

**4/00022/17/FUL - DEMOLITION OF EXISTING BUNGALOW AND CONSTRUCTION OF TWO 5-BED DWELLINGS.
SYMONSDOWN, VICARAGE LANE, BOVINGDON, HEMEL HEMPSTEAD, HP3 0LT.
APPLICANT: Mr M Leach.**

[Case Officer - Matt Heron]

Summary

The proposal would make a valuable contribution to the Borough's existing housing stock and complies with the Council's settlement strategy. As such, and given that the development would be located in a sustainable location and seeks to optimise the use of previously developed urban land, there is therefore no compelling objection to the principle of the proposed development in residential land use terms.

The impacts of the proposal have also been considered on the visual amenity of the area, including the character of the Conservation Area and the setting of nearby listed buildings, on the living conditions of the occupants of neighbouring dwellings and on other relevant material considerations. It has been concluded that the proposal is acceptable in terms of the above. As such, the development is in accordance with the relevant policies the adopted Local Plan and Core Strategy and the relevant Sections of the Framework.

Site Description

The application site is located within a residential area of Bovingdon, within the Conservation Area. The site itself is comprised of a detached single storey property and either side (to north and south) are pairs of semi-detached, two storey, dwellinghouses. Facing the site, to the east, lies a Grade II listed building and to the rear (west) there is an area of designated open land.

Proposal

This application seeks full planning permission for the demolition of the existing one and a half storey bungalow and the construction of two detached dwellinghouses.

Referral to Committee

The application is referred to the Development Control Committee as Bovingdon Parish Council has objected to the proposal stating:

- *"The property is in the conservation area.*
- *It would be over development and is out of keeping with surrounding properties - site is only 19 metres wide.*
- *Overshadows neighbouring properties; lack of privacy and light.*
- *Insufficient parking.*
- *Concerns over safety of entry into Vicarage Lane - pinch point at this junction in lane and if remove the post and wire fence between neighbouring property could cause loss of visibility when accessing Vicarage Lane."*

In addition to the above, a letter has recently been received from a planning consultancy on behalf of the Parish Council and also local residents. This letter raises specific concerns with regards to:

- Impact on residential amenity and living conditions.
- Impact on the safety and operation of the local highway network.
- Impact on the character and appearance of Bovington Conservation Area and Grade II listed building 'Church House'.

Further, Councillor Riddick has 'called-in' this application raising concerns which are summarised below:

- Harm to the Conservation Area and the setting of the nearby listed building.
- Insufficient parking and space for safe manoeuvrability within the site.
- Access to the development would not be safe.
- Lack of amenity space for future occupants.
- The proposed dwellings would be cramped upon their plots.

Relevant History

4/00056/98/4 – Replacement conservatory. Granted.

Policies

National Policy Guidance

National Planning Policy Framework (the Framework)

Adopted Core Strategy

NP1 – Supporting Development
 CS1 – Distribution of Development
 CS4 – The Towns and Large Villages
 CS8 – Sustainable Transport
 CS9 – Management of Roads
 CS11 - Quality of Neighbourhood Design
 CS12 - Quality of Site Design
 CS13 – Quality of the Public Realm
 CS17 – New Housing
 CS23 – Social Infrastructure
 CS25 – Landscape Character
 CS26 – Green Infrastructure
 CS27 – Quality of the Historic Environment
 CS31 – Water Management
 CS32 – Contaminated Land

Saved Policies of the Dacorum Borough Local Plan

Policy 10 – Optimising the Use of Urban Land
 Policy 51 – Development and Transport Impacts
 Policy 57 – Provision and Management of Parking
 Policy 58 – Private Parking Provision
 Policy 99 – Preservation of Trees, Hedgerows and Woodlands
 Policy 119 – Development Affecting Listed Buildings

Policy 120 – Development in Conservation Areas
Policy 129 – Storage and Recycling of Waste on Development Sites
Appendix 5 – Parking Provision

Summary of Representations

Comments received from consultees:

Herefordshire County Council Transport, Programmes and Strategy – No objection subject to relevant conditions.

Thames Water – No objection received.

Affinity Water – No objection received.

Dacorum Environmental Health – No objection subject to relevant conditions.

Dacorum Trees and Woodland Department – No objection, subject to relevant conditions.

Hertfordshire Ecology – No objection received.

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 2 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.

Comments received from local residents:

Several letters of objection have been received from addresses at Church Land House, Church Street, Flaunden Lane, Bushfield Road, Howard Agne Close and Vicarage Lane. Several other objections have been received from unidentified addresses. Objections are summarised as:

- Impact on setting of listed building.
- Impact on Conservation Area.
- Visually prominent and incongruous with surrounding properties.
- Harm to living conditions in terms of overlooking, overbearing, loss of light and noise and disturbance.
- Visually cramped.
- Lack of parking provision.
- Harm in terms of highway safety.
- Overdevelopment.
- Cumulative impact of developments in area harming highway safety.
- Impact in terms of flooding.
- Pressure on sewer system.
- Harm in terms of air pollution

It is noted that some of the above mentioned objections draw attention to the loss of views from existing properties. This is not a material planning consideration and has been afforded no

weight in the determination of this proposal. Further, concerns have been raised with regards to larger vehicles damaging land outside of the application site. Again, this falls outside of the remit of planning and forms a separate legal/civil matter.

It is also acknowledged that the initial Heritage Statement suggested that the site was just outside of the Conservation Area. The applicant has acknowledged that this is an error and a revised statement has been submitted. Further, as demonstrated in the assessment below, it is clear that this proposal has been assessed as being within the Conservation Area and the development has therefore been considered fully against appropriate heritage policies.

Key Considerations:

The main planning issues are:

1. The principle of the development
2. The quality of the design and the impact on the character and appearance of the area, including the Conservation Area and the setting of adjacent listed buildings
3. The potential impact upon the living conditions of the occupants of surrounding units and future occupants
4. Highway Safety and Parking Provision
5. Other Material Planning Considerations
 - i) Protected Species
 - ii) Flooding and Drainage
 - iii) Contaminated Land
 - iv) Refuse and Recycling
 - v) Air Pollution

1. The principle of the development

The application site is located within Bovingdon but is not an allocated housing site and so is considered to be a 'windfall site'. Though Core Strategy Policy CS1 states that Hemel Hempstead will be the focus for homes, Policy CS4 states that appropriate residential development within residential areas in the Towns and Large Villages is encouraged.

Furthermore, the Framework encourages the provision of more housing within towns and other specified settlements and the effective use of land by reusing land that has been previously developed. Local Plan Policy 10 also seeks to optimise the use of available land within urban areas.

The application site is situated within an urban area in the existing Large Village of Bovingdon. As such, the infrastructure in the immediate area has been developed to provide good transport links for existing land uses. There are also services and facilities available within close proximity of the site.

Taking all of the above into account, the proposal would make a valuable contribution to the Borough's existing housing stock (in accordance with Policy CS17). Furthermore the proposal complies with the Council's settlement strategy. As such, and given that the development would be located in a sustainable location and seeks to optimise the use of previously developed urban land, the proposal is in accordance with policies CS1, CS4, CS17, 10 and relevant national planning policy.

There is therefore no compelling objection to the principle of the proposed development in residential land use terms.

2. The quality of the design and the impact on the character and appearance of the area, including the Conservation Area and the setting of adjacent listed buildings

Core Strategy Policies CS11, CS12 and CS13 state that development within settlements should respect the typical density in the area, integrate with the streetscape character and contribute to the quality of the public realm. Chapter 7 of the Framework emphasises the importance of good design in context and, in particular, paragraph 64 states permission should be refused for development of poor design that fails to improve the character and quality of an area and the way it functions.

The specific historic environment policies within the Framework are contained within paragraphs 126-141 of the Framework. Paragraph 131 states that, in determining planning applications, Local Planning Authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets. Though not fully consistent with the Framework in this regard (as Section 12 does allow for harm to heritage assets in certain circumstances), Policies CS25 and CS27 and Local Plan Policies 119 and 120 seek to preserve the setting and distinctiveness of heritage assets and historic landscapes.

The application site is located on the western side of Vicarage Lane and comprises a detached, one and a half storey, residential unit. The site is bound to north and south by two storey semi-detached properties. These are constructed of render under hipped roofs and are typical in design of inter-war properties. Moving south along Vicarage Lane there are examples of more traditionally designed terraced properties and approximately 40m to the north of the site there are examples of more modern, recently constructed, detached properties.

Spacing and Prominence

The proposed units would be set-back from the access road by approximately 11m and there would be a gap of approximately 1.3m between them. Further, there would be a gap of approximately 1m between the proposed units and the northern boundary of the site (4.3m to the adjacent unit beyond this boundary) and a gap of approximately 1m between proposed units and the southern boundary of the site (2.2m to the adjacent unit beyond this boundary).

Taking the above into account, and as there would be approximately 19m between proposed units and the rear boundary of the site, it is considered that the spacing left about and between proposed units, which would be similar to spacing about properties to the north of Vicarage Lane, would be acceptable. As such, the development would not appear cramped or overdeveloped upon the plot.

In addition to the above, the proposed units would have a maximum height of approximately 8.3m – which is consistent with the scale of adjacent and surrounding units. As such, and given the set-back nature of the proposal from the access road, it is not considered that the units would be visually dominant or oppressive within the streetscene.

Landscaping

On discussion with Dacorum Trees and Woodland Officers, it is not considered that the proposal would result in harm to vegetation that is of significant amenity value to protect.

It is also noted that specific concerns have been raised with regards to the amount of hardstanding to the front of proposed units. However, the existing site has considerable hardstanding throughout and the proposal would ensure sufficient soft landscaping remained at the site. Further, it is recommended that a condition is imposed requesting the submission of a Landscaping Plan comprising details of proposed vegetation, hardstanding and boundary treatment. This condition would allow the Local Planning Authority to appropriately manage the colour and texture of hardstanding to 'break-up' this area and soften it through use of vegetation. Subject to the imposition of this condition, it is considered that proposed hard and soft landscaping would be acceptable.

Heritage

The application site is located with Bovingdon Conservation Area and is within close proximity of a Grade II listed building to the east. As discussed above, the immediate streetscene is comprised of a mix of built residential form, constructed in a variety of styles from a diverse palette of materials. Notwithstanding this, it is clear that the designated heritage asset facing the site strongly influences the immediate setting of the application site and it is with this listed building that the proposed development would be 'read'.

One of the proposed units would be constructed of napped flint to harmonise with the construction of the adjacent heritage asset and the other would be constructed of facing brickwork. Windows would be timber frame sliding sash and units would comprise brick detailing appropriate for their historic setting.

It is clear that the proposed development has been guided by the historic context. On discussion with Dacorum Conservation Officers, subject to conditions requesting full specifications of the materials to be used in the actual construction of units and details of the proposed rooflights, it is considered that the design of the dwellings would be of a high quality and would preserve the character of the Conservation Area and the setting of the identified listed building.

Notwithstanding the above, it is noted that specific concern has been raised with regards to the proposal's compliance with Bovingdon Conservation Area Character Appraisal and Management Proposals 2009. However, it is not considered that the proposal represents '*large-scale redevelopment*' or *new* development at a rural, soft edged, boundary. Taking this into account, and as the development respects the overall scale of surrounding built form and is of a high standard of design, it is considered that the proposal complies with the provisions of the above mentioned document.

Conclusion on Design, Character and Appearance

Taking all of the above into account, it is considered that, subject to the imposition of identified conditions, the proposed development would integrate with the streetscape character. Further, the two detached properties would be of a high quality of design, informed by their historic context, and would therefore harmonise with the historic spatial pattern of surrounding built form. As such, the proposal would comply with identified local and national policy in this regard and would preserve the character of identified designated heritage assets.

3. The potential impact upon the living conditions of the occupants of surrounding units and future occupants

Policy CS12 aims to preserve neighbouring amenity. Furthermore, guidance in paragraph 17 of the Framework is to always seek to secure high quality design and good standard of amenity for all existing and future occupiers of land and buildings.

The proposed unit towards the southern boundary of the site would be approximately 2m away from the neighbouring unit to the south 'Belvedere' and would not extend beyond the single storey element of this neighbouring property which is immediately adjacent to the shared neighbouring boundary. Further, the above mentioned proposed unit would only extend, at two storey level, approximately 3m beyond the first floor of 'Belvedere' and there are no primary habitable room windows within the northern elevation of this neighbouring unit.

Taking all of the above into account, though the proposal would be visible from rear windows at 'Belvedere' and the rear external amenity space which benefits this unit, it is not considered that the proposed development would result in significant harm to the living conditions of the occupants of this property, in terms of overbearing and loss of light, to the extent that would warrant a refusal of permission.

Turning to 'Green Close' to the north of the site, the proposed unit towards the northern boundary of the application site would be positioned a minimum of approximately 4m away from this neighbouring dwelling. Further, the above mentioned proposed unit would not project significantly beyond the rear elevation of this neighbouring property and there are no primary habitable room windows within the southern elevation of 'Green Close'. As such, it is considered that the proposal would preserve the living conditions of the occupants of this neighbouring property, in terms of over bearing and loss of light.

In addition to the above, as there would be no habitable room windows within the flank elevations of proposed units and proposed first and second floor rear windows would not afford direct views of the private, primary, amenity space which benefits neighbouring properties, it is considered that the development would preserve the privacy of surrounding dwellings.

The proposed dwellings would be constructed to a high standard and would each offer in excess of 140m² of external amenity space. Taking this into account, and also as the relationships they would share with existing adjacent properties would be acceptable in terms of matters discussed above, it is considered that the proposed units would afford appropriate living conditions for future occupants.

Taking all of the above into account, and as the applicant has submitted a daylight/sunlight

assessment indicating only very limited harm to neighbouring units in terms of loss of light, it is considered that the proposed development afford adequate living conditions for future occupants and would not result in significant and demonstrable harm to the living conditions of the occupants of surrounding residential units, in terms of overbearing, overlooking and loss of light. A refusal on these grounds alone would therefore not be reasonable.

4. Highway Safety and Parking Provision

Policy CS12 seeks to ensure developments have sufficient parking provision. Paragraph 39 of the Framework states that if setting local parking standards authorities should take into account the accessibility of the development, the type, mix and use of the development, availability of public transport; local car ownership levels and the overall need to reduce the use of high emission vehicles. Saved Policies CS8, 57 and 58 (and associated Appendix 5) of the Local Plan promote an assessment based upon maximum parking standards. This is not consistent with Policy CS12 and the Framework and, accordingly, more weight is given to the 'case by case' approach to parking provision prescribed in national policy and CS12

Each proposed unit would benefit from two off road parking spaces to front. Further, there are additional off-road parking spaces within the surrounding area. As such, it is considered that two off-road parking spaces per unit, which are laid out in a useable formation, would be acceptable.

Turning to highway safety, Vicarage Lane is an unclassified local access road, with a 30mph limit, so vehicles are not required to enter and leave the site in forward gear. However, the applicant has proposed 'turn-table' parking mechanisms which would allow for vehicles to exit in a forward gear. Further, there have been no collisions resulting in personal injury in the last five years.

On discussion with Hertfordshire County Council Transport, Programmes and Strategy (HCCTPS), it is considered that the proposal would have no material impact on the surrounding highway network. As such, subject to the imposition of conditions requesting car parking spaces to be laid out appropriately and the surfacing of on-site vehicular areas to an adequate standard prior to first occupation, no objection is raised from HCCTPS and the proposal is considered acceptable in this regard.

Notwithstanding the above, it is noted that HCCTPS has requested additional conditions ensuring that all materials associated with construction are to be stored within the curtilage of the site and that best practice is taken to ensure that debris is not distributed upon the highway.

Given that it is an offence under highways legislation to obstruct the free flow of a highway and legal permission must be sought by the applicant to store any material on land outside of his/her ownership, the above mentioned additional conditions are not considered reasonable or necessary with regards to the tests for conditions within the Planning Practice Guidance. Informatives in this regard are considered more appropriate.

5. Other Material Planning Considerations

i) Protected Species

The presence of protected species is a material consideration, in accordance with the National

Planning Policy Framework (paragraphs 118-119), Natural Environment & Rural Communities (NERC) Act 2006 (section 40), Wildlife and Countryside Act 1981, Conservation of Habitats and Species Regulations 2010 as well as Circular 06/05. Furthermore, Policy CS26 states that proposals should contribute to the conservation of habitats and species.

The application site is not within a designated wildlife site and there are no records of roosting bats at the site. As such, and as the applicant must halt all development (including demolition) if protected species are encountered at and any stage and appropriate mitigation implemented, it is not considered that the proposal would result in significant harm to biodiversity at the site and the proposal is therefore acceptable in this regard.

ii) Flooding and Drainage

Policy CS31 seeks to minimise the risk of flooding. As the application site is not within Flood Zones 2 or 3, it is not considered that the proposal would be susceptible to flooding or increase the overall risk of flooding in the area. As such, the development would be acceptable in this regard.

Further, it is noted that specific concerns have been raised with regards to the impact of the proposal on the existing sewer system. Both Thames Water and Affinity Water have been consulted and have raised no objection in this regard. Taking this into account, and as the proposal would be thoroughly assessed in terms of drainage under building control legislation were planning permission granted, it is considered that the proposal would be acceptable in this regard and a refusal on these grounds alone would not be reasonable.

iii) Contaminated Land

Policy CS32 seeks to maintain soil quality standards and ensure any contaminated land is appropriately remediated

Dacorum Environmental Health Department has been consulted and consider that, as the site is located within the vicinity of potentially contaminative former land uses, a standard contamination condition should be imposed. This condition would require an initial investigation and risk assessment and is phased so if no risk is identified at the desk top study stage then there is no need to proceed further and the condition can be 'discharged'.

This condition is considered reasonable and would ensure that any contaminated land at the site is appropriately dealt with.

iv) Refuse and Recycling

Saved Policy 129 seeks to ensure that developments have adequate storage for refuse and recycling.

Each unit affords storage areas to front for bins. Further, occupiers of the proposed units could present bins appropriately to the highway boundary for collection. As such, the development could be incorporated into the existing refuse service and is acceptable in this regard.

v) Air Pollution

It is noted that specific concern has been raised with regards to air pollution. Policy CS29 seeks to minimise carbon dioxide emissions. Given the scale of the proposed development and the associated vehicular movements, it is not considered that the development would result in

significant harm in terms of air pollution. As such, the proposal would comply with policy CS29 and is acceptable in this regard.

Conclusion

The proposal would make a valuable contribution to the Borough's existing housing stock and complies with the Council's settlement strategy. As such, and given that the development would be located in a sustainable location and seeks to optimise the use of previously developed urban land, there is therefore no compelling objection to the principle of the proposed development in residential land use terms.

The impacts of the proposal have also been considered on the visual amenity of the area, including the character of the Conservation Area and the setting of nearby listed buildings, on the living conditions of the occupants of neighbouring dwellings and on other relevant material considerations. It has been concluded that the proposal is acceptable in terms of the above. As such, the development is in accordance with the relevant policies the adopted Local Plan and Core Strategy and the relevant Sections of the Framework.

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

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

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

- 2 The development hereby permitted shall not be carried out other than in accordance with the following approved plans/documents: wren naj 97a 2016 Rev. D & wren naj 97b 2017 Rev. D & wren naj 97c 2016 Rev. D & wren naj 97I 2016 & wren naj 97 2016 & Site Location Plan (scale of 1:1250).**

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

- 3 Prior to the construction of the dwellings hereby approved, full specifications of the materials to be used for their external surfaces shall be submitted to and approved in writing by the Local Planning Authority. Subsequently, the development shall be carried out and retained in accordance with details approved in this regard.**

Reason: In the interests of the character of the area in accordance with Policies CS11, CS12, CS13, CS25 and CS27 of the Dacorum Core Strategy 2013 and Policies 119 and 120 of the Dacorum Local Plan 2004.

- 4 Prior to first occupation of the development hereby permitted full details on a suitably scaled plan of both hard and soft landscape works must be submitted to and approved in writing by the Local Planning Authority. Subsequently, these works shall be in addition to those shown on the approved plans and shall be carried out and retained as approved. The landscaping details to be submitted shall include:-**

- a) means of enclosure;
- b) existing and proposed finished levels and finished floor levels.
- c) planting plans, including specifications of species, sizes, planting centres, planting method and number and percentage mix;
- d) details for all external hard surface within the site, including roads, drainage detail and car parking areas.

Reason: The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted in accordance with Policies 99 and 100 of the Dacorum Local Plan 2004.

- 5 **All planting, seeding or turfing and soil preparation comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following first occupation of the building; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. All landscape works shall be carried out in accordance with the guidance contained in British Standards.**

Reason: To ensure proper implementation of the agreed landscape details in the interest of the amenity value of the development in accordance with Policies 99 and 100 of the Dacorum Local Plan 2004.

- 6 **Prior to the construction of the roofs of the dwellings hereby approved, full specifications of the rooflights shall be submitted to and approved in writing by the Local Planning Authority. Subsequently, development shall be carried out in accordance with approved details in this regard.**

Reason: In the interests of the character of the area in accordance with Policies CS11, CS12, CS13, CS25 and CS27 of the Dacorum Core Strategy 2013 and Policies 119 and 120 of the Dacorum Local Plan 2004.

- 7 **Development other than that required to be carried out as part of an approved scheme of remediation must not commence until parts (a) to (d) below have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until part (d) has been complied with in relation to that contamination.**

(a) Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;**

- (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's '*Model Procedures for the Management of Land Contamination, CLR 11*'.

(b) Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

(c) Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

(d) Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of part (a) above, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of part (b), which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval

in writing of the Local Planning Authority in accordance with part (c).

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy CS32 Dacorum Core Strategy.

- 8 **The approved car parking spaces shall have measurements of 2.4m x 4.8m as a minimum. Such spaces shall be maintained as a permanently ancillary to the development hereby approved and shall be paved and used for no other purpose.**

Reason: The above condition is required to ensure the adequate provision of off-street parking at all times in order to minimise the impact on the safe and efficient operation of the adjoining highway, in accordance with Policies CS8 and CS9 of the Dacorum Core Strategy 2013 and Policy 51 of the Dacorum Local Plan 2004.

- 9 **Prior to first occupation of the development hereby approved, all on site vehicular areas shall be surfaced in accordance with details requested in condition 4 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 in accordance with Policies CS8 and CS9 of the Dacorum Core Strategy 2013 and Policy 51 of the Dacorum Local Plan 2004.

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was necessary in this instance. 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) Order 2015.

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

