

**4/02093/16/FUL - CONSTRUCTION OF THREE BEDROOM DWELLING AND DOUBLE GARAGE. ALTERATIONS TO EXISTING DWELLING. REPLACE EXISTING FRONT GARAGE WITH TWO STOREY FRONT EXTENSION, SINGLE STOREY SIDE EXTENSION WITH PART EXTENSION (AMENDED SCHEME).
1 FOX CLOSE, WIGGINTON, TRING, HP23 6ED.
APPLICANT: Mr & Mrs M Ellinger.**

[Case Officer - Tineke Rennie]

Summary

The application is recommended for approval. The proposal is for a detached three-bed dwelling and alterations to the existing dwelling. The proposed dwelling would respect the existing built pattern of development and be consistent with the overall character and appearance of the area. There would be no unacceptable impact on the amenities of the adjoining properties and the proposed development would provide an acceptable standard of accommodation for future occupants. The proposed development is therefore considered to be in accordance with adopted Core Strategy Policies CS6, CS12 and CS24.

Site Description

The application site lies within the village of Wigginton, within the Green Belt and within the Chilterns AONB. The site is a large, corner plot located in a relatively prominent position at the junction of Fox Road and Fox Close. It was built as part of Fox Close, a small private development on a private road, comprising a small group of 14 similarly styled chalet house grouped around a small private green. The houses are mostly set to the front of their plots many of which have open frontages facing on to the green. This house being the first in the close, occupies a larger, wider plot, with its long side boundary abutting the main road and bounded by a mature hedgerow and some trees, typical of this part of Fox Road. The opposite side of Fox Road is characterised by rows of Rothschild cottages, ending opposite the site.

This detached dwelling is typified and dominated by its elongated roofscape, side gables and elongated flat-roof dormers to front and rear. It also has an integral flat-roof garage projecting beyond its front elevation and served by a long driveway. This house sits well back in its sizeable plot, although positioned close to the adjacent house, at 2 Fox Close, and affords a wide grassed area to its side, sweeping round to its rear garden. The rear garden boundary abuts the side boundary of Hilltop, the adjacent detached dwelling fronting onto Fox Road.

Planning permission was granted on 03.04.2013 for alterations to the existing dwelling, namely to replace the existing front garage with a two storey front extension; demolition of conservatory; single storey side extension with part extension to accommodation in roof; construction of double detached garage with new vehicular access onto Fox Road and closure of access from Fox Close (amended scheme) (ref. 4/00090/13/FHA). The applicant has commenced implementation of this permission by digging the foundations for the new garage and commencing construction of the new vehicle access from Fox Road. They have also cleared some of the hedge along the Fox Road boundary for the vehicle access and construction fencing has been installed.

In order to facilitate the proposed detached dwelling the applicant has made some

minor amendments to the consented alterations to the existing dwelling. As such this application incorporates all of the alterations approved under the previous permission together with the further changes which are outlined below.

Proposal

The proposal is for a three bed detached dwelling located to the south of the existing dwelling at 1 Fox Close. Access to the dwelling would be from the new vehicle access from Fox Road; the dwelling would also benefit from the consented double detached garage that has not yet been constructed.

The proposed dwelling would be "L" shape in form and would feature a hipped roof; flat roofed front porch; and a chimney. It would be constructed in facing brick to the ground floor with render above with plain concrete roof tiles.

The proposals also incorporate the alterations to the existing dwelling as outlined by the officer in their report (ref. 4/00093/13/FHA):

The double garage is 6m square under a pyramidal roof with a maximum height of 4.7m, in brickwork and plain concrete tiles. It would be positioned between the side elevation and the boundary with Fox Road, being 3m away at its closest point from the house. It would front onto a new area of permeable hard surfacing by the new access onto Fox Road. The plans show the retention of the access onto Fox Close.

The existing garage within the flat-roof projection to the house would be replaced by a much wider front projection with a half-hipped gable roof providing enlarged ground floor accommodation and introducing a bedroom above, with a small side dormer facing No.2 Fox Close with a window serving the en-suite.

The main roof to the house would be replaced by a new roof of the same height, but comprising a slim flat-roof central section and introducing small half-hip gables to each side, replacing the existing side gables. The long flat-roof front dormer would also be removed, whilst the smaller rear dormer would be replaced by a small hipped roof dormer and the chimney stack removed. The rear conservatory, which is in poor condition, would also be removed. The conservatory is to be retained in this application.

Finally there would be a small single storey rear/side extension, essentially filling in this small gap.

The exceptions to these consented works are the retention of the conservatory to the rear and internal reconfiguration at first floor so that the bathroom is located to the rear with obscure glazing to the dormer on this rear elevation. The bathroom will be relocated to the position of the previous bedroom. This amendment is proposed to mitigate overlooking to the rear garden of the proposed dwelling.

Referral to Committee

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

Planning History

This site has had five significant previous applications.

In 1999 planning permission was granted for a double garage to the side of the house, using the existing access (4 /01477/99/FHA). This was not implemented.

In 2009 an application was submitted to demolish the existing house and replace it with one detached house on a similar footprint and the construction of two semi-detached houses to its rear, all served by a new vehicular access directly onto Fox Road (and closure of the existing access onto Fox Close) (4/00335/09/FUL). This was refused for two reasons: due its location in a small village in the Green Belt, under Policy 6 the development failed to demonstrate that it would meet a local need in perpetuity, and secondly, the development failed to comply with Policy 11 as its design was poor and related poorly to the setting of the site, surrounding development and general character of the area. It is important to note that this did not include refusal of the new vehicular access, as there had been no objection on highway grounds.

In 2012 an application was submitted for substantial extensions to the house itself plus a new detached garage and new vehicular access onto Fox Road (4/00788/12/FHA). This was refused under delegated powers for the following reasons:

1. Due to the design and bulk of twelve dormers and large front extension, this would result in the dwelling having an unduly prominent, unattractive, incompatible and incongruous appearance within the street scene and on surrounding properties, exacerbated by closure of the existing driveway and the removal of a 10m length of mature hedgerow along Fox Road for a new driveway, and therefore not relating well to surrounding development or the general character of the area, failing to comply with Policy 11 criteria and the NPPF.
2. The front extension with side dormer and the two storey side extension would create significant visual intrusion and some loss of privacy to No. 2 Fox Close.

In 2013 an amended scheme was submitted for the extensions to the house with new detached garage and new vehicular access as outlined above. This application was considered to overcome the previous reasons for refusal and was granted on 03.04.2013 (ref. 4/00090/13/FHA).

An application was submitted earlier this year for a detached dwelling in a slightly altered position from this proposal (ref. 4/00813/16/FUL). The application was withdrawn to overcome overlooking to the garden of the proposed dwelling. Repositioning of the proposed dwelling was also considered to reduce overlooking of the garden of Hilltop.

Policies

National Policy Guidance

National Planning Policy Framework (NPPF)

Planning Practice Guidance

Adopted Core Strategy

Policy NP1 - Supporting Development

Policy CS1 - Distribution of Development

Policy CS6 - Selected Small Villages in the Green Belt
Policy CS12 - Quality of Site Design
Policy CS20: Rural Sites for Affordable Homes
Policy CS24 - The Chilterns Area of Outstanding Natural Beauty
Policy CS29 - Sustainable Design and Construction
Policy CS31 - Water Management
Policy CS35 - Infrastructure and Developer Contributions

Saved Policies of the Dacorum Borough Local Plan

Policy 58 - Private Parking Provision

Appendix 3 – The Design and Layout of Residential Areas

Appendix 5 - Parking Provision

Supplementary Planning Guidance / Documents

Accessibility Zones for the Application of Car Parking Standards (July 2002)

Chilterns Buildings Design Guide

Advice Notes and Appraisals

Sustainable Development Advice Note (March 2011)

Affordable Housing Clarification Note (March 2015)

Summary of Representations

Comments received from Wigginton Parish Council:

Wigginton Parish Council had a special planning meeting regarding **4/02093/16/FUL** Construction of three bed dwelling and alterations to existing dwelling. Replace existing front garage with two storey front extension, Single storey side extension to roof and construction of double garage (amended scheme) 1 Fox Close, Wigginton, HP23 6ED They concluded the following:

REFUSED.

The proposed new dwelling contravenes CS6 from Dacorum's Core Strategy that was adopted only 3 years ago, in 2013 and which runs until 2031.

The council also feels that the comments made by this council on the original application are still valid, i.e.

1. The proposal would constitute an over development of this site and if granted, could set a worrying precedent.

Comments received from Building Control:

Please be advised that Building Control has no comments.

Comments received from Hertfordshire Property Services:

Herts Property Services do not have any comments to make in relation to financial contributions required by the Toolkit, as this development is situated within Dacorum's CIL Zone 1 and does not fall within any of the CIL Reg123 exclusions.

Notwithstanding this, we reserve the right to seek Community Infrastructure Levy

contributions towards the provision of infrastructure as outlined in your R123 List through the appropriate channels.

I trust the above is of assistance if you require any further information please contact me or the planning obligations team (development.services@hertfordshire.gov.uk).

Comments received from Hertfordshire Highways:

Decision

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:

Hertfordshire County Council as Highway Authority has considered that the proposal would not have an unreasonable impact on the safety and operation of the adjoining highways subject to the conditions and informative notes below.

CONDITIONS

1. Before the premises are occupied all on site vehicular areas shall be surfaced in a manner to the Local Planning Authority's approval so as to ensure satisfactory parking of vehicles outside highway limits. 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: In order to minimise danger, obstruction, and inconvenience to users of the highway and of the premises.

INFORMATIVE NOTES

1. Obstruction of public highway land: 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 website: <http://www.hertfordshire.gov.uk/services/transtreets/highways/> or by telephoning 0300 1234047.

2. Road Deposits: It is an offence under section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and 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 are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available via the website <http://www.hertfordshire.gov.uk/services/transtreets/highways/> or by telephoning 0300 1234047 COMMENT

COMMENTS

This application is for RETENTION OF THREE BED DWELLING AND ALTERATIONS

TO EXISTING DWELLING. REPLACE EXISTING FRONT GARAGE WITH TWO STOREY FRONT EXTENSION, SINGLE STOREY SIDE EXTENSION WITH PART EXTENSION TO ROOF AND CONSTRUCTION OF DOUBLE GARAGE (AMENDED SCHEME)

PARKING

The existing detached double garage will be allocated to the new 3-bed dwelling, with extensions to the existing hard standing to allow manoeuvring of vehicles.

The existing integral (Front) garage will be replaced by living accommodation. No additional space to replace the loss of the 3 current off street parking spaces for the existing property is proposed in the documents submitted.

ACCESS

The existing detached garage has a vxo on Fox Road, which is a classified "C" road, the C138 so vehicles are required to enter and leave the highway in forward gear. The hard standing is to be extended to allow vehicles to manoeuvre to achieve this.

The existing integral garage has a vxo on Fox Close, which is unadopted.

CONCLUSION

Highway authority does not wish to restrict the grant of consent subject to the above conditions and as set out in the advisory notes.

Comments received from Strategic Housing:

Strategic Housing comments are as follows in response to the site below:

Due to the nature of the proposal below, the site will be exempt from any affordable housing contribution.

Trees and Woodlands

Awaiting comments.

Contaminated Land Officer

This department has no record of consultation in respect of the previous application (now withdrawn), to which 4/02093/16/FUL is an amendment (4/00813/16/FUL - Proposed three bed dwelling and detached garage). Information contained within the current application indicates that works commenced on-site in August 2015.

In respect of the previous 2009 application (4/00335/09/FUL - Demolition of existing house and construction of one detached and two semi-detached dwellings with additional access), the contamination condition was requested as the site is located within the vicinity of a potentially contaminative land usage (former sewage filter bed).

For continuity, and to ensure the risk of contamination to the end user is adequately investigated, I recommend that the standard contamination condition be applied to this development should permission be granted. For advice on how to comply with this

condition, the applicant should be directed to the Council's website (www.dacorum.gov.uk/default.aspx?page=2247).

Comments received from Thames Water:

Comments have not been received from Thames Water in relation to this application however they provided the following comments on 06.04.2016 to the application that was withdrawn (ref. 4/00813/16/FUL):

Waste Comments

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.

There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted for extensions to existing buildings. The applicant is advised to visit thameswater.co.uk/buildover

'We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Should the Local Planning Authority be minded to approve the planning application, Thames Water would like the following informative attached to the planning permission: "A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquires should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality."

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

Water Comments

Thames Water recommend the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

Response to Neighbour Notification / Site Notice

Comments received from residents Plantation House:

We understand that another proposed planning application has been presented to build a three bedroom dwelling and detached garage at No1 Fox Close Wigginton.

We live at Plantation House Fox Road Wigginton and wish to offer the following comments on this proposed development for your information and consideration:

As you may be aware this is the fourth Planning Application at this property to build another property for financial gain in their rear garden.

The proposed planning application appears to be 'garden grabbing' and would potentially set a precedence in the village of Wigginton should it be approved.

The sewer pipes from our property Plantation House, Fox Road flow through the garden of the next door property Hilltop and then through the garden of No1 Fox Close the above said property then into the main sewer. We are concerned that there may be disturbance or potential detriment by the proposed building works.

The proposed application would affect the privacy and light for residence of No.2 Fox Close and to 'Hilltop' Fox Road.

The building work approved in a previous planning application in 2013 has not been completed. Work was started and has remained unfinished and unsightly for nearly 2 years. The current proposed plan is a large development and concerned the time it would potentially take to complete.

The potential design of the property does not appear to be in keeping with the character and appearance of the original concept and build design of the properties in Fox Close to ensure compatibility with the Rothchild Cottages on the other side of the road.

The potential infilling would give the appearance of overcrowding of buildings within the proposed plots and close proximity of the neighbours.

We hope that the above comments are useful in assisting with your discussion on the proposed planning application for 1 Fox Road, which we feel should not be approved.

Comments received from resident of 92 Fox Road:

There have been several applications submitted for this property for what is clear to all in the area to be a mini housing estate with the aim of continual development and infill of a village site within an AONB.

The last application for a change of access and the construction of a double garage

was granted over two years ago with the subsequent destruction of hedgerow, an unsightly temporary / semi permanent fence being constructed where the access is supposed to be and NO garage being constructed. The area is a complete mess and destroys what was a pleasant access to this Chiltern village. The new access is NOT used whilst the original access is still in constant use.

Please accept this letter as a formal objection to the planned application on the following grounds.

1. The proposed new construction is COMPLETELY out of keeping with both the current dwelling by which it is being built and of course to the Rothschild Cottages on the opposite side of the road
2. The Dacorum Landscape Character Assessment for Ashlyns and Wigginton Plateau states
 - a. **Support a strategy to limit built development within the area** or the impact of development that may affect the area from outside. I believe the proposed plan is contrary.
 - b. **Encourage the retention of the existing pattern of hedges** and to create new features to further enhance landscape and ecological links between woodlands. I believe the previously allowed plan is contrary and I fear the new plan will further enhance the destruction.
 - c. Conserve and enhance the distinctive character of settlements and individual buildings by promoting the conservation of important buildings **and high standards of new building or alterations to existing properties, all with the consistent use of locally traditional materials and designed to reflect the traditional character of the area.** I believe the proposed plan is contrary.
 - d. Promote awareness and consideration of the setting of the AONB, and views to and from it, when considering development and land use change proposals on sites adjacent to the AONB. I believe the proposed plan detracts from this AONB
3. The proposed building, by reason of its design is out of keeping in design terms to the Chilterns Area of Outstanding Natural Beauty and in terms of limiting the visual prominence within the entrance to the village, which currently has Rothschild Cottages as the main feature. The proposal would be detrimental to the visual amenities of the AONB. The proposal is therefore contrary to saved Policy 97 of the Dacorum Borough Local Plan 1991-2011 and Policies CS24 point 2.2, which states: *To conserve and enhance the function and character of the market towns, villages and countryside.*

Please seriously consider the points made in this letter when making your decision as the whole visual aspect to the entrance to the village will be adversely affected.

Comments received from the resident of No. 2 Fox Close:

I live at 2 Fox Close and I still find these plans unacceptable. The construction of a three bedroom house and detached garage would overcrowd this plot greatly to the detriment of my privacy and that of Hilltop and would be out of keeping with the Rothschild cottages opposite in Fox Road.

The demolition of the existing garage at 1 Fox Close and replacing it with such a large

two storied extension would overpower my property and would also be out of keeping with the Rothschild cottages opposite.

I therefore think these plans should be rejected'

Comments received from a resident:

I refer to your letter of 16 August, the content of which shows a planning application for a three bedroom dwelling and a double garage. Alterations to existing dwelling, replace front large with two storey front extensions, single storey side extension with part extension (amended scheme) 1 Fox close, Wigginton, Tring, Herts, HP23 6ED.

After inspecting the plans and details I would like to register my objection to the application for a three bedroom dwelling in the garden of 1 Fox Close.

i reiterate the points made in my earlier objection email dated 15 August 2016 and to save you the time of looking for this i will put these forward again:

- Your documentation refers to 'land' at 1 Fox Close, when in fact it is a garden.
- The answer given to the Statutory Class was 'minor dwelling' - building a large 3 bed house does not constitute a 'minor' dwelling.
- 'Has the building or change of use already started?', the applicant has answered "YES" - is an opening cut into the hedge over 12 months ago and a hole dug in the ground in preparation for a double garage, the planning permission of which was granted over two years ago, the same as 'building works started'?
- Norvill Property Services acting as agent, if this is private dwelling and application why is an agent needed? Who really owns the property? The indications are that this site is earmarked for development by a professional development company to the detriment of the visual aspect on approach to the village.

We have no objection to the proposed alterations to the existing dwelling, but a large house built in the back garden will crowd the area and will create a visual intrusion when driving through the village, not forgetting Wigginton is a designated AONB.

I would appreciate acknowledgement of my email. I also noticed on the application that there are no objections showing to this application, whereas I know of at least two other objections. Perhaps it has not been updated?

Comments received from the residents of Hilltop:

I live next door to this proposed development and have several objections which I shall put into another formal email for you to consider.

I have two other concerns

1. The wording of the planning proposal is very confusing. It seems as though permission has already been granted for a new house. Is this the case? Why is it worded so badly? How can that have happened?
2. My second concern is that many of our neighbours are away on holiday and we are about to go too so it is very unfair that only three weeks are given for objections to be

voiced. Obviously this is why builders choose this time of year to apply for planning permission because they know that neighbours, who have valid planning objections, are often unaware until too late. Please could we all be granted more time?

There have been many objections to any sort of development on this residential garden from many neighbours and the Parish Council. You will find a fat case file.

My chief concern is the LOSS OF PRIVACY from overlooking, which we at Hilltop would have to endure if a house were to be built, in addition to close-up NOISE and smoke from a new living space feet from where we have worked and sat out in peace and quiet for years; as well as noise from music and tv deflected towards us by a new house wall.

We have lived in privacy and peace for 22 years and do object most strongly to this plan to destroy it. Please do come up to Hilltop so that you can see our problem. But I shall be composing a letter listing lots of objections, which are also important, in due course.

Further comments were received from the residents of Hilltop:

I'm sure you are aware of the various initiatives to clarify the issue of garden grabbing, and that residential land within a built up area is classified as greenfield rather than brownfield.

Central Government directed in 2010 that garden land within the built up area of a town or village is green land and NOT brown land and conferred powers on the Local Planning Authorities i.e. District and Borough Councils, to prevent garden grabbing <https://www.gov.uk/government/news/new-powers-to-prevent-unwanted-garden-grabbing> This was endorsed by the case of Dartford Borough Council and the Secretary of State for Communities & Local Government which was finally determined in January 2016 <https://andrewlainton.wordpress.com/2016/01/25/high-court-rules-that-garden-grabbing-outside-built-up-areas-complies-with-nppf/>

I hope that this will be helpful as you consider the garden grabbing application at 1 Fox Close, the case against which would appear to be overwhelming.

Further comments were received from the residents of Hilltop:

I have lived at Hilltop Fox Road immediately adjoining the above address for some 20 years and write with reference to the proposed development to record my objection to the plans. I registered little or no disquiet at the adjacent developments over the years at St Mary Cross Close and at 96 Fox Road, both of which have enhanced the neighbourhood, and so cannot be considered a "serial objector". I do, however, feel that this proposal is wholly inappropriate.

1. The construction of a new 3 bedroom detached dwelling contradicts without exception every constraint identified in policy C6 of the Dacorum Core Strategy adopted on 25th September 2013. For convenience I have reproduced it in full below:

***POLICY CS6: Selected Small Villages in the Green Belt
Within Chipper field, Flamstead, Potten End and Wigginton the following will be permitted:***

(a) the replacement of existing buildings;

(b) limited infilling with affordable housing for local people;

(c) conversion of houses into flats;

(d) house extensions;

(e) development for uses closely related to agriculture, forestry and open air recreation, which cannot reasonably be accommodated elsewhere; and

(f) local facilities to meet the needs of the village.

Each development must:

i. be sympathetic to its surroundings, including the adjoining countryside, in terms of local character, design, scale, landscaping and visual impact; and

ii. retain and protect features essential to the character and appearance of the village.

It is inconceivable that a new building of this nature can be approved without total disregard for this most recent and carefully constructed strategy document.

2. You will be aware that consideration of this application is subject to a number of precedents:

- The previous owner applied for permission to build a bungalow which was refused.
- 2009 - the Ellingers applied for permission to demolish the existing house and build 3 houses on the site, again refused.
- 2013 – application for an entrance from Fox Road and construction of a double garage was approved, despite significant objections from neighbours and Parish Council. The proposal made little sense, other than to facilitate a subsequent application to develop the site further. The entrance was eventually knocked through in 2014 leaving a gaping hole in the hedge with unsightly temporary fencing ever since. The garage was never constructed, other than some footings hastily dug in the past two weeks, despite its appearance on the Ordinance Survey. Permission for this has presumably lapsed.
- March 2016 – withdrawn application to construct a new 3 bedroom dwelling with extensions to the existing house, almost exactly the same as the present format.

3. It is unclear what consideration has been given to the main drainage system which runs through the property, although this will be of concern to Thames Water. The plans appear to assume that the current drain run serves 1 Fox Close only. In fact there is a drain serving Plantation House and Hilltop running across my property and into the current marked run through 1 Fox Close. Other properties may also be affected and resolving this would cause major disruption to this Public Sewer.

4. The rear of the house directly overlooks my garden and that of 2 Fox Close leading to significant loss of privacy, particularly from the upstairs windows. The two proposed properties overlook each other to what will be a totally unacceptable degree for future owners.

5. 1 Fox Close was originally built some distance from Fox Road, and further back from the road than other Fox Close properties, to avoid the functional design of the newer Fox Close houses detracting from the more aesthetic Rothschild cottages opposite. The proposed design both brings forward the line of the buildings to the detriment of this concept, and introduces a new design out of character with both the adjacent properties and with the village overall.

6. The proposed development is too close to both Hilltop and to the existing house on

the site, using only a third of the plot, leading to unacceptable congestion, increased noise levels, and significant loss of light.

7. The construction of a double garage and driveway is likely to affect the root system of the protected oak tree, adjacent to Fox Road, already pruned to excess to facilitate the plans, and is detrimental to existing sight lines.

It is most unfortunate that the original summary letter dated 10th August 2016 had to be reissued due to the fundamentally misleading reference to the “retention” rather than “construction” of the 3 bed dwelling, and that the current site plan still refers to a nonexistent “existing garage”. Furthermore the Dacorum website has recently failed to acknowledge much of the objecting correspondence, all of which adds credence to the perception in the local community that this proposal merits significantly more assertive scrutiny by the planning authority than has been achieved to date.

It is clear that this application should be rejected.

Further comments were received from the residents of Hilltops on 25th August 2016 which can be summarised as follows:

- Loss of privacy - overlooking of the rear garden
- Buildings are never built in accordance with plans; exact measurements are lacking in these drawings
- Noise and disturbance arising from a new dwelling adjacent to their rear garden; this would be exacerbated due to the L shaped form of the house directing noise towards Hilltops
- Loss of daylight and overshadowing from the proposed dwelling;
- The house would detract from the Rothschild cottages located opposite;
- The 1960s development of Fox Close are well set back and screened by hedges retaining the rural character; the proposed development would adversely impact on this;
- The proposed dwelling is out of scale and has a negative visual impact; it would be detrimental to the original planning concept;
- The proposed dwelling would be visually intrusive due to its angled orientation;
- The roof, building materials and position are out of keeping;
- The proposed development would amount to overdevelopment;
- The proposed dwelling would be out of keeping with the very large 4 or 5 bedroom houses on this side of Fox Road;
- The new vehicle entrance is unsafe in terms of traffic safety;
- Impact on the main sewers that run across the garden of the proposed new build; re-routing the drains and sewers would be very disruptive and could impact on the tree with the TPO;
- The neighbour at No. 2 Fox Close would be overlooked by the proposed extension;
- The proposed development would adversely impact on the character and appearance of the village;
- The chimney would be the wrong size and would be too close to their bedroom windows;
- St Bartholomew's School is over-subscribed;
- Adverse impact on the amenities of the occupiers of No. 1 Fox Close;
- This planning application is garden-grabbing, inappropriate infilling, opportunistic, intrusive and unwelcome to the village, as well as not meeting Policy 6 points, so

we look to our planners to use policy 6 to protect us from these unwelcome plans. Please come up to have a look at the site so that you can appreciate the effect on Hilltop and the village.

Comments received from the residents of Two Ways, Fox Road:

I live at Two Ways, Fox Road, about 150m to the NW of the proposed site, on the same side of the road.

This application appears to me to be undesirable because:

1. I do not believe that this development “Meets a local need of the village or adjoining countryside.” (Policy 6b) There is no need for a house here. The school in the village is oversubscribed. The only benefit will be the possible financial gain to the developer.
2. It sets an undesirable precedent of overdevelopment in this immediate area. It appears to be about 2.6m from Hilltop and similarly close to no 1 Fox Close and the shape of the plot is very awkward with consequent adverse effects on privacy.
3. The front elevation facing Fox Road, almost opposite the Rothschild cottages, is not sympathetic with those cottages or even in keeping with Hilltop or the properties in Fox Close.
4. The front elevation will be nearer to Fox Road than any of the other frontages having access onto the same side of Fox Road and will therefore be rather more prominent. It will be especially noticeable when approaching from the north.
5. I do not therefore believe that the development “will be sympathetic to its surroundingsin terms of local character design, scale, landscaping and visual impact” (Policy 6i)
6. Although not grounds for objection, I comment that the applicant has little consideration for local amenity having removed more than 10m of hedge well over a year ago and begun work on an ugly access which was never finished and has been fenced off with a builder’s hoarding constituting a serious eyesore ever since. I feel sorry for the residents of nos 93-96 Fox Road in particular who have had to look at this for so long.

Considerations

Policy and Principle

The site lies within a selected small village in the Green Belt where, under adopted Core Strategy Policy CS6, limited infilling with affordable housing for local people will be permitted. Each development must be sympathetic to its surroundings, including the adjoining countryside, in terms of local character, design, scale, landscaping and visual impact; and retain and protect visual features essential to the character and appearance of the village.

Commentary associated with Policy CS6 recognises the need to allow for limited development within the selected villages in the Green Belt which supports their existing role in the settlement hierarchy. In terms of infilling, this is defined as "a form of development whereby buildings, most frequently dwellings, are proposed or constructed within a gap along a clearly identifiable built up frontage or within a group of dwellings." Limited infilling is defined as development which does not create two or more dwellings.

The proposed development meets these criteria in that it seeks an additional dwelling within a gap within the built-up frontage of Fox Road. The site is also within the group of dwellings forming the north-western arm of the village: the 1960s development of Fox Close lies to the north with the Rothschild cottages located on the opposite side of Fox Road; to the south are the dwellings to the north of Highfield Road including Mary Cross Close.

The second requirement of Policy CS6 is the need for the limited infilling to be affordable housing which is to be defined in accordance with national guidance. The affordable housing must also meet an identified local need and be available for people who have a strong connection with the village through work, residence or family.

In March 2015 a Ministerial Statement relating to affordable housing was issued by the Government. A national waiver approach in terms of the requirement for affordable housing for developments of 10 units and below with a lower waiver (5 units) in the defined 'rural area' was sought. The Council issued a clarification note to accompany the Affordable Housing SPD in response to the change. This note was withdrawn following the challenge to the High Court issued on 31 July 2015; however in May 2016 the Court of Appeal judgement upheld the appeal grounds brought by the Government and reversed the earlier decision to quash the policy.

National Planning Practice Guidance (NPPG) has been amended to reinstate the relevant paragraphs relating to this national waiver approach. Similarly, the Council has reinstated the Affordable Housing Clarification Note (March 2015) which is now a material consideration in all planning decisions.

The Affordable Housing Clarification Note outlines the implications of the national waiver approach in terms of the application of Policy CS6. The selected small villages in the Green Belt also fall within the 'rural area'. In accordance with the Ministerial Statement, new dwellings within the rural area would only need to be affordable where the scheme creates 6 or more units. As the proposed development is for an additional dwelling the requirement for it to be affordable as outlined in CS6 no longer applies.

The proposed development is for limited infilling within the village of Wigginton. It is considered to be sympathetic to its surroundings, retaining the visual features essential to the character and appearance of the village as detailed further below. As such the proposal is in accordance with adopted Core Strategy CS6. Consistent with the Government's approach, the proposed dwelling is not affordable housing meeting a local need but rather is proposed as open market housing.

The proposed alterations to the existing dwelling were considered under the Policy 6 of the Local Plan which has now been superseded by adopted Core Strategy Policy CS6. Policy CS6 also permits extensions to dwellings provided that the development is sympathetic to its surroundings, including the adjoining countryside, in terms of local

character, design, scale, landscaping and visual impact; and it retains and protects visual features essential to the character and appearance of the village. The principle of the extensions to the dwelling was accepted through the granting of the earlier permission and it is not considered that there has been a material change in circumstances since that time.

Effect on site layout, street scene and AONB

The proposed dwelling will be positioned to generally align with the front and rear building lines of the adjoining dwelling Hilltop. The projection forming the "L" part of the dwelling lies adjacent to No. 1 Fox Close which is positioned further to the west. As such the proposed development will result in a staggered layout between Hilltop and No. 1 Fox Close. The frontage will be similar in depth to the frontages of Hilltop and Plantation House, thereby retaining the pattern of built development along this part of Fox Road.

The double garage will be utilised by the occupiers of the proposed dwelling with the existing Oak tree retained. It is noted that both Plantation House and Hilltop have garages positioned forward of the dwelling with hardstanding for the parking and turning of vehicles. The proposed development therefore would not be out of keeping with the existing street scene.

The surrounding area is characterised by a variety of dwelling types and styles with chalet style bungalows located to the north on Fox Close and Hilltop directly to the south. The Rothschild cottages are located opposite and Plantation House further south is a two storey detached dwelling with pitched roof and mock Tudor detailing. No. 1 Fox Close would be altered through the proposals so that it no longer represents the chalet style bungalow design of the original 1960's development. It would feature half hip roofs with small gabled dormers together with the introduction of render to parts of the elevations. When assessing the application for the alterations in 2013 the officer noted that significant changes had been made to the front projections and flat roofed dormers at Nos. 12 and 13 Fox Close so that the original uniformity of the development no longer exists.

The proposed dwelling is of a simple design incorporating a hipped roof with facing brickwork and render. Due to the diversity of dwelling types in the surrounding area it is not considered that the proposed dwelling would disrupt the existing uniformity or be unsympathetic to its surroundings. Distances of 3.0m and 5.0m respectively would be maintained between the dwellings which are not inconsistent with the area. Terraced cottages are located opposite and the dwellings to the west of Fox Close average approximately 3.0m separation; the dwellings of Mary Cross Close are in the area of 2.0 - 3.0m separation whereas Hilltop and Plantation House have greater spacing between them (approximately 10.m excluding the garage).

The application site is large (1600m²) and the resulting density of two dwellings on the plot would be 12.5 dwellings per hectare. This would be well below the expected range of 30 to 50 dwellings per hectare outlined under saved Policy 21 of the Local Plan; however it reflects the low density character of the village. The dwelling to plot size ratio would not be inconsistent with the immediate area; as outlined above the area represents a range of development types with varying sizes of dwellings on larger and more modest sized plots.

The rear private outdoor amenity area of the proposed dwelling would achieve a depth of 14.5m at the nearest point and approximately 19.0 at the deepest. Whilst No. 1 Fox Close would lose its rear garden the plot is wide with a depth of at least 14m maintained to the side and over 14.0m maintained to the front. The front and side boundaries are well screened by an existing hedgerow which would ensure the provision of private outdoor amenity area for this dwelling. Both outdoor amenity areas are considered to be acceptable in relation to the scale of the associated dwellings.

The proposed dwelling would be positioned directly in front of the south-eastern corner of the existing dwelling which accommodates the utility room and WC at ground floor. Whilst this would have an impact on the outlook and access to light from the windows they are not habitable rooms.

Refuse and recycling areas are to be located within the frontage of the site.

The proposed development is considered acceptable in terms of its layout and the appearance of the building. It is sympathetic to the character and scale of the surrounding development and as such accords with Policies CS6, CS11, CS12 and CS24 of the Core Strategy.

Effects on appearance of building

The officer made the following comments in relation to the proposed alterations to No. 1 Fox Close which apply in the assessment of this application:

Fundamentally, the proposed extensions to this chalet-style house will not widen the main house nor increase the height of the main roof, but it will significantly increase the size and prominence of the original front projection, with a replacement wider projection and dominant front gabled roof with a small side dormer. The characteristic wide flat-roof dormer will be replaced by a small gabled dormer. The changes are also making the gable ends into half hips and with rendering to part of the elevations.

Thus, the house will be significantly altered in its appearance. However, the flat-roof garage and front former, although characteristic to Fox Close, are not necessarily attractive features in their own right. Indeed two of these houses in Fox Close have already had significant changes made to the front projections and flat-roof dormers, at nos. 12 and 13. Furthermore, permission has just been granted for an extension to no.3. These proposed changes are on a much reduced scale to those of the recent refused application.

The proposed extensions and double garage are not considered to be extensive in their size or coverage of this site and as such are not considered to constitute overdevelopment of the site.

The retention of the conservatory and obscure glazing to the rear dormer are considered to have a negligible affect on the appearance of the dwelling.

Impact on Trees and Landscaping

A mature Oak tree is positioned just within the site boundary. This tree has high public amenity value within the street scene and will be retained.

Impact on Highway Safety

Highways have reviewed the application and raise no objection. They have noted that the area of hardstanding to the access from Fox Road is to be extended to allow vehicles to manoeuvre within the site so that they can enter and leave the highway in forward gear. A condition requiring details of the surfacing and discharge of water has been recommended.

Impact on Neighbours

The neighbouring property Hilltop has raised a number of concerns with regard to the impact of the proposal on their amenities. The proposed dwelling would be positioned approximately 1.0m beyond the rear building line of Hilltop which is in broad alignment with this dwelling. The 1.0m projection beyond their dwelling would not result in any adverse impacts in terms of creating a sense of enclosure or loss of light. There are no windows to the flank elevation of Hilltop that would be directly impacted in terms of loss of light.

Concerns have been raised in connection with noise and disturbance and overlooking of the rear garden of Hilltop. The dwelling has been repositioned so that it has the same orientation as Hilltop thereby ensuring that there would be no direct overlooking to this garden. Direct outlook would occur to the bottom half of the garden of No. 2 Fox Close which is separated by a distance of approximately 14.5m. Some overlooking of gardens would result from the proposed dwelling however this is to be expected to a certain extent within residential areas; in this case it is not to a degree that would be considered unacceptable. In terms of noise and disturbance the proposal is for residential use as existing and any increase in levels would not be significant over and above the existing use as a rear garden.

The assessment that the officer made about the consented alterations to No. 1 Fox Close and the impact that they have on the adjoining properties, namely No. 2 Fox Close continue to apply on the basis that there has been no material change in circumstances since this assessment was made:

Dealing first with the proposed extensions to the house, the neighbouring property that would be affected by this is No. 2 Fox Close. They have a first floor window within their side gable that faces across the existing flat roof projecting garage. Its replacement by a wider, pitched roof extension of the same depth would lead to a loss of view across the site and some visual intrusion. However, as No 2 is set further forward than the application property, this would not result in a significant visual impact and a partial loss of a view would not constitute a material reason for refusal. There is a proposed ensuite window in the small dormer shown inserted in the side of the proposed front projection, however, this is to be obscured glazed and would not afford any loss of privacy. There is proposed a small infill single storey rear extension closest to its boundary with No 2, however, due to intervening fence and shrubbery this extension would not have a significant impact in terms of intrusion or loss of light.

Sustainability

Information has not been submitted demonstrating that regard has been given to the

objectives of Policy CS29 of the Core Strategy. A condition shall be attached requiring further details to satisfy this requirement.

CIL

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.

Other Material Planning Considerations

Parking for the proposed 3-bed dwelling would be available within the proposed detached double garage within the frontage of the site.

The proposed alterations to No. 1 Fox Close would result in the loss of an integral garage which would result in the loss of one off-street parking space. It is noted that the existing vehicle access from Fox Close would be retained with a drive which would continue to provide off-street parking for at least two cars. This is slightly below the maximum parking standards set out in Appendix 5 of the Local Plan. It is considered that two off-street parking spaces for a four bed dwelling would be sufficient to meet the needs of future occupants.

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: To safeguard the character and appearance of area and the Chilterns Area of Outstanding Natural Beauty in accordance with adopted Core Strategy Policies CS6, CS12 and CS24.

3 No development shall take place until full details of both hard and soft landscape works shall have been submitted to and approved in writing by the local planning authority. These details shall include:

- **hard surfacing materials;**
- **means of enclosure;**
- **soft landscape works which shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;**
- **trees to be retained and measures for their protection during construction works;**
- **proposed finished levels or contours;**
- **car parking layouts and other vehicle and pedestrian access and circulation areas;**
- **minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc);**

The approved landscape works shall be carried out prior to the first occupation of the development hereby permitted.

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 Policies CS12.

4 The mature Oak tree adjacent to the new vehicular access hereby approved and shown for retention on the approved plan shall be retained and shall not be cut down, uprooted or destroyed, nor topped or lopped without the written approval of the local planning authority.

If this Oak tree subsequently 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.

The erection of fencing for the protection of this Oak tree shall be undertaken in accordance with submitted and approved plans 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 in compliance with adopted Core Strategy CS6 and CS12.

- 5 **The window at first floor level in the south elevation of the dormer of No. 1 Fox Close hereby permitted shall be permanently fitted with obscured glass unless otherwise agreed in writing by the local planning authority.**

Reason: In the interests of the residential amenities of the occupants of the adjacent dwellings and to accord with adopted Core Strategy CS12.

- 6 **Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order amending or re-enacting that Order with or without modification) no windows, dormer windows, doors or other openings other than those expressly authorised by this permission shall be constructed without the prior written approval of the local planning authority.**

Reason: In the interests of the residential amenities of the occupants of the adjacent dwellings and to accord with adopted Core Strategy Policy CS12.

- 7 **Prior to the commencement of the development hereby permitted a Phase I Report to assess the actual or potential contamination at the site shall be submitted to and approved in writing by the local planning authority. If actual or potential contamination and/or ground gas risks are identified further investigation shall be carried out and a Phase II report shall be submitted to and approved in writing by the local planning authority prior to the commencement of the development. If the Phase II report establishes that remediation or protection measures are necessary a Remediation Statement shall be submitted to and approved in writing by the Local Planning Authority.**

For the purposes of this condition:

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

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

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

Reason: To ensure that the issue of contamination is adequately addressed and to ensure a satisfactory development.

- 8 **All remediation or protection measures identified in the Remediation**

Statement referred to in Condition 7 shall be fully implemented within the timescales and by the deadlines as set out in the Remediation Statement and a Site Completion Report shall be submitted to and approved in writing by the local planning authority prior to the first occupation of any part of the development hereby permitted.

For the purposes of this condition a Site Completion Report shall record all the investigation and remedial or protection actions carried out. It shall detail all conclusions and actions taken at each stage of the works including validation work. It shall contain quality assurance and validation results providing evidence that the site has been remediated to a standard suitable for the approved use.

Reason: To ensure that the issue of contamination is adequately addressed and to ensure a satisfactory development.

Informative:

Paragraph 121 of the NPPF states that all site investigation information must be prepared by a competent person. This is defined in the framework as 'A person with a recognised relevant qualification, sufficient experience in dealing with the type(s) of pollution or land instability, and membership of a relevant professional organisation.'

Contaminated Land Planning Guidance can be obtained from Regulatory Services or via the Council's website www.dacorum.gov.uk

- 10 **Before the premises are occupied all on site vehicular areas shall be surfaced in a manner to the Local Planning Authority's approval so as to ensure satisfactory parking of vehicles outside highway limits. 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: In order to minimise danger, obstruction, and inconvenience to users of the highway and of the premises.

- 11 **Before the proposed access is brought into use, visibility splays of 2.4m x 43m in both directions from the crossover, within which there shall be no obstruction to visibility between a height of 600 mm and 2m above the carriageway shall be provided and permanently maintained.**

Reason: In the interests of highway safety.

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

**Site Location Plan;
21607 01/A;
21607 03/A**

21208/2 06/A
21208/2 07/B.

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

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.

HIGHWAYS INFORMATIVES:

1. Obstruction of public highway land: 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 website:

<http://www.hertfordshire.gov.uk/services/transtreets/highways/> or by telephoning 0300 1234047.

2. Road Deposits: It is an offence under section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and 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 are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available via the website

<http://www.hertfordshire.gov.uk/services/transtreets/highways/> or by telephoning 0300 1234047

THAMES WATER INFORMATIVES:

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.

There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted for extensions to existing buildings. The applicant is advised to visit thameswater.co.uk/buildover

A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality."

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.