

**ITEM NUMBER: 5c**

<b>24/00390/FHA</b>	<b>Two storey front extension, second storey side extension and raising of the ridge height, single storey rear extension, alterations of windows, over cladding of first floor, internal remodelling, new external drive configuration and landscaping.</b>	
<b>Site Address:</b>	<b>Chedworth, Hemp Lane, Wigginton, Tring, Herts, HP23 6HE</b>	
<b>Applicant/Agent:</b>	<b>Mr Peter Bryant</b>	<b>Peter Knightley</b>
<b>Case Officer:</b>	<b>Elsbeth Palmer</b>	
<b>Parish/Ward:</b>	<b>Wigginton Parish Council</b>	<b>Aldbury &amp; Wigginton</b>
<b>Referral to Committee:</b>	<b>Due to contrary view of the Wigginton Parish Council</b>	

**1. RECOMMENDATION**

That planning permission be **REFUSED**.

**2. SUMMARY**

- 2.1 The development by nature of its siting, scale, bulk and design is considered to be contrary to CS6, CS11 and CS12 and would not be sympathetic to the surroundings in terms of local character, design, scale and visual impact and does not retain and protect features essential to the character and appearance of the village.
- 2.2 The design, scale, bulk and materials of the proposal are out of character with the street scene and the Chilterns AONB.
- 2.3 The proposal by nature of its size and location of fenestration will have a detrimental impact on neighbours in terms of visual intrusion and loss of privacy.
- 2.4 The proposal is considered to be contrary to CS6, CS12, CS24, the NPPF and Saved Appendix 7.

**3. SITE DESCRIPTION**

- 3.1 The site is located on the southern side of Hemp Lane, towards the top of the hill and within the village of Wigginton. The site comprises a brick two storey detached dwelling which is part of a corridor of residential development with a simple character that exists on both sides of this part of Hemp Lane.
- 3.2 The site has an existing vehicular access from Hemp Lane with a front garden and parking to the front of the dwelling. The dwelling has a large rear garden which backs onto fields.

**4. PROPOSAL**

- 4.1 Two storey front extension, second storey side extension and raising of the ridge height, single storey rear extension, alterations of windows, over cladding of first floor, internal remodelling, new external drive configuration and landscaping.

**5. PLANNING HISTORY**

Planning Applications (If Any):

4/1317/76 or 1903/76D – granted a single and two storey extension subject to conditions.

Appeals (If Any):

## **6. CONSTRAINTS**

Advert Control: Advert Spec Control

Area of Outstanding Natural Beauty: CAONB outside Dacorum

CIL Zone: CIL1

Green Belt: Policy: CS5

Parish: Wigginton CP

RAF Halton and Chenies Zone: Red (10.7m)

RAF Halton and Chenies Zone: RAF HALTON: DOTTED BLACK ZONE

Small Village: 4

Parking Standards: New Zone 3

EA Source Protection Zone: 3

## **7. REPRESENTATIONS**

### Consultation responses

7.1 These are reproduced in full at Appendix A.

### Neighbour notification/site notice responses

7.2 These are reproduced in full at Appendix B.

## **8. PLANNING POLICIES**

Main Documents:

National Planning Policy Framework (2023)

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

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

Relevant Policies:

NP1 - Supporting Development

CS1 - Distribution of Development

CS5 – Green Belt

CS6 – Small Village in the Green Belt

CS8 – Sustainable Transport

CS10 - Quality of Settlement Design

CS11 - Quality of Neighbourhood Design

CS12 - Quality of Site Design

CS24 – The Chilterns Area of Outstanding Natural Beauty

CS25 – Landscape Character

CS26 – Green Infrastructure  
CS29 - Sustainable Design and Construction  
CS32 – Air, Soil and Water Quality

Dacorum Local Plan

Saved Policy 99 – Preservation of Trees, Hedgerows and Woodlands  
Saved Appendix 3 – Layout and Design of Residential Areas  
Saved Appendix 7 – Small-scale House Extensions

Supplementary Planning Guidance/Documents:

Site Layout and Planning for Daylight and Sunlight: A Guide to Good Practice (2022)  
Accessibility Zones for the Application of Car Parking Standards (2020)  
Planning Obligations (2011)  
Roads in Hertfordshire, Highway Design Guide 3rd Edition (2011)  
HCC - Place & Movement Planning and Design Guidance (2024)

## **9. CONSIDERATIONS**

### Main Issues

9.1 The main issues to consider are:

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

### Principle of Development

- 9.2 The site is located within a designated small village in the Metropolitan Green Belt. The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.
- 9.3 Paragraph 154 of the National Planning Policy Framework (NPPF) states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt, but then goes on to list a number of exceptions. Of relevance is paragraph 154 (c).  
*“the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building”*
- 9.4 Annex 2 of the NPPF defines the term *original building* as a building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally.
- 9.5 Policy CS5 clarifies that small-scale development - such as limited extensions to existing buildings - are acceptable provided that:

- i. It has no significant impact on the character and appearance of the countryside; and
- ii. It supports the rural economy and maintenance of the wider countryside.

9.6 Policy CS6 of the Dacorum Core Strategy (2013) states that within the small village of Wigginton house extensions will be permitted subject to them being sympathetic to their surroundings in terms of local character, design, scale, landscaping and visual impact and retain and protect features essential to the character and appearance of the village.

9.7 Policy CS6 acknowledges the unique circumstances of these villages; that is to say, that they are pre-existing built up areas in the Green Belt and therefore less sensitive than areas of land located in open countryside. As a result, more weight is given to Policy CS6, allowing greater scope for larger house extensions.

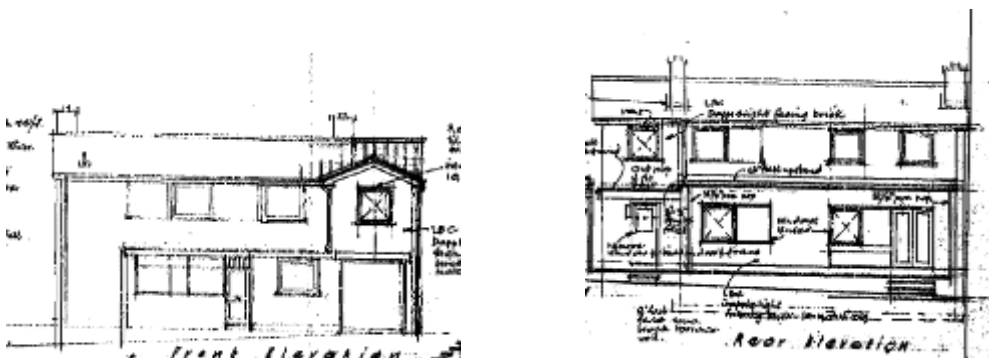
9.8 It is concluded that the proposal is therefore acceptable in principle in the Green Belt, subject to it being sympathetic to its surroundings in terms of local character, design, scale, landscaping and visual impact and retaining and protecting features essential to the character and appearance of the village of Wigginton.

Small Village in the Green Belt Assessment

9.9 Whilst it has been established that a more relaxed approach can be taken to house extensions in this area, this does not negate the need for compliance with the qualifying requirements of CS6 such as being sympathetic to their surroundings in terms of local character, design, scale, landscaping and visual impact and retain and protect features essential to the character and appearance of the village.

Site History

9.10 4/1317/76 or 1903/76D – granted a single and two storey extension which has been partly built so could be completed at any time. This scheme would allow the first floor part of the current scheme to be built but does not include the large two storey front extension. Also, it does not include the significant changes to the character and appearance of the dwelling now proposed.



9.11 Table listing floor space figures:

	Floor space	Volume
Original Dwelling	131.56 square metres	462.47 cubic metres

Existing dwelling	171.8 square metres	549.11 cubic metres
The current scheme	257.7 square metres	830.44 cubic metres.

- 9.12 The proposed scheme will result in a 95% increase in floor space from the original dwelling and a 79.6% increase in volume from the original dwelling.
- 9.13 The existing dwelling has limited projections to the frontage except for a small single storey front extension and a single storey side projection set in from the boundary. The fenestration and materials are all traditional in terms of relating to the village of Wigginton and the CAONB.
- 9.14 The front gables found in nearby dwellings are all subservient to the main dwelling by being well set down from the ridgeline, and of a length and width that does not dominate the frontage of the dwelling.
- 9.15 The proposed development would have an adverse visual impact when compared with the existing building. The proposals would create a visually dislocated two storey front extension 5.9 metres deep, a 6.8 metre wide gable, a raised ridge to the main dwelling and the front extension and a first floor side extension which would all cumulatively increase the scale, bulk, width and span of the building.
- 9.16 The changes to the fenestration and materials would add to the adverse visual impact of the proposals on the character of the existing building.
- 9.17 The layout, siting and design of the proposed extensions would not sit comfortably within the profile of the existing dwelling nor relate well in terms of bulk and scale and therefore will have a significant detrimental impact on the overall character and appearance of the building.
- 9.18 The proposed two storey front extension which is extremely large, blocky and visually separated from the main dwelling will not be sympathetic to the local surroundings in terms of the local character, design, scale and visual impact on the surrounding countryside and would provide a large, bulky, blocky, contemporary building which would be a detriment to the appearance of the streetscene.
- 9.19 It is considered that the proposal would not be generally sympathetic and in keeping with the surrounding area or respect adjoining properties and would therefore result in significant adverse effects on the character and appearance of the streetscene in terms of visual amenity.
- 9.20 Taking all the above into account, it is considered that the proposed development would be contrary to the criteria outlined in CS6.

#### Quality of Design / Impact on Visual Amenity and the Chilterns AONB

- 9.21 Para. 135 of the NPPF states that planning policies and decisions should ensure that new development should be sympathetic to local character and history, including the surrounding built environment and landscape setting. Furthermore, Policies CS11 and CS12 of the Core Strategy seek to ensure that new development respects adjoining properties in terms of layout, scale, height, bulk and materials.

- 9.22 Saved Appendix 7 states that extensions should harmonise with the original design and character of the house in terms of scale, roof form, window design and external finishes. Front extensions may be acceptable, if fairly small and does not project beyond the front wall of the dwelling in a way that dominates the street scene.
- 9.23 Policy CS24 of the Core Strategy states that the special qualities of the Chilterns AONB will be conserved. The scarp slope will be protected from development that would have a negative impact upon its skyline. Development will have regard to the policies and actions set out in the Chilterns Conservation Board's Management Plan and support the principles set out within the Chilterns Buildings Design Guide and associated technical notes.
- 9.24 Paragraph 182 of the NPPF states that great weight should be given to conserving and enhancing landscape and scenic beauty in AONBs which have the highest status of protection in relation to these issues.
- 9.25 The harm to the local character, design, scale and visual impact and features essential to the character and appearance of the village has already been covered in the 'Small Village in the Green Belt Assessment' above. This assessment will focus on the impacts on the existing dwelling, the street scene and the CAONB.
- 9.26 It is acknowledged that the existing dwelling has no particular architectural merit, is not a listed building and is not within a Conservation Area.
- 9.27 The proposed scheme includes raising the ridge of the existing dwelling by approx. 0.9 metres and a 5.9 metre long two storey front extension which has a degree of separation from the main dwelling due to the two-storey flat roof component between the main dwelling and the forward extension. The proposed side elevation of the scheme gives the appearance of a two-storey front extension taller than the main dwelling and visually separated. The roof appears dislocated in relation to the existing roof shape so would harm the dwelling and the street scene along Hemp Lane.
- 9.28 This component of the proposed scheme will completely change the character and appearance of the existing dwelling from a more traditional character to a large, blocky contemporary design. The two-storey front extension will be 8 metres to the ridge and 6.8 metres wide. This part of the proposal will not harmonise with the original design and character of the house. This extension will dominate the frontage of the dwelling by being more than half the width of the proposed dwelling and will be visually obtrusive in the street scene. It will also detract from the simple character of the street scene.
- 9.29 Adjacent dwellings to the site have front gables which are proportionate to the main dwelling, well set down from the ridge line and are subservient to the main dwelling.
- 9.30 The first-floor side extension above the existing garage will be set back approx. 1 metre from the side elevation of the main dwelling which is set back approx. 1 metre from the site boundary, thus leaving sufficient space between dwellings. The first-floor side extension is not set down or set back from the front elevation of the original dwelling and therefore adds to the overall bulk and scale of the proposed

dwelling which in addition to the other changes to the front elevation has a detrimental impact on the existing dwelling and the street scene

- 9.31 The single storey rear extension is approx. 3.2 metres deep and 11 metres wide. This will be raised up to build into the slope of the land and will have a raised patio and steps leading down into the garden. This extension in itself is considered to be subservient to the main dwelling and although more contemporary in appearance than the existing dwelling is not considered to be out of character with the dwelling and due to its siting to the rear not visually prominent.
- 9.32 The change in fenestration will contribute to the change in character of the original building from traditional to contemporary. This in addition to the other changes will cumulatively result in a dwelling which is out of character with the existing dwelling and the street scene.
- 9.33 The solar panels are not mentioned in the description but are clearly shown on the plans on the rear roof slope. They dominate the rear roof slope but as located to the rear only they are considered not to be overly visually intrusive. The neighbour to the west also has solar panels on their rear roof slope.
- 9.34 CS28 Carbon Emission Reductions states that carbon emission reductions will be sought in the generation and use of energy, building design and construction.
- 9.35 CS29 Sustainable Design and Construction states that new development will comply with the highest standards of sustainable design and construction possible.
- 9.36 On balance based on the above guidance and the dwelling being located within a corridor of residential development along Hemp Lane it is considered that the solar panels are acceptable.
- 9.37 The new external drive configuration does not seem to require excavation as no sections have been submitted. It is assumed that the parking area will be built into the existing frontage with minimal groundworks and is therefore acceptable.
- 9.38 Hemp Lane is characterised by hedging along the frontage of gardens on both sides which with a set back of dwellings does reduce to some degree the visual impact of the corridor of residential development in this rural area. However, this vegetation can be removed at any time without planning permission so cannot be seen as a reason to recommend approval for a development such as the proposed two storey front extension and second storey side extension which would otherwise be considered out of character in terms of scale, bulk, design and materials. In addition the current proposal by nature of its scale, bulk and siting will be visible over and above the existing hedge line.
- 9.39 It is considered that the proposal as a whole does not harmonise with the original design and character of the house in terms of scale, roof form and external finishes. The proposed first floor side extension is not set down or set back from the front elevation of the original dwelling and therefore adds to the overall bulk and scale of the proposed dwelling.

- 9.40 The two-storey front extension by nature of its design, depth, height, scale, bulk and materials projects beyond the front wall of the dwelling in a way that dominates the frontage of the proposed dwelling and also dominates in the street scene and will have a detrimental impact on the dwelling, street scene and the CAONB.
- 9.41 Due to the site's location within the CAONB the Chiltern Society and Conservation and Design Officer were consulted.
- 9.42 The Chiltern Society raised no objection provided the extension is not disproportionate in this Green Belt/CAONB location and that local materials are used on the house.
- 9.43 Cumulatively (and some elements in isolation such as the two storey front extension) it is considered that the proposed scheme will not be sympathetic to its surroundings, including the adjoining countryside in terms of local character, design, scale and visual impact and would therefore be contrary to CS6, CS12, CS24, Saved Appendix 7 and Para. 135 of the NPPF.

#### Impact on Residential Amenity

- 9.44 The NPPF paragraph 135 outlines the importance of planning decisions in securing high standards of amenity for existing and future occupiers of land and buildings. NPPF paragraph 135, Saved Appendix 3 of the Local Plan (2004) and policy CS12 of the Core Strategy (2013), seek to ensure that new development does not result in detrimental impact upon neighbouring properties and their amenity space. Thus, the proposals should be designed to reduce any impact on future and neighbouring properties amenity including loss of light and privacy.

#### *Loss of Light*

- 9.45 The daylight and sunlight tests normally used by Local Planning Authorities are set out in the Building Research Establishment (BRE) document 'Site Layout Planning for Daylight and Sunlight: A guide to good practice (2022)'. The BRE guide gives two helpful rules of thumb (25° or 45° tests) which determine whether or not further detailed daylight and sunlight tests are required.
- 9.46 The applicant has provided additional information demonstrating the 45 degree BRE test for the neighbour to the west Ty Gwyn and to the east Avalon.
- 9.47 The extension to the rear is a 3.2 metre single storey extension and will create a 5 metre rear extension in total when the existing single storey rear extension is included in the calculation.
- 9.48 Ty Gwyn is on higher land with a rear conservatory. The proposed scheme passes the 45 degree test in relation to this neighbour. The side windows of the Conservatory may be affected by the proposed scheme but the rear windows of the conservatory will not be affected so overall there will not be a significant loss of sunlight and daylight.



- 9.49 Avalon to the east of the site is on lower ground. The two-storey flank elevation of Chedworth currently extends 3 metres to the rear of Avalon. In addition, a 1.8 metres single storey extension exists along this boundary. The proposed scheme will add another 3.2 metres to the existing single storey extension making a 5-metre single storey extension. Due to the slope of the land the single storey rear extension will be approx. 4 metres tall when viewed from the rear garden of Avalon.
- 9.50 It is considered that the increase in roof size and rear extension on higher land will exacerbate the existing situation and will be visually intrusive for this neighbour from their immediate garden area.
- 9.51 Based on the above it is considered that the proposed rear extension in addition to the existing extension will result in visual intrusion for the neighbour to the east - Avalon.

### *Loss of Privacy*

#### Ty Gwyn

- 9.52 The proposed two storey front extension has a first-floor side window facing Ty Gwyn but this will overlook the front garden which is open to public views. The flat roof landing also appears to have a large window facing towards Ty Gwyn but this would also overlook the front garden area.
- 9.53 There is a high-level window in the ground floor side elevation which would not result in a loss of privacy due to it being high level.
- 9.54 There is also a roof light in the roof slope of the proposed two storey front extension which may have views over the front garden of this property. As stated previously this is already an area open to public views so will not result in any unacceptable level of overlooking.
- 9.55 Bedroom 2 has large bay window with glass to the sides which would result in overlooking into the immediate back garden of this dwelling thus resulting in unacceptable overlooking for this neighbour.

#### Avalon

- 9.56 The proposed roof light in the front roof slope of the two-storey front extension will face towards the brick wall flank elevation of this neighbour. There is a small window in this elevation but is small and appears to be a bathroom window. The roof light will be higher up than this window so there will be no overlooking in this regard.
- 9.57 It appears that the two-storey flat roof extension may also have large windows looking towards the flank elevation of this neighbour. As these windows are facing a brick wall there will be no loss of privacy for this neighbour.
- 9.58 The two other windows (at first floor and ground floor) in the main dwelling will also look towards the brick wall flank elevation of Avalon.

- 9.59 Proposed bedroom 2 of Chedworth has a large bay window with glass to the sides which would result in unacceptable overlooking into the immediate back garden of this dwelling.
- 9.60 Based on the above it is considered that the proposed scheme will result in unacceptable overlooking and a loss of privacy for both neighbours in relation to their immediate rear gardens from the bay window serving bedroom 2 and therefore be contrary to CS12.

### Impact on Highway Safety and Parking

#### Highway Safety

- 9.61 Policy 51 of the Dacorum Local Plan states that the acceptability of all development proposals will be assessed specifically in highway and traffic terms and should have no significant impact upon, inter alia:
- the nature, capacity and use of the highway network and its ability to accommodate the traffic generated by the development; and
  - the environmental and safety implications of the traffic generated by the development.
- 9.62 Policy CS12 of the Dacorum Core Strategy states that on each site development should provide a safe and satisfactory means of access for all users.
- 9.63 The application proposes the retention of the existing accesses and dropped kerb arrangement.
- 9.64 Hertfordshire Highways stated that subject to the inclusion of a number of informatives, they do not wish to restrict the grant of planning permission.
- 9.65 The proposal therefore does not result in any harm to the safety or operation of the adjacent highway and complies with the Policy CS12 of the Core Strategy 2013 and Saved Policy 51 of the Dacorum Local Plan.

#### Parking

- 9.66 Policy CS8 of the Dacorum Core Strategy states that new development should provide sufficient, safe and convenient parking based on car parking standards, while Policy CS12 of the Dacorum Core Strategy states that development should provide sufficient parking and sufficient space for servicing. Whilst Policy CS12 makes clear that sufficient parking should be provided on site, Policy CS11 makes clear that development should avoid 'large areas dominated by car parking'.
- 9.67 The Parking Standards Supplementary Planning Document was formally adopted on 18<sup>th</sup> November 2020 and advocates the use of a 'parking standard' (rather than a maximum or minimum standard), with different levels of standard in appropriate locations and conditions to sustain lower car ownership.
- 9.68 Section 6 of the Parking Standards Supplementary Planning Document states that:

*The starting principle is that all parking demand for residential development should be accommodated on site; and the requirements shown are 'standards' - departures from these will only be accepted in exceptional cases, when appropriate evidence is provided by the agent/developer for consideration by the Council, and the Council agrees with this assessment.*

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*Different standards for C3 use are provided as set out in the table in Appendix A, based on the three accessibility zones referred to in section 4.8 and shown in Appendix B.*

- 9.69 The application site is located within Accessibility Zone 3 wherein the expectation is that the following parking provision would be achieved:

Existing number of bedrooms and proposed number of bedrooms equals 4.	Allocated	3.0
	Unallocated	2.4

- 9.70 The proposed scheme would therefore require 3 parking spaces.
- 9.71 The proposed site layout indicates that 2 parking spaces can be provided and also shows that there is sufficient space for at least one additional off street parking space in front of the dwelling bringing the total provision to at least 3 spaces.
- 9.72 The proposed scheme will include the loss of an existing integral garage. This garage measures approx. 2.5 metres wide and approx. 6 metres long. The Parking SPD states that on plot garages must measure at least 3 metres wide and 6 metres long. If garages are not at least this size they will not be counted as part of the parking provision to meet the parking standards. Therefore there is no net loss of the garage in policy terms.
- 9.73 Para 115 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highways safety, or the residual cumulative impacts on the road network would be severe.
- 9.74 Based on the above (four bedroom property served by three off-street parking spaces) it is therefore concluded that the proposed scheme would not have an adverse impact on parking and highway safety in the surrounding road networks.
- 9.75 The proposal therefore complies with the Parking Standards SPD and Policy CS8 and CS12 of the Core Strategy 2013.

#### Other Material Planning Considerations

##### *Impact on Trees and Landscaping*

9.76 The Trees and Woodlands Officer was consulted but raised no objection no trees of significance will be detrimentally affected by the proposal.

### *Ecology*

9.77 Due to the extensive changes to the roof and the rural location HCC Ecology were consulted on the application and concluded that the proposals are unlikely to have any significant ecological impacts.

9.78 However, in the unlikely event that protected species are found, it is recommended that a precautionary approach to the works is taken and recommend an informative is added to any permission granted for the below species:

1. Bats
2. Great crested newts
3. Reptiles
4. Badgers
5. Nesting birds

### Response to Neighbour Comments

9.79 There were no neighbour comments.

### Parish Council Comments

9.80 Wigginton Parish Council supports the application on the basis that they consider the design detail consistent with a Chiltern hill-top village is encouraged to support the evolution of a degree of consistency in the Chiltern vernacular appearance and materials used.

9.81 These comments are addressed in the section titled Quality of Design / Impact on Visual Amenity and the Chilterns AONB

### Community Infrastructure Levy (CIL)

9.82 Policy CS35 of the Core Strategy requires all developments to make appropriate contributions towards infrastructure required to support the development. These contributions will normally extend only to the payment of CIL where applicable. The Council's Community Infrastructure Levy was adopted in February 2015 and came into force on 1 July 2015. CIL relief is available for affordable housing, charities and Self Builders and may be claimed using the appropriate forms.

### Chiltern Beechwood Special Area of Conservation

9.83 The planning application is within Zone of Influence of the Chilterns Beechwoods Special Area of Conservation (CB SAC). The Council has a duty under Conservation of Habitats and Species Regulations 2017 (Reg 63) and Conservation of Habitats and Species (EU exit amendment) Regulations 2019 to protect the CB SAC from harm, including increased recreational pressures.

9.84 A screening assessment has been undertaken and no likely significant effect is considered to occur to the CB SAC due to the scale of development being an extension to an existing dwelling so no additional recreation pressure and therefore an appropriate assessment is not required in this case.

## **10. CONCLUSION**

10.1 The development by nature of its siting, scale, bulk and design is considered to be contrary to CS6 and would not be sympathetic to the surroundings in terms of the local character, design, scale, landscaping and visual impact and does not retain and protect features essential to the character and appearance of the village of Wigginton.

10.2 It is felt that the works would have an adverse impact on the appearance of the dwelling and would significantly impact the street scene and the CAONB. The development would have a detrimental impact on the amenity of neighbouring properties but would not have a negative impact on highway safety/car parking.

10.3 Therefore, the proposal is contrary to the aims of the National Planning Policy Framework 2023 and Policies CS6, CS11, CS12, CS24 of the Core Strategy 2006-2031 and Saved Appendix 7.

## **11. RECOMMENDATION**

11.1 That planning permission be REFUSED.

Reasons for Refusal:

1. The proposal by nature of its siting, scale, bulk and design is considered to be contrary to CS6 and would not be sympathetic to the surroundings in terms of the local character, design, scale, landscaping and visual impact and does not retain and protect features essential to the character and appearance of the village of Wigginton.

The proposal is therefore contrary to Policy CS6 of the Dacorum Borough Core Strategy (2013).

2. The proposed siting, design, scale and bulk of the proposed extensions would not sit comfortably within the profile of the existing dwelling and would result in a large, bulky, blocky building which would be out of character with the street scene and CAONB.

The proposal would therefore have a significant detrimental impact on the overall character and appearance of the surrounding countryside and CAONB.

The proposal is therefore contrary to Policy CS6, CS12 and CS24 of the Dacorum Borough Core Strategy (2013) and Paras. 135 and 182 of the NPPF (2023).

3. The proposed single storey rear extension in addition to the existing extension will result in visual intrusion for the neighbour to the east – Avalon and the new bay window for bedroom 2 at first floor in the rear elevation will result in overlooking into both of the neighbours' immediate rear gardens.

The proposal is therefore contrary to Policy CS12 of the Dacorum Borough Core Strategy and Para. 135 of the NPPF (2023).

## APPENDIX A: CONSULTEE RESPONSES

Consultee	Comments
The Chiltern Society	no objection provided the extension is not disproportionate in this Green Belt/AONB location and that Local materials are used on the house
Historic Environment (HCC)	In this instance I consider that this development is unlikely to have a significant impact on heritage assets of archaeological interest and I have no comment to make upon the proposal. Please do not hesitate to contact me should you require any further information or clarification.
Parish/Town Council	The Parish Council supports the application. Design detail consistent with a Chiltern hill-top village is encouraged to support the evolution of a degree of consistency in the Chiltern vernacular appearance and materials used.
Environmental And Community Protection (DBC)	<p>With reference to the above planning application, please be advised the Environmental Health Pollution Team have no objections or concerns re noise, odour or air quality. However I would recommend the application is subject to informatives for waste management, construction working hours with Best Practical Means for dust, Air Quality and Invasive and Injurious Weeds which we respectfully request to be included in the decision notice.</p> <p>Working Hours Informative Contractors and sub-contractors must have regard to BS 5228-2:2009 "Code of Practice for Noise Control on Construction and Open Sites" and the Control of Pollution Act 1974.</p> <p>As a guideline, the following hours for noisy works and/or deliveries should be observed: Monday to Friday, 7.30am to 5:30pm, Saturday, 8am to 1pm, Sunday and bank holidays - no noisy work allowed.</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](mailto:ecp@dacorum.gov.uk) or The Forum, Marlowes, Hemel Hempstead, HP1 1DN. Local residents that may be affected by the work shall also be notified in writing, after approval is received from the LPA or Environmental Health.

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

#### Construction Dust Informative

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

#### Waste Management Informative

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

#### Air Quality Informative.

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

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

	<p>conditioned through the planning consent if the proposals are acceptable.</p> <p>A key theme of the NPPF is that developments should enable future occupiers to make "green" vehicle choices and (paragraph 35) "incorporates facilities for charging plug-in and other ultra-low emission vehicles". Therefore an electric vehicle recharging provision rate of 1 vehicle charging point per 10 spaces (unallocated parking) is expected. To prepare for increased demand in future years, appropriate cable provision should be included in the scheme design and development, in agreement with the local authority.</p> <p>Please note that with regard to EV charging for residential units with dedicated parking, we are not talking about physical charging points in all units but the capacity to install one. The cost of installing appropriate trunking/ducting and a dedicated fuse at the point of build is miniscule, compared to the cost of retrofitting an EV charging unit after the fact, without the relevant base work in place.</p> <p>In addition, mitigation in regards to NOx emissions should be addressed in that all gas fired boilers to meet a minimum standard of 40 mg NOx/Kwh or consideration of alternative heat sources.</p> <p><b>Invasive and Injurious Weeds - Informative</b>  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 <a href="https://www.gov.uk/japanese-knotweed-giant-hogweed-and-other-invasive-plants">https://www.gov.uk/japanese-knotweed-giant-hogweed-and-other-invasive-plants</a></p>
Hertfordshire Highways (HCC)	<b>Proposal</b> Two storey front extension, second storey side extension and raising of the ridge height, single storey rear extension, alterations of windows, over cladding of first floor, internal remodelling, new external drive configuration and landscaping



#### Recommendation

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.

#### Highway Informatives

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:

AN 1) 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 2) 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 3) 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

	<p>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.</p> <p>Comments</p> <p>The proposal is for the construction of a two storey front extension, second storey side extension and raising of the ridge height, single storey rear extension, alterations of windows, over cladding of first floor, internal remodelling, new external drive configuration and landscaping at Chedworth, Hemp Lane, Wigginton.</p> <p>Hemp lane is a 30 mph classified C local access route that is highway maintainable at public expense. There is an existing access onto Hemp Lane which serves the dwelling. The proposal is keeping the existing entrance onto hemp lane but widening it on private land. Vehicles are now able to turn on site which improves safety. HCC Highways does not deem the extension to increase trips to and from the dwelling. There is proposed to be no alterations to the existing highway network and therefore no highway works are needed.</p> <p>HCC Highways would not wish to restrict a granting of permission for this proposal.</p>
Trees & Woodlands	<p>With regard to Planning Application 24/00390/FHA.</p> <p>According to the information submitted no trees of will be detrimentally affected by the proposal. Subsequently I have no objections to the application being approved.</p>
Environmental And Community Protection (DBC)	<p>Having reviewed the application submission and the ECP records I am able to confirm that there is no objection on the grounds of land contamination. Also, there is no requirement for further contaminated land information to be provided, or for contaminated land planning conditions to be recommended in relation to this application.</p>
Conservation & Design (DBC)	<p>Chedworth is sited in the Green Belt and Chilterns National Landscape (AONB). The current building is not of particular significance and therefore a proportionate extension should not be unacceptable (e.g the rear extension as proposed). However, I do consider that the front extension as proposed is disproportionate and does not harmonize well or sit comfortably with the existing dwelling, particularly in relation to the lack of integration, and height of its pitched roof. I would also question</p>

	<p>whether the choice of materials respects the policy requirements and Chilterns AONB Building Design guidelines, where the emphasis is on the use of traditional or local materials to preserve the character of the AONB.</p>
<p>Hertfordshire Ecology</p>	<p>After carrying out a rapid assessment of this application, we have concluded that the proposals are unlikely to have any significant ecological impacts, therefore the application can be determined accordingly. However, in the unlikely event that protected species are found, I advise a precautionary approach to the works is taken and recommend the following Informative is added to any permission granted for the below species:</p> <ol style="list-style-type: none"> <li>1. Bats</li> <li>2. Great crested newts</li> <li>3. Reptiles</li> <li>4. Badgers</li> <li>5. Nesting birds</li> </ol> <p>"If European Protected Species (EPS), including bats and great crested newts, 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.</p> <p>To avoid the killing or injuring of wildlife during development, best practice should keep any areas of grass as short as possible and any longer, ruderal vegetation should be cleared by hand. 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.</p> <p>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</p>

	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."
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## APPENDIX B: NEIGHBOUR RESPONSES

### Number of Neighbour Comments

Neighbour Consultations	Contributors	Neutral	Objections	Support
4	0	0	0	0

### Neighbour Responses

Address	Comments