

ITEM NUMBER: 5e

24/00609/FUL	Demolition of existing garage and construction of a 4 bed dwelling and 3 bed dwelling	
Site Address:	21 Wood Lane End, Hemel Hempstead	
Applicant/Agent	Mr Cukoj/Mr Harris	
Case Officer:	Robert Freeman	
Parish/Ward:	Hemel Hempstead	Adeyfield East
Referral to Committee:	The application is referred to the Development Management Committee at the request of Councillor Pesch.	

1. **RECOMMENDATION** – That planning permission be **DELEGATED** with a **VIEW TO APPROVAL** subject to the completion of a planning obligation under Section 106 of the Town and Country Planning Act 1990 (As Amended) to secure mitigation under the Chilterns Beechwoods Mitigation Strategy.

2. SUMMARY

2.1 The proposed residential use of the site is considered to be acceptable in accordance with Policies CS1 and CS4 of the Core Strategy. The resulting dwellings are considered to be satisfactory in terms of their design, bulk, scale, site coverage and height and would not result in any significant harm to the character and appearance of the area in accordance with Policies CS10, CS11 and CS12 of the Core Strategy. Adequate arrangements for off-street parking are available within the curtilage of each property in accordance with Policies CS8 and CS12 of the Core Strategy and the Car Parking Standards SPD (2020).

3. SITE DESCRIPTION

3.1 The application site, 21 Wood Lane End, is located on the north western side of Wood Lane End and is one of three detached properties (Nos 17, 19 and 21) with substantial rear gardens between the residential developments at Oatridge Gardens and Whitmore's Wood. Two further detached dwellings (No.23 and 25) and a pair of semi-detached dwellings (Nos.27 and 29) are located to the north east of the site, whilst it has been resolved to grant planning permission¹ for the construction of 7 units on a vacant plot of land at the junction of Wood Lane End and Whitmores Wood (formerly No.31) Maylands Wood extends beyond the rear boundary of the site and between commercial units to Mark Road and residential units in Briery Way.

3.2 21 Wood Lane End is a substantial detached dwelling constructed in render with low brick plinth walls and featuring a projecting bay window with tile hanging between ground and first floors and mock tudor gable roof projection. A later single storey brick garage has been constructed set back from the frontage with a parapet brick wall concealing a flat felt roof. The garage extends onto the common boundary with No.23. There are a number of dilapidated sheds within the rear garden to the property.

3.3 Whitmores Wood comprises a range of more modern dwellings constructed in brick beneath plain tiled gable roofs. These properties often utilise rendered panels at first floor level and/or gable end additions (including garage/porch projections and first floor front projections)

¹ Subject to the completion of a legal agreement for HRA mitigation.

4.0 PROPOSALS

- 4.1 The current application seeks permission for the demolition of the existing garage, construction of a new access road and provision of two residential units within the rear garden of No.21. It follows the submission of three applications for pre-application advice (4/01110/19/PRE, 23/02485/PRDB and 23/02505/PRCB) and subsequent discussions to address the concerns raised therein.
- 4.2 Plot 1 would comprise a four bedroom detached dwelling with integral single garage. It would be constructed in brick with brick soldier courses and white render applied to the garage and external walls to bedroom 3. A dark composite tile would be used on the roof. Two parking spaces would be provided to the front of the dwelling in addition to the single garage
- 4.3 Plot 2 would comprise a modest three bedroom detached dwelling. It would be constructed from brick with contrasting brick soldier course and render at first floor level to all elevations. It would have a gable end roof constructed with a dark composite tile. Plot 2 would be located central to the plot with two parking spaces provided to the rear of the property.
- 4.4 Two parking spaces would be retained within the front garden to No.21 and a turning head would be located between plots 1 and 2 at the rear of the site.

5. REPRESENTATIONS

Consultation responses

- 5.1 These are reproduced at Appendix A.

Neighbour Responses

- 5.2 These are reproduced at Appendix B

6. PLANNING POLICIES

National Planning Policy Framework (Dec 2023)

Dacorum Borough Core Strategy 2006-2031 (adopted September 2013)

NP1 - Supporting Development
CS1 - Distribution of Development
CS2 – Selection of Development Sites
CS4 – The Towns and Large Villages
CS8 – Sustainable Transport
CS9 – Management of Roads
CS10 - Quality of Settlement Design
CS11 - Quality of Neighbourhood Design
CS12 - Quality of Site Design
CS13 – Quality of Public Realm
CS17 – New Housing
CS18 – Mix of Housing
CS26 – Green Infrastructure
CS29 – Sustainable Design and Construction
CS31 – Water Management

CS32 – Air, Soil and Water Quality
CS35 – Infrastructure and Developer Contributions

Dacorum Borough Local Plan 1999-2011 (adopted April 2004)

Policy 10 – Optimising the Use of Urban Land
Policy 13 - Planning Conditions and Planning Obligations
Policy 18 – The Size of New Dwellings
Policy 21 – Density of Residential Development
Policy 51 – Development and Transport Impacts
Policy 54 – Highway Design
Policy 99 - Preservation of Trees, Hedgerows and Woodlands
Saved Appendix 3 – Layout and Design of Residential Areas

Supplementary Planning Guidance/Documents:

Area Based Policies
Car Parking Standards SPD (2020)
Energy Efficiency and Conservation
Environmental Guidelines
Hertfordshire County Council - Place and Movement Planning Design Guide
Roads in Hertfordshire
Water Conservation

8. CONSIDERATIONS

Policy and Principle

- 8.1 The Council is currently not able to demonstrate a five year supply of housing land as required under paragraph 11 of the NPPF and as such a presumption in favour of new sustainable development is enacted. The Council is obliged to grant planning permission unless the policies in the NPPF provide a clear reason for the refusal of the case, or the adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF as a whole.
- 8.2 The application site is located within a residential area of Hemel Hempstead wherein the principle of providing new dwellings would be acceptable in accordance with Policies CS1, CS2 and CS4 of the Core Strategy. The proposals would comprise a sustainable form of development and the new dwellings would support the delivery of new homes to address the housing requirements identified in Policy CS17 of the Core Strategy. Such matters provide a strong policy support for the grant of planning permission in this case.

Layout and Design

- 8.3 The quality of the built environment and the public realm is important in shaping places and enhancing the quality of life. The creation of high quality, beautiful and sustainable buildings and places is fundamental to the aims and objectives of planning policy as set out in the NPPF. Good design is encouraged and should consider the context of the application site on a settlement, neighbourhood and site basis as set out in Chapter 10 of the Core Strategy. A high quality design is expected in accordance with Policies CS10, CS11, CS12 and CS13 of the Core Strategy.
- 8.4 The Dacorum Strategic Design Guide provides helpful guidance on how to consider development sites and some design principles dealing with public realm and landscaping,

- parking, the layout of streets and the height and mass of buildings in a number of scenarios/settlement typologies.
- 8.5 General standards for the layout of residential development are set out in Saved Appendix 3 of the Local Plan 1991-2011.
- 8.6 The Council will need to consider the layout and design of the proposed development in the context of Policies CS10, CS11 and CS12 of the Core, Saved Policy 10 and Appendix 3 of the Local Plan 1991-2011 and Area Based Policies SPG. Saved Policy 10 seeks to optimise the use of urban land and as such it is important that any residential development of the site would not prejudice the provision of additional residential development to the rear of neighbouring properties and between the site and Oatridge Gardens.
- 8.7 The proposed development would be a form of tandem development, which the Council recognises under Saved Policy 10 of the Local Plan as being a relatively inefficient use of urban land and one which may often cause harm to neighbouring units and/or highway safety as a result of its access arrangements. Notwithstanding such concerns, the Council should take a pragmatic approach as to the assembly of land and delivery of suitable housing schemes.
- 8.8 In this context, it is important to recognise that significant time has elapsed since the adjacent developments and in particular Whitmore Woods were constructed. Neighbouring land is within different ownership and would prevent the natural extension of the site. There are significant constraints in accessing and assembling land to the west of the site. The argument regards the optimisation of land thus appears to be a theoretical one and one which though slightly harmful to the aims and objectives of planning policy, ultimately should not prevent development in this case in light of the presumption at paragraph 11 of the NPPF. It is noted that the development of the site would not prevent the development of land to the west of the site in the event that it became available for residential development.
- 8.9 The proposed development would otherwise be acceptable in accordance with the principles set out in Policies CS11 and CS12 of the Core Strategy and Saved Appendix 3 of the Local Plan 1991-2011.
- 8.10 The siting and layout of the proposed development would reflect the location of residential units within the Whitmore Wood development providing commensurate gardens to new residential units and appropriate separation distances in accordance with Saved Appendix 3 of the Local Plan. Plot 1 is located an acceptable distance from Maylands Wood to the north and is appropriate in terms of its juxtaposition with 20 Whitmores Wood. The relationship between Plots 1 and 2 reflects that between residential properties in Whitmores Wood. Plot 2 would be located in excess of 23m from the rear elevation of existing properties in Wood Lane End.
- 8.11 The individual residential units are considered to be appropriate in terms of their layout, design, bulk, scale, site coverage, height and use of materials in accordance with Policies CS10 and CS12 of the Core Strategy resulting in a satisfactory appearance to the development of this site. Each residential unit provides a decent level of indoor space in accordance with the National Minimum Space Standards.

Impact on Neighbouring Properties

- 8.12 A number of neighbouring properties have expressed concerns with regards to the impact of the proposed development upon their residential amenities as set out in Appendix B. The impact on the amenity of the main neighbours to the site is set out in detail below

23 Wood Lane End

- 8.13 The owners of No.23 have instructed an agent to raise objections to the development. They have, amongst other matters raised detailed concerns with regards to overlooking, overbearing impact, noise and disturbance, as well as a loss daylight/outlook..
- 8.14 Plot 2 of the proposed development would be located almost 30m from the rear elevation of No.23 and to the north west of this property. This is significantly in excess of the back to back distance considered acceptable in the development plan and as a consequence there would be no significant detriment to their privacy or any other to Wood Lane End. There would be no material alteration in the relationship between the application property and the neighbour nor would the relationship between the proposed units be materially different to those between the neighbour and Whitmore's Wood.
- 8.15 In terms of overbearing impact, the buildings would not be located immediately to the rear of the neighbouring property and given the juxtaposition of dwellings; it is difficult to understand any concerns with regards to overbearing impact. If anything the development is likely to be less intrusive given the removal of the garage to the boundary and its replacement with a lower or commensurate form of boundary treatment.
- 8.16 The proposed development given its limited height would not breach a 25 degree angle to the windows in the rear elevation thereto and as a consequence would not result in any loss of daylight or sunlight to this property. There is no need to undertake a detailed assessment of the impact of development on the vertical sky component to the property in view of the clear compliance with policy in Saved Appendix 3 and having regard to the BRE guidance on daylight. Given its orientation the impact on sunlight to this property is limited.
- 8.17 The proposals would result in the removal of an existing garage located on the common boundary with the application site to facilitate the provision of an access road into the site to serve the two dwellings within the garden. Although it is accepted that this will result in vehicles passing between the application site and the neighbouring dwelling, the scale of the proposed use is limited and domestic in nature; such that it is not considered that it would be unduly harmful to the amenities of the neighbour. It is noted that the Environmental Health team have no objections to the proposals on the basis of noise or disturbance to neighbouring residential units.

11 Whitmore's Wood

- 8.18 The proposed development seeks to provide a new dwelling (Plot 2) central to the application site and in line with the residential property at 11 Whitmore's Wood. A gap of circa 5m would be provided between the proposed flank elevation of Plot 2 and the neighbouring property. There is a single flank window at first floor level to 11 Whitmore's Wood to an en-suite.
- 8.19 Although the proposed development would result in some adverse impact to the en-suite, it would not result in any significant loss in either daylight or sunlight to the principle windows and habitable rooms of this dwelling in accordance with Policy CS12 of the Core Strategy and Saved Appendix 3 of the Local Plan. Plot 1 would be located to the north west of the front elevation and given its height and juxtaposition would not be harmful to the amenities thereto. Plot 2 does not result in any breach of a 45 degree angle to the windows to habitable rooms within the rear elevation of 11 Whitmore's Wood and despite a modest projection beyond the rear elevation is not intrusive or overbearing to this property. Indeed the removal of tree G4 may improve levels of light to the rear elevation of this unit.

- 8.20 There is no reason to consider that the use of the access road beyond 11 Whitmore's Wood would cause any significant harm as a result of noise and general disturbance beyond that which might be experienced as a result of the use of dwellings in Whitmore's Wood. As such there do not appear to be grounds to justify the refusal of planning permission under Policy CS12 of the Core Strategy and Saved Appendix 3 of the Local Plan 1991-2011.

Other Residential Units

- 8.21 No significant harm to the residential amenities of other properties in the vicinity of the application site has been identified as a result of the development.

Access and Parking

- 8.22 A number of concerns have been expressed with regards to the widening of the access onto Wood Lane End and the impact of the development on matters of highways safety. These concerns are not shared by the highway authority who have no objections to the development following the receipt of amended plans illustrating appropriate details in respect of the widening of the existing access and crossover, visibility splays and tracking diagrams.
- 8.23 The use of the upgraded access to the application site would be marginally increased as a result of the proposed development, but it is evident that such intensification in the use of the site would not have any significant adverse impact on the surrounding highway network given the limited trip generation. The impact on the highway network is acceptable in accordance with Policies CS8 and CS12 of the Core Strategy and the Car Parking Standards.
- 8.24 The proposed access is sufficient in width to ensure that larger vehicles such as fire tenders can enter and exit the site in a forward gear and is considered to provide a satisfactory means of access to the site as set out within the response of the highway authority. Passing vehicles can utilise bays off the drive in the unlikely event of cars exiting and entering the site at the same time. As such there should be no objections to its use and the residential development under Policies CS8 and CS12 of the Core Strategy, Saved Policies 51 and 54 of the Local Plan 1991-2011 and the Car Parking Standards SPD (2020)
- 8.25 The access drive and exit onto Wood Lane End is considered to be safe with appropriate visibility splays falling within highway land. As a consequence and despite the concerns of neighbouring parties its use is considered to be acceptable and would not compromise highways safety in the vicinity of the application site. It is recommended that the visibility splays are subject to a planning condition requiring them to be maintained in a south west direction to ensure that this remains free from obstructions.
- 8.26 The provision of two off-street parking spaces for the existing property and plot 2 is appropriate given the size of these properties and in accordance with the Car Parking Standards whilst the provision of three spaces for the four bedroom property to plot 1 would also be acceptable in accordance with Policies CS8 and CS12 of the Core Strategy and the Car Parking Standards SPD (2020).
- 8.27 In relation to the neighbour's concerns that the collection of bins might block the pavement adjacent to the application site. There is clearly sufficient space to locate these within the entrance to the site and on a temporary basis to allow bin collection when required and without significantly impeding vehicular access to the site.

Impact on Trees

- 8.28 The application is accompanied by an Arboricultural Survey by Arbtech dated 30th January 2024. Trees within this report are categorised A-C (High to Low Quality) in accordance with BS5837:2012
- 8.29 The widening of the access to the application site would result in the removal of a group of 4 Leyland Cypress trees (G2) (C.2) whilst the access road and parking areas will also see the removal of G4 (Various species) (B.2) and trees 9 (Spruce) (B.1) and 10 (Cherry Laurel) (C.1). A group of predominately Ash trees (G.5) (C.2) will be substantially pruned given that it overhangs the site boundary and would directly affect the construction of plot 2. None of these trees are considered to be worthy of preservation through the provision of a Tree Preservation Order, with most being relatively poor quality specimens, and as such there should be no objection under Policies CS12 and CS26 of the Core Strategy and Saved Policy 99 of the Local Plan.
- 8.30 The loss of these trees should be mitigated by the provision of a detailed landscaping scheme for the site in accordance with Policies CS11 and CS26 of the Core Strategy. It is noted that the group of trees (G2) to the frontage are likely to be replaced by five new trees outside of the visibility splay to the access as indicated in the submitted plans. Additional tree planting is proposed within the front gardens of Plots 1 and 2 and alongside the proposed access road.
- 8.31 The construction of the access beyond the existing residential unit would utilise a no-dig construction and cellular grid overlaid in shingle to prevent damage occurring to the roots of trees upon the boundary and within the site. The approach is considered to be acceptable under Policies CS12 and CS26 of the Core Strategy and Saved Policy 99 of the Local Plan. A detailed landscaping scheme for the site should be secured by a planning condition.

Impact on Ecology

- 8.32 A Habitat and Protected Species report has been submitted with the planning application and this has been reviewed by the County Ecology Unit. The survey indicated that the site comprises built development, hard standing and rye grass with a low biodiversity value and with little potential to provide habitat for protected species, Maylands Wood, a semi-ancient deciduous woodland, is located beyond the northern boundary of the site, however there is little interaction between the wood and the site given the location of boundary fencing.
- 8.33 There are no reasons for the refusal of this application on ecological grounds. A standard landscaping condition should be sufficient to deliver improvements in the ecological and biodiversity value of the site although it should be noted that the scheme is exempt from statutory biodiversity net gain given the date of its submission. The applicant's attention should also be drawn to the protection of species via an informative to this permission.

Chilterns Beechwoods Special Area of Conservation

- 8.34 The application site is within the Zone of Influence of the Chilterns Beechwoods Special Area of Conservation (SAC) The Council has a duty under Conservation of Habitats and Species Regulations 2017 (Regulation 63) and Conservation of Habitats and Species (EU exit amendment) Regulations 2019 to ensure that the integrity of the SAC is not adversely affected by new planning proposals.
- 8.35 The Council has established that the SAC is subject to recreational pressure arising from residential developments in the Borough. The Council cannot be certain that increased

recreational pressure would not arise as the result of new residential development either alone or in combination with other developments and that this will not have a detrimental impact upon the SAC.

- 8.36 The Council approved a mitigation strategy on the 15th November 2022 to allow for the adverse impacts arising from development upon the SAC to be mitigated through payments towards the towards Strategic Access Management and Maintenance (SAMM) measures at the Ashridge Estate and to provide a contribution towards the provision of Suitable Alternative Natural Green space (SANG) via a legal agreement. This would utilise Council led Strategic SANG where there is capacity to do so.
- 8.37 A contribution of some £1,827.76 towards SAMM and a contribution of £8,503.42 towards SANG will need to be secured via a legal agreement prior to the grant of planning permission.
- 8.38 In the event of the completion of this agreement, there should be no grounds for objection to this application under Policies CS12 and CS26 of the Core Strategy and Saved Policy 99 of the Local Plan 1991-2011.

Developer Contributions and Infrastructure

- 8.39 All developments are expected to contribute towards the cost of on-site, local and strategic infrastructure in accordance with Policy CS35 of the Core Strategy. The properties constructed at the site are liable for the payment of the Community Infrastructure Levy (CIL) in accordance with the adopted Charging Schedule.
- 8.40 There are no additional requirements for the development to contribute towards the cost of infrastructure.

Other Material Planning Considerations

Contamination

- 8.41 The Council's scientific officer has identified the potential for the site to be subject to contamination as a result of historic land uses both on the site and in its immediate vicinity. Accordingly they have recommended conditions dealing with the investigation and where necessary remediation of contamination at the application site to ensure the protection of health of future users and in accordance with Policies CS31 and CS32 of the Core Strategy.

Drainage

- 8.42 The proposed development is minor in nature and is located outside of an area of identified flood risk. As such there is no requirement for the applicants to provide details of their drainage strategy for the site nor is it considered necessary for this to be provided by a planning condition. I note that permission is required from Thames Water Development Services to discharge surface water to the sewer and/or amend existing infrastructure to accommodate the development. There have been no fundamental concerns raised by Thames Water in respect of capacity and as such there do not appear to be any material planning grounds on which to object to these proposals under Policies CS31 and CS32 of the Core Strategy or the Water Conservation SPD. I consider that such arrangements can be considered further under the consideration of a more generic condition covering sustainable construction.

Sustainability

- 8.43 There are few details provided in respect of the use of any sustainable construction measures or proposals as required under Policies CS28, CS29, CS31 and CS32 of the Core Strategy. It is accepted that the properties are likely to be thermal efficient buildings and that they incorporate EV charging infrastructure in accordance with the Building Regulations.
- 8.44 Notwithstanding such matters, it is considered that additional measures to reduce the use of energy, conserve water and respond to the challenges of climate change, natural resource depletion, habitat loss and wider environmental and social issues could be incorporated. Whilst some of these measures will be addressed through the submission of details under a landscaping condition, it is considered that a specific condition requiring the submission of further details to address the requirements of Policies CS12, CS26, CS29, CS31 and CS32 is appropriate in this case.

Neighbours Comments

- 8.45 The concerns raised by neighbouring parties have been addressed above with the exception of those covering procedural matters including the content of the application form, appropriate certificate of ownership and notification of neighbouring parties.
- 8.46 Officers do not consider the application to be flawed nor that there are errors within the submitted application that might misdirect the case officer in consideration of this case. There does not appear to be any dispute that the application site as outlined in red is located fully within the applicant's ownership as set out within the application form. The incorrect assertion is that notification of the application should have been provided to the neighbour in advance of submission and that Certificate B on the application form should have been completed to reflect this position.
- 8.47 The neighbour's suggestion is that Certificate B should have been completed as the visibility splay for the site entrance crosses their land. The visibility splay would cross to the front of the neighbouring unit clipping the common boundary between the two dwellings. There does not appear to be any legal requirement to notify them in respect of the splay as it does not form part of the operational development in the application. It would be for the Council to consider whether the visibility splay is capable of being conditioned and that visibility can be maintained to their satisfaction in perpetuity should the need to do so arise as a result of this development and in the interests of highways safety.
- 8.48 There are no impediments to visibility to the south west of the site entrance and of on-coming traffic as it approaches Maylands Avenue. The boundary of the application site to the south west falls within the applicant's control or that of the highway authority. Landscaping along this boundary has been removed to accommodate the entrance and set back within the site. To the north east of the site entrance, the common boundary wall and front wall to the neighbouring property would touch the back edge of the indicative visibility splay. It might not be possible for the applicants to prevent an increase in height of these boundary features however a reduction in visibility towards Maylands Avenue is not considered to be demonstrably harmful to highway safety. There do not appear to be records of any accidents associated with the use of the current access whilst the users of the site may, in the event of an increase in the height of the boundary compensate by exiting the site off centre to the access drive where they might have a clearer view of traffic to the north east of the site.
- 8.49 In any event, the lack of notification under the Certificate of Ownership has not prejudiced the neighbour's consideration of the application as their concerns are clearly recognised in the consideration of this case.

8.50 All of the relevant neighbours to this case were notified by consultation letter as set out in our records for this case; notwithstanding the claims of No.11 that no consultation letter was received. The occupants of this property have commented on the merits to the proposals and likewise have not been prejudiced in the consideration of this application.

9. CONCLUSION

9.1 The proposed residential use of the site is considered to be acceptable in accordance with Policies CS1 and CS4 of the Core Strategy. The resulting dwellings are considered to be satisfactory in terms of their design, bulk, scale, site coverage and height and would not result in any significant harm to the character and appearance of the area in accordance with Policies CS10, CS11 and CS12 of the Core Strategy. Adequate arrangements for off-street parking are available within the curtilage of each property in accordance with Policies CS8 and CS12 of the Core Strategy and the Car Parking Standards SPD (2020).

10 RECOMMENDATION.

10.1 That planning permission be **DELEGATED** with a view to **APPROVAL** subject to securing a mitigation package to avoid any further significant effects on the Chilterns Beechwood Special Area of Conservation (SAC) and subject to the following planning conditions.

Conditions and Reasons:

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

LO-001 (Location Plan)
PL-001 Revision C (Block Plan)
PL-002 Revision A (Plans and Elevations)

Arboricultural Survey by Arbtech dated 30th January 2024

Design and Access Statement by bhd Architecture, Planning and Design dated March 2024

Habitat and Protected Species Report by Paul Hicking Associates dated March 2024

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

Reason: To ensure that the issue of contamination is adequately addressed to protect human health and the surrounding environment and to ensure a satisfactory development, in accordance with Core Strategy (2013) Policy CS32.

3. **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).

4. No construction of the superstructure shall take place until 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. furniture, play equipment, signs, refuse or other storage units, etc.);
- measures to encourage and increase the biodiversity value of the application site
- details of finished floor, ridge and eaves heights in respect of existing and proposed ground levels and neighbouring properties and
- details of any external lighting and associate lux levels
- retained historic landscape features and proposals for restoration, where relevant.

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 5 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

5. No development shall take place until tree protection measures have been provided in accordance with details to be submitted to and approved in writing by the local planning authority. The tree protection measures shall be retained for the duration of construction activity in accordance with the approved details.

Reason: To ensure the adequate protection of trees in accordance with Policies CS12 and CS26 of the Core Strategy and Saved Policy 99 of the Local Plan

6. No development, shall take place until a Phase I Report to assess the actual or potential contamination at the site has been submitted to and approved in writing by the Local Planning Authority. If actual or potential contamination and/or ground gas risks are identified, further investigation shall be carried out and a Phase II report shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. If the Phase II report establishes that remediation or protection measures are necessary, a Remediation Statement shall be submitted to and approved in writing by the Local Planning Authority.

For the purposes of this condition:

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

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

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

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with Policy CS32 of the Dacorum Borough Core Strategy (2013) and Paragraphs 189 and 191 of the National Planning Policy Framework (December 2023).The development hereby permitted shall not be occupied until:

- 7. All remediation or protection measures identified in the Remediation Statement referred to in Condition 6; above shall be fully implemented within the timescales and by the deadlines as set out in the Remediation Statement and a Site Completion Report shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any part of the development hereby permitted. For the purposes of this condition: a Site Completion Report shall record all the investigation and remedial or protection actions carried out. It shall detail all conclusions and actions taken at each stage of the works including validation work. It shall contain quality assurance and validation results providing evidence that the site has been remediated to a standard suitable for the approved use.**

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with Policy CS32 of the Dacorum Borough Core Strategy (2013) and Paragraphs 189 and 191 of the National Planning Policy Framework (December 2023).

- 8, Should any ground contamination be encountered during the construction of the development hereby approved (including groundworks) works shall be temporarily suspended, unless otherwise agreed in writing by the Local Planning Authority, and a Contamination Remediation Scheme shall be submitted to (as soon as practically possible) and approved in writing by, the Local Planning Authority. The Contamination Remediation Scheme shall detail all measures required to render this contamination harmless and all approved measures shall subsequently be fully implemented prior to the first occupation of the development hereby approved.**

Should no ground contamination be encountered or suspected upon the completion of the groundworks, a statement to that effect shall be submitted in writing to the Local Planning Authority prior to the first occupation of the development hereby approved.

Reason: To ensure that the issue of contamination is adequately addressed and to ensure a satisfactory development, in accordance with Policy CS32 of the Dacorum Borough Core Strategy and the National Planning Policy Framework (December 2023). The safe and secure occupancy of the site, in respect of land contamination, lies with the developer.

- 9. The development hereby permitted shall not be occupied until details of the sustainable construction measures incorporated within the development have been submitted to and approved in writing by the local planning authority. The development shall be carried out fully in accordance with the approved details prior to occupation.**

Reason: To ensure that appropriate sustainable construction measures are incorporated in the design of the proposals in accordance with Policy CS29 of the Core Strategy.

- 10. Prior to the first occupation hereby permitted the vehicular access improvements, as indicated on drawing number PL-001 C, shall be completed and thereafter retained in accordance with details/specifications that have been submitted to and approved in writing by the Local Planning Authority**

Reason: To ensure that adequate provisions are made for access to the site in the interests of highways and pedestrian safety in accordance with Policies CS8 and CS12 of the Core Strategy and the Car Parking Standards SPD (2020)

INFORMATIVE

Article 35

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted pro-actively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2015

Highway Informatives

Works within the highway (section 278):

The applicant is advised that in order to comply with this permission it will be necessary for the developer of the site to enter into an agreement with Hertfordshire County Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. The construction of such works must be undertaken to the satisfaction and specification of the Highway Authority, and by a contractor who is authorised to work in the public highway. Before works commence the applicant will need to apply to the Highway Authority to obtain their permission and requirements

Storage of materials:

The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence.

Obstruction of highway:

It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence.

Debris and deposits on the highway:

It is an offence under section 148 of the Highways Act 1980 to deposit compost, dung or other material for dressing land, or any rubbish on a made up carriageway, or any or other debris on a highway to the interruption of any highway user. Section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development and use thereafter are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway.

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.

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>

Protected Species

If bats, or evidence for them, are discovered during the course of 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.

To avoid creating refugia that may be utilised by wildlife, materials should be carefully stored on-site on raised pallets and away from the boundary habitats. Any trenches on site should be covered at night or have ramps to ensure that any animals that enter can safely escape, and this is particularly important if excavations fill with water. Any open pipework with an outside diameter greater than 120mm must be covered at the end of each working day to prevent animals entering / becoming trapped.

In order to protect breeding birds, their nests, eggs and young, demolition or vegetation clearance should only be carried out during the period October to February inclusive. If this is not possible then a pre-development (i.e. no greater than 48 hours before clearance begins) search of the area should be made by a suitably experienced ecologist. If active nests are found, then works must be delayed until the birds have left the nest or professional ecological advice taken on how best to proceed.

APPENDIX A: CONSULTATION RESPONSES

Consultee	Comments
Councillor Pesch	<p>I would like to “call in” the above application if you are minded to recommend approval/</p> <p>The reasons being are:</p> <ol style="list-style-type: none">1) The access to the new properties is not wide enough for emergency and refuse vehicles to pass through with ease.2) There will be loss of privacy and increase noise levels to the residents of Number 23 with constant traffic passing right up to their boundary.3) Safety issues regarding the boundary fencing and the possibility of accidents/vehicles hitting the fencing and coming into the garden.4) Damage to the sewage pipes which are only 0.8 of a meter below ground level.5) Adverse impact on the surrounding trees.

	<p>6) Impact on highway and pedestrian safety.</p> <p>7) The overall design will have a negative impact on the residential area.</p>
<p>Hertfordshire County Council – Ecology</p>	<p>Recommendation:</p> <p>The application can be determined with no ecological objections subject to the HRA issues being addressed.</p> <p>Summary Advice</p> <ul style="list-style-type: none"> • Protected Species Informative • No direct impact on the adjacent woodland should result from development. • Application is exempt from BNG requirements; however trees/grasslands are being removed and a landscaping scheme should be conditioned. <p>Comments:</p> <p>The application site is in an urban area, however Maylands Wood, designated for its ancient & semi-natural woodland, is adjacent to the back garden.</p> <p>A Habitat and Protected Species Report has been submitted in support of the application, whereby the application site was assessed for its potential to host protected/notable species.</p> <p>The site was concluded to have negligible potential for most species. However, a total of 12 bird species were observed on site, which includes red list and amber list species. Whilst the main dwelling is to be retained, the garage will be demolished. The report states that the garage has negligible roosting potential for bats, therefore no further surveys were recommended.</p> <p>Given the above, and the presence of the adjacent woodland, I advise the following informative should be added to any permission granted:</p> <p><i>If bats, or evidence for them, are discovered during the course of 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.</i></p> <p><i>To avoid creating refugia that may be utilised by wildlife, materials should be carefully stored on-site on raised pallets and away from the boundary habitats. Any trenches on site should be covered at night or have ramps to ensure that any animals that enter can safely escape, and this is particularly important if excavations fill with water. Any open pipework with an outside diameter greater than 120mm must be covered at the end of each working day to prevent animals entering / becoming trapped.</i></p> <p><i>In order to protect breeding birds, their nests, eggs and young,</i></p>

demolition or vegetation clearance should only be carried out during the period October to February inclusive. If this is not possible then a pre-development (i.e. no greater than 48 hours before clearance begins) search of the area should be made by a suitably experienced ecologist. If active nests are found, then works must be delayed until the birds have left the nest or professional ecological advice taken on how best to proceed.

Woodland:

The ecological report states that the adjacent woodland is already separated by a panel fence, and gate. This fence should be retained to ensure no detrimental impact on the woodland occurs. Under no circumstance should this fence be removed, and the trees within this woodland be directed affected by the proposals.

BNG:

Biodiversity Net Gain has been mentioned in the ecological report, which states that the development is exempt. Whilst this application was submitted prior to the commencement of Mandatory Biodiversity Net Gain for small sites, I consider that the trees/grassland to be removed should be compensated, specifically due to the importance of the adjacent habitat. In the absence of a landscape scheme, the development does not comply with the aims outlined in the NPPF surrounding biodiversity.

If the LPA wishes to be consistent with the NPPF and enhancing biodiversity in the absence of Mandatory Biodiversity Net Gain, then I advise that a landscape scheme should be submitted, which, if sought, could be submitted as a condition of approval.

The landscape scheme should include the following:

- Native tree planting to compensate for the loss of trees on site.
- One hedgehog gap in the fence which links the garden to the adjacent woodland – this allows hedgehogs to move/forage freely and creates wildlife corridors.
- One bat and bird box per dwelling to create new roosting/nesting opportunities for the bats/birds occupying the adjacent woodland.

Chilterns Beechwoods SAC:

The proposed development comprises the construction of two dwellings. This suggests a net increase in residential accommodation. Given that the proposed development lies within the Chilterns Beechwoods Special Area of Conservation (SAC) 'Zone of Influence', the Habitats Regulations 2017 (as amended) apply and we recommend that as the competent authority, the Council must undertake a Habitats Regulations Assessment (HRA).

This is because we consider there is a credible risk that harmful impacts from the increase in recreational pressure on the SAC

	<p>(alone or in combination with other plans or projects) may arise and that likely significant effects cannot be ruled out.</p> <p>If, following further 'appropriate assessment', the HRA is subsequently unable to rule out adverse effects on the integrity of the SAC, mitigation will be required.</p> <p>Effective mitigation will be best delivered by adopting the measures set out in the Council's strategic mitigation plan and the payment of the appropriate tariff(s). The latter will contribute to the implementation of 'strategic access management and mitigation measures' (SAMMs) alongside the creation of suitable alternative natural green spaces' (SANGs).</p> <p>As there is no indication in the application that the tariff(s) will be paid, it is our opinion that adverse effects cannot be ruled out and consent cannot be granted until adequate mitigation is provided.</p>
Hertfordshire Highways	<p>Recommendation:</p> <p>Notice is given under article 22 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that Hertfordshire County Council as Highway Authority does not wish to restrict the grant of permission subject to the following conditions:</p> <p>1) Existing Access – Widened or Improved Prior to the first occupation hereby permitted the vehicular access improvements, as indicated on drawing number PL-001 C, shall be completed and thereafter retained in accordance with details/specifications that have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.</p> <p>Reason: To ensure construction of a satisfactory access and in the interests of highway safety, traffic movement and amenity in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018)</p> <p>Highway Informative</p> <p>HCC as Highway Authority recommends inclusion of the following Advisory Note (AN) / highway informative to ensure that any works within the highway are carried out in accordance with the provisions of the Highway Act 1980:</p> <p>AN 1) Works within the highway (section 278): The applicant is advised that in order to comply with this permission it will be necessary for the developer of the site to enter into an agreement with Hertfordshire County Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. The construction of such works must be undertaken to the satisfaction and specification of the Highway Authority, and by a contractor who is authorised to work in the public highway. Before works commence the applicant will need to apply to</p>

the Highway Authority to obtain their permission and requirements. Further information is available via the County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx> or by telephoning 0300 1234047.

AN 2) Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence.

Further information is available via the County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

AN 3) Obstruction of highway: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence.

Further information is available via the County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

AN 4) Debris and deposits on the highway: It is an offence under section 148 of the Highways Act 1980 to deposit compost, dung or other material for dressing land, or any rubbish on a made up carriageway, or any or other debris on a highway to the interruption of any highway user. Section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development and use thereafter are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available by telephoning 0300 1234047.

Comments

The proposal is regarding amendments for the construction of 4 bed and 3 bed residential dwelling in rear garden. Existing property to be retained apart from the demolition of existing garage and covered passageway to create new private driveway at 21 Wood Lane End, Hemel Hempstead. Wood Lane End is a 30 mph unclassified local distributor route that is highway maintainable at public expense. As per Hertfordshire County Councils (HCC) new design guide (Place and Movement Planning Design Guide - PMPDG) Wood Lane End is classified as a P2/M2 (e.g. Multi Function Road). The amendments are in relation to a new site layout drawing which shows an extended

dropped kerb.

Highway Matters

The existing dwelling on site has a single width dropped kerb which serves a large hardstanding and a garage. The proposal is to demolish the garage and create a private drive to the rear to serve the two new proposed dwellings. To accommodate this the applicant is proposing to extend the existing dropped kerb to 7.2 metres which is the largest dropped kerb HCC Highways currently allows as per our Dropped kerb policy. HCC Highways allows dropped kerbs for accesses up to 2000 movements a day as per PMPDG which is well above anything this access will encounter. Visibility is deemed to be adequate for the access owing to the nature of Wood Lane End. The widened access should be constructed under a section 278 agreement with HCC - please see informative and condition 1 above.

Parking is a matter for the Local Planning Authority and therefore any parking arrangements need to be agreed by them. The narrow access to the rear of the site would not allow two vehicles to pass. However, this access will only be served by two dwellings and therefore it is not considered to greatly impact safety on the highway network if two vehicles were to meet.

Drainage

Drainage should be provided on site to ensure that surface water does not discharge onto the highway network as this is a punishable offence under the highways act 1980.

Refuse / Waste Collection

HCC Highways deems that refuse collection will happen from the highway network and not from inside the site. This is to ensure that no refuse vehicle is reversing into the highway network when collecting waste. The Dacorum Borough Council are in charge of refuse collection and therefore ultimately it would be up to them as to how waste is collected from the three dwellings on site.

Emergency Vehicle Access

The emergency vehicle shown within drawing number PL-001 C is larger than the one currently used by Herts fire and rescue which is 8.1 metres long. As per Hertfordshire Fire and rescue, the minimum width needed for a fire appliance to access a site is 3.1 metres and 3.7 metres for operation. The drawing illustrates that a fire appliance can access all buildings in case of an emergency and turn on site. Therefore, HCC Highways deems that the site is safe for an emergency vehicle to access in case of an emergency.

Conclusion

HCC Highways would not wish to restrict a granting of permission for this proposal subject to the inclusion of the included informative and conditions within HCC Highways response.

<p>Contaminated Land Officer</p>	<p>Having reviewed the planning application and information held by the Environmental and Community Protection (ECP) Team I am able to confirm that there is no objection to the proposed development. However, it will be necessary for the developer to demonstrate that the potential for land contamination to affect the proposed development has been considered and where present that it will be remediated.</p> <p>This reflects the addition of new dwellings to a site that had previously been occupied by clay pits and brick kilns associated with a brick works.</p> <p>If permission is granted, the below condition will be required to enable the assessment of the land contamination risk associated with the site and where necessary for appropriate decisions to be made to ensure that the future site is safe and suitable for its intended use.</p> <p><u>Contaminated Land Conditions:</u></p> <p><u>Condition 1:</u></p> <p>(a) No development approved by this permission shall be commenced prior to the submission to, and agreement of the Local Planning Authority of a written preliminary environmental risk assessment (Phase I) report containing a Conceptual Site Model that indicates sources, pathways and receptors. It should identify the current and past land uses of this site (and adjacent sites) with view to determining the presence of contamination likely to be harmful to human health and the built and natural environment.</p> <p>(b) If the Local Planning Authority is of the opinion that the report which discharges condition (a), above, indicates a reasonable likelihood of harmful contamination then no development approved by this permission shall be commenced until a Site Investigation (Phase II environmental risk assessment) report has been submitted to and approved by the Local Planning Authority which includes:</p> <ul style="list-style-type: none">(i) A full identification of the location and concentration of all pollutants on this site and the presence of relevant receptors, and;(ii) The results from the application of an appropriate risk assessment methodology. <p>(c) No development approved by this permission (other than that necessary for the discharge of this condition) shall be commenced until a Remediation Method Statement report; if required as a result of (b), above; has been submitted to and</p>
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approved by the Local Planning Authority.

(d) This site shall not be occupied, or brought into use, until:

- (i) All works which form part of the Remediation Method Statement report pursuant to the discharge of condition (c) above have been fully completed and if required a formal agreement is submitted that commits to ongoing monitoring and/or maintenance of the remediation scheme.
- (ii) A Remediation Verification Report confirming that the site is suitable for use has been submitted to, and agreed by, the Local Planning Authority.

Reason: To ensure that the issue of contamination is adequately addressed to protect human health and the surrounding environment and to ensure a satisfactory development, in accordance with Core Strategy (2013) Policy CS32.

Condition 2:

Any contamination, other than that reported by virtue of Condition 1 encountered during the development of this site shall be brought to the attention of the Local Planning Authority as soon as practically possible; a scheme to render this contamination harmless shall be submitted to and agreed by the Local Planning Authority and subsequently fully implemented prior to the occupation of this site. Works shall be temporarily suspended unless otherwise agreed in writing during this process because the safe development and secure occupancy of the site lies with the developer.

Reason: To ensure that the issue of contamination is adequately addressed to protect human health and the surrounding environment and to ensure a satisfactory development, in accordance with Core Strategy (2013) Policy CS32.

Informative:

The above conditions are in line with paragraphs 180 (e) & (f) and 189 and 190 of the NPPF 2023.

Guidance on how to assess and manage the risks from land contamination can be found here:

<https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm> and here:

https://www.dacorum.gov.uk/docs/default-source/environment-health/development-on-potentially-contaminated-land.pdf?sfvrsn=c00f109f_8

Environmental Health	<p>With reference to the above planning application, whilst it is noted that the building works are already underway, 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, 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> <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.</p> <p>Construction Dust Informative</p> <p>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.</p> <p>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.</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</p>
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	<p>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>
Thames Water	<p>WASTE COMMENTS:</p> <p>With regard to SURFACE WATER drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection. Management of surface water from new developments should follow guidance under sections 167, 168 & 169 in the National Planning Policy Framework. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website. https://www.thameswater.co.uk/help/home-improvements/how-to-connect-to-a-sewer/sewer-connection-design</p> <p>There are public sewers crossing or close to your development. If you're planning significant work near our sewers, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes</p> <p>Thames Water would advise that with regard to WASTE WATER NETWORK and SEWAGE TREATMENT WORKS infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.</p> <p>Thames Water recognises this catchment is subject to high infiltration flows during certain groundwater conditions. The scale of the proposed development doesn't materially affect the sewer network and as such we have no objection, however care needs to be taken when designing new networks to ensure they don't surcharge and cause flooding. In the longer term Thames Water, along with other partners, are working on a strategy to reduce groundwater entering the sewer networks.</p> <p>Thames Water recognises this catchment is subject to high infiltration flows during certain groundwater conditions. The developer should liaise with the LLFA to agree an appropriate sustainable surface water strategy following the sequential approach before considering connection to the public sewer network. The scale of the proposed development doesn't materially affect the sewer network and as such we have no objection, however care needs to be taken when designing new networks to ensure they don't surcharge and cause flooding. In the longer term Thames Water, along with other partners, are working on a strategy to reduce groundwater entering the sewer network.</p> <p>WATER COMMENTS:</p> <p>With regard to water supply, this comes within the area covered by the Affinity Water Company. For your information the address to write to is</p>

	- Affinity Water Company The Hub, Tamblin Way, Hatfield, Herts, AL10 9EZ - Tel - 0845 782 3333.
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APPENDIX B: NEIGHBOUR RESPONSES

Address	Comments
Neutral or Supporting Comments	
17 Wood Lane End	<p>There have already been a number of trees and mature shrubs that have been removed from the rear garden of this property, which has opened up sight lines from Whitmores Wood into the rear of our property.</p> <p>We would like to see more detail with regards to landscaping proposals that would both improve privacy levels but also benefit the natural environment and habitat</p>
19 Wood Lane End	I support my neighbour's application, it would not impact me and I believe such space should be used to create homes for the people of Hemel.
Objections	
23 Wood Lane End	<p>LRJ Planning Ltd has been instructed by Mr and Mrs Togher who are the legal owner occupiers of 23 Wood Lane End, Hemel Hempstead, Hertfordshire, HP2 4RA to review and draft a formal response to the above planning application that has been lodged with the Council.</p> <p>Following a review of the submitted plans and the supporting documents with my clients, they have serious concerns with the application proposed and therefore OBJECT to the application for the reasons detailed below.</p> <p>The following is a summary of my clients' objection to this speculative proposal for two dwellings:</p> <ul style="list-style-type: none"> i) The proposal will inflict severe harm on the residential amenity of my clients' property and neighbouring properties through an unacceptable increase in overlooking, overbearing impact, noise and disturbance, as well as a loss daylight/outlook; ii) This insensitive development will result in an adverse impact on the character and appearance of the area; iii) Adverse impact on highway and pedestrian safety; iv) The development will impact on biodiversity interests at the site and Chilterns Beechwoods Special Area of Conservation (SAC); v) The proposal will have an adverse impact on trees; vi) The effect on surface water and foul drainage; vii) Application defects – ownership certificate; and viii) Party Wall Act. <p>In December 2023, the Government published the latest version of the National Planning Policy Framework (NPPF). The NPPF sets out the Government's planning policies for England and sets out how they are</p>

expected to be applied. The NPPF took immediate effect.

Paragraph 2 of the NPPF states that “Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.”

Paragraphs 7 and 8 confirm that the purpose of the planning system is to contribute to the achievement of sustainable development, which comprises economic, social and environmental dimensions.

The NPPF retains a presumption in favour of sustainable development. Paragraph 11 reaffirms that “applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The Courts have held that Central Government’s policy is a material consideration that must be taken into account by the decision maker, as are relevant appeal decisions. The development plan consists of the Dacorum Core Strategy 2006-2031 (adopted September 2013) and the Dacorum Borough Local Plan 1999-2011 (adopted April 2004)). A summary of the relevant planning policies is produced at Appendix A

DETAILED GROUNDS OF OBJECTION

i) Severe harm on Residential Amenity

The proposal will result in the construction of two substantial two-storey dwellings along with access road directly adjacent to my clients’ property. It will result in irreversible harm and blight my clients’ property.

In relation to the impact on the amenity of neighbouring properties, Paragraph 135 of the NPPF is particularly important and it states:

“Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which

promote health and well-being, with a high standard of amenity for existing and future users (our emphasis); and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”

Paragraph 135 (f) of the NPPF clearly describes that decisions should ensure that developments have a high standard of amenity for future or existing users. NPPF paragraph 191 decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment. This principle is reflected in local planning policies.

This proposal would result in the provision of a significant development adjacent to my clients’ dwelling. The creation of two substantial two-story dwellings, with associated access, access drive and parking areas adjacent to No.23 will lead to an intensification of development on the boundary that will inflict substantial harm. No.23 will be totally enclosed by development at two-storey in height.

The development would basically result in the enclosure of their residential property through this insensitive development. The proposal would have the following significant harmful effects:

- Increased sense of overlooking and loss of privacy;
- Overbearing impact;
- Loss of day light, outlook, extensive overshadowing;
- Increase in noise and disturbance.

Loss of Privacy

As a result of the orientation of the two new dwellings, and access road that will run on the boundary with No.23, the resulting relationship is clearly unacceptable and No.23 will be totally enclosed and overlooked by residential development. The rear of my clients’ property is afforded a high degree of privacy due to the existing separation distances maintained. The proposal would result in the introduction of first floor windows in the front elevation directly overlooking No.23.

This windows serving the dwelling on plot 2 would allow direct and wide views into currently private areas of my clients’ property, including their well-used rear garden area. The proposal would demonstrably harm the enjoyment of their dwelling house, as they would be constantly overlooked.

Overbearing Impact

The proposed two-storey dwelling on plot 2, which is positioned on the boundary of No.23 would due to its size and orientation, overshadow and have an oppressive impact upon users of its associated private amenity space. This matter has not been addressed in this scheme.

As a result of the proximity of the dwelling on plot 2 close to the boundary and its overall, size, scale, mass and poor design, it will appear as an imposing and obtrusive structure from my clients’

property that will clearly have an unacceptable overbearing impact. It is evident that the width of the dwelling and its overall height with a pitched roof will accentuate the dominance of the dwelling.

Loss of day light, outlook, extensive overshadowing

My clients' rear garden and dwelling is sited to the south east of the application site will be harmful. Given the substantial size of the development in respect of my clients' property and the path of the sun it is imperative that a Daylight and Sunlight Assessment is provided in support of the application to demonstrate that there will be no impact on my clients' property and light levels to the rear of their property. Daylight is the light received from the sun, which is diffused through the sky's clouds. Even on a cloudy day when the sun is not visible a room will continue to be lit with light from the sky. This is also known as 'diffuse light'. Any reduction in the total amount of daylight can be calculated by finding the 'Vertical Sky Component'.

The Vertical Sky Component (VSC) is the ratio of the direct skylight illuminance falling on a vertical face at a reference point (usually the centre of a window), to the simultaneous horizontal illuminance under an unobstructed sky. The guidance states that the VSC will be adversely affected if after a development it is both less than 27% of the overall available diffuse light and less than 0.8 times its former value. Therefore, if the VSC is more than 27% then enough light would still be reaching the window of the neighbouring building. However, if the VSC is less than 27% as well as less than 0.8 times its former value the occupants will notice the reduction in the amount of skylight.

The Council does not have any cogent evidence to demonstrate that there will be no unacceptable loss of light, outlook or excessive overshadowing at my clients' property.

Noise and disturbance

My clients are concerned that due to the nature of the use within this part of the site, that it will encourage significant activity at the site for extensive periods of the day and night. The following activities are likely to result in unacceptable harm:

- Increase in noise from users at the site at all times of day and night including from vehicles entering and leaving the site, the opening and closing of doors;
- Being awakened by maintenance and large vehicles servicing the site;
- Light pollution from internal and external lighting; and
- Lights from vehicles.

The noise and disturbance that will be unacceptable and the intense nature of this development within the part of the site is quite simply harmful and unacceptable. The harm will be compounded by the light pollution that will emanate from external lighting from the use and vehicles at the site. The development will result in a poor internal and external living environment for my clients.

Overall, the introduction of significant built form along the boundary with my clients' property would have a significant adverse effect on the level of amenity enjoyed through extensive overlooking, overshadowing, overbearing impact, loss of outlook/daylight, as well as an unacceptable increase in noise and disturbance. The proposal would infringe on my clients' right to a private family life and home under Article 8 of the Human Rights Act 1998. The proposal is contrary to the NPPF and local planning policy.

ii) Adverse Impact on Character and Appearance of the Area

The objectives of the NPPF include those seeking to secure high quality design and a good standard of amenity (Section 12 – Achieving well-designed places). Paragraph 132 highlights that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Notably, paragraph 40 of the National Design Guide stipulates that “well designed new development responds positively to the features of site itself and the surrounding context beyond the site boundary.” Paragraph 49 goes on to say that the “identity or character of a place comes from the way buildings, streets, spaces, landscape and infrastructure combine together and how people experience them. In addition, paragraph 51 describes that local identity is made up of typical characteristics such as the pattern of housing, and special feature that are distinct from their surroundings. Paragraph 52 articulates that this includes considering the composition of street scenes, individual buildings and their elements and the height, scale, massing and relationships between buildings.

The above is echoed in local planning policies. Ultimately these policies highlight that new development should be of a high quality and be compatible with the surrounding pattern of development.

The site makes a valuable contribution to the wider area and allows a degree of spaciousness that enhances the quality of the local environment. The plans illustrate that the proposed development would completely fill the site. There would be a minimal separation off all boundaries. The provision of a two dwellings, together with associated access and parking areas will dominate and subsume the area. Given these factors the proposal would result in a contrived and cramped form of development. Additionally, the dwellings and associated access drive appear squeezed into the site.

Ultimately, the dwellings will appear as contrived and incongruous to the detriment of the character and appearance of this street scene.

The development will be extremely prominent from my clients' property and appear as visually oppressive. It will spread laterally and

vertically through the site, which results in the proliferation of development with an important space within this local environment.

As a result of the poor design and insensitive position of the development, it would appear as a dense form of development that has no appreciation for the surrounding form of development. It would appear as an alien. This harm is compounded as the development would have a limited separation distance with the boundary with the host properties. Along with the size, scale, height, associated access, hardstanding and parking areas the development would be extremely prominent and significantly harden the site.

Overall, this proposal will result in a development that will be hopelessly out of place in its surroundings and unacceptably harmful to the street scene and the character and appearance of the area. The dwellings appear that they have been squeezed into the site and result in a loss of spaciousness. It would appear as an incongruous development, poorly related to the surrounding development, as well as a cramped form of development. Accordingly, the proposed development is therefore clearly contrary to the NPPF that seeks high quality design

iii) Effect on Highway Safety

Paragraph 115 of the National Planning Policy Framework states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network would be severe.

The increase in traffic entering and leaving the site will be incredibly dangerous and pose significant risk to all road users. It is clear that the highway network is heavily trafficked and the creation of an access serving two additional dwellings is going to be prejudicial to highway and pedestrian safety.

The proposed site plan is again ambiguous as it does not illustrate how larger vehicles, including delivery vehicles can access, park and turn safely within the site. No tracking plans or details of the access arrangements have been provided. It has not been demonstrated that suitable access to the development can be provided. Moreover, the visibility splays required for the development intersect land that is under the ownership of my clients.

In addition, Paragraph 6.8.9 of Manual for Streets stipulates that in respect of refuse collection, residents should not be required to carry waste more than 30m to the storage point. In this case, future occupants of the dwellings will have to transport waste far in excess of this distance. The proposed refuse arrangements are therefore unacceptable.

Due to the narrow width of the access serving the site, it appears that it is not capable of accommodating a larger vehicle. This raises serious doubt if the street becomes blocked about how emergency vehicles can gain quick and easy access to the site, as well as

neighbouring properties if there was a fire or accident. Has the Fire Authority been consulted on the application?

With inadequate access for a fire appliance the level of risk is too high and the development must fail on this ground alone.

Finally, the risk posed by vehicles regularly passing so close to our clients' property boundary is concerning, as it could lead to potential accidents. Additionally, there's the danger of vehicles turning and potentially entering their rear garden, which further compounds the risk.

The proposal would increase the number of vehicles using this part of the highway network, thus increasing the conflict with pedestrians. Agreeing to this as laid out in the Planning Application would be disregarding legality as specified within The Road Safety Act. This would prejudice the safety and free flow of traffic on this part of the highway network to the detriment of highway and pedestrian safety.

Overall, the proposed development would have a severe residual impact on highway and pedestrian safety. Accordingly, the proposal is clearly contrary to the NPPF and Manual for Streets.

iv) Impact on Biodiversity and Special Area of Conservation

As part of the Natural Environment and Rural Communities Act 2006, all Local Planning Authorities have a duty to have regard to conserving biodiversity as part of its decision making.

My clients' understood that given the adjacent wooded area a wide range of birds and other wildlife including bats that use the site. The proposal will lead to the destruction of the local environment. The increase in lighting adjacent to the wooded area will result in undue harm.

The "Habitats Directive" under Article 12 sets out legal protection for bats and their roosts. The Habitats Directive is translated into UK law by the Conservation of Habitats and Species Regulations 2017. It should be noted that all bat species are designated and protected as European protected species (EPS). EPS are protected under the Conservation of Habitats and Species Regulations 2017

It is an offence to:

- deliberately kill, injure, disturb or capture them
- damage or destroy their breeding sites and resting places (even when bats are not present)
- possess, control or transport them (alive or dead)

It is also an offence under the Wildlife and Countryside Act 1981 to intentionally or recklessly:

- disturb bats while they occupy a structure or place used for shelter or protection
- obstruct access to a place of shelter or protection.

From the plans and information provided, it is not clear how the development will result in any biodiversity enhancements. Indeed, there will be a net loss of biodiversity. An increase internal and

external lighting will further impact on bats within and around the application site.

Finally, my clients endorse the position adopted by Natural England who object on the basis that further information required to determine impacts on designated sites - development within 12.6 kilometres of Chilterns Beechwoods Special Area of Conservation (SAC)

It is imperative to ensure that the Council satisfies its public duty in respect of the above Act. As it stands the proposal directly contravenes this Act and will lead to the destruction of the local environment and have a direct impact on protected species.

v) Impact on trees

In respect of trees, Paragraph 136 of the NPPF states:

“Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.”

The plans detail the removal of trees within the site. However, no Tree Survey, Arboricultural Impact Assessment and tree constraints plan has been provided to understand the level of harm that will be caused has been provided in support of this application. My clients are further concerned that the development will impact on trees within their rear garden. Again, no detail has been provided on this, which represents a further failure of the scheme.

i) Foul and Surface Water Drainage

Given the nature of development proposed and the nature of the existing ground conditions, my clients are concerned that surface water is being disposed to the main sewer. My clients are also concerned about the proposal overloading the main sewer. Moreover, The sewer located behind my clients' house is the final connection in a row of four houses. It is relatively shallow, and they are concerned about the potential damage from passing traffic. Thames Water has been contacted several times during their residency due to concerns about its condition. It is imperative that this matter is investigated further.

vii) Application Defects

My clients note that on the Application Form that the Applicant has completed Certificate A pursuant to Article 14 of the Town and Country Planning (Development Management Procedure) (England)

Order 2015 ("DMPO 2015"), certifying that the Applicant has satisfied the requirements of Article 13 of the DMPO 2015.

As the Council will be aware, Article 13(1) of the DMPO 2015 requires the Applicant to give requisite notice of the Application to any person (other than the Applicant) who, on the day 21 days before the date of the Application, is the owner of the land to which the Application relates.

Section 65(8) of the Town and Country Planning Act 1990 (as amended) (the 1990 Act) defines an "owner" as any person who, inter alia:

- is the estate owner in respect of the fee simple; and
- is entitled to a tenancy granted or extended for a term of years certain of which not less than seven years remain unexpired.

Furthermore, the PPG clarifies that Certificate A (Sole Ownership and no agricultural tenants) should only be completed if the Applicant is the sole owner of the land to which the Application relates, and there are no agricultural tenants. It reiterates that "An 'owner' is anyone with a freehold interest, or leasehold interest the unexpired term of which is not less than 7 years" and an "...'agricultural tenant' is a tenant of an agricultural holding, any part of which is comprised in the land to which the application relates" (PPG: Paragraph: 026 Reference ID: 14-026-20140306)

The Applicant's agent made a declaration in respect of Certificate A within the Application Form. Accordingly, the Ownership Certificate provided as part of the Application is therefore technically incorrect as it appears that the visibility splays encroach onto land under the ownership of No.23, which is my client's object.

As the Council will be aware, the submission of a valid Planning Application for Planning Permission requires, inter alia, compliance with the National Information Requirements. One of these requirements dictates that a correct Ownership Certificate and Agricultural Land Declaration must be provided, which is a clear and apparent failing in this present application.

It is concerning that the correct Certificate Ownership was not provided given it is a basic but fundamental requirement for the validation of any Planning Application.

Pursuant to the PPG, "an application is not valid, and therefore cannot be determined by the local planning authority, unless the relevant certificate has been completed. It is an offence to complete a false or misleading certificate, either knowingly or recklessly, with a maximum fine of up to £5,000" (PPG: Paragraph: 025 Reference ID: 14-025-20140306).

In addition, sections 65(5) and (6) of the 1990 Act states that a Local Planning Authority "shall not entertain" an application unless such requirements are met, and that any person who knowingly or recklessly issues a false or misleading certificate is guilty of an offence.

As the Council will be aware, the Application will be at risk of legal challenge in the event that it has been validated and a decision made on the same without satisfying the requisite legal requirements.

viii) Party Wall Act 1996

My clients object to any development that would cause structural harm or damage to their property and will seek to cover full costs for any damage. In addition, they would like to place it on the public file that they do not provide consent for any work on land or property under their ownership.

Given the proximity of the development to No.23, at the appropriate time my clients will be raising an objection under The Party Wall Act 1996.

SUMMARY

There are compelling reasons why this application should be refused as the proposal comprises inappropriate development of this site. In particular the following harm will result:

- Unacceptable impact on living conditions at No.23– The proposal will have an adverse impact on neighbour amenity as a result of the significant size of the development and associated works. The proposal will totally enclose No.23. It will result in an unacceptable impact through loss of privacy, outlook, daylight, extensive shadowing, increase in noise and disturbance and have an overbearing impact on my clients' property.
- Detrimental impact on character and appearance of area- The two dwellings with access road and parking area in the site will result in a loss of spaciousness. Ultimately it comprises a cramped form of development that will be detrimental to the overall character and appearance of the area.
- Severe harm to highway safety - The proposal will result in an unacceptable impact for all road users as a result of an increase in traffic (residents, visitors, servicing and delivery vehicles) on a sensitive part of the highway network;
- Destruction of the local environment - My clients are concerned that the proposal will have an unacceptable impact on biodiversity including protected species as well as trees. Further to this proposal will have an impact on the SAC;

Appendix A – Relevant Planning Policies

Dacorum Core Strategy 2006-2031 (adopted September 2013)

- NP1 - Supporting Development
- CS1 - Distribution of Development
- CS4 – The Towns and Large Villages
- CS10 - Quality of Settlement Design

	<ul style="list-style-type: none"> • CS11 - Quality of Neighbourhood Design • CS12 - Quality of Site Design • CS17 – New Housing • CS29 – Sustainable Design and Construction • CS32 – Air, Soil and Water Quality • CS35 – Developer Contributions <p>Dacorum Borough Local Plan 1999-2011 (adopted April 2004)</p> <ul style="list-style-type: none"> • Policy 10 – Optimising the Use of Urban Land • Policy 13 - Planning Conditions and Planning Obligations • Policy 18 – The Size of New Dwellings • Policy 21 – Density of Residential Development • Policy 51 – Development and Transport Impacts • Policy 54 – Highway Design • Policy 99 - Preservation of Trees, Hedgerows and Woodlands • Saved Appendix 3 – Layout and Design of Residential Areas <p>Supplementary Planning Guidance/Documents</p> <ul style="list-style-type: none"> • 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 (2022) • Dacorum’s Area Based Policies Supplementary Planning Guidance (SPG) (2004)
25 Wood Lane End	<p>I write to object to the above planning application for the following reasons:</p> <ol style="list-style-type: none"> 1. The increase of traffic flow on the road that has already become very heavy at peak times 2. The nature of the design is not in keeping with the area/road 3. Weekly bin collection will result in numerous bins and waste being lined along the narrow pavement, resulting in health and safety issues for pedestrians and immediate neighbouring properties.
11 Whitmore’s Wood	<p>Loss of light to window of en-suite shower and WC on side and overshadowing of front and back gardens of No 11 by proposed plots</p> <p>Overlooking and loss of privacy to front and rear gardens of No 11</p> <p>Noise and disturbance resulting from use of shingle private driveway, passing bay, parking bays, gardens, bin/bike stores and houses</p> <p>Visual intrusion to back, front and side of No 11 from proposed plots</p> <p>Design, appearance and type of materials of proposed plots different eg black rainwater goods vs brown of existing</p> <p>Have not received this letter although all my neighbours have</p>