

ITEM 5.11

4/01813/15/FUL - DEMOLITION OF EXISTING DWELLING AND ERECTION OF TWO NEW DWELLINGS.

7 PICKFORD ROAD, MARKYATE, ST. ALBANS, AL3 8RS.

APPLICANT: Mr Bray.

[Case Officer - Tineke Rennie]

Summary

The application is recommended for approval.

Site Description

The site is a single storey dilapidated bungalow situated in proximity to the village core and within the Markyate conservation area. The bungalow sits centrally on a spacious plot that slopes up from Pickford Road with a driveway providing vehicle access to parking spaces in front of the dwelling.

A terraced row of Grade II listed dwellings are located directly opposite the site. A terrace of more modern dwellings with a staggered building line adjoins the Grade II listed buildings. The dwellings on the south-east side of Pickford Road are predominantly modern, two storey detached and semi-detached properties set back from the road with generous frontages and driveways with the provision of off-street parking.

The existing single storey bungalow does not relate to the scale, character and design of adjacent properties. Planning permission for demolition of the bungalow and a staggered terrace of three replacement dwellings on the site was refused on 16th February 2015 (ref. 4/03142/14/FUL) on the grounds that:

The proposal would constitute a cramped form of development and the stepped design of the dwellings together with the architectural detailing and massing will fail to make a positive contribution to local character and distinctiveness of the area nor respect adjoining properties in terms of layout, scale and bulk.

The applicant has taken into account the reasons for refusal and submitted an amended scheme which reduces the proposals from three to two new dwellings.

Proposal

The proposals are for the demolition of the existing bungalow and construction of two semi-detached dwellings with attached garages. The dwellings would include living space on the ground floor, three bedrooms to the first floor and an additional bedroom located in the roofspace. A semi-circular driveway accessed from a centrally positioned dropped kerb is proposed within the frontage with off-street parking spaces for each dwelling. Private outdoor amenity space of 260m² and 259m² respectively is proposed for each dwelling.

The dwellings would be based on a traditional 'cottage-style' design with a pitched roof and traditional windows and fenestration detail. Chimneys are proposed to each dwelling with single roof lights to the front elevation and flat roofed dormers to the rear.

Following comments from the Conservation and Design officer the application has been amended to include a plat band in contrasting brick to the front elevation which winds around the side elevation to the recessed garage. A "blind" window feature has also been introduced to the flank walls.

Windows are to be timber throughout with a contrasting brick arched head above at ground floor level. Walls are to be in facing brick.

Referral to Committee

The application is referred to the Development Control Committee due to the contrary views of Markyate Parish Council.

Planning History

4/03142/14/FUL DEMOLITION OF EXISTING DWELLING AND ERECTION OF THREE NEW
 DWELLINGS
 Refused
 17/02/2015

Policies

National Policy Guidance

National Planning Policy Framework (NPPF)
National Planning Policy Guidance 2014

Adopted Core Strategy

CS1 - Distribution of Development
CS4 - The Towns and Large Villages
CS8 - Sustainable Transport
CS10 - Quality of Settlement Design
CS11 - Quality of Neighbourhood Design
CS12 - Quality of Site Design
CS13 - Quality of Public Realm
CS18 - Mix of Housing
CS29 - Sustainable Design and Construction
CS35 - Infrastructure and Developer Contributions
Markyate Place Strategy

Saved Policies of the Dacorum Borough Local Plan

Policies 13, 18, 58, 99 and 120
Appendices 3, 5 and 7

Supplementary Planning Guidance / Documents

Environmental Guidelines (May 2004)
Planning Obligations (April 2011)

Summary of Representations

Markyate Parish Council

Object.

The objections are to the height of the fencing which will cause restricted sight. Will create a more dangerous junction. More traffic in and out causing safety issues. Has only fixed parking for 2 houses, will cause problems with additional vehicles. The change of planning officer feel with not enough overall knowledge of area. Concerned not going to full committee. Why is there no conservation report or highways report included.

Conservation and Design

I've looked at this proposal and the reduction from three to two dwellings appears to reduce the sense of an overcrowded site.

From a design perspective, the elevation might be improved by introducing a plat band between the ground and first floor levels and building a blind window at first floor level into each of the side elevations to the forward side above the front pitch of the garages. Materials need to be conditioned – timber windows, brick & plain tiles with samples to be provided of the bricks and tiles

Hertfordshire Highways

Notice is given under article 18 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that the Hertfordshire County Council as Highway Authority does not wish to restrict the grant of permission subject to the following conditions:

1) Best practical means shall be taken at all times to ensure that all vehicles leaving the site during demolition and construction of the development are in a condition such as not emit dust or deposit mud, slurry or other debris on the highway.

Reason: To minimise the impact of construction vehicles whilst the development takes place

2) All areas for storage and delivery of materials associated with the construction of this development shall be provided within the site on land, which is not public highway, and the use of such areas must not interfere with the use of the public highway.

Reason: In the interest of highway safety and free and safe flow of traffic.

3 Before development commences, additional layout plans, drawn to an appropriate scale, must be submitted and approved in writing by the Local Planning Authority, which clearly demonstrate how refuse is to be collected from the site. Reason: The above condition is required to ensure that refuse collection does not have a significant adverse effect on the safety and efficiency of the highway.

4 Vehicular visibility splays of 2.4m x 43m shall be provided, and thereafter maintained, in both directions from the access, within which there shall be no obstruction to visibility between a height of 0.6m and 2m above the carriage way.

Reason: In the interest of highway safety.

5) Prior to occupation of the development hereby approved the new parking areas shall be surfaced in a durable, bound material and arrangements shall be made for surface water from the site to be intercepted and disposed of separately so that it does not discharge into the highway.

A review of the documentation available fails to provide details of the materials / construction of the car parking area. Plans identify ACO Drains provided at the back edge of the footway intercepting surface water run off from parking areas, however no details on the location / construction of soakaways are provided. Adequate soakaways should be provided in order to ensure that surface water run off is dispersed within the site.

HIGHWAY INFORMATIVE: The highway authority require any works to be undertaken on the public highway to be by approved contractors so that the works are carried out to their specification and by a contractor who is authorised to work in the public highway. The applicant will need to contact www.hertsdirect.org or telephone 0300 1234 047 for further instruction on how to proceed.

Highway Comment

The above scheme is to demolish the existing dwelling and construct two dwellings as replacements. The application indicates that access for both pedestrian and vehicular movements will be altered. However the proposal is to take access as existing from Pickford Road which is a residential road with parking restriction on either side. Off street parking is recorded on the application form as being 8 spaces an increase of 3 spaces on the existing 5 spaces. The LPA will determine the appropriate level of off street parking as per their parking policy but again it was noted that there was on street parking opposite the site.

The applicant will have to demonstrate how the refuse will be collected from the dwellings which may lead to a storage area for refuse.

Conclusion

The highway authority in principle has no objection to the construction of these houses. On balance, this proposal is unlikely to have a significant impact on the safety and operation of the adjacent highway, consequently the Highway Authority does not consider it could substantiate a highway objection to this proposal. The Highway Authority has no objection subject to the above conditions to the grant of permission.

Hertfordshire County Council Archaeology

Please note that the following advice is based on the policies contained in National Planning Policy Framework (NPPF) and guidance, and good practice.

The proposed development site has potential for the presence of heritage assets of archaeological interest, dating from the Roman and medieval/post-medieval periods. The proposed development lies within historic Markyate, opposite a building of 17th century or earlier origins (HER16649). The development site was formally the gardens of a Sunday School and Church (HER30496), shown on the Ordnance Survey 1st ed. The site is within 50m of the projected line of Roman Watling Street.

I believe that the position and details of the proposed development are such, that it should be regarded as likely to have an impact on heritage assets with archaeological interest that may require mitigation through the planning process. I recommend, therefore, that the following provisions be made, should you be minded to grant consent:

1. the archaeological evaluation by means of trial trench methodology.
2. a contingency for the archaeological investigation of any remains encountered
3. the analysis of the results of the archaeological work and the production of a report and archive
4. such other provisions as may be necessary to protect the archaeological interest of the site. These may include:
 - a) the preservation of any remains in situ, if warranted,
 - b) appropriate archaeological excavation of any remains before any development commences on the site,
 - c) archaeological monitoring of the groundworks of the development,

I believe that these recommendations are both reasonable and necessary to provide properly for the likely archaeological implications of this development proposal. I further believe that these recommendations closely follow the policies included within National Planning Policy Framework (policies: 135, 141 etc.), and the guidance contained in the Historic Environment Planning Practice Guide.

In this case two appropriately worded conditions on any planning consent relating to these reserved matters would be sufficient to provide for the level of investigation that this proposal warrants. I suggest the following wording:

Condition A

No demolition/development shall take place/commence until a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

Condition B

- i) Demolition/development shall take place in accordance with the Written

Scheme of Investigation approved under condition (A).

ii) Each phase of the development shall not be occupied until the site investigation has been completed and the provision made for analysis in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A). The final phase of development shall not be occupied until the site investigation has been completed and the provision made for analysis in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

If planning consent is granted, then this office will be able to provide details of requirements for the investigation and to provide information on archaeological contractors who may be able to carry out the work.

Trees and Woodlands

There is a mature conifer at the end of the rear garden. This tree will not be affected by the proposed development because its Root Protection Area (RPE) is well outside the area disturbed or excavated for development. But because this tree is in a Conservation Area, it should be protected by protective fencing during construction in accordance with the recommendations of the British Standard 5837: 2012, Trees in relation to design, demolition and construction Recommendations.

Thames Water

Provides an informative to the developer in respect of surface water drainage and the Legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011.

Thames Water would advise that with regard to sewerage infrastructure capacity, we would not have any objection to the above planning application.

Response to Neighbour Notification / Site Notice

8B Pickford Road :

I live at 8B Pickford Road, Markyate and as such am a direct neighbour of this site. I make no comment on the plans as now submitted but ask that the eventual builder should be required to keep all his materials and machinery on the site and not access the site with vehicles during peak hours as the road is heavily used in particular by parents and children who go to and from schools in the area.

Secondly that he works to minimise both noise and physical pollution during the building period.

5B Pickford Road - Object:

We object to the proposed plans on the following grounds and here are our issues as discussed.

1. Road safety issue re the proposed boundary treatments
2. Loss of light into our kitchen
3. Over-bearing nature of the proposed property
4. Loss of privacy

1. Boundary treatments.

The stated boundary arrangements, as outlined on the planning application form, states that the property currently has "Hedging and 1.8m high close boarded fencing" and the proposed materials and finishes for the new development will not change. This is **factually incorrect**, as the existing boundary treatment is "pailing fencing" of an open slatted design, ranging from 2 metres high (including the existing retaining wall) at the front of the property facing our house (5B Pickford Road) increasing to 2.66m halfway down the side of the both property boundaries and 1.67m at the rear. The other boundary between numbers 7 and 9 Pickford Road, is formed of hedging and some dilapidated close board fencing.

If the proposed boundary treatments go ahead, the fencing height will increase to 2.3m at the front of the properties and further increase to 3m halfway down the side of the properties and 2.1m at the rear (including the existing retaining wall).

This type of fencing arrangement will have the following impact;

- Obscuring the sightlines up Pickford Road hill for the residents at 5 (The Old Chapel), 5A, 5B, 5C Pickford Road and the traffic emerging from Cleveland Road making it highly dangerous when cars attempt to enter Pickford Road. We rely on being able to see through the existing fence to safely judge the traffic coming down the hill on Pickford Road before entering the road. Remove the current sense of neighbourly community by fully enclosing the proposed dwellings and introducing a physical barrier that will exclude the new residents from their neighbours on each side of the proposed properties.
- Our property is positioned approx. 5 feet lower than the proposed property development and the proposed footprint of the new dwelling plus the addition of high close board fencing on top of the existing retaining wall will cause our property to be overly enclosed.

2. Adverse impact on light.

You acknowledged that there could potentially be an adverse impact on light entering our kitchen at the back of our property as a result of the construction of the proposed plans. We expect a light assessment to be carried out to determine the impact on our dwelling and in particular the kitchen and the first floor lounge.

3. Over-bearing nature of the property.

The utilisation of the space above the garage as a bathroom means the pitch and height of the roofline of the garage, whilst lower than the overall building height, will be imposing against our property. This is especially the case since our property is 5 feet lower at ground level than the new property and so will form an unduly over-bearing structure.

4. Loss of privacy.

The proposed development has a two storey garage which is attached to the residential dwelling. Access to the garage is via a side door that looks directly onto our

property and will enable occupants to look into our ground floor toilet.

You also confirmed the following;

- The previous case planning officer has been changed as the officer no longer works for Dacorum Council Planning Office.
- The planning application will be discussed at a full council meeting and not by delegated authority if your recommendations differ from Markyate Parish Council, which they do.
- You advised us that once any planning application has been authorised, that you will then be able to provide us with the name of the building inspector who we can contact to seek guidance in respect of the Building Regulations and any potential impact the authorised building work may have on our property. In addition this will also establish the process to be followed to deal with any issues that may arise as a result of the agreed construction.

9 Pickford Road - Object:

The proposal is contrary to the Markyate Parish Plan

The plan states no infilling and this development is a proposed infilling of what is currently one single storey dwelling into two 3-storey properties. With two large developments currently in progress in Markyate, there is no demand for houses, so no exception should be made to the Parish Plan.

The design and appearance of the proposal is unacceptable

The proposal is for 2 properties of the same height as the two neighbouring properties. Whereas currently Pickford Road opens out at this point, the proposal will materially change the look of the street by spanning the whole width of the site with houses creating unnecessary bulk and a significant change to appearance.

The proposal creates a loss of privacy for neighbouring properties

Currently, number 9 is overlooked by one property. The proposal gives direct line of sight into the back garden from 2 additional properties. The height of the properties means that there will be no privacy in the back garden of number 9. This is unacceptable when previously there was no overview into the garden from the bungalow. This proposal will prevent the owners of number 9 from enjoying their garden.

The proposal has a material impact on the residential amenity of neighbouring properties

The proposal document states that there will be no impact, Currently the outlook from the back door of Number 9 Pickford Road is open and airy. The proposal means that this outlook will become one garage with pitched roof spanning half of the property. In addition, the current aspect from the back garden offers an open outlook across to the Markyate conservation buildings opposite to this property. This outlook and therefore the residential amenity of the current property will be materially affected.

The proposal will add disturbance and congestion to an already busy street

The location of the property is a bottle-neck in a busy, sometimes congested street. There will be safety issues at peak times due to additional traffic.

There will be a loss of light into number 9 Pickford Road

The location of the houses will block light into the living room of number 9. This is a north facing room, so this will have a significant impact. The double height garage will also block light into the kitchen.

I would also like to ask that the developer/owner looks at the hedge that runs between the property and number 9. The border between the back gardens is not properly maintained and needs some attention. Would be grateful for a conversation about this before plans are finalised as it's causing a problem in our garden. Thanks

5A Pickford Road - Object:

Response submitted 26/05/2015 from 5a Pickford Road AL3 8RS

We have concerns over the plans submitted for the redevelopment of 7 Pickford Road and therefore object to the proposed application. The concerns are as follows:

1. Overbearing structure on overall area

The proposed plans for 2 x 3 storey x 4 bedroom town houses with adjacent 2 storey garages seem over ambitious for the size of the plot and will create an overbearing structure where there is currently an open outlook from many positions all around the existing property and even further afield (eg from higher up on Pickford Road the view over to the open fields will be blocked).

2. Traffic congestion and safety

The current road infrastructure on this section of Pickford Road will become even more dangerous and congested with the daily increase in traffic from the new houses

3. Overbearing structure and impact on light and view from the back of our house

The position, much further back from the road than our house, and the height of the new houses will mean a loss of sunlight that may impact our lounge, kitchen and top bedroom as well as to our garden. The height of the new houses, although only slightly higher than our house, will be in real terms much higher as the ground level the houses are to be built on is much higher than ours. The position and height of the new houses mean that from our living room, top bedroom and garden we will have a very high brick wall blocking our current open view over to the village park and will create an over-bearing and enclosed feeling.

4. Disturbance

Potential for additional noise and disturbance from a substantial increase in the number of residents

5. Loss of privacy

A loss of privacy in our garden which will become overlooked by some of the new dwellings

6. Traffic safety for existing dwellings and roads exiting onto Pickford Road

The proposed closed and high fencing at the front of the properties will impact our safety when driving onto Pickford Road from our drive as we currently see what traffic is coming down Pickford Road through the openings of the current fence between 5b and 7 Pickford Road. If we are no longer able to view oncoming traffic we will have to pull out onto the road before we can see if any traffic is coming and as some drivers tend to drive very fast on this road, this will be particularly dangerous. This will also impact traffic from 5c, 5 and out of Cleveland Road in the same way.

7. Additional comments

7a Consultation on further application submissions

In addition we ask that should there be new applications submitted, a consultation between the developer, planning officer and neighbouring owners takes place as to ensure an application that everyone is comfortable with is submitted. This process is obviously taking up a lot of everyone's time and we would like to see the development underway ASAP as the abandoned look of the property at the moment is attracting people who are not authorised to be on the property and acting inappropriately on the property grounds.

7b Securing property to avoid unwanted trespassing affecting local community

In the meantime could the property and land around it be secured to avoid unwanted and unauthorised persons entering and using it inappropriately which is affecting the security of the area and family friendly feel that exists in Pickford Road.

Considerations

Policy and Principle

The NPPF states that housing applications should be considered in the context of the presumption of sustainable development. Similarly, Policy CS4 of the Core Strategy directs residential development to established residential areas in towns and large villages, such as Markyate where the application site is located. Policy CS17 seeks to promote residential development to address a need for additional housing within the Borough. The provision of new dwellings is supported in principle in the choice of homes that it provides under Policy CS18 of the Core Strategy.

The proposed development would result in a density of 20 dwellings per hectare (based on one on a plot of 487m²). This would be below the expected range of 30 to 50 dwellings per hectare outlined under saved Policy 21 of the Local Plan. However, Policy 21 goes on to state that density should not adversely affect the amenity or existing character of the surrounding area.

The proposed development is consistent with the lower density development on the south-east side of Pickford Road moving further away from the village centre. Concerns raised about the cramped form of development of the previously submitted scheme have been addressed with a development that sits comfortably within the site and in relation to the adjoining dwellings. A lower density of development is considered to be acceptable in this instance.

Site layout

The proposed site layout plan presents what is considered to be a sensible and well

considered layout.

The proposed development is positioned at the mid-point between the front and rear building lines of the dwellings located on either side, respecting the building lines of these properties. This effectively staggers the pattern of development as Pickford Road rises to the south-west. It also bridges the gap between the more densely positioned development located towards the High Street and the larger semi-detached dwellings to the south-west.

The area and depth of the rear private outdoor amenity areas are comparable to those of properties in the surrounding area and considered to relate well to the scale of the associated dwellings.

A combination of hard and soft landscaping is proposed within the site's frontage which enables the provision of off-street parking whilst also maintaining a garden appearance, consistent with the other semi-detached dwellings in the locality. It is noted that a hedge is located along the front boundary close to the boundary with No. 5B Pickford Road and that this hedge would be retained together with a new hedge on the other side of the driveway entrance near to the boundary with No. 9.

Approximately 1.5m separation is proposed between the dwellings and the neighbouring boundaries which is consistent with the pattern of development within the surrounding area. The distance separation from the boundaries together with the generous private amenity space to the rear and the proportionate frontage ensures that sufficient space is retained around the buildings. The proposed development sits comfortably within the site and in relation to the position of the adjoining properties.

Impact on the Conservation Area and Street Scene

The proposed dwellings would replace an existing dilapidated bungalow which is out of context with its surroundings. The low height and angled positioned of the dwelling is incongruent with the surrounding development and as such fails to make a positive contribution to the character and appearance of the conservation area. The demolition of this building would subsequently be welcomed; however in accordance with Policy 120 any replacement development should seek to preserve or enhance the character or appearance of the conservation area.

The application site is on the fringe of the conservation area which includes the Grade II listed properties located opposite and other historic properties to the north-east. The surrounding area is therefore characterised by a range of dwellings in type and period both within and outside the conservation area. As outlined above the proposed dwellings are consistent with the scale and pattern of development of the more modern semi-detached dwellings located to the south-west of the site and the neighbouring properties 5A and 5B Pickford Road.

Traditional features have been proposed that reflect the features of the historic properties in the immediate area including those directly opposite. Features include reconstructed stone cills, brick arched heads above timber framed windows with horizontal and vertical glazing bars, chimneys and pitched gabled porches. Following comments from Conservation and Design a brick plat course has been proposed together with blind windows replicating features of the Grade II terraced properties located opposite.

The pitched roof and overall form and scale of the dwellings are considered to be in keeping with the other dwellings in the area. As outlined above the proposed development respects the building lines and layout of the surrounding development. In terms of bulk and mass the recess and lower height of the attached garages reduces the bulk of the proposals and increases the feeling of space between the development and the adjoining properties. Concerns about a cramped appearance from the previous submission are therefore considered to have been alleviated. The proposals are of a scale and proportion that is in keeping with the character of the area.

For the reasons outlined above the proposed development would result in an improvement in the appearance of the street scene. The application is therefore considered to preserve and enhance the character and appearance of the conservation area and the setting of the listed buildings opposite.

Impact on neighbouring properties

Concerns raised by neighbouring properties include loss of light and privacy, traffic congestion and safety.

In accordance with the BRE Site Planning for Daylight and Sunlight guidance an assessment has been undertaken to establish whether the proposals would harm the adjoining properties in terms of loss of light. A 45 degree line has been taken from the centre of the ground floor kitchen window of No. 5B and from the front elevation living room window of No.9. In both instances the proposed garage eaves and the second floor eaves do not encroach the 45 degree angle line. Given that No. 5B sits at a lower level than the proposed dwelling, a vertical assessment was undertaken with the 45 degree angle line and it has been demonstrated that the line falls below the centre of the window. This would suggest that loss of light to these windows would not be significant and would not amount to demonstrable harm to these properties. The two side facing windows of No. 5B do not serve habitable rooms and therefore limited weight is given to this impact.

Views from the site into the private amenity areas of the neighbouring dwellings would be increased as a result of the proposals in comparison to the existing single storey bungalow. The residents of No. 9 have been fortunate to live adjacent to a single storey dwelling with only very limited overlooking to their rear garden. However a degree of overlooking into rear gardens is unavoidable in residential areas. No windows are proposed in the flank elevations and all windows direct outlook to the rear of the site. Furthermore, No. 9 is set back further from the rear building lines of the proposed development which further protects the privacy of this neighbour's immediate rear garden. It is considered that the proposals would not result in unacceptable levels of overlooking and are consistent with expectations for development in residential areas.

Noise and pollution arising from the construction of the dwellings would be subject to Building Regulation and Environmental Health controls and an Informative should be added reminding the applicant of his responsibilities in this respect.

Impact on Trees and Landscaping

Trees and Woodlands have confirmed that the mature conifer at the rear of the garden

would not be affected by the proposed development because its Root Protection Area (RPA) is well outside the area disturbed or excavated for development. However as it is located within a conservation area protective fencing during construction in accordance with the recommendations of the British Standard 5837:2012 is sought to ensure its protection.

Highway Safety/Car parking

The provision of two off-street parking spaces per dwelling is considered to be acceptable in this location. Hertfordshire highways raised no objections to the proposals on the basis of highway safety and have recommended that visibility splay of 2.4m x 43m is to be provided within which there shall be no obstruction to visibility between a height of 0.6m and 2m above the carriageway. They have also requested further details about how refuse is to be collected from the site to ensure that collection does not have a detrimental impact on highways safety and operation. Conditions will be attached to a planning permission ensuring that these details are provided and Highways requirements are met. It is therefore not considered that any significant concerns can be raised on highway safety grounds.

Archaeology

The Hertfordshire Historic Environment team has identified the site as having the potential for the presence of heritage assets of archaeological interest which may be affected by the proposed development. The Historic Advisor has requested the development and implementation of a Written Scheme of Investigation in order to mitigate any potential impacts. This would be required by condition should planning permission be granted.

Sustainability

The application has been supported by a sustainability checklist as appropriate and is considered to satisfy the criteria of CS29.

Other Material Planning Considerations

The residents of 5B Pickford Road have raised a concern that the replacement of the existing open slatted fencing on the boundary separating their property from the application site with close boarded fencing would obstruct their visibility when entering and exiting their property. They have also asked for the open slatted boundary treatment to be retained on the basis that close-boarded fencing would act as a physical barricade between the properties and be overbearing due to the different levels of the properties.

The residents are prepared to discuss the treatment of this boundary with the applicant in order to overcome their concerns. A condition would require further details of the boundary treatment to be submitted and approved in order to address the issues raised.

Conclusions

The proposed replacement of the existing bungalow, which is of no architectural merit, is considered to improve the appearance of the street scene and enhance the

character and appearance of the conservation area. The layout and positioning of the dwellings in the plot respect the building lines of the adjoining residential development and is consistent with the development in this locality in terms of bulk, mass and scale. Sufficient space has been retained between the adjoining properties alleviating concerns raised in the previous scheme about a cramped layout within the plot. Furthermore, the layout mitigates any significant impact of the proposals on the amenity of neighbouring dwellings.

The proposals have taken account of the reasons of refusal of the previous scheme and further comments from Conservation and Design, resulting in improvements to the design detailing of the proposals which are traditional and sympathetic to the character of the conservation area. A condition relating to the submission of materials shall ensure high quality materials are used.

The proposals are considered to comply with relevant conservation and design policy as outlined above.

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 No development shall take place until details of the materials to be used in the construction of the external surfaces of the development hereby permitted shall have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.**

Reason: In the interests of the visual amenities of the Conservation Area and to accord with adopted Core Strategy Policies CS12 and CS27.

- 3 The trees shown for retention on the approved Drawing No. 15/614 101 shall be protected during the whole period of site excavation and construction in accordance with the recommendations of the British Standard 5837: 2012, Trees in relation to Design, Demolition and Construction Recommendations.**

Reason: In order to ensure that damage does not occur to the trees during building operations and to accord with saved Local Plan Policy 99.

- 4 No demolition shall commence until a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:**

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

Reason: To ensure that reasonable facilities are made available to record archaeological evidenc and to accord with adopted Core Strategy Policy CS27.

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Demolition shall take place in accordance with the Written Scheme of Investigation approved under condition 4.

Each phase of the development shall not be occupied until the site investigation has been completed and the provisions made for analysis in accordance with the programme set out in the Written Scheme of Investigation approved under condition 4. The final phase of development shall not be occiped until the site investigation has been completed and provision made for analysis in accordance with the programme set out in the Written Scheme of Investigation approved under condition 4 and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: For the avoidance of doubt.

6

No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the buildings are occupied. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area in accordance with adopted Core Strategy Policy CS12.

7

Vehicular visibility splays of 2.4m x 43m shall be provided, and thereafter maintained, in both directions from the access, within which there shall be no obstruction to visibility between a height of 0.6m and 2m above the carriageway.

Reason: In the interest of highway safety.

- 8 **Prior to occupation of the development hereby approved the new parking areas shall be surfaced in a durable, bound material and arrangements shall be made for surface water from the site to be intercepted and disposed of separately so that it does not discharge into the highway.**

Reason: To minimise danger, obstruction and inconvenience to highway users and to ensure the satisfactory disposal of surface water in accordance with Policies CS8 and CS31 of the adopted Core Strategy.

- 9 **The development hereby permitted shall be carried out in accordance with the approved sustainability statement.**

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

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

**Site location Plan;
15/614 101 Proposed Site Layout;
15/614 102 Rev A Elevations and Floorplans received 04.06.2015.**

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

Article 31 Statement

Planning permission has been granted for this proposal. The Council acted pro-actively through positive engagement with the applicant at the pre-application stage and during the determination process 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 2012.

HIGHWAY INFORMATIVE:

The highway authority require any works to be undertaken on the public highway to be by approved contractors so that the works are carried out to their specification and by a contractor who is authorised to work in the public highway. The applicant will need to contact www.hertsdirect.org or telephone 0300 1234 047 for further instruction on how to proceed.

THAMES WATER INFORMATIVE:

Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0800 009 3921 or for more information please visit our website at www.thameswater.co.uk

Environmental Impacts from Construction

During the construction phase of your development you should be mindful of the impact you have on the neighbours surrounding your site. Environmental Health has produced a guide: 'Minimising Environmental Impacts from Building and Demolitions'.