

**4/02680/15/FUL - DEMOLITION OF EXISTING DWELLING AND REPLACEMENT WITH NEW DWELLING AND GARAGE..**  
**LITTLE BEANEY, NETTLEDEN ROAD NORTH, LITTLE GADDESSEN, BERKHAMSTED, HP4 1PE.**  
**APPLICANT: Mr Dixon.**

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[Case Officer - Tass Amlak]

### **Summary**

The application is recommended for approval. The proposal is for the demolition of the existing dwelling and the construction of a replacement dwelling and garage. Overall it is considered that the proposed development will be an efficient use of developed land and will provide a new dwelling which would be in keeping with the character and appearance of the street scene and the wider conservation area. In addition to this the proposal is not considered to result in significant harm to the residential amenities of the neighbouring properties.

### **Site Description**

The application site (Site) is situated within the Rural Area, Chilterns Area of Outstanding Natural Beauty and Conservation Area. The Site is enclosed by residential curtilages which gives the street scene a suburban character.

The Site comprises of a 1960's 1 1/2 storey chalet bungalow of modest architectural quality. The dwelling house is served by ample residential-curtilage which is enclosed by various boundary treatment that help to restrict any long distance views onto the Site.

### **Proposal**

The application seeks permission for the demolition of the existing house and the replacement of a new dwelling and garage. The proposed dwelling will have a maximum depth of 9.5 metres, a maximum width of 15.3 metres and a maximum height of 7.2 metres.

The proposed dwelling will be contemporary design and will be designed with two interlocking barns and a zinc roof.

### Relevant Planning History

W/552/62	Farmers dwelling	Grant: 22/03/1962
W/2889/71 14/09/1971	Double Garage	Grant:
W/1798/73 17/04/1973	Side extension	Grant:
4/0825/79	Removal of agricultural occupancy condition	Grant: 13/06/1979
4/1162/85 31/10/1983	Single storey rear extension and bay window	Grant:
4/02146/03	Roof and rear extensions	Grant: 02/12/2003
4/01688/ 30/09/2005	Retention of Gable Window and Brickwork	Grant:

## **Referral to Committee**

The application is referred to the Development Control Committee due to the contrary views of Little Gaddesden Parish Council and a number of residents.

### Relevant Planning Policy

#### **National Planning Policy Framework 2012**

#### **National Planning Policy Guidance 2014**

#### **Core Strategy (2013)**

CS1, CS7, CS8, CS10, CS11, CS24, CS27, CS29

#### **Saved Dacorum Borough Local Plan (DBLP) 1991-2011**

13, 22, 58, 99 & 120

Appendices 3, 5 and 7

### **Supplementary Planning Guidance/Documents**

Environmental Guidelines

Chiltern Design Guide

### **Other relevant documents**

Chiltern Conservation Board Management Plan

### **Constraints**

Conservation Area

Chilterns AONB

Rural Area

Area of Special Control for Adverts

Former Land Use

### **Representations**

#### Little Gaddesden Parish Council

Objection:

Little Gaddesden Parish Council have considered the application and object on the basis of design of the proposal. The bulk and dominance of the two interlocking barn forms and the zinc roof and black stained timber cladding are out of keeping with that expected within the AONB and Conservation Area.

#### Highways Authority

The Highway Authority does not wish to restrict the grant of permission subject to conditions relating to the set back of entrance gates and the storage and delivery of materials on the site.

#### Environmental Health

No objection

#### The Chiltern Society

No response

#### Trees

I have reviewed the above application and consider the tree loss shown in context with the sight and surrounding area to be relatively minor.

However, half the frontage of the current house is shown a beech tree within hedging for retention. It is hard to imagine during the process of demolition, cart away, delivery and storage of new materials and the construction process for a new house that this feature will survive. Perhaps the agent can be pressed on this matter neither demonstrate that he is able to retain or show it as removed.

#### Design/Conservation

Conservation and Design raise **no objection** to the amended scheme for the new dwelling that now includes a basement subject to the following conditions.

- Notwithstanding the details submitted for the hereby approved new dwelling and detached garage, no works shall be commenced until details along with samples of the external materials and finishes have been submitted to and approved in writing by the Local Planning Authority. Works shall then be undertaken in accordance with the approved details.
- Notwithstanding the details submitted for the hereby approved new dwelling and detached garage, no works shall be commenced until details for the windows, ground-floor glazed opening screen, roof lights and exterior doors have been submitted to and approved in writing by the Local Planning Authority. The details shall include details of the frames and finishes. The windows, glazed screen, roof lights and exterior doors to install in accordance with the details as approved.
- Notwithstanding the details submitted for the hereby approved new dwelling and detached garage, no works shall be commenced until full details for measures for rainwater collection and discharge have been submitted to and approved in writing by the Local Planning Authority. The details shall include details of the materials and finishes. The measures for rainwater collection and discharge shall then be undertaken in accordance with the details as approved.
- Reason: In the interests of the visual amenities of the Conservation Area, and ANOB, in accordance with Policies CS24 and CS27 of the adopted Dacorum Core.

Please note given Conservation & Design believe the external materials, finishes and detailing to be of great importance here and as such request the above conditions. With respect to the windows it is noted the materials section of the application for the windows states aluminium. The CGI image would strongly seem to suggest the exterior frames would be in timber. The drawings do not detail any measures for the collection and discharge of rainwater from either the new dwelling or the detached garage and given the modern design being proposed Conservation and Design have concerns that inappropriately detailed measures to deal with rainwater to the roofs such as the rainwater guttering and pipework typically used elsewhere would visually compromise the scheme, this being something I have previously raised.

#### Response to Neighbour Notification

#### **West Beaney**

#### **Summary of Comments (UPDATED)**

Before proceeding onto more detailed comments we would wish to say that we are not against the demolition of the existing dwelling in principle but have the following concerns.

1. The proposed replacement is inappropriate both in terms of size for the existing

curtilage, design and materials in respect of the surrounding dwellings, its close proximity to our property and what is appropriate for the local context. It does not enhance the existing buildings which have historical interest within the village.

2. The extensive use of a dark material with a much larger and imposing property than currently exists will have an adverse impact on our amenities by its overbearing nature and will overwhelm the site. The dark roofing materials do not blend into the surrounding buildings as does the existing tiled roof.
3. The proposed building increases the property to two storeys and there is a significant increase in wall height on our boundary from a single storey to a two storey wall which potentially reduces light in our property and also includes overlooking windows which reduce our privacy.
4. The proposed development is within the Little Gaddesden conservation area and the proposed building of 270m<sup>2</sup>, plus garage and outbuildings, is at least 3 times larger than the original post war house of 104m<sup>2</sup>. There have already been two approved extensions prior to this application resulting in an increase of 111%, which is in excess of the 50% guideline. We believe a further increase in size would set an unwelcome precedent and would be detrimental to the conservation area, as would the use of these proposed materials.
5. We support the objective of creating a building which has less impact on the environment but this objective can be achieved without building a significantly larger building than the one that currently exists. Indeed, if the costs of demolition and the materials for rebuilding are taken into account it will have much less impact on the environmental footprint if the building is no larger than the existing one.
6. Photographs are included to illustrate our detailed comments set out below

#### Proximity to West Beaney

1. The two properties are very close together, with a wall of West Beaney forming the boundary and a path of only a metre wide separating it from the eastern elevation of Little Beaney. This proximity is not referred to in the Design and Access Statement of the new planning application and the photographs in it of the existing property only show the open aspect within the application site and open paddock on the other side of the property to us. We would have expected the plans of existing elevations to include our property for proper context rather than give the impression that the application site sits apart in its curtilage and we have submitted photographs for this purpose. We believe this to be particularly important as the new design has increased the eastern wall height from the current single storey to a two storey building. The proposed new building includes ground floor bedroom and lounge windows as well as two first floor bathroom windows. These windows will be higher than the current windows and will overlook our ground floor kitchen/utility room windows, ground floor bathroom window, first and second floor bedroom windows as well as patio. We believe this to be a loss of privacy.
2. Although we understand and welcome that the revised plan proposes moving the new building further away from West Beaney this can, at maximum, be no more than 1.4metres and as such makes no impact on the above comments. We do not consider it to be sufficient to overcome the increase in wall height from a single storey to a two storey wall, particularly with the change in materials from brick and tile to black timber and dark roofing. The current roof is tile and blends in with the current single brick wall and with the brick walls of our property which the proposed darker colours will not. The central roofing portion is at a height of 8 metres and this may not be visible from the ground but will be seen from our [first and] second floor west facing windows. The ridge height shown on the elevation

plan is "+7.26" but this does not tally with the scaling which gives a height of 9.9 metres

#### Materials and Design unsympathetic to Context

3. It is clear from sections 2.1 to 2.3 in the Design Statement that the architect has argued strongly on what might be considered to be an appropriate "vernacular" design for this site. In our view the starting point should at least have regard to the existing palette of materials that exists both within the group of buildings adjacent and nearby and the village itself. Three of the properties in this group of dwellings were originally part of a single property which was a Georgian Rectory with stables (with an early Victorian extension). The main Rectory was divided into two in the 1970's and all three are built in the same materials of traditional local brick (including Luton blues) and tiled roof, as is the former stable and coach house. We do not accept the argument that maintaining the integrity of materials on this site is 'mindless replication' (second and third lines of 2.1) in order to justify the use of black painted timber and zinc roofing is not accepted. This is an integrated unit due to its history and has never been a farm with outbuildings as is the case elsewhere when many barn-like developments have been appropriate. We feel that the extensive use of a dark material only exacerbates the impact of what will be a much larger and imposing property than exists. It will have an adverse impact on our amenities by its overbearing nature; it will overwhelm the site and is not of appropriate design, appearance or materials.
4. We are concerned that the change in roof design and increase in height from the current single storey on this elevation may well take light from our patio and from the kitchen window and utility room windows. As we don't have measurements of the vertical wall height in order to calculate this we could not work out a shadow angle.

#### Threefold Increase in size on Original Dwelling

5. There are significant differences in the areas quoted in the Design and Access Statement of the new planning application and the Planning Officers Report for Planning Application - 4/02146/03/FHA, which concerned the last successful application for planning development of the same property. The Planning Officer's report states (on page 4) that the original dwelling was 104m<sup>2</sup>. Subsequent additions, detailed in the report which includes a garage, have increased this to 219m<sup>2</sup>, an increase of 111%, which is in excess of the 50% guideline. This was accepted for the reasons detailed in the report and without objection from ourselves. The Design and Access Statement supporting the new planning application states (page 7) that the proposed dwelling has a footprint that falls within the allowable permitted development of 30% increase from existing original dwelling. We believe this statement to be ambiguous, confusing and potentially misleading, especially as no figure is clearly provided. The original and existing dwellings have markedly different areas, and the figures for the new dwelling only refer to the existing footprint. However, the Planning Officers report for the previous planning application confirms the original dwelling footprint to be 104m<sup>2</sup>. The existing footprint in the new application is given as 254m<sup>2</sup>. It would have helped if clear measurements were given in the accompanying plans. It is, of course, for the planning officer to verify the figures. However, the proposed footprint of 270m<sup>2</sup> is confirmed in the plans, excluding the garage and outbuildings. This is an increase of 166m<sup>2</sup> (160%) on the original dwelling, excluding the garage, and 187m<sup>2</sup> (180%) including the garage, but excluding the basement. The volume increase is an even greater percentage. Considering the curtilage of the site we believe this to be unacceptable both in terms of footprint, floor space and volume.
6. We do not object to the construction of a basement in principle but we are concerned about the structural damage which may occur as it is very close to a part of our property that was built in the 19<sup>th</sup> century with little or no foundations. We wish to know what actions will be

taken to ensure that there will be no structural damage to our property.

7. If despite our comments above, the Planning Committee is minded to grant permission we would ask that the following matters in particular are the subject of conditions and subject to local consultation prior to the commencement of development:
  1. Details of all materials
  2. The two first floor bathroom windows facing our property shall comprise obscure glazing
  3. Details of how the movement of vehicles related to the site will be managed during the construction phase including provision for workers' and delivery vehicles and demonstration that the site can be entered and exited in forward gear. (The reason for this request is that the site is accessed by a relatively narrow private road which serves the other properties in the group and there should be no obstruction of that road. Redevelopment including provision of a basement is likely to include large vehicles)
  4. Provision of adequate sheeting on our boundary to prevent the movement of dust and reduce noise.

### Beaney, Little Gaddesden

We are the owners of Beaney and we are immediate neighbours of Little Beaney, with our land adjoining two of it's boundaries, to the rear and the side.

IN SUMMARY we object to the size, design and materials of the proposed building which we consider will dominate and overwhelm the site and the immediate neighbourhood:

Size: a substantial, double block, 5 bedroom house is now proposed on the site of a plot that was originally allocated in the 1970s for a 2 bedroom house (since extended to a 4 bedroom house);

Design & Materials: a contemporary barn style building is proposed, to sit immediately alongside Beaney/West Beaney which is a non-designated heritage building, dating from 1830 and which was the old village Rectory. The use of all black vertical timber cladding (no brick) and a dark zinc roof is not in keeping with the brick and slate of its Georgian/ Victorian neighbours but is in stark contrast.

In our view, the language used by the Architects in their statement gives entirely the wrong impression that the proposed design is sympathetic to the environment and the neighbouring buildings. It is important to consider the 'photo'/illustrations submitted by the Rural Heritage Society to appreciate that it is not in- keeping with its very close neighbours.

### **Rural Heritage Society**

The property is situated in the Chilterns AONB and the Little Gaddesden Conservation Area, the purpose of which is to protect and enhance the village's special architectural or historic interest.

The development site is close to one of the most iconic buildings in the area, the former Rectory, now called Beaney and built in about 1830, as well as Beaney's former coach house and stables (Beaney Farm), believed to be of a similar age. Any replacement building should reflect and harmonise with this immediate environment in particular and the village's individual character in general. The proposed design does not.

While there may be a place for a building to a “contemporary Chiltern vernacular” design in some places, it is not here, at least not in its proposed form, which does not respect the immediately surrounding properties or the general village properties in terms of scale, bulk, materials and style. The proposed design is oppressive, giving a large industrial “block” impression, of a much increased bulk and heaviness over the existing building (which has the appearance of a dormer bungalow with low walls and a steeply sloping roof to the level of the top of the ground floor storey). The new building would raise the whole roof line relative to the wall height, so creating the “boxy” or “cuboid” impression. This impression is emphasised by the black timber cladding and the dark weathered zinc roof (the colour of the zinc is not specified but appears to black as well in the illustrative views attached to the application). Zinc is not a typical roofing material in the village (or elsewhere within the Chilterns) and would jar with other roofs in the Conservation Area. Nor does the overall style of the proposed building mesh with that of the remainder of the village.

In light of the situation of the proposed building within the Conservation Area and its proximity to the traditional building style of Beaney and Beaney Farm, as well as the other traditional houses in the village, the design is wholly inappropriate in its context and the application should be rejected. In no way does the design either positively conserve and enhance the appearance and character of the Little Gaddesden Conservation Area or preserve its integrity, setting and distinctiveness. In fact it detracts substantially from the setting of Beaney and Beaney Farm.

While a low carbon emission building is to be encouraged, it should be borne in mind that much carbon will be expended in the demolition of the existing building and in the construction of the new building, and this will take many years to recoup by any improved carbon efficiency of the latter.

## **Considerations**

### Policy and Principle

Policy CS7 of the Core Strategy states within the Rural Area the replacement of the existing buildings for the same use will be permitted provided that it has no significant impact on the character and appearance of the countryside; and supports the rural economy and maintenance of the wider countryside.

Policy CS27 of the Core Strategy requires that development will favour the conservation of heritage assets with the integrity, setting and distinctiveness of designated heritage assets protected, conserved and if appropriate enhanced.

Saved Policy 120 of the Borough Local Plan states development within a conservation area would be permitted provided it ‘preserves or enhances the established character or appearance of the area’ and respect established building lines, layout and patterns. With alterations and extensions to existing building expected to be ‘complementary and sympathetic to the established character of the building to be altered or extended.’

It is also important to note that within the AONB the NPPF requires “great weight” to be given to conserving landscape and scenic beauty of protected landscapes, including Areas of Outstanding Natural Beauty (paragraph 115).

Therefore in light of the above, consideration of this application should be based on whether or not the proposed dwelling would have a significant impact on the character/appearance of the countryside.

The comparative floorspace of the existing and proposed dwellings are laid out below:

Existing dwelling (including existing extensions) = 254 sqm

Proposed dwelling above ground = 270 sqm

Proposed dwelling including basement = 405 sqm

In comparing the size and appearance of the previously existing dwelling against that which is now proposed, the floorspace of the proposed dwelling is significantly larger than the existing dwelling, however, 135 m<sup>2</sup> is contained within the basement and not visible externally and therefore this would not be harmful to character and appearance of the countryside.

In addition to this it is important to consider the potential extensions which could be built under Permitted Development (PD) without the need to apply for planning permission.

The existing property could be extended by a single storey rear extension and a basement under Class A of General Permitted Development Order 2015.

Permitted Development Extensions

Class A single storey rear extension - 32 sqm

Class A basement extension - 120 sqm

The combined floorspace of a potential permitted development rear extension on top of the existing floorspace of the dwelling would equate to a floorspace of 406sqm, an almost identical floorspace to that proposed. Taking the above into account it is considered the proposed size increase is acceptable in this location and will not significantly impact on the character and appearance of the countryside.

The proposed dwelling will be 0.6 metres higher than the ridge height of the existing dwelling and this is not considered to have a significant impact on the skyline than the existing dwelling. Furthermore the proposal would appear to be more innovative with the use contemporary materials, designed with two interlocking barns and a zinc roof. In addition to this the proposed building will be more energy efficient than the existing dwelling and this is advocated for new dwellings in the AONB by the Chilterns Building Design Guide. It would therefore be appropriate within its AONB setting supported by Policy 97 and Policy CS24 of the Core Strategy.

It should be noted that the footprint of the outbuildings would remain unchanged however there will be an increase in height of the garage structure by 1.5 metres.

However, in order to ensure that the proposed dwelling does not extend beyond that which may be approved here, it is important that Permitted Development (PD) rights are withdrawn by a planning condition. This will ensure there is control over future extensions. Therefore PD rights are removed for house extensions, alterations to the roof and also for outbuildings, given that there are ample outbuildings retained through this application.

#### Impact on Street Scene and the AONB

The site also lies in the AONB wherein Policy 97 only allows new development on the basis of its satisfactory assimilation into the landscape and ensuring that it would not adversely affect the beauty of the countryside.

The section above has demonstrated that the new dwelling would not be harmful on the appearance of the countryside.

The proposed property will be taller than the existing property however the height and bulk of the proposal has been reduced by the design of the roof which will be constructed by two interlocking pitched roofs and the inclusion of two dormer windows. The external appearance



of the building also includes some modern and contemporary architectural features. This approach to the Design was supported by the Conservation Officer who praised the innovative design of the proposal and was happy to support the application following the amendments.

It also is noted that the wider Chilterns area is characterised by a number of converted agricultural buildings and therefore the design proposal is not considered to be harmful to the character and appearance of the general locality.

In terms of design and materials, the Chilterns Design Guide has been adopted as Supplementary Planning Guidance and states "that the use of energy efficient and environmentally sensitive materials and building techniques, combined with high quality locally distinctive architecture can provide broad based environmental benefits expected in an Area of Outstanding Natural Beauty. Greater consideration should be given to more passive sustainable approaches such as the use of greater levels of insulation (sheep's wool or recycled materials such as newsprint or plastic for example), the use of natural paints or the installation of wood fuelled burners. New developments should take advantage of these materials and techniques, where appropriate. In particular, the use, or appropriate re-use, of locally produced building materials and installation of sensitively sited and designed renewable energy technologies (solar panels and ground source heat pumps for example) should be encouraged."

It is worth emphasising that the development constitutes a Passivhaus, which is noted for its energy efficiency. Furthermore, the proposed south western facade has more glazing and this allows for passive solar gain. In addition to this the external architecture uses materials from the local vernacular pallet that have a low embodied carbon footprint and are long lasting. Therefore the proposed energy efficiency of the building is supported by the Chilterns Design Guide.

For the reasons given above it is considered that the improved appearance will therefore improve its appearance within the AONB and thus comply with policy.

It is therefore concluded that the design complies with the aims and objectives of Saved Policy 97, and Core Strategy Policy CS24.

Finally, in terms of the street scene, whilst the maximum height will be 0.6 metres higher than the existing dwelling; the proposed dwelling will be at least 7m from the front boundary, behind tall trees and shrubbery and thus is not considered to have any significant impact on the street scene.

#### Impact on the Conservation Area

The proposal is considered to be of high quality design which will preserve the character and appearance of the conservation area. The Conservation officer is supportive of the proposals subject to the imposition of conditions regarding materials and detailing.

#### Impact upon Residential Amenity

It is acknowledged that an objection has been raised from the neighbouring property West Beaney in relation to the effect of the proposal on the residential amenities however it is acknowledged that the proposed dwelling will be marginally deeper than the existing depth along the boundary of West Beaney and the height of the proposed dwelling would be 0.6 metres higher than the existing property; the amended proposal would now be sited a further 3.2 metres away from the boundary of this neighbouring property and therefore the proposal is not considered to result in significant harm to the residential amenities of this neighbouring property.

The proposal would therefore comply with Policy CS12(c) of the Core Strategy.

### Other Material Planning Considerations

In terms of sustainability, an energy strategy report was submitted with this application which concluded that the building energy performance would be significantly improved over the normal Part L 2010 standards. This is welcomed.

### Parking

The proposal includes a new garage and the application site benefits from a large area of hardstanding and there the proposal is in accordance with council Parking Standards. The highway authority in principle raised no objection as the proposal is unlikely to have a significant impact on the safety and operation of the adjacent highway.

### Trees

Concerns have been raised by the tree officer that the existing trees and hedging shown for retention could be damaged during the construction and demolition process therefore a condition requesting the submission of a Construction Management Plan are submitted to the Local Authority is recommended.

### Community Infrastructure Levy

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

The Charging Schedule clarifies that the site is in Zone 1 within which a charge of £250 per square metre is applicable to this development. The CIL is calculated on the basis of the net increase in internal floor area. CIL relief is available for affordable housing, charities and Self Builders and may be claimed using the appropriate forms.

### **Conclusions**

The proposed is acceptable and would not have an adverse impact on the appearance of the street scene and the wider Little Gaddesden Conservation Area. There would be no significant adverse impacts on neighbouring properties. In addition, the proposal would not have an impact on highway and pedestrian safety. The proposal is therefore in accordance with the National Planning Policy Framework, Policies CS12, CS17 CS13, and CS27 of the Core Strategy.

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

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

**Reason:** To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

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

**Drawing No. EX01**  
**Drawing No. EX02**  
**Drawing No. EX03**  
**Drawing No. PL02 Rev H**  
**Drawing No. PL03 Rev B**  
**Drawing NO. PL04 Rev B**  
**Drawing NO. PL06 Rev A**  
**Design & Access Statement**

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

NOTE 1: ARTICLE 35 STATEMENT

Planning permission has been granted for this proposal. The Council acted pro-actively through early engagement with the applicant at the pre-application stage which lead to improvements to the scheme

The Council has therefore acted pro-actively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2015.

- 3 **Notwithstanding the details submitted for the hereby approved new dwelling and detached garage, no works shall be commenced until details along with samples of the external materials and finishes have been submitted to and approved in writing by the Local Planning Authority. Works shall then be undertaken in accordance with the approved details.**

Reason: In the interests of the visual amenities of the Conservation Area, and ANOB, in accordance with Policies CS24 and CS27 of the adopted Dacorum Core.

- 4 **Notwithstanding the details submitted for the hereby approved new dwelling and detached garage, no works shall be commenced until details for the windows, ground-floor glazed opening screen, roof lights and exterior doors have been submitted to and approved in writing by the Local Planning Authority. The details shall include details of the frames and finishes. The windows, glazed screen, roof lights and exterior doors to installed in accordance with the details as approved.**

Reason: In the interests of the visual amenities of the Conservation Area, and ANOB, in accordance with Policies CS24 and CS27 of the adopted Dacorum Core.

- 5 **Notwithstanding the details submitted for the hereby approved new dwelling and detached garage, no works shall be commenced until full details for measures for rainwater collection and discharge have been submitted to and approved in writing by the Local Planning Authority. The details shall include details of the materials and finishes. The measures for rainwater collection and discharge shall then be undertaken in accordance with the details as approved.**

Reason: In the interests of the visual amenities of the Conservation Area, and ANOB, in accordance with Policies CS24 and CS27 of the adopted Dacorum Core.

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

**Schedule 2 Part 1 Classes A, B, C, D, E and F  
Part 2 Classes A, B and C**

Reason: To enable the local planning authority to retain control over the development which replaces an existing dwelling with a larger dwelling home within the existing defined domestic curtilage. The limited size and bulk of this dwelling accord with the NPPF and local plan policies. Therefore any increase in its size would be contrary to policies to safeguard the visual amenity and openness of this site within the Rural Area and AONB

- 7 **The existing frontage hedging and trees shall be protected during construction and shall thereafter be retained.**

Reason: To accord with Policy CS12, CS24 and CS25 and to preserve the character and the beauty of the Chilterns AONB.

- 8 **The bathroom windows on the flank elevation facing the neighbouring property West Beaney of the building hereby permitted shall be non opening and shall be permanently fitted with obscured glass.**

Reason: In the interests of the amenity of adjoining residents in accordance with Policy CS12 of The Dacorum Core Strategy.

- 9 **Prior to the commencement of the development hereby approved details of a Construction Management Plan must be submitted to the Local Planning Authority for approval**

Reason: In the interest of highway safety and free and safe flow of traffic and to accord with adopted Core Strategy Policy CS9.

- 10 **The development hereby permitted shall be carried out in accordance with the sustainability statement with the Design & Access Statement.**

Reason: To ensure the sustainable development of the site in accordance with adopted Core Strategy Policy CS29.

- 11 **In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of [1 year] from the date of the occupation of the building for its permitted use.**

**(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998: 1989 Recommendations for Tree Work.**

**(b) If any retained tree is removed, uprooted or destroyed or dies, another tree**

shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.