with the replacement dwelling comprising a two storey gable end front projection, single storey front porch and a catslide roof with front dormer window. The replacement dwelling would be served via an existing vehicle access off Icknield Way, comprising a front gravel area facilitating off-street car parking provision for four cars.

4.2 Permission is also sought under the current application for the construction of a new detached annexe and for renovation works to an existing rear workshop.

4.3 The new detached granny annexe would measure approximately 8.9m wide x 3.4m deep and 4m high, and would be sited in the property's rear garden, with the submitted floor plans indicating that the addition would comprise a bedroom, bathroom and living room/kitchenette. It has been confirmed that the building would be occupied by the Applicant's elderly relative, enabling them to retain some independence and privacy, as well as benefit from the support of the main family.

4.4 With respect to the workshop renovation works, it has been confirmed that these works would involve the like-for-like replacement of the existing flat roof covering and existing openings, (including existing windows and the side and garage door).

5. PLANNING HISTORY

N/A

6. CONSTRAINTS

Residential Area in Tring
TCA9: Icknield Way Character Appraisal Area
Parking Standards - New Zone 3
Tring
Tree Preservation Order: 337, Details of Trees: A1 - All trees of whatever species

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 (2023)
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
CS4 - The Towns and Large Villages
CS8 – Sustainable Transport
CS10 - Quality of Settlement Design
CS11 - Quality of Neighbourhood Design
CS12 - Quality of Site Design
CS29 - Sustainable Design and Construction

Supplementary Planning Guidance/Documents:

Site Layout and Planning for Daylight and Sunlight: A Guide to Good Practice (2022)
Accessibility Zones for the Application of Car Parking Standards (2020)
Planning Obligations (2011)
Roads in Hertfordshire, Highway Design Guide 3rd Edition (2011)

9. CONSIDERATIONS

Main Issues

9.1 The main issues to consider are:

The policy and principle justification for the proposal;
The quality of design and impact on visual amenity;
The impact on residential amenity; and
The impact on highway safety and car parking.

Principle of Development

9.2 The application site is situated within a designated residential area of Tring. Policy CS1 of the Core Strategy (2013) states that market towns and large villages, (such as Tring), will accommodate new development for housing, employment and other uses, provided the works are of a scale commensurate with the size of the settlement and range of local services and facilities. Furthermore, Policy CS4 of the Core Strategy (2013) states that residential development is acceptable in designated residential areas.

9.3 In light of the above policies, it is concluded that the proposal for the demolition of an existing bungalow, construction of a replacement dwelling and new granny annexe, and renovation works to an existing workshop building is therefore acceptable in principle in this location, therein according with the above policies.

Quality of Design / Impact on Visual Amenity

Policy

9.4 The NPPF (2023) states that planning policies and decisions should ensure that new development should be sympathetic to local character and history, including the surrounding built environment and landscape setting. Policies CS11 and CS12 of the Dacorum Borough Core Strategy (2013) seek to ensure that new development respects adjoining properties in terms of layout, scale, height, bulk and materials. Furthermore, Saved Appendix 3 of the Local Plan (2004) states that new development should respect the character of the surrounding area, ensuring that there is adequate space for the proposed development without creating a cramped appearance and

that residential gardens should be of a width, shape and size to ensure the space is functional and compatible with the surrounding area.

9.5 The site falls within the TCA9: Icknield Way Character Appraisal Area document (2004) wherein it is noted that there are no special design requirements for new dwellings, (i.e. with a variety in design approaches noted to be acceptable), but that new dwellings should not exceed two storeys and should be sited to integrate with the existing linear layout of dwellings fronting Icknield Way.

Replacement Dwelling

9.6 The application proposes the demolition of the existing bungalow and construction of a two storey replacement dwelling. The existing bungalow is not considered to be of significant architectural merit or design and is not considered to make a significant positive contribution to the character and appearance of the streetscene and as such, no objections are raised to the proposed demolition of this building.

9.7 Whilst Icknield Way predominantly comprises large detached dwellings, sited following a linear layout fronting the highway, existing dwellings are noted to be mixed in terms of their character, being varied in terms of their scale, style and overall massing, (i.e. with the immediate streetscene comprising a mix of low level bungalows, extended one and a half storey bungalows and large two-storey dwellings).

9.8 The proposed replacement dwelling would amount to a large two storey property, comprising a maximum height of approximately 8.44m and spanning approximately 11.2m wide across the site. Whilst therefore appearing a significant addition to the site, it is not considered that the replacement dwelling would appear a prominent addition or that it would appear at odds with existing development, given that the building would be sited alongside neighbouring two storey property Northover and would be sited to integrate with the existing linear layout of existing development.

9.9 Furthermore, it is considered that the replacement dwelling has been sympathetically designed to reduce its visual bulk and add visual interest, noting that the overall bulk of the front elevation of the property would be broken up by way of the new two storey front gable projection and catslide roof with front dormer window.

9.10 The proposed material finishes for the new dwelling have not been provided. It has therefore been agreed that in order to ensure a satisfactory appearance and integrate into the existing streetscape, details of the proposed material finishes be secured by way of planning condition.

Granny Annexe

9.11 The proposed new annexe would be considerable in terms of its height and scale, (measuring approximately 8.9m wide x 3.4m deep and 4m high), and sited in the property's rear garden. Whilst visible from public vantage points, (i.e. from the footpath extending along the side of the site), the development would be set away from the site boundary slightly and predominantly screened from view by way of the existing boundary treatment, (i.e. boundary fencing and soft landscaping surrounding the site), and as such, it is not considered that the addition would appear overtly prominent.

9.12 Concerns have been raised by the Urban Design Officer that the new annexe building would appear out of character with neighbouring development, significantly reducing the property's rear private amenity space.

9.13 Whilst rear granny annexe's are not an established feature in the streetscene, there are examples of properties along Icknield Way comprising rear outbuildings, and as such, it is not considered that the character of the streetscene is dependent on rear gardens remaining

undeveloped. Consideration is also given to permitted development rights, noting that Government legislation under Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), enables householders to construct detached outbuildings of a similar scale to the currently proposed annexe, covering up to 50% of the sites' curtilage without requiring formal planning consent.

9.14 Whilst the new granny annexe could not be constructed under permitted development, (i.e. given that the building would have an ancillary rather than incidental use and would slightly exceed the size restrictions set out under Class E), given everything considered above, it is not considered that the new annexe would cause significant harm to the streetscape character or that a refusal of the proposal on these grounds could be justified or sustained.

9.15 The new granny annexe would comprise a footprint of approximately 30.26m², therein occupying a significant area of the property's rear garden. The site is however noted to be significant in scale, with the submitted site plan indicating that the resultant amenity space would be sufficient in terms of its shape, scale and width to be functional in terms of its use as well as to retain the verdant character of the rear of the site, with only minor areas of hard surfacing introduced onto the site. It is recommended that a landscaping condition be attached to the formal planning consent, securing details of all hard surfacing materials and soft landscaping details, so that the Local Planning Authority can ensure that new material are sympathetic and integrate with the streetscene character.

9.16 The proposed material finishes for the new annexe building have not been confirmed. Again, the Agent has agreed to a pre-commencement condition, (excluding ground/demolition works), being attached to the formal consent securing these details.

Workshop Renovation Works

9.17 Given that the proposed workshop renovation works would predominantly involve like-for-like replacements to the building, (i.e. of the existing flat roof covering and existing openings), no concerns or objections are raised to these works on design or visual amenity grounds.

9.18 Given everything considered above, the proposed replacement dwelling, new granny annexe and workshop renovation works are considered to be acceptable on design/visual amenity grounds, integrating with the character and appearance of the streetscene. The works therefore accord with Policies CS11 and CS12 of the Dacorum Borough Core Strategy (2013), Saved Appendix 3 of the Local Plan (2004), the TCA9: Icknield Way Character Appraisal Area document (2004) and the NPPF (2023).

Impact on Residential Amenity

Policy

9.19 The NPPF (2023) outlines the importance of planning in securing good standards of amenity for existing and future occupiers of land and buildings. Policy CS12 of the Core Strategy (2013) states that new development should avoid visual intrusion, loss of sunlight and daylight, loss of privacy and disturbance to properties in the surrounding area. Furthermore, Saved Appendix 3 of the Local Plan (2004) states that residential development should be designed and positioned to maintain a satisfactory level of sunlight and daylight for existing and proposed dwellings.

Assessment

9.20 The application site shares a boundary with neighbouring property Northover. Whilst not sharing any other boundaries with neighbouring properties, the application dwelling is within close proximity of neighbouring properties Downlands, (sited to the side of the site and beyond the public

footpath) and neighbouring properties 34 and 38 Lakeside and 68 Lakeside, (sited to the rear of the site).

Replacement Dwelling

9.21 The application site shares a rear to side relationship with neighbouring properties 34 and 38 Lakeside and 68 Lakeside, and as such, the replacement dwelling would not directly face the rear elevations of these properties. Given the siting and scale of the replacement dwelling and noting that separation distances exceeding 20m would be retained between the development and neighbouring properties 34 and 38 Lakeside and 68 Lakeside, it is not considered that the proposed additions would have any adverse impacts on the residential amenity of these neighbouring properties.

9.22 Whilst comprising an additional storey and a height of approximately 8.4m, the proposed replacement dwelling would be sited to be consistent with the existing build line of properties along Icknield Way, therein sited to align with neighbouring properties Northover and Downlands.

9.23 Given the relationship between the replacement dwelling and neighbouring property Downlands, (i.e. noting the siting of both dwellings and that a separation distance of over 9m would be retained between the two properties, with a footpath and associated boundary treatment extending along the side boundaries of both properties), it is not considered that the replacement dwelling would have any adverse impacts on the residential amenity of this neighbouring property in terms of being visually overbearing or resulting in a significant loss of light.

9.24 Neighbouring property Northover comprises a similar two storey height to the proposed replacement dwelling. In light of this, and noting that the replacement dwelling would be set approximately 1m away from the shared boundary, with the bulk of the rear elevation of the dwelling reduced by way of its partial set down to a single storey height, it is not considered that the replacement dwelling would appear visually intrusive to this neighbouring building.

9.25 Concerns were initially raised that the proposal would adversely affect the lighting levels received to neighbouring property Northover, given that the replacement dwelling was shown to breach a 45 degree line taken from the nearest habitable rear window of this neighbouring property. These concerns have however since been addressed, with the replacement dwelling being re-sited, therein enabling the two storey rear wall of the new dwelling to clear a 45 degree line taken from the nearest habitable rear window of Northover.

9.26 Whilst the submitted site plan indicates that the single storey rear wall of the replacement dwelling would breach a 45 degree line taken from the centre of the nearest habitable window of neighbouring property Northover, light would continue to be received over the top of this addition, (with the single storey rear extension clearing a 45 degree taken from the centre of this window on elevation view). As such, the proposed replacement dwelling would accord with the Building Research Establishment's (BRE) - Site Layout and Planning for Daylight and Sunlight: A Guide to Good Practice (2022), indicating no harmful loss of light to neighbouring property Northover.

9.27 The submitted plans indicate that new first floor level windows would be sited to the side elevations of the dwelling, including one facing neighbouring property Northover and two windows facing Downlands. Given the relationship between the replacement dwelling and these neighbouring properties, concerns were raised that these new openings could be used to facilitate the harmful overlooking of these properties and their associated amenity space. In order to preserve the privacy of these properties, it is therefore recommended that a condition be attached to the formal planning consent requiring these windows to be obscure glazed (to a minimum of privacy level three) and non-opening, (unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed). A condition to this effect is considered to meet the six tests, in particular, being both reasonable and necessary to preserve high standards of residential amenity for future occupiers of the site. It is also considered that the residential amenity of

current/future occupiers of the replacement dwelling would be preserved, with the new first floor side facing windows noted to serve non-habitable rooms, (i.e. bathrooms).

Granny Annexe/Workshop Renovation Works

9.28 Given the nature and scale of the above works and noting the relationship between the existing workshop, new annexe and neighbouring properties, it is not considered that the above works would have any adverse impacts on the residential amenity of neighbouring properties in terms of appearing visually intrusive or resulting in a significant loss of light or privacy.

Noise

9.29 Given the nature of the proposed works, (i.e. noting that the site would remain within residential use and that the new granny annexe would be used in connection with the main house), it is not considered that harmful levels of additional noise would be created by the development. The Dacorum Borough Council Environmental Health Officer was consulted as part of the application, and has raised no objection to the scheme on these grounds.

9.30 Given the above assessment, the proposal is considered to be acceptable on residential amenity grounds, according with Saved Appendix 3 of the Local Plan (2004), Policy CS12 of the Core Strategy (2013) and the NPPF (2023).

Impact on Highway Safety and Parking

Policy

9.31 The NPPF (2023), Policies CS8 and CS12 of the Dacorum Borough Core Strategy (2013), 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.

Assessment

9.32 The application does not propose any changes to the existing access arrangements or the adjacent public highway. In light of this, and noting that the development, (by reason of its nature), is not considered to significantly intensify the use of the site or associated vehicular movements, it is not considered that the development would have any adverse impacts on the safety and operation of the existing highway network. It is also noted that Hertfordshire County Council were consulted as the Highways Authority as part of the application and have also raised no objections to the development on these grounds.

9.33 The Hertfordshire Fire and Rescue Team were consulted as part of the application. Whilst raising no objection to the development, it was commented that a residential sprinkler system would need to be installed if firefighters would not be able to reach all areas of the replacement dwelling and annexe within 45m of a parked fire appliance. Given that the submitted site plan indicates that a fire appliance could park immediately to the front of the dwelling and reach all parts of the annexe and replacement dwelling within a distance of 45m, a residential sprinkler system is not required.

9.34 The proposed replacement dwelling would comprise five bedrooms, with the new granny annexe also comprising a further bedroom. Whilst the Parking Standards Supplementary Planning Document (2020) states that the level of parking provision required of a property comprising over four bedrooms in this location should be assessed on an individual case by case basis, this document also notes that a four bedroom property in this location should provide a minimum of three off-street car parking spaces. As such, it is considered that this figure should be used as the benchmark when assessing the current proposal.

9.35 The site can currently accommodate off-street car parking provision for up to five cars on the gravel driveway to the front of the site. These arrangements would remain unchanged as part of the current application, with the replacement dwelling and annexe continuing to be served by off-street car parking to the front of the site.

9.36 In light of the above arrangements, and noting that there is scope for further off-street car parking provision to be accommodated to the front of the site by way of the removal of existing soft landscaping, it is felt that sufficient off-street car parking provision would be provided for current and future occupiers of the site.

9.37 Given the above assessment, the proposed development is considered to be acceptable on highway/pedestrian safety and parking grounds, therein according with Policies CS8 and CS12 of the Dacorum Borough Core Strategy (2013), the Parking Standards Supplementary Planning Document (2020) and the NPPF (2023).

Other Material Planning Considerations

Overdevelopment/Annexe Use

9.38 The Parish Council have raised objection to the scheme on the grounds that the development constitutes overdevelopment, with the proposal amounting to the construction of two dwellings on the site.

9.39 Residential annexes should fulfil an ancillary function to the existing dwelling and should not be used to circumvent planning control and lead to the creation of accommodation tantamount to a new separate dwelling. Given the scale of the new annexe building and its proposed internal layout, (i.e. noting that the submitted floor plans indicate that the new structure would comprise a bedroom, bathroom and kitchen/living room), concerns were initially raised that the new annexe could be tantamount to the creation of a new dwelling.

9.40 The Agent has confirmed that the new granny annexe will be functionally linked to the main house, with the new building providing accommodation for the Applicants' elderly relative, facilitating a degree of independence and privacy whilst also enabling them to benefit from the support of family members residing in the main house. For example, whilst the submitted plans indicate that a new kitchenette would be provided, it has been confirmed that the occupant of the annexe would share meals with family members in the main house, with this space predominantly used to make simple meals and cups of tea etc. It has also been confirmed that the new annexe would not have its own utility supplies, (i.e. independent gas or electricity meters), and would share facilities with the main house, (i.e. shared parking, amenity space and refuse storage etc.).

9.41 Given that the granny annexe would remain functionally linked to the main house and no sub-division of the site would take place, it is considered that the annexe would have an ancillary use to the main house, and as such, the development would not be tantamount to the creation of a new separate dwelling on the site. A high level of overlooking would also exist between the two buildings, and as such, it is considered unlikely that the two buildings could function independently. It is however recommended that a condition be attached to the formal planning consent ensuring that the annexe only be used for a purpose ancillary to the main house.

9.42 With respect to overdevelopment, the site is considered to be of sufficient scale to accommodate the proposed development and the facilities required for a development of this nature, (i.e. accommodating sufficient off-street car parking provision, providing sufficient amenity space and refuse storage etc.). As such, it is not considered that the proposal would amount to overdevelopment or that a refusal of the scheme could be justified or sustained on these grounds.

Waste Management

9.43 Whilst the proposed refuse storage arrangements have not been confirmed, it is considered that the refuse storage/collection arrangements would remain similar to the existing arrangements, with refuse stored to the rear of the site and collected from the front of the site. No objections are raised to the arrangements, (given that the existing collection point for bins is within 25m of the highway and therein accords with the Dacorum Refuse and Storage Guidance Note, 2015), however, it is recommended that a condition be attached to the formal planning consent securing formal details for the proposed bin storage arrangements.

Ecology

9.44 Given the rural nature of the surrounding area and the nature of the proposed works, (i.e. noting that the proposal would involve the demolition of an existing dwelling), the County Ecologist was consulted as part of the application and asked to consider whether the proposal would have any adverse impacts on wildlife/protected species. Whilst considering the development to be unlikely to have any adverse impacts on most wildlife/protected species, concerns were raised that bats could be adversely affected, and as such, it was noted that a Preliminary Roost Assessment (PRA) should be submitted.

9.45 A PRA was submitted in support of the application, concluding that bats would be unlikely to be adversely affected by the development, given that the existing building has no suitable features of value to bats and no evidence of bats were identified. It is therefore concluded that the proposal would have no adverse ecological impacts and no further assessments for bats are required. It is recommended that an informative be attached to the formal planning consent in the event that bats are discovered during the construction process.

Community Infrastructure Levy (CIL)

9.46 Policy CS35 of the Core Strategy (2013) 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 1st July 2015. The application is CIL liable.

Chilterns Beechwoods Special Area of Conservation (CBSAC)

9.47 In accordance with the HRA, consultants Footprint Ecology, assessed the recreational pressures on the Chilterns Beechwoods Special Area of Conservation (SAC) at Ashridge Estate and Tring Woodlands. The report, published in March 2022, revealed that more action is needed to help protect Ashridge Estate on the Hertfordshire-Buckinghamshire border, and Tring Woodlands, which are under increasing visitor pressure from the borough and surrounding areas.

9.48 In response, the Council's approach to all planning applications involving the construction of new homes has changed, with all development resulting in the net gain of residential development required to provide financial contributions for Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMMS).

9.49 Given that the new dwelling would replace an existing dwelling, no net gain in residential units would occur. Whilst the development would propose the construction of a new granny annexe, given that this addition would have an ancillary function to the main house, (and would therefore not function as a separate unit to the main house), in accordance with the Council's Mitigation Strategy, the application is screened out, and no appropriate assessment is required.

10. CONCLUSION

10.1 The application is recommended for approval.

10.2 The proposed development is considered to be acceptable in principle, in accordance with Policies CS1 and CS4 of the Dacorum Borough Core Strategy (2013). The proposed demolition of the existing bungalow, construction of a replacement dwelling and granny annexe and associated workshop renovation works are considered to be acceptable on design and visual amenity grounds, given that the works are not considered to detract from the character and appearance of the streetscene or surrounding area.

10.3 Furthermore, it is not considered that the proposal would adversely affect the residential amenity of neighbouring properties by being visually overbearing or resulting in a significant loss of light or privacy or that the proposal would generate any highway/pedestrian safety concerns. Sufficient off-street parking and amenity space would be retained for current and future occupiers of the site.

10.4 Given all of the above, the proposal complies with the National Planning Policy Framework (2023), Policies CS1, CS4, CS8, CS11, CS12 and CS29 of the Dacorum Borough Core Strategy (2013), Saved Appendices 3 and 7 of the Local Plan (2004), the TCA9: Icknield Way Character Appraisal Area Document (2004) and the Parking Standards Supplementary Planning Document (2020).

11. RECOMMENDATION

11.1 It is recommended that 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. Please do not send materials to the Council offices. Materials should be kept on site and arrangements made with the Planning Officer for inspection.**

Reason: To ensure satisfactory appearance to the development and to safeguard the visual character of the area in accordance with Policies CS11 and CS12 of the Dacorum Borough Core Strategy (2013).

3. **Prior to first occupation of the replacement dwelling and granny annexe hereby approved, full details of both hard and soft landscape works has been submitted to and approved in writing by the Local Planning Authority. These details shall include:**

- all external hard surfaces within the site;
- other surfacing materials;
- means of enclosure;

- soft landscape works including a planting scheme with the number, size, species and position of trees, plants and shrubs;
- minor artefacts and structures (e.g. refuse or other storage units, etc.); and

The planting must be carried out within one planting season of completing the development.

Any tree or shrub which forms part of the approved landscaping scheme which within a period of 2 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 similar species, size and maturity.

Reason: To improve the appearance of the development and its contribution to biodiversity and the local environment, as required by Saved Policy 99 of the Dacorum Borough Local Plan (2004) and Policy CS12 (e) of the Dacorum Borough Council Core Strategy (2013).

4. **The windows at first floor level in the both of the side elevations of the replacement dwelling hereby permitted shall be permanently fitted with obscured glass with a minimum of privacy level three and non-opening, (unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed).**

Reason: In the interests of the residential amenities of the occupants of the adjacent dwellings in accordance with Policy CS12 (c) of the Dacorum Borough Council Core Strategy (2013), Saved Appendix 3 of the Local Plan (2004) and the National Planning Policy Framework (2023).

5. **The granny annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Woodside and shall not be independently occupied.**

Reason: For the avoidance of doubt and to ensure that the use of the development remains ancillary to the use of the main dwellinghouse without allowing the intensification of residential accommodation within the site in accordance with the Dacorum Borough Core Strategy (2013) and the Dacorum Borough Local Plan (2004).

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

Location Plan

8009-01

8009-02

8009-03 Rev B

Preliminary Bat Roost Assessment by Chase Ecological Consulting (dated 9th October 2023)

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

Informatives:

1. 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.

2. If bats, or evidence for them, are discovered during the course of roof works, work must stop immediately and advice sought on how to proceed lawfully from an appropriately qualified and experienced Ecologist or Natural England to avoid an offence being committed.
3. ENVIRONMENTAL HEALTH INFORMATIVES

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.

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 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.

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>

4. CONTAMINATED LAND INFORMATIVES

Contaminated Land Informative 1:

In the event that ground contamination is suspected or encountered at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority (LPA) with all works temporarily suspended until a remediation method statement has been agreed. This is because the safe development and secure occupancy of the site lies with the developer.

Contaminated Land Informative 2:

Materials or conditions that may be encountered at the site and which could indicate the presence of contamination include, but are not limited to: Soils that are malodorous, for example a fuel odour or solvent-type odour, discoloured soils, soils containing man-made objects such as paint cans, oil/chemical drums, vehicle or machinery parts etc., or fragments of asbestos or potentially asbestos containing materials. If any other material is encountered that causes doubt, or which is significantly different from the expected ground conditions advice should be sought and the LPA informed.

APPENDIX A: CONSULTEE RESPONSES

Consultee	Comments
DBC Urban Design Officer	<p>This application seeks planning permission for the demolition of the existing bungalow and construction of new dwelling, restoration of the existing workshop as well as construction of a garden annexe.</p> <p>Site context The application site is located on the northernmost fringe of Tring off Icknield Way. The property comprises a large, detached bungalow with</p>

a rear conservatory and habitable space within the roof. Within the residential curtilage, the dwelling benefits from a large partially paved garden, an existing single storey workshop and an area of surface car parking fronting onto Icknield Way. The site is bound to the north-west by Icknield Way, and shares the remaining boundaries with neighbouring residential properties.

Recommendation:

Whilst we generally support the design of the proposed replacement dwelling and consider this an appropriate form of development in this location, the proposed garden annex building is out of character and considered to be over development of the site from a design perspective. We suggest that the application is withdrawn and resubmitted omitting the annex element of the application.

The following comments have been written to offer guidance for the applicants to consider when resubmitting the application, these relate in principal to the design and layout of the proposed scheme. We recommend that these are responded to prior to taking forward a future application to ensure high quality design is delivered on this site.

Comment:

Scale and massing: Whilst predominantly large detached dwellings, there is a mixed character on Icknield Way, varying in style, scale and massing. The residential street comprises a mix of single storey bungalows, one and a half storey extended bungalows and large two-storey dwellings. It is also apparent that a number of dwellings on Icknield Way have been redeveloped in similar ways to the proposed development, resulting in dwellings that will be of similar size and scale to the proposed new house.

Immediately adjacent to the application site is the property Northover which has been subject to a number of applications in the last few years comprising front, side and rear extensions. The subsequent large two-storey detached dwelling is of similar size and scale of the proposed dwelling subject of this application. As such, it is considered that the application for the demolition of the existing dwelling and construction of a new house is an appropriate form of development in this location.

Nevertheless, the proposed Annex building is out of character, not in keeping with the surrounding area and considered to be over development of the site. We suggest that the application is withdrawn and resubmitted, omitting the Annex element of the application.

Design and layout: Overall the design of the proposed new dwelling is considered to be of a high standard. The internal arrangement of the

	<p>dwelling appears to be good quality, with a generous layout and sufficient space for a family to grow.</p> <p>Whilst the new dwelling is sited over the footprint of the existing dwelling, due to the increase in size, the distance to the boundaries has been reduced significantly. The resultant proximity to Northover, the neighbouring property, is of concern. The proposed dwelling would need to retain a practical pedestrian access to the rear of the dwelling with a suitable offset from the boundary in order to comply with policy requirements laid out in Appendix 3 of the local plan: 'There should be sufficient space around residential buildings to avoid a cramped layout and maintain residential character, to ensure privacy and to enable movement around the building for maintenance and other purposes'.</p> <p>It is apparent that the proposed new dwelling has been positioned to retain the building line onto Icknield Way which is noted and appreciated.</p> <p>As discussed above, the introduction of built form to the rear of the property with the proposed new garden annex, would result in overdevelopment of the site, and loss of outdoor residential amenity space.</p> <p>Appearance and materiality: There is little information provided on the proposed materiality. However from the drawings provided, the proposed 'arts and crafts' style of the new dwelling appears to be in keeping with the adjacent property, Northover and other dwellings on Icknield Way.</p> <p>Prior to a decision being issued, we would need to agree details of proposed materials.</p> <p>Conclusion: As previously discussed, we consider the reconstruction of the main dwellinghouse to be an appropriate form of development. However, the introduction of built form to the rear of the property comprising a separate garden annex is deemed overdevelopment of the site from a design perspective. With this in mind, we recommend that the applicants withdraw the application and resubmit a new application omitting the garden annex.</p> <p>We also suggest that the applicants consider the above suggestions and amend the proposed scheme accordingly in order to achieve an acceptable, high quality development on this site.</p>
S106/Infrastructure Team (DBC)	Thank you for your email regarding the above planning application and apologies for the delayed response.

	<p>I can confirm that this application does not trigger specific infrastructure requirements under the current Infrastructure Delivery Plan 2017 or the emerging Infrastructure Delivery Plan (2020) which was consulted on as part of the Regulation 18 consultation of the emerging Local Plan.</p> <p>However, infrastructure in the immediate vicinity of the site may be affected and therefore it is advised that relevant infrastructure providers are consulted as appropriate e.g. highways, utilities and flood protection authorities.</p> <p>Mitigation under the Chilterns Beechwoods Recreational Pressure Mitigation Strategy in the form of SAMM and SANG payments may be required for the garden annex if it is to be used as a separate dwelling - please consult sac@dacorum.gov.uk to confirm whether it meets the criteria for exemption.</p> <p>Dacorum is a Community Infrastructure Levy (CIL) collecting authority and any CIL liability is calculated at the point of grant of permission. Developers should ensure that all CIL matters have been dealt with prior to commencement of the development. Any queries relating to CIL should be emailed to CIL@dacorum.gov.uk</p>
<p>Environmental And Community Protection (DBC)</p>	<p>CONTAMINATED LAND</p> <p>Having reviewed the planning application and considered the information held by the ECP Team in relation to the application site I am able to confirm that there is no objection to the proposed development and no requirement for land contamination planning conditions to be imposed in the event that permission is granted.</p> <p>ENVIRONMENTAL HEALTH</p> <p>With reference to the above planning application, please be advised the Environmental Health Pollution Team 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</p>

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.

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.

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However, because the proposal is for a replacement dwelling following the demolition of an existing dwelling it is recommended that the following informatives are included on the Decision Notice.

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	Soils that are malodorous, for example a fuel odour or solvent-type odour, discoloured soils, soils containing man-made objects such as paint cans, oil/chemical drums, vehicle or machinery parts etc., or fragments of asbestos or potentially asbestos containing materials. If any other material is encountered that causes doubt, or which is significantly different from the expected ground conditions advice should be sought and the LPA informed.
Tring Town Council	The Council recommended REFUSAL on the grounds of overdevelopment given that this would amount to two properties being erected on a single site.
Trees & Woodlands (DBC)	According to the information submitted the applicant advises no trees will be detrimentally impacted by the development. I have examined the information and can confirm no trees are affected and subsequently have no objections to the application being approved.
Thames Water	Thank you for consulting Thames Water on this planning application. Having reviewed the details, we have no comments to make at this time. Should the details of the application change, we would welcome the opportunity to be re-consulted
Hertfordshire Highways (HCC)	<p>HCC as Highway Authority has been consulted on a planning application for the demolition of existing bungalow and construction of new dwelling as well as construction of garden annexe Woodside, Ickniel Way, Tring.</p> <p>As part of the highway authority's assessment of this planning application, we think it would benefit from input from Herts Fire and Rescue as it appears a fire appliance cannot enter the site and turn on site which is needed as the annexe is greater than 45 metres from the highway network to all parts of the building. I have attached the site plan and drawings.</p> <p>HCC Highways would like Herts Fire and Rescues decision on the proposed annexe and its fire safety. As it is not within HCC Highways remit to pass a conclusion on fire safety issues, we would like the fire service to make the final decision as to whether the site is fire safe or not and provide that to the local Planning Authority.</p> <p>HERTS FIRE AND RESCUE COMMENTS</p> <p>Hertfordshire Highways asked us at Herts Fire & Rescue to comment on the above Planning Application and to pass any comments to yourself.</p> <p>Can it be confirmed if firefighters can reach all areas of the proposed</p>

	<p>bungalow and annexe within 45m of a parked fire appliance? If not, we would recommend a residential sprinkler system given the annexe also appears to have a sleeping risk according to the plans.</p> <p>Sprinklers are designed to stop fire spread, reduce its size and may even put the fire out - this will buy firefighters more time to lay out additional lengths of hose to reach areas of buildings further than 45m away.</p> <p>Where sprinklers in accordance with BS 9251:2014 or BS EN 12845 are fitted throughout a house or block of flats:</p> <ul style="list-style-type: none"> . the distance between the fire appliance and any point within the house (houses having no floor more than 4.5 m above ground level) may be up to 90 m; . the distance between the fire and rescue service pumping appliance and any point within the house or flat may be up to 75 m (in houses or flats having one floor more than 4.5 m above ground level).
Hertfordshire Ecology	<p>The building is in an area which supports bats, adjacent to a locally valuable site. However, the roof and other structures look in moderate condition reasonably well-sealed, which would militate against bats being present. There is also a loft conversion / loft room, which reduces the roofspace available but still could leave opportunities for bats in the non-habitable spaces or beneath tiles. One local house west of Dundale Wood is known to support a bat roost which regularly comes and goes. But you cannot ever confirm this from such photo evidence alone. Nevertheless, this is a demolition so any bats present will be affected, and no evidence has been submitted to demonstrate bats are not present and so would not be affected. Although the advice is late, there is still a need to avoid committing an offence, and the presence of protected species is a material consideration.</p> <p>A Preliminary Roost Assessment can be undertaken at any time but cannot be conditioned, and it may not be reasonable to demand one now? If it considers further surveys are required, these can't be undertaken now until next spring / summer.</p> <p>Alternatively, a supervised roof strip could be a Condition of approval. This would run a risk of finding evidence in which case work would stop, but then at least they would have got a decision, which is often the key issue – certainly at this stage.</p> <p>In the circumstances, a supervised roof strip as a Condition of Approval would not be unreasonable. If they reject this approach, then a PRA would be needed to give a view on the likelihood of bats being affected given the proposals are for a demolition. We have no reason to object to the proposals, I would not consider BNG to be an issue.</p>

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APPENDIX B: NEIGHBOUR RESPONSES

Number of Neighbour Comments

Neighbour Consultations	Contributors	Neutral	Objections	Support
7	0	0	0	0

Neighbour Responses

Address	Comments
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