

ITEM NO:	
<u>Location:</u>	Ashcroft Slip Lane Old Knebworth Knebworth Hertfordshire SG3 6QG
<u>Applicant:</u>	Mrs Tracey Sullivan
<u>Proposal:</u>	Erection of one detached 4-bed dwelling including creation of vehicular access off Slip Lane
<u>Ref. No:</u>	20/02474/FP
<u>Officer:</u>	Tom Rea

Date of expiry of statutory period : 24.12.2020

Reason for Delay

None

Reason for Referral to Committee (if applicable)

In view of Knebworth and Codicote Parish Council objections this application is being reported to Committee at the discretion of the Development & Conservation Manager

1.0 Relevant History

1.1 06/00724/1HH: First floor rear extension, single storey rear extension and pitched roof to front porch. Detached double garage. Granted 29.6.06

1.2 17/000493/1HH: Single storey side and rear extensions. Granted 21.04.17

2.0 Policies

2.1 North Hertfordshire District Local Plan No.2 with Alterations (Saved Policies 2007)

Policy 2 - Green Belt

Policy 3 – Settlements within the Green Belt

Policy 16 – Areas of Archaeological Significance and other Archaeological Areas

Policy 55 - Car Parking Standards

Policy 57 - Residential Guidelines and Standards

2.2 National Planning Policy Framework (2019)

Generally relevant throughout although the following sections are particularly relevant:

- Section 5 'Delivering a sufficient supply of homes'
- Section 11 'Making effective use of land'
- Section 12 'Achieving well-designed spaces'
- Section 13 'Protecting green belt land'
- Section 15 'Conserving and enhancing the natural environment'
- Section 16 'Conserving and enhancing the historic environment'

2.3 North Hertfordshire District Local Plan 2011-2031 Proposed submission (September 2016) incorporating the Main Modifications (November 2018)

Policy SP2: Settlement Hierarchy

Policy SP5 :Countryside and Green Belt

Policy SP6: Sustainable transport

Policy SP8: Housing

Policy SP9: Design and Sustainability

Policy SP13: Historic Environment

Policy T2: Parking

Policy D1: Sustainable Design

Policy D3: Protecting Living Conditions

Policy D4: Air Quality

Policy NE1: Landscape

Policy NE7: Reducing Flood Risk

Policy HE1: Designated Heritage Assets

Policy HE4: Archaeology

2.4 **Codicote Neighbourhood Plan**

The Codicote Neighbourhood Plan area was designated on 24th June 2014. Consultation is currently being carried out by the Codicote Neighbourhood Forum. At present the Plan has no statutory weight.

3.0 **Representations**

The following representations have been received:

3.1 **Knebworth Parish Council:**

Objects. Site is in Green Belt and no exceptional circumstances have been put forward. A large detached dwelling is out of character with adjacent properties.

3.2 **Codicote Parish Council:**

'Objection on the grounds of being within the green belt'

3.3 **Local Residents:**

Several letters expressing concerns have been received. Full details can be seen on the Council's web site. Summary of the comments received :

- An overdevelopment of the site
- Will dominate the area
- May be further bedrooms
- Site within the Green Belt and Conservation Area
- Very limited development has been permitted in Nup End
- Will have an immediate visual impact
- Design, appearance and character not appropriate / in keeping
- Loss of important landscaping
- Harm to character and appearance of the Conservation Area

3.4 **Heritage England:**

Advise that they do not wish to offer any comments.

3.5 **Hertfordshire Highways :**

No objections are raised. Recommends highway conditions and informatives

3.6 **NHDC Environmental Health Service:**

Contamination

Recommends a condition and informative

Air Quality

Recommends an Electric Vehicle ready domestic charging point condition and informative

Noise

No objections. Recommends a Construction phase informative

3.7 **Landscape and urban design officer:**

Advises that a landscaping and tree planting / tree protection conditions are attached to any permission.

3.8 **Hertfordshire County Council Historic Environment Advisor:**

Recommends conditions requiring the submission of an Archaeological Written Scheme of Investigation (WSI), compliance in accordance with the WSI and post investigation assessment and recording.

3.9 **Hertfordshire Ecology :** Recommends a Landscape and Ecological Management Plan condition, a compliance with the submitted ecological report by P. Irving and an informative covering various matters.

3.10 **NHDC Waste Management:**

Provides general advice on waste and recycling storage and collection arrangements.

4.0 **Planning Considerations**

4.1 **Site & Surroundings**

4.1.1 The application site is located at the junction of Slip Lane and Park Lane, Old Knebworth, approximately 2 km to west of the settlement of Knebworth. The site is within the Green Belt and the Old Knebworth Conservation Area.

4.1.2 The application site forms part of the garden of Ashcroft, a semi-detached two storey dwelling with detached double garage. Ashcroft has two vehicular access off Slip Lane one being gated. The application site is formed through the sub-division of the existing garden to Ashcroft and comprises 0.23 hectares and is relatively flat. The portion of garden the subject of this application consists mainly of mown grass with ornamental shrubs and small trees with a number of mature trees along the south west and north west perimeters of the site. The boundaries of the site also feature a mixture of beech and holly hedgerow interspersed with field maple.

4.1.3 To the west of the application site are a pair of semi-detached dwellings (the nearest being Ashcroft) and opposite the application site to the north west is Park Gate House a grade II listed building. To the rear of the site are several cottages (Nos 1 – 6 Park Lane). Park Lane and Slip Lane form the northern and western boundaries to the site. Directly opposite the site is an arable field beyond which are further dwellings within the village.

4.1.4 Old Knebworth is a rural village set in an agricultural and parkland landscape. The village is linear in form with development, in the main, fronting or being adjacent to the main carriageway running through it – Park Lane.

4.1.5 Old Knebworth is classified as a Category 'B' village in the Emerging Local Plan (2011 – 2031) .

4.2 **Proposal**

4.2.1 This full planning application seeks consent for a single detached dwelling immediately to the west of Ashcroft between the existing double garage and the boundary with Park Lane. The dwelling would be 15.5 metres in overall width and 14 metres deep overall with a maximum ridge height above ground level of 11 metres. The eaves height would be 6 metres. The dwelling would be set back 17 metres from the Slip Lane boundary with a parking area between the front of the house and Slip Lane. The house would be of a traditional form and appearance comprising a gabled roof with chimneys, red brick elevations, plain tile roof and white painted timber georgian style windows. The rear facing roofslope contains two flat roofed dormer windows and the rear elevation includes a ground floor projection with parapet roof.

4.2.2 An existing gated access close to the Slip Lane / Park Lane junction would be closed up and a new vehicular access provided to serve the new dwelling. The existing vehicular access to Ashcroft would remain.

4.2.3 The application is supported by the following documents

- Planning, design and access statement
- Heritage Statement
- Tree Survey
- Ecological report
- Traffic count data

4.2.4 **Key issues**

4.2.5 The key issues for assessment with this proposal are considered to be as follows:

- The principle of the development
- Impact of the development on the character and appearance of the area
- Impact on heritage assets
- Highway and access issues
- Sustainability
- Environmental issues including climate change impact
- Living conditions
- Planning balance

4.2.6 The principle of the development

- 4.2.7 The site is within the Green Belt and paragraph 143 of the NPPF confirms that inappropriate development in the Green Belt is by definition harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 145 of the NPPF states that new buildings should be regarded as inappropriate in the Green Belt however it sets out exceptions to this including *'limited infilling in villages'* (Paragraph 145 e))
- 4.2.8 Saved Policy 2 ('Green Belts') of the adopted local plan is consistent with the NPPF insofar as it seeks to resist inappropriate development within the Green Belt. Saved Policy 3 ('Settlements within the Green Belt') states that the Council will not normally permit development proposals except in certain circumstances including *'a single dwelling on a small plot located within the built core of the settlement, which will not result in the outward expansion of the settlement or have any other adverse impact on the local environment or other policy aims within the Green Belt'*.
- 4.2.9 The application site is located within Old Knebworth village. Old Knebworth is identified in Policy SP2 of the Emerging Local Plan (ELP) as a Category B village within which development will be permitted which does not extend the built core of the village.
- 4.2.10 Old Knebworth, although comprised of several distinctive parts, is a predominantly residential settlement of over 60 dwellings served by a classified road linking the major settlements of Codicote and Knebworth. In terms of community facilities the village includes Knebworth House and Garden, the Lytton Arms public house and St. Marys Church. Knebworth Cricket Club is located next to Knebworth House however planning permission exists to relocate the club to the western side of Park Gate House. Bus services extend into the village with bus stops located close to the war memorial and there is a significant village green. The settlement is consistently referred to as a village in the ELP and other documents such as the Old Knebworth Conservation Area Character statement.
- 4.2.11 Taking the above matters into account I am satisfied that Old Knebworth constitutes a village and therefore meets the necessary definition as part of the exception at paragraph 145 e) of the NPPF .
- 4.2.12 The term 'infilling' is not defined in the National Planning Policy Framework but is generally taken to mean the development of a gap in an otherwise built up frontage. The proposal would be set alongside the existing dwelling Ashcroft within an existing residential garden and there is further built form directly opposite the site at Park Gate House as well as immediately to the rear of the site with the row of cottages at Nos. 1 – 6 Park lane. The site is also boundaried by Slip Lane and Park Lane. In these circumstances I am of the view that the proposal could reasonably be described as 'infill development' and therefore meets the exception at 145 e) of the NPPF.
- 4.2.13 As mentioned above Policy SP2 of the ELP allows for development in a Category 'B' village that does not extend beyond the built core. Given the relative containment of the site by surrounding built development as described above it is considered that the proposal would not result in an expansion of the settlement beyond its built core and therefore would comply with Policy SP2 in this regard.

4.2.14 Paragraph 48 of the NPPF allows for Local Authorities to give weight to relevant policies in emerging plans according to the following:

a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);

b) the extent to which there are unresolved objections to relevant significant the unresolved objections, the greater the weight

and

c) the degree of consistency of the relevant policies in the emerging Framework (the closer the policies in the emerging plan to Framework, the greater the weight that may be given).

4.2.15 In terms of a) the ELP is at an advanced stage of preparation following several years of consultation, the publication of Main Modifications and the conclusion of the latest Examination in Public sessions. In terms of b) throughout the ELP process so far there has been very little discussion or objection raised concerning the lower tiers of the settlement hierarchy (including the proposed Category 'B' villages) and no suggestion that Policy SP2 should be revised in terms of the Category B village designations. Finally in terms of c) I consider that the infill policy to be allowed in these villages is broadly in line with the relevant policies in the NPPF and specifically paragraph 145 e) which allows for '*limited infilling in villages*'.

4.2.16 An assessment of the effect of the proposed development on the openness of the Green Belt and the purposes of including land within it also needs to be considered. The site is within an established residential garden contained by mature landscaping and Slip Lane and Park Lane. Built form in the forms of Park Gate House, Ashcroft and Nos. 1 – 6 Park Lane are adjacent to the site on three sides. As such it is not considered that the openness of this part of the Green Belt would be harmed.

4.2.17 Having regard to the five Green Belt purposes set out at paragraph 134 of the NPPF the proposed development would not result in urban sprawl or the merging of neighbouring towns. It would not encroach upon open countryside given its position in relation to the built form surrounding it as mentioned above. The proposal does not affect any historic town and the last bullet point of paragraph 134 is not relevant in terms of recycling derelict and other urban land. It is concluded therefore that the proposed development does not conflict with the purposes of including land within the Green Belt and no harm would be caused to the openness of the Green Belt.

4.2.18 Summary on the principle of the development

Given the analysis above it is considered that the proposal would constitute limited infilling within a village meeting the exception identified at paragraph 145 e) of the NPPF. Accordingly, the proposal would not be considered inappropriate development in the Green Belt and no very special circumstances would need to be advanced to justify the development. In addition, there would be no conflict with the five purposes of Green Belt as set out in paragraph 134 of the NPPF. Furthermore, the proposal would be generally in compliance with the criteria set out in the settlement hierarchy strategy under Policy SP2 of the Emerging Local Plan.

4.2.19 Impact on character and appearance

4.2.20 The application site currently forms part of the garden curtilage of Ashcroft. Ashcroft and the adjoining semi-detached Highfield Cottage are two storeys in height with steep pitched roofs and chimneys with red brick and plain tiles as the main external materials. The proposed dwelling would have a traditional form and appearance with similar materials and features as the adjacent cottages. The ridge height of the new dwelling would be no higher than the existing dwellings and the siting of the dwelling would be on a similar alignment as that of the cottages. Two flat roofed dormer windows are proposed in the rear elevation and set within the roof slope and these would be of a similar scale and proportion to those at Park Gate House opposite. The new house would sit comfortably within its curtilage with considerable separations distances from Ashcroft and the site boundaries with Slip Lane and Park Lane.

4.2.21 A key characteristic of the existing group of buildings is not only their traditional form and appearance but their landscaped setting. The existing generous garden to Ashcroft contributes significantly to this verdant and well established landscaped setting. The applicant has commissioned a tree survey report to evaluate the impact of the development on the existing landscaping. The survey reveals that out of the existing 14 individual trees, 5 groups of trees and two hedgerows only one moderate tree, one low quality tree and one low quality group will need to be removed to facilitate the development. It acknowledges that the loss of trees at the site frontage will impact on visual amenity but that this can be compensated for with additional low level planting. The limited footprint of the new dwelling comparative to the plot size together with its location primarily within existing lawned area means that the vast majority of the mature trees and planting within the site can be retained thus maintaining the landscaped character of the area. The tree survey makes recommendations including a root protection strategy should permission be granted.

4.2.22 Overall it is considered that the design of the proposed dwelling, the retention of existing landscaping around the site and the separation from existing dwellings is sympathetic to the prevailing built form, rural appearance and spatial context of the locality.

4.2.23 Summary on character and appearance

The proposed development promotes a high standard of design and layout and a harmonious integration with the existing distinctive landscape character. The proposal would be sensitive to its surroundings and would meet the criteria set out in Policy 57 of the Local Plan and paragraph 127 of the National Planning Policy Framework. Accordingly the proposal would have an acceptable impact on the character and appearance of the area.

4.2.24 Impact on heritage assets

4.2.25 The site is within the Old Knebworth Conservation Area and within the setting of Park Gate House which is located immediately opposite the site to the north west. The impact of the development on the setting of Knebworth Park, a Grade II * Registered Park and Garden is also a material planning consideration. In addition, Ashcroft and Highfield Cottage are identified as 'positive buildings' on the Old Knebworth Conservation Area Map.

4.2.26 The submitted Heritage statement addresses the significance of the designated heritage assets and the impact of the development on the assets. In respect of the impact on the Conservation Area the statement concludes that the development would reflect the grain of development in the immediate area and the proposed dwelling would be of a scale and design in keeping with the adjacent cottages. No important green spaces within the Conservation would be affected. I would agree with this view particularly as the development would be confined to the existing garden of Ashcroft and that the majority of the mature planting around the site would be retained. It is acknowledged that there will be some views of the dwelling on the approach to the site along Park Lane from the east however these views would be partially screened by retained landscaping and would be experienced alongside views of the existing cottages. Some landscaping will be removed to facilitate the vehicular access and views will be obtained of additional hardstanding and built development to users of Slip Lane in passing the site entrance.

4.2.27 Park Gate House (Grade II) is located on the opposite corner of the application site. The house has no known functional relationship with Ashcroft and is set back behind a high boundary wall and further screened by mature trees. I would agree with the Heritage statement that there is limited intervisibility between the listed building and the application site and that the setting of Park House would not be affected by the proposed development.

4.2.28 Knebworth Park and Garden is (RPG) opposite the application site and comprises over 300 hectares of parkland in a rural setting. The application site is very much on the periphery of the RPG and because it is contained within an existing residential garden, is well screened by trees and across the main road from the RPG boundary the development is unlikely to have any impact its setting as a heritage asset.

4.2.29 In terms of archaeological assets it has been documented that the settlement may have Saxon or medieval origins. The County Historic Environment Advisor considers that this matter can best be addressed via an appropriately worded archaeological condition.

4.2.30 Summary on the impact on heritage assets

For the reasons set out above overall I consider that the proposed development is unlikely to have any significant effect on the designated heritage assets and if there were any perceived harm this would be at the lower end of the scale in terms of 'less than substantial harm' as mentioned in Section 16 of the NPPF.

4.2.31 **Highway and access issues**

4.2.32 The proposal would involve a new vehicular access off Slip Lane although an existing vehicular access closer to the Slip Lane / Park Lane junction would be closed up. A standard vehicular access of 4.1 metres in width will serve the new dwelling and the hardstanding area will enable vehicles to turn around within the site and exit onto Slip Lane in forward gear. Three on site car parking spaces will be sufficient to meet the parking needs for this dwelling and will comply with current parking standards.

4.2.33 The applicant has commissioned a traffic survey count which records traffic speeds at this part of Slip Lane as being well below 30 mph. The submitted plans demonstrate that the required visibility splays can be achieved either side of the proposed access.

4.2.34 The Highway Authority has assessed this proposal as being acceptable in highway terms commenting as follows:

'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 and does not wish to restrict the grant of permission subject to the recommended planning conditions and highway informative above.'

4.2.35 Summary on highway issues

The provision of one additional dwelling in this location would not significantly add to traffic levels and no objections have been raised by the Highway Authority.

4.2.36 **Sustainability**

4.2.37 Paragraph 7 confirms the purpose of the planning system is to contribute to the achievement of sustainable development whilst paragraph 8 sets out the economic, social and environmental dimensions of sustainable development. In terms of the social dimension the development site is within a category 'B' village and not far from other buildings or people and therefore not isolated in terms of paragraph 79 of the NPPF. The proximity of the site to village facilities would allow for social interaction and help support village facilities as well as other facilities in nearby Knebworth and Codicote and therefore the development would provide some positive social benefit.

4.2.38 There would be some limited economic benefit associated with the construction of the dwelling and once occupied an on-going small contribution in terms of likely use of local facilities and services as well as providing a modest contribution towards local housing supply. Such economic benefits will have some weight in the planning balance.

4.2.39 In terms of the environmental dimension the NPPF requires that developments should be located and designed where practical to give priority to pedestrian and cycle movements and access to high quality public transport facilities. In this case a bus service is available in the village and a public footpath runs northwards from the site into the village and is continuous into Knebworth. Knebworth station is within a relatively short cycle ride and a few minutes by car. Paragraph 103 of the NPPF advises that opportunities to maximise sustainable transport solutions will vary between urban and rural areas and therefore a higher proportion of journeys by car should be expected in rural areas. Nevertheless the proposal is unlikely to result in many additional car journeys and it is noted that the applicant is proposing an electric vehicle car charging point which may offset some environmental emissions through car usage.

4.2.40 Summary on sustainability

It is considered that the proposed development would provide a suitable location for housing having particular regard to the relatively good access to services and facilities.

Moreover, the Category 'B' village status proposed for Old Knebworth in the Emerging Local Plan does infer that the location is appropriate for some limited growth.

4.2.41 **Environmental issues**

4.2.42 The application site is garden land and unlikely to be contaminated. The Council's Environmental Health officer is satisfied with the submitted self-assessment form and only requires a land contamination condition as a precautionary measure in the event that any contamination is found during works.

4.2.43 The applicant has commissioned an ecological survey to assess habitats on the site and the potential for protected species to be present. None of the trees were considered suitable for bat roosts however with the retention of a large percentage of the existing trees, shrubs and hedges the survey concluded that there the site could continue to provide habitat for local wildlife. Biodiversity gain could be secured through bat and bird boxes and the report makes several recommendations in this regard. No objections are raised by Hertfordshire Ecology.

4.2.44 The site is within Flood Zone 1 where there is the lowest risk of flooding. The retention of a large a garden area ensures that surface water run-off can easily be managed through soakaways and permeable paving for example.

4.2.45 In terms of future proofing the development with regard to climate change the development will incorporate an Electric Vehicle charging point and the size of the plot can facilitate the inclusion of low and zero carbon technologies such as ground source heat pumps. The applicant proposes a 'fabric first' approach to construction of the dwelling with high levels of insulation and energy efficient measures to exceed current building regulations requirements.

4.2.46 Summary on environmental issues

Overall it is considered that this relatively small scale development has the potential to meet the challenge of climate change and comply with the sustainable design criteria set out in ELP Policy D1.

4.2.47 **Living conditions**

4.2.48 The proposed dwelling would provide parking and amenity space for the future occupiers that meets or exceeds current standards. Given the good separation distances between the new dwelling and the nearest adjacent dwellings it is considered that the proposed development would not have a detrimental effect on the living conditions of neighbouring occupiers.

4.2.49 Summary on living conditions

The proposed development would result in acceptable living conditions for the prospective occupiers and would not have an adverse impact on neighbours amenity. The development would be in accordance with Policy 57 of the adopted plan and Policy D3 of the ELP.

4.2.50 **Planning balance**

4.2.51 Paragraph 11 of the NPPF states that there should be a presumption in favour of sustainable development. It advises that unless there is a clear reason for refusing development in protected areas (such as the Green Belt, Conservations Areas and where designated heritage assets may be affected) then planning permission should be granted. In this case the impact on the protected areas / assets is acceptable in planning policy and heritage terms.

The Council cannot demonstrate a five year supply of deliverable housing sites and therefore where there is no adverse impact on protected areas and the adverse impact of granting planning permission is outweighed by the benefits then the presumption is in favour of granting permission. This tilted balance weighs in favour of the proposal.

4.2.52 It has been demonstrated that there are economic, social and environmental benefits of the proposals. The development is of high quality design that has the potential to function well and add to the overall quality of the area. The impact on designated heritage assets would be neutral. There would be no harm to the openness of the Green Belt. The proposal would be consistent with the Council's settlement strategy under Emerging Local Plan Policy SP2. The proposal is acceptable in terms of highway safety and there would be no material harm to existing neighbours amenity. Cumulatively these positive aspects of the scheme also weigh in favour of the development.

4.2.53 There would be some loss of landscaping along the site frontage and some views of the proposed dwelling. Generally however the landscape sensitivities of the location are respected and with additional planting as proposed the landscape impact of the proposals can be mitigated to an acceptable degree.

4.2.54 **Conclusion**

4.2.55 The proposed development would not be in conflict with Green Belt policy and would be in general compliance with the policies set out in the National Planning Policy Framework as a whole and also in accordance with the relevant policies in the adopted local plan and the Emerging local plan, in particular the settlement strategy. The adverse impacts of the proposal are limited and are outweighed by the benefits. In these circumstances it is concluded that the presumption lies in favour of sustainable development and that permission therefore should be granted subject to appropriate conditions.

Alternative Options

None applicable

Pre-Commencement Conditions

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

5.0 **Legal Implications**

5.1. 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 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. Notwithstanding the information submitted, full details of landscaping shall be submitted to and approved in writing by the local planning authority prior to works commencing to implement this permission. The landscaping details shall include:
 - o Details of all hard landscape surfaces
 - o Details of all new trees and shrubs including species, size and planting densities
 - o Details of all trees and shrubs to be removed

The development shall be carried out in accordance with the approved details.

Reason: To safeguard the appearance of the completed scheme in the interests of visual amenity and the landscape character of the area.

4. The approved details of landscaping shall be carried out before the end of the first planting season following either the first occupation of any of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced during the next planting season with others of similar size and species, unless the Local Planning Authority agrees in writing to vary or dispense with this requirement.

Reason: To safeguard and enhance the appearance of the completed development and the visual amenity of the locality.

5. None of the trees to be retained on the application site shall be felled, lopped, topped, uprooted, removed or otherwise destroyed or killed without the prior written agreement of the Local Planning Authority.

Reason: To safeguard and enhance the appearance of the completed development and the visual amenity of the locality.

6. Any tree felled, lopped, topped, uprooted, removed or otherwise destroyed or killed contrary to the provisions of the tree retention condition above shall be replaced during the same or next planting season with another tree of a size and species as agreed in writing with the Local Planning Authority, unless the Authority agrees in writing to dispense with this requirement.

Reason: To safeguard and enhance the appearance of the completed development and the visual amenity of the locality.

7. Prior to the first occupation of the development hereby permitted the main vehicular access shall be provided 4.1 metres wide and thereafter the access shall be retained at the positions shown on the approved drawing number PL-150 revision B . 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).

8. Prior to the first occupation of the development hereby permitted the disused access shall be closed and the verge shall be reinstated along the frontage of the site to the current specification of Hertfordshire County Council and to the local Planning Authority's satisfaction.

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).

9. The gradient of the vehicular accesses shall not exceed 1:20 for the first 6.0 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).

10. Before the access is first brought into use vehicle to vehicle visibility splays of 2.4 metres x 31 metres to the south easterly direction and 2.4 metres x 19 metres to the north westerly direction shall be provided and permanently maintained. Within which there shall be no obstruction to visibility between 600 mm and 2.0 metres above the footway 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).

11. Any suspected contamination encountered during the development of this site, shall be brought to the attention of the Local Planning Authority as soon as practically possible; in such a case, a scheme to render this contamination harmless, shall be submitted to, and agreed by, the Local Planning Authority and subsequently fully implemented prior to the occupation of this site.

Reason: To ensure that any contamination affecting the site is dealt with in a manner that safeguards human health, the built and natural environment and controlled waters.

12. Prior to occupation, the proposed new dwelling 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 impact of the operational phase of the development on local air quality.

13. No demolition/development shall take place/commence until an Archaeological Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of archaeological significance and research questions; and:
1. The programme and methodology of site investigation and recording
 2. The programme and methodology of site investigation and recording as suggested by the archaeological evaluation.
 - 3 The programme for post investigation assessment
 4. Provision to be made for analysis of the site investigation and recording
 5. Provision to be made for publication and dissemination of the analysis and records of the site investigation
 5. Provision to be made for archive deposition of the analysis and records of the
 6. Provision to be made for archive deposition of the analysis and records of the site investigation
 7. Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.

Reason: To ensure adequate protection and preservation of any assets of archaeological significance.

14. The demolition / development shall take place / commence in accordance with the programme of archaeological works set out in the approved Written Scheme of Investigation

Reason: To ensure adequate protection and preservation of any assets of archaeological significance.

15. The development shall not be occupied/used until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation and the provision made for analysis and publication where appropriate.

Reason: To ensure adequate protection and preservation of any assets of archaeological significance.

16. Prior to its construction full details of the proposed garden store shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity

17. The development hereby permitted shall be carried out in full accordance with the recommendations set out in the submitted Tree Survey by RGS Arboricultural consultants. The works shall include tree protection measures as set out in Appendix 3.

Reason: In the interests of visual amenity and to protect the landscape setting of the site.

18. The development hereby approved shall be carried out in full accordance with the recommendations and mitigation set out in the submitted Ecological Survey by P. Irving dated July 2020.

Reason: In the interests of nature conservation and biodiversity gain.

19. Prior to the commencement of the development hereby approved a Landscape and Ecological Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:
- o location of replacement planting
 - o provisions to facility the free movement of hedgehogs;
 - o boxes for nesting songbirds or swifts.

Reason: In the interests of nature conservation and biodiversity gain.

Proactive Statement:

Planning permission has been granted for this proposal. The Council acted proactively through early engagement with the applicant at the pre-application stage which led to improvements to the scheme. 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. EV CHARGING POINT SPECIFICATION INFORMATIVE:

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 determination 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.

2. Ecology informative:

"Any significant tree/shrub works or removal should be undertaken outside the nesting bird season (March to August inclusive) to protect breeding birds, their nests, eggs and young. If this is not practicable, a search of the area should be made no more than two days in advance of vegetation clearance by a competent Ecologist and if active nests are found, works should stop until the birds have left the nest."

"To avoid killing or injuring of hedgehogs it is best practice for any longer, ruderal vegetation to be cleared by hand. To avoid creating refugia that may be utilised by hedgehogs, materials should be carefully stored on-site on raised pallets and away from the boundary habitats. Piles of materials that could act as refuges for wildlife should be removed as soon as possible. If left for any period of time, they should be checked for the presence of wildlife prior to moving.

"Any excavations left open overnight should be covered or have mammal ramps (reinforced plywood board >60cm wide set at an angle of no greater than 30 degrees to the base of the pit) to ensure that any animals that enter can safely escape. Any open pipework with an outside diameter of greater than 120mm must be covered at the end of each working day to prevent animals entering / becoming trapped."

3. Construction Informatives

During the construction phase the guidance in BS5228-1:2009 (Code of Practice for noise Control on construction and open sites) should be adhered to.

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.