

ITEM NO:	
<u>Location:</u>	189 High Street Codicote Hitchin Hertfordshire SG4 8UD
<u>Applicant:</u>	Aldenham Residential
<u>Proposal:</u>	Erection of three 4-bed dwellings with associated parking, bin/cycle storage and alterations to existing vehicular access following demolition of existing dwelling
<u>Ref. No:</u>	20/00603/FP
<u>Officer:</u>	Ben Glover

Date of expiry of statutory period: 07.05.2020

1.0 Submitted Plan Nos.:

1416_A_0101 Rev P4; 1414_A_0102 Rev B; 1416_A_1000 Rev P5; 1416_A_1001 Rev P4; 1416_A_1002 Rev P5; 1416_A_1003 Rev P2; 1416_A_1004 Rev P2; 1416_A_2201 Rev P2; 1416_A_2202 Rev P2; 1416_A_2203 Rev P2; 1416_A_2204 Rev P2; 1416_A_2205 Rev P2; 1416_A_4501 Rev P2; 1416_A_4502 Rev P2; 1416_A_4503 Rev P2.

2.0 Site History

- 2.1 14/00401/1 - Erection of one number 4 bedroom dwelling and ancillary works following demolition of existing 3 bedroom dwelling – Granted Conditional Permission on 08/04/2014.
- 2.2 18/03347/FP - Erection of two 3-bed and two 4-bed dwellings with associated parking, bin/cycle storage and alterations to existing vehicular access following demolition of existing dwelling (as amended by plans received 15/03/2019) – Refused on 30/05/2019 and dismissed at appeal on 17/01/2020.

3.0 Policies

3.1 North Hertfordshire District Local Plan No.2 with Alterations

- Policy 5 – Excluded Villages
- Policy 14 – Nature Conservation
- Policy 55 – Car Parking Standards
- Policy 57 – Residential Guidelines and Standards

3.2 National Planning Policy Framework

Chapter 2 – Achieving sustainable development
Chapter 5 – Delivering a sufficient supply of homes
Chapter 11 – Making effective use of land
Chapter 12 – Achieving well-designed places
Chapter 14 – Conserving and enhancing the natural environment

3.3 North Hertfordshire Draft Local Plan 2011-2031 - (Approved by Full Council April 2017)

SP1 – Sustainable development in North Hertfordshire
SP9 – Design and sustainability
D1 – Sustainable Design
D3 – Protecting Living Conditions
T1 – Assessment of transport matters
T2 – Parking

3.4 Supplementary Planning Document

Vehicle Parking at New Development SPD (2011)

4.0 Representations

4.1 Site Notice:

Start Date: 26/03/2020

Expiry Date: 18/04/2020

4.2 Press Notice:

Start Date: N/A

Expiry Date: N/A

4.3 Neighbouring Notifications:

The owners/occupiers of No. 4, 5, 6 The Birches; 213, 215, 217, 219, 221, 223 Valley Road South; 181, 183, 185, 187, 189A, 191, 193 High Street were notified on 18/03/2020. Two neighbouring objections have been received and are summarised below:

189a High Street (Objection):

- The site is surrounded by Green Belt which is a mini nature reserve and will be affected by 3 large houses.
- The surrounding bungalows will have their existing privacy destroyed and lose some of their winter sunshine.
- Codicote is being greatly expanded anyway so I see no great need for this development except for personal gain

191 High Street (Objection):

- The plot is on the edge of the village abutting the Green Belt. the proposal negatively impacts on the green belt and adjacent properties.
- The height and scale of the proposed buildings far exceed the existing dwelling, which is a chalet bungalow. The plot is in an elevated position.
- The adjacent houses 189a, 191, 193 are all bungalows which sit lower than the development site.
- The height of the proposed dwellings is unnecessary and the same accommodation could be achieved by building 1 ½ storey houses.
- The impact of plot 3 on 191 and 193 would be immense. The bedroom windows of plots 1 and 2 would look directly into the bedroom of 191.
- The development would sit on top of a ridge and would give a hard edge to the village.

Parish Council / Statutory Consultees:

Herts and Middlesex Wildlife Trust – No comments received.

Codicote Parish Council – Objection “*properties appear overbearing and not in keeping with the surrounding 1 – 1.5 storey dwellings in the vicinity; Density not in keeping with an edge of the village development; Concerned at the future of a parcel of land without access for vehicles or animals*”.

HCC Highways – No objection subject to conditions and informatives.

Environmental Health (Contaminated Land) – No comments received.

Environmental Health (Noise) – No objection subject informatives.

Environmental Health (Air Quality) – No objection subject to conditions and informatives.

Waste and Recycling – No objection.

Hertfordshire Fire Service – No comments received.

Archaeology – No comment.

Ecology – No comments received.

5.0 **Planning Considerations**

5.1 **Site and Surroundings**

- 5.1.1 189 High Street is a detached chalet bungalow situated on the south-eastern edge of Codicote and is accessed by a shared access road from High Street. The site is split with residential garden surrounding the existing dwelling and paddock land situated to the rear of the site that is associated with 189 High Street.
- 5.1.2 The application site is gated with mature vegetation to the boundaries of the site. The existing property sits at a higher elevation than neighbouring properties that front High Street. The site then drops away to the rear into a valley that is predominately unused, although it is noted that there is an existing access road serving a building to the rear of the site. To the south and west of the application site, there exists a number of residential properties that exist in a variety of forms including bungalows, semi-detached dwellings and terraced groups.
- 5.1.3 The application site sits on the edge of the village boundary with the property and its residential garden being within the village boundary and the associated paddock being within the Green Belt.

5.2 **Proposal**

- 5.2.1 Planning permission is sought for the erection of three 4-bed detached dwellings following the demolition of the existing property and associated structures. Permission is also sought for alteration to the existing access to the application site from the High Street.
- 5.2.2 Plot 1 would consist of a two storey detached dwelling and single storey height detached double garage. Plot 1 would measure approximately 10m wide, 10m in depth and 8.2m in height with 5m to the eaves.
- 5.2.3 Plot 2 would also consist of a two story detached dwelling and detached garage. The property would measure approximately 10m in depth, 11.2m wide and 8.2m in height with 5m to the eaves.
- 5.2.4 Plot 3 would consist of a detached dwelling with single storey garage projecting from the site elevation. The property would measure approximately 12.6m in depth, 12m wide and 8.2m in height with 5m to the eaves.

5.3 Key Issues

5.3.1 The key issues for consideration are as follows:

- The acceptability of the principle of new dwellings in this location.
- The acceptability of the design of the proposed development and its resultant impact on the character and appearance of the area.
- Whether the proposal would provide an acceptable standard of accommodation for future occupiers of the dwellings.
- The impact that the proposed development would have on the living conditions of neighbouring properties.
- The impact that the proposed development would have on car parking provision in the area.

Principle of Development:

5.3.2 The application site is situated within Codicote, which in Policy 5 of the Current Local Plan is defined as an excluded village. Within an excluded village the Council will normally permit development for housing provided the development is compatible with the maintenance and enhancement of the village character.

5.3.3 Within Policy SP2 of the Emerging Local Plan, Codicote is identified as one of five villages for growth, specifically in relation to the delivery of new housing. Codicote is defined as being a large village that supports a range of services and facilities with access to bus services.

5.3.4 The Council is currently unable to demonstrate a five-year supply of deliverable housing sites and therefore Paragraph 11 of the National Planning Policy Framework (2019) and its “presumption in favour of sustainable development” is engaged as follows:

“for decision taking... granted permission unless... any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this framework taken as a whole”

5.3.5 The application site is considered to be within a sustainable location and would deliver three new dwellings that would contribute toward additional housing within the district. It is considered that the principle of development would be acceptable in this location and the delivery of new housing would be of moderate benefit.

Sustainability:

5.3.6 Paragraph 8 of the NPPF sets out the three aspects to sustainable development: economic, social and environmental. The principles identified within the NPPF are reflected within SP1 of the Emerging Local Plan.

- 5.3.7 The application site is situated within Codicote, a village identified for housing growth. The site would benefit from good access to services and facilities, a wider cycle network and bus services to further afield. The future occupiers of the dwellings would enhance the vitality of these services through an increase in use. The development of three properties in this location would provide an economic boost to the development and supply chain. However these benefits are modest. It is accepted that the environmental benefits would be neutral at best.
- 5.3.8 The proposed development would make an effective use of a large under-utilised plot within the village boundary and would contribute three new dwellings within the district helping to meet an identified need for housing.

Design and Appearance:

- 5.3.9 The NPPF attaches great importance to the design of the built environment, stating *“the creation of high quality buildings and places is fundamental to what the planning and development process should achieve”*. The NPPF goes on to state that *“Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”*. The aims of the NPPF are reflected in the Saved Local Plan in Policy 57 and in the Emerging Local Plan Policy D1.
- 5.3.10 The application site is situated on the south eastern edge of Codicote, with the proposed dwellings and gardens being contained within the village boundary. The site would share a private road access from High Street with dwellings that are predominately of 1 ½ storey chalet bungalow in design. To the north east of the site, properties are two storey in height and terraced in groups of three with small residential gardens.
- 5.3.11 The scheme would result in the creation of three new two storey detached dwellings in a cul-de-sac style development and on a large site. Each property would feature a half-hipped roof design with an interlocking front gable and single storey elements. Each property would benefit from a garage that is limited to single storey in height.
- 5.3.12 Whilst the development would be partially visible from within certain viewpoints given the edge of village location of the site, this part of Codicote is well built up with residential dwellings of different styles and sizes. Additionally, the development would be set off the High Street and therefore not result in any unacceptable dominant impact upon the character and appearance of the locality.
- 5.3.13 The proposed dwellings are of high-quality design that would be of an appropriate scale in this location and feature appropriate roof forms and make use of high quality materials. Whilst at a higher elevation than the existing dwellings fronting High Street, given the setback nature of the development, it is considered that the proposed development would be in compliance with Policies 57 of the Saved Local Plan, Policy D2 of the Emerging Local Plan and the core principles set out within the National Planning Policy Framework (2019).

Impact on Neighbouring Properties:

- 5.3.14 A core planning principle set out in the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of Policy 28 of the Local Plan and D3 of the Emerging Local Plan.
- 5.3.15 The application site is neighbored by No 189a High Street to the north west and No. 187, 191, 193 High Street to the south west. The site neighbours open fields to the north east and south east of the site.
- 5.3.16 Plot 1 would neighbour No. 189a High Street. The two storey detached property is set well away from the party boundary with the neighbouring site by approximately 7.7m. Furthermore, the detached double garage, whilst sited on the party boundary, would not project unacceptably beyond the rear elevation of the neighbouring property. Whilst Plot 1 would be partially visible to the neighbouring property, it is considered that the separation between the two dwellings and set to a side nature of the proposed dwelling would result in no unacceptable impact upon the amenities of the neighbouring occupiers. Furthermore, the development would result in no loss of light to the neighbouring occupiers given the site orientation and the path of the sun throughout the day. It is considered that the development would therefore not result in an unacceptable overbearing impact upon the neighbouring property.
- 5.3.17 Plot 3 is sited adjacent to the rear boundaries of No. 191 and 193 High Street. The single storey garage would be sited close to the party boundary with the neighbouring properties with the two storey dwelling being set away and side facing onto the neighbouring dwellings. Given the distance between the rear elevations of the neighbouring properties and the side elevation of the proposed dwelling (approximately 17m), it is considered that the development would not result in any unacceptable overbearing impact upon the occupiers of the neighbouring dwellings. The side elevation of Plot 3 would not feature any windows and therefore the development would result in no overlooking or loss of privacy to neighbouring occupiers. Furthermore, the neighbouring properties would not suffer a loss of light as a result of the development given the path of the sun throughout the day.
- 5.3.18 Plots 2 would be set away from any nearby existing properties and would therefore result in no impact upon neighbouring amenities. Additionally properties along Valley Road South would be set approximately 46m away from the side elevation of Plot 1. It is therefore considered that there would be no unacceptable impact upon the amenities of occupiers along Valley Road South.
- 5.3.19 The proposed first floor side windows proposed in Plot 1 would be conditioned to be obscure glazed in order to safeguard neighbouring privacy and amenity. The development would therefore not result in a loss of privacy for neighbouring occupiers.
- 5.3.20 Given the above, it is considered that the proposed development would result in no unacceptable overbearing impact upon the amenities of the neighbouring occupiers. The development would therefore be in compliance with Policy 28 of the District Local Plan, Policy D3 of the emerging local plan and the aims of the National Planning Policy Framework.

Amenity of Future Occupiers:

- 5.3.21 Paragraph 127 (f) of the NPPF states that “*decisions should ensure that developments... create places that are safe, inclusive and accessible and which promote health and wellbeing, with a high standard of amenity of future and existing users*”. Paragraph 127 (f) is reflected in Guideline 8 of Policy 57 in the Saved Local Plan and Policy SP9 of the Emerging Local Plan.
- 5.3.22 The proposed dwellings would provide sufficient living accommodation within the dwelling and sufficient amenity private amenity space in the form of large gardens. Each of the proposed dwellings would also benefit from a sufficient level of privacy given the proposed layout of the development and the relationship with existing properties within the vicinity.

Highways and Parking:

- 5.3.23 Hertfordshire County Council have raised no objection and consider that the development would result in no detrimental impact upon the safe operation of the highway.
- 5.3.24 Each dwelling would benefit from at least two car parking spaces, which would be in compliance with local planning policy. Furthermore, the application proposes the creation of four additional car parking spaces resulting in three off-street spaces for each of the dwellings. No objection is raised with regards to car parking within the site.

Trees and Landscaping:

- 5.3.25 The application proposes the removal of a number of trees, particularly those that are along the proposed access to the application site. The application site is not situated within the Conservation Area and no trees within the site are protected by means of a Tree Preservation Order. The proposed removal of some trees within the site is considered acceptable.

Neighbouring Objections:

- 5.3.26 The objections received from neighbouring occupiers raise concerns regarding the impact of the development upon the Green Belt. In comparison to the previous application (18/03347/FP) for new dwellings in the same location, the proposal no longer includes development within the Green Belt. The proposal would therefore have no impact upon openness of the Green Belt or upon the five purposes of the Green Belt.
- 5.3.27 Other concerns raised by neighbouring occupiers have been addressed in the report above.

Climate Change Mitigation:

5.3.28 The site is not within a flood risk area and the site is unlikely to contain contaminants that would prevent the grant of planning permission.

5.3.29 The NPPF supports the transition to a low carbon future and the increased use of renewable energy sources. North Hertfordshire District Council has declared itself a Climate Emergency authority and its recently adopted Council Plan (2020 – 2025) seeks to achieve a Council target of net zero carbon emissions by 2030 and protect the natural and built environment through its planning policies. Emerging Local Plan Policy D1 seeks to reduce energy consumption and waste. To assist in achieving these aims an Electric Vehicle Charging points will be conditioned to be installed on each of the proposed new dwellings.

5.4 **Conclusion**

5.4.1 The proposed development is considered acceptable and are considered to comply with the necessary provisions of both the existing and emerging Local Plan policies and the National Planning Policy Framework. Grant conditional permission.

5.5 **Alternative Options**

5.5.1 None applicable

5.6 **Pre-Commencement Conditions**

5.6.1 I can confirm that the applicant is in agreement with the pre-commencement conditions that are proposed.

6.0 **Legal Implications**

6.1 In making decisions on applications submitted under the Town and Country Planning legislation, the Council is required to have regard to the provisions of the development plan and to any other material considerations. The decision must be in accordance with the plan unless the material considerations indicate otherwise. Where the decision is to refuse or restrictive conditions are attached, the applicant has a right of appeal against the decision.

6.0 **Recommendation**

6.1 That planning permission be **GRANTED** subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

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

2. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

3. Prior to the first occupation of the development hereby permitted the vehicular access shall be provided 4.1 metres wide and thereafter retained at the position shown on the approved plan drawing number 1416_A_0101 revision P3. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

Reason: To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).

4. Before the access is first brought into use, vehicle to vehicle visibility splays of 2.4 metres by 43 metres to both directions shall be provided and permanently maintained. Within which, there shall be no obstruction to visibility between 600 mm and 2.0 metres above the carriageway level. These measurements shall be taken from the intersection of the centre line of the permitted access with the edge of the carriageway of the highway respectively into the application site and from the intersection point along the edge of the carriageway.

Reason: To ensure construction of a satisfactory development and in the interests of highway safety in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).

5. The gradient of the vehicular access shall not exceed 1:20 for the first 5 metres into the site as measured from the near channel edge of the adjacent carriageway.

Reason: To ensure construction of a satisfactory access and in the interests of highway safety and amenity in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).

6. No development shall commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan. The Construction Management Plan shall include details of:
a. Construction vehicle numbers, type, routing; b. Access arrangements to the site;

c. Traffic management requirements

d. Construction and storage compounds (including areas designated for car parking, loading / unloading and turning areas);

e. Siting and details of wheel washing facilities;

f. Cleaning of site entrances, site tracks and the adjacent public highway;

g. Timing of construction activities (including delivery times and removal of waste) and to avoid school pick up/drop off times;

h. Provision of sufficient on-site parking prior to commencement of construction activities;

i. Post construction restoration/reinstatement of the working areas and temporary access to the public highway;

j. where works cannot be contained wholly within the site a plan should be submitted showing the site layout on the highway including extent of hoarding, pedestrian routes and remaining road width for vehicle movements.

Reason: In order to protect highway safety and the amenity of other users of the public highway and rights of way in accordance with Policies 5, 12, 17 and 22 of Hertfordshire's Local Transport Plan (adopted 2018).

7. Prior to occupation, each of the proposed new dwellings shall incorporate an Electric Vehicle (EV) ready domestic charging point.

Reason: To contribute to the objective of providing a sustainable transport network and to provide the necessary infrastructure to help off-set the adverse of the operational phase of the development on local air quality.

8. Notwithstanding the approved plans, the following windows relating to the development hereby permitted shall be permanently glazed with obscure glass and fixed shut unless otherwise agreed in writing with the Local Planning Authority:

--First floor windows on Plot 01 side elevations;

Reason: To safeguard the privacy of the occupiers of neighbouring residential properties.

9. Prior to the commencement of the development hereby permitted, a Landscape and Ecology Management Plan must be submitted and approved in writing by the Local Planning Authority that demonstrates the future landscaping of the site including:

- a) which of the existing vegetation is to be removed and which is to be retained;
- b) the type, number and species of replacement nectar and pollen rich species and fruit and nut producing trees and shrubs;
- c) details of bird and bat boxes including their precise location within the site;
- d) the location and type of any new walls, fences or other means of enclosure and any hardscaping proposed;
- e) details of any earthworks proposed.

The approved landscaping details will be implemented on site unless otherwise confirmed in writing by the Local Planning Authority.

The bird/bat boxes agreed shall be installed on site no later than 6 months following the first occupation of the development and retained as agreed for perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the submitted details are sufficiently comprehensive to enable proper consideration to be given to the appearance of the completed development.

10. Prior to the commencement of the development hereby permitted, No development shall take place (including demolition, ground works, vegetation clearance) until a Reptile Method Statement is given to safeguard species from hazards resulting from:

--Groundworks and clearance of any potential reptile habitat including the field associated with the building.

--Clearance of existing or created shelter for reptiles on the development site.

The approved Reptile Method Statement shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority

Reason: To ensure that the habitat and interests of protected species are safeguarded having regard to relevant planning legislation.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended no development as set out in Classes A, B, C and E of Part 1 of Schedule 2 to the Order, (or any subsequent Statutory Instrument which revokes, amends and/or replaces those provisions) shall be carried out without first obtaining a specific planning permission from the Local Planning Authority.

Reason: Given the nature of this development, the Local Planning Authority considers that development which would normally be "permitted development" should be retained within planning control in the interests of the character and amenities of the area.

Proactive Statement:

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted proactively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Informative/s:

1. During the demolition and construction phase the guidance in BS5228-1:2009 (Code of Practice for noise Control on construction and open sites) should be adhered to.
2. During the change of use phase no activities should take place outside the following hours: Monday to Friday 08:00-18:00hrs; Saturdays 08:00-13:00hrs and Sundays and Bank Holidays: no work at any time.
3. Prior to the commencement of demolition of the existing buildings, a survey should be undertaken in order to identify the presence of asbestos containing materials. Any asbestos containing materials should be handled and disposed of appropriately. Where necessary this should include the use of licensed contractors and waste disposal sites licensed to receive asbestos.

4. Works to be undertaken on the adjoining highway shall be constructed to the satisfaction of the Highway Authority and in accordance with Hertfordshire County Council publication Roads in Hertfordshire Highway Design Guide. Before proceeding with the proposed development, the applicant shall contact <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx>. or call on 0300 1234 047 to obtain the requirements for a section 278 agreement for the associated road works as part of the development. This should be carried out prior to any development work is carried out.

Reason: To ensure that work undertaken on the highway is constructed to the current Highway Authority's specification, to an appropriate standard and by a contractor who is authorised to work in the Public High

5. 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 <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx> or by telephoning 0300 1234047

Reason: To ensure that work undertaken on the highway is constructed to the current Highway Authority's specification, to an appropriate standard and by a contractor who is authorised to work in the Public Highway.

6. Each charging point shall be installed by an appropriately certified electrician/electrical contractor in accordance with the following specification. The necessary certification of electrical installation should be submitted as evidence of appropriate installation to meet the requirements of Part P of the most current Building Regulations.

Cable and circuitry ratings should be of adequate size to ensure a minimum continuous current demand for the vehicle of 16A and a maximum demand of 32A (which is recommended for Eco developments).

- o A separate dedicated circuit protected by an RBCO should be provided from the main distribution board, to a suitably enclosed termination point within a garage or an accessible enclosed termination point for future connection to an external charge point.

- o The electrical circuit shall comply with the Electrical requirements of BS7671: 2008 as well as conform to the IET code of practice on Electric Vehicle Charging Equipment installation 2012 ISBN 978-1-84919-515-7 (PDF). This includes requirements such as ensuring the Charging Equipment integral protective device shall be at least Type A RCD (required to comply with BS EN 61851 Mode 3 charging).

- o If installed in a garage all conductive surfaces should be protected by supplementary protective equipotential bonding. For vehicle connecting points installed such that the vehicle can only be charged within the building, e.g. in a garage with a (non-extended) tethered lead, the PME earth may be used. For external installations the risk assessment outlined in the IET code of practice must be adopted and may require additional earth stake or mat for the EV charging circuit. This should be installed as part of the EV ready installation to avoid significant on cost later.
- o A list of authorised installers (for the Government's Electric Vehicle Homecharge Scheme) can be found at <https://www.gov.uk/government/organisations/office-for-low-emission-vehicles>