

<u>Location:</u>	Land Known As The Orchard Snailswell Lane Ickleford Hertfordshire SG5 3TS
<u>Applicant:</u>	Mr S Patel
<u>Proposal:</u>	Erection of one self-build dwelling including hard and soft landscaping, parking and creation of vehicular crossover off Snailswell Lane
<u>Ref. No:</u>	25/01790/FP
<u>Officer:</u>	Thomas Howe

Date of expiry of statutory period: 15 September 2025

Extension of statutory period: 27 November 2025

Reason for Delay: To overcome planning objections, and to find a suitable committee date.

Reason for Referral to Committee:

This application was called into planning control committee by Councillor Louise Peace on 13 August 2025. The reasons given are:

1. Impact on neighbour amenity and negative visual impact on the street scene.
2. Lack of safe and sustainable access.
3. Impact on ecology.
4. Flooding and foul drainage issues.

1.0 **Site History**

- 1.1 No previous history.

2.0 **Policies**

- 2.1 Decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004). The National Planning Policy Framework represents up-to-date government planning policy and is a material consideration that must be taken into account where it is relevant to a planning application. If decision takers choose not to follow the National Planning Policy Framework, where it is a material consideration, clear and convincing reasons for doing so are needed.
- 2.2 Section 38(5) of the Planning and Compulsory Purchase Act 2004 sets a hierarchy of development plan documents and material considerations such as the NPPF, in that where a conflict is identified, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published.

2.3 North Hertfordshire District Local Plan (The Local Plan) 2011 – 2031

Policy SP1: Sustainable Development in North Hertfordshire
Policy SP2: Settlement Hierarchy and Spatial Distribution
Policy SP5: Countryside and Green Belt
Policy SP9: Design and Sustainability
Policy HS3: Housing mix
Policy D1: Sustainable Design
Policy D3: Protecting living conditions
Policy D4: Air quality
Policy NE2: Landscape
Policy NE4: Biodiversity and geological sites
Policy NE7: Reducing flood risk
Policy NE8: Sustainable drainage systems
Policy NE10: Water conservation and wastewater infrastructure

2.4 National Planning Policy Framework (NPPF) (December 2024)

Section 2: Achieving sustainable development
Section 9: Promoting sustainable transport
Section 11: Making effective use of land
Section 12: Achieving well-designed places and beautiful places

2.5 Vehicle Parking at New Development SPD

2.6 Ickleford Neighbourhood Plan

Policy E2 – Protecting the Landscape
Policy E3 - Rural Character
Policy SD1 - Development within the settlement boundary
Policy SD2 – New Housing Development
Policy SD3 – High Quality Design
Policy SD4 - Provision of Energy Efficient Buildings
Policy SD5 - Water Management
Policy MTT2 – Car Parking

3.0 Representations

3.1 Neighbour Consultation –

6x Objections:

- Conflict with Green Belt Policy.
- Breaches Policy SP2 and Ickleford Neighbourhood Plan Policy SD1.
- Does not respect local character.
- Lack of a proven need or wider public benefit.
- Overdevelopment of the site and harm to local character.
- Precedent would be set for development on Snailswell Lane.
- Harm to residential amenity. Loss of privacy, light and overshadowing.
- Conflict with users of the BOAT along Snailswell Lane. Poor road surface impacts upon pedestrian use.
- Damage to the BOAT surface would be unacceptable and cause disruption.
- Loss of biodiversity. Existing site is a habitat for various wildlife.

- Surface water pooling occurs, and the development would increase overland flow of water.
- No SuDS strategy has been presented.
- Harm to openness of the Green Belt.
- Intensification of vehicle traffic would potentially conflict with other users of the road and BOAT.
- Visual and Spatial openness harm to the Green Belt.
- Inaccurate comparison to neighbouring dwellings in terms of scale.

3.2 **Parish Council** – Objection.

3.3 **Anglian Water** – September 2025 –

Wastewater Treatment – Within the acceptance parameters and can accommodate the flows from the proposed growth.

Used Water Network – Sewerage network has capacity for anticipated foul flows. Recommends informative should developer seek to connect to the sewerage network.

Surface Water Disposal – Preferred method of surface water disposal is a SuDS system, with connection to a sewer being the last option. Recommends objection as there is insufficient information of how surface water will be discharged.

3.4 **Anglian Water** – November 2025 –

Surface Water Disposal – Following receipt of additional information, the proposed SuDS system would not relate to Anglian Water operated assets. Therefore, they are unable to provide comments. Recommends seeking advice from LLFA or the Internal Drainage Board. Also recommends consultation with The Environment Agency.

3.5 **Environmental Health** –

Contaminated Land – Recommends condition.

Noise – No Objections.

Air Quality – Recommends EV charger and informatives.

3.6 **HCC Footpaths and Highways** – Snailswell Lane is a Byway Open to All Traffic. The BOAT must remain unobstructed during the development. A temporary traffic regulation order is required should this be disrupted or blocked. User safety is to be protected by the developer. *“The location of the proposed development is approximately 50m from the sealed-surfaced all purpose highway to the east, prior to construction, the un-sealed section of Snailswell Lane leading up to the development site should be re-surfaced to a Highways sealed-standard in order to accommodate building traffic and increased vehicular use that will result from the development.”*

3.7 **Highways** – Unable to support until further details of the connection to the Public Right of Way. Details of proposed works in this area must be provided. *“no kerbing, resurfacing, or alterations to the surface of the Right of Way will be permitted under any circumstances.”*

January 2026 – Does not wish to restrict grant of permission and recommends conditions.

3.8 Ickleford Parish Council – Objection:

- Site is within the Green Belt.
- 1.5 storey height is not in keeping with surrounding area.
- Development would be too large for the plot/site.
- Loss of privacy to Glenmore, to the south.
- Questions designation of land as 'Grey Belt'.
- Access and egress to the site would be dangerous.
- Insufficient space to turn a small vehicle.
- Vehicle traffic damages surface material of BOAT.
- BOAT is unsafe for vehicles, horses and pedestrians.
- Further damage will be caused to the BOAT.
- Lack of appropriate drainage on Snailswell Lane cause harm from surface water runoff associated with the development.
- Questions potential ecological impacts of development.
- Seeks preservation of hedging to site.
- Questions provision of mitigation measures for ecological impacts of the development.
- Does not consider enhancements to suitably overcome harm by way of a loss of habitat within the site.
- Asks for developments in Ickleford to be halted until Anglian Water upgrade the sewage system to accommodate foul water and run-off water.
- Exacerbation of back washing from sewage system into homes and gardens.

3.9 North Herts Ecologist –

September 2025 – Asks for Ecological Appraisal. Need to determine a baseline for ecological value of the site to provide some degree of uplift. It is noted that a mature apple tree was recently removed and advises that this tree should be included in any calculations.

November 2025 – No ecological objection to development. Not subject to mandatory BNG, as it is a self-build scheme. Recommends inclusion of condition for an Ecological Enhancement Plan (as required by Policy NE4 of the Local Plan).

3.10 Lead Local Flood Authority – Awaiting response.

3.11 Councillor Louise Peace:

Objection –

- Harm to neighbour amenity. Due to height in relation to The Mildens.
- Development does not comply with Design Code prepared for the Ickleford Neighbourhood Plan.
- Principle of development is contrary to Policy SD1.
- Lack of sustainable access to the site.
- Questions whether development would comprise Grey Belt development due to sustainability issues.
- Harm to Ecology, questions felling of trees within the site, and advises of animal sightings within the site.
- Seeks submission of Preliminary Ecological Appraisal.
- Development would exacerbate existing problems with standing water during heavy rainfall, and issues of the sewerage system backing up the systems.
- Seeks a Grampian condition to confirm with Anglian Water than the existing sewerage system can support additional capacity.

4.0 Planning Considerations

4.1 Site and Surroundings

- 4.1.1 The application site comprises a parcel of land off Snailswell Lane, adjacent to Mildens and a parcel of land adjacent to Glendale, residential dwellings. The site is outside of the settlement boundary for Ickleford, but is in Lower Green, part of the built core of Ickleford. The site is brushed over by the Green Belt.

4.2 Proposal

- 4.2.1 Planning Permission is sought for the erection of one self-build dwelling including hard and soft landscaping, parking and the creation of a vehicular crossover off Snailswell Lane.

4.3 Key Issues

- 4.3.1 The key issues for consideration are as follows:

- The principle of the development.
- The acceptability of the design of the proposed development and its resultant impact on the character and appearance of the area.
- 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.
- The impact that the proposed development would have on the environment.

Principle of Development:

- 4.3.2 Principle of the Development in the Green Belt

- 4.3.3 The site is in the Green Belt, as designated by the Local Plan 2011-2031. Paragraphs 154 and 155 within the NPPF set out which types of development are not inappropriate, with those paragraphs stating:

154. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
 - not have a greater impact on the openness of the Green Belt than the existing development; or

– not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

155. Certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are:

- a) mineral extraction;
- b) engineering operations;
- c) local transport infrastructure which can demonstrate a requirement for a Green Belt location;
- d) the re-use of buildings provided that the buildings are of permanent and substantial construction;
- e) material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and
- f) development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.

Policy SP2 permits general development within the defined settlement boundaries of Category A villages, of which Ickleford is one. The site is outside of the defined settlement boundary, and therefore, the proposed development would not comply with SP2 of the Local Plan 2011-2031.

- 4.3.4 Turning to Paragraph 154 of the NPPF, I consider that exception e) is relevant to the proposal. Appeal decisions within the district has concluded that development outside of settlement boundaries defined by the Local Plan, but that would be physically related to Category A settlements, can comply with exception e) in respect to being in a village, but still needs to comprise in-filling.
- 4.3.5 The proposed site plan indicates that the development would erect 1 No. dwelling on a plot of land bound immediately by development to the west and south and leaving a small gap to development to the east. I consider that in-filling would occur given the site would be filling a gap on the road and would be bound by development to 3 sides.
- 4.3.6 Snailswell Lane feeds onto the main road through Ickleford, and the site is in a group of dwellings that are not separated by significant swathes of open space or green fields sites. Generally, there is a continuous link of residential curtilages linking this group of dwellings along Snailswell Lane and the built core of Ickleford. I consider the proposal site to sit within the village of Ickleford, taking account of appeal decisions and the relevant material considerations beyond boundary designations in Local Plan documents. It is noted that the development would not comply with Policy SD1 of the Ickleford Neighbourhood Plan, given the site is outside of the adjusted Ickleford Settlement boundary. This is acknowledged, however, given the above assessment of the siting of the development in relation to the built core of Ickleford, I do not consider that the development would significantly undermine the spirit of this policy.
- 4.3.7 For the reasons discussed above, I consider that the proposal would be infill development albeit the site is not within the defined settlement limits of Ickleford as set out in the Policies Map of the Local Plan. Taking account of appeal decisions on this matter and the site may be treated as being within the village for the purpose of application of NPPF Paragraph 154. The proposal would therefore not constitute inappropriate development in the Green Belt.

- 4.3.8 Notwithstanding the above conclusion, the applicant has proposed that the site constitutes Grey Belt, and the development would be appropriate development for that reason. The applicants' position is that the site makes no contribution at all to purposes a) or b) of the Green Belt. The applicant is mute on purpose d), but the position of no contribution is assumed.
- 4.3.9 It is agreed that the site does not strongly contribute to the preventing neighbouring towns merging into one another (purpose b)) or preserving the setting and special character of historic towns (purpose d)).
- 4.3.10 Purpose a) is to check the unrestricted sprawl of large built up areas. Planning Practice Guidance (Paragraph: 005 Reference ID: 64-005-20250225) makes clear that villages should not be considered large built-up areas. Illustrative features of a strong contribution are being free from existing development; lack physical features in reasonable proximity to restrict or contain development; be adjacent or near to a large built-up area; and, if developed, would result in an incongruous pattern of development.
- 4.3.11 As a direct result of the close relationship between Hitchin and Ickleford, the Green Belt surrounding Ickleford remains near to Hitchin as a large built-up area and thereby can contribute strongly to checking the sprawl of Hitchin as a large built-up area. The site is free from development as it stands and does lack physical features at its north boundary as it exists. That said, the site is limited in its scale, and if the site were developed, the resultant development would not result in an incongruous pattern of development or extend or sprawl development beyond an existing rear boundary line. As a result, the site under consideration does not contribute strongly to purpose a). There are no strong reasons for refusal pursuant to the application of footnote 7 policies. The site can be considered Grey Belt by definition, and the proposed development would accord with parts a., b. and c. of paragraph 155 of the NPPF (part d. of paragraph 155 is not applicable to this development).
- 4.3.12 Concluding, it is acknowledged that the site is not within the defined settlement boundary of Ickleford, running contrary with Policy SP2 of the Local Plan and policy SD1 of the Neighbourhood Plan, however, as above, I consider that the principle of development should be supported due to compliance with exception e) of Paragraph 154 of the NPPF by virtue of the site being considered within the village notwithstanding the boundaries drawn in Local Plan and Neighbourhood Plan documents. In addition, the site is considered to meet the definition of Grey Belt and would accord with the policy requirements to be considered appropriate development as set out by paragraph 155 of the NPPF.

Sustainability:

- 4.3.13 The three pillars of sustainable development are the economic, social and environmental pillars. The proposal would provide economic benefits by the use of local contractors and businesses for construction, maintenance and other servicing when occupied. Social benefits would arise from the provision of a dwelling on a windfall site, contributing to the district housing land supply, which the LPA cannot presently demonstrate a 5-year housing land supply. The site is considered to be in a sustainable location, in close proximity to the centre of Ickleford, a Category A village, according to the North Herts Local Plan 2011-2031. Various amenities would be in close proximity to the site, with easy access to means of public transport close to the site, therefore, the sustainability of the development is acceptable.

Design and Appearance:

- 4.3.14 Policy D1 of the Local Plan states that development will be granted provided the design of the development appropriately and positively responds to the site's local context together with other criteria to encourage a positive and sustainable form of development. Policy D1 is consistent with Section 12 of the National Planning Policy Framework. Policy SD3 of the Neighbourhood Plan is relevant to design and appearance in-so-far as it requests development be high quality design, and that development that accords with the Ickleford Design Code will be supported. Policy SD3 of the Neighbourhood Plan is positively worded and indicates support where the development accords with the Ickleford Design Code (final report March 2023). The policy was inspected and considered to accord with the Development Plan, however, where conflict is identified with other material considerations, such as the NPPF which is dated 12 December 2024, the conflict should be resolved in favour with the NPPF.

Appearance

- 4.3.15 The proposal seeks to erect a 1.5 storey, chalet bungalow style dwellings centrally with the plot, adjacent to The Mildens. 2 No. dormers are proposed to the principal roof slope, with a gable end to this elevation, and 3 No. dormers to the rear. The roof would feature half hips, and a relatively tall ridge with low eaves forming a cat slide. The street scene nearby comprises bungalows and chalet bungalows with driveways and screening to their principal boundaries. I consider that the proposed dwelling would suitably fit into the prevailing grain of development to this part of the district, and do not consider that it would appear adverse or out of place. The scale of development proposed is similar to other dwellings along Snailswell Lane and is considered to suitably sit within the grain of development found locally. It is considered that the roof profile, window details, and general appearance of the building would accord with the principles set in ID.01 – Local Character of the Ickleford Design Code.

Scale, Layout, Access and Landscaping

- 4.3.16 The proposed layout comprises a gated access off Snailswell Lane, with a pea shingle driveway leading up to the dwelling, with grass and amenity space to the front, with a patio surrounding the dwelling, with grass, hedging and a tree to the rear garden. The layout would comprise a similar built density to the surrounding grain of development, and would leave space around the dwelling, therefore not resulting in overdevelopment or the erosion of local character and vernacular. The provision of green space and soft landscaping are both welcomed and are considered to be acceptable. It is noted that a gated access is proposed, however, other dwellings along Snailswell Lane, notable, to the east benefit from a gate to their driveways. I do not consider that this would be adverse in this location. I consider it is prudent to restrict permitted development rights owing to the relationship between the dwelling and the neighbouring dwelling, and due to its periphery location and plot size. The scale proposed, for a 3-bed dwelling is considered to sit suitably within the local street scene, and the scale of dwellings locally. It is noted that Ickleford Neighbourhood Plan encourages support for 'smaller homes', with specific reference to 3 bed dwellings. The scale proposed is considered to be acceptable. The one and a half storey height, width, building lines and landscaping would suitably meet the requirements of Policy SD3 of the Ickleford Neighbourhood Plan.
- 4.3.17 The proposed development is therefore considered to be in compliance with policy D1 of the Local Plan, policies SD2 and SD3 of the Neighbourhood Plan and the core principles set out within Section 12 of the National Planning Policy Framework. The design and appearance are therefore acceptable.

Impact on Neighbouring Properties:

- 4.3.18 Policy D3 of the Local Plan permits development that does not result in unacceptable harm to the amenity of neighbouring occupiers and where necessary encourages the use of mitigation measures to reduce these impacts. This is generally reflected by the provisions within the National Planning Policy Framework.
- 4.3.19 The Milderns comprises a chalet bungalow that neighbours the site to the west, and the proposed dwelling would sit level with this neighbour, at ground floor level, not projecting beyond the principal and rear elevations of this neighbour along its adjoining east flank. Given the chalet style of the host dwelling, the first floor is unlikely to dominate this neighbour, and the lack of ground floor projection is not considered to result in dominance for this neighbour. Some light is likely to be lost during the morning and early afternoon owing to the dwelling's position to the south-west of The Milderns, and this is acknowledged. This is not considered to be significant to warrant objection given that light loss would predominantly relate to the garden rather than the main dwelling, and the windows on the neighbouring property addressing the development site are secondary windows to the rooms which they serve, or utility/shower rooms.. Outlook from the chalet is not considered to allow for losses of privacy arising from viewing aspects into window and the curtilage. This would comply with the provisions of Ickleford Neighbourhood Plan SD3 given it would respect the amenities of existing neighbours to the site.
- 4.3.20 Given the above, it is considered that the proposed development would result in no unacceptable detrimental impact upon neighbouring occupiers and is therefore compliant with Policy D3 of the local plan and the aims of the National Planning Policy Framework.

Future Living Conditions:

- 4.3.21 Space standards for 3 bedroom, two storey dwelling range from 84 sqm to 102 sqm, for 4 persons to 6 persons respectively. Proposed is 152 sqm of internal floor area, therefore far exceeding the minimum space requirement for a dwelling of this type and size. The dwelling would benefit from front and rear amenity spaces and would be dual-aspect. There are no noise generating uses nearby that would significantly detract from the future occupants of the house. Therefore, a suitable standard of built amenity would be afforded. The presence of neighbouring dwelling is not considered to be significantly harmful or adverse for the windows and amenity spaces in terms of dominance or losses of light.

Highways and Parking:

- 4.3.22 The proposed development would be served by a minimum of two parking spaces that are off-street, therefore impacts to parking provision locally would not be harmful.
- 4.3.23 Highways have withdrawn their objections as of comments received January 2026, recommending conditions. Previous objections sought clarification of details regarding the relationship between the site access and the public right of way along Snailswell Lane. Following the submission of information, and discussions with Highways, this objection was withdrawn. Conditions are recommended by the Highways Authority, comprise the submission of details for edging of the driveway where it would meet the Right of way, for the submission of a Construction Method Statement, for the surface material to be bound, and for drainage to stop water flow into the ROW, and for a plan

for cycle storage within the site. Informative are also recommended. I consider that these conditions are reasonable.

- 4.3.24 County Council Rights of Way team have made representation. Their comment advises that Snailswell Lane is a public right of way (ROW), and at no point should be obstructed. If any closure is necessary, a Temporary Traffic Regulation Order must first be applied for. Construction traffic should give priority to any and all users of the ROW, with appropriate safety measures being put into place to ensure the safety of the public. The ROW officer advised that the byway must be maintained to a sufficient standard, and that it is not considered to be up to a sufficient standard for heavy goods vehicles deliveries. The officer confirmed that this upgrade is not enforced upon the developer, and that there are no plans to increase the standard to which the surface will be maintained. Inspections would be taken place before construction starts, and the developer would be required to make good of the surface and repair any damage caused upon completion of the build.

Environmental Implications:

- 4.3.25 The proposed dwelling would incorporate energy efficiency measures, with a target for zero carbon emissions, as described by the Planning Statement. Included would be passive solar gain, high quality thermally efficient materials, loft and wall insulation, double glazing, and solar panels. These measures are welcomed and are considered to comply with Policy SD4 of the Ickleford Neighbourhood Plan, and Policy SP9 of the Local Plan 2011-2031.
- 4.3.26 The application is not bound to delivering BNG as it would comprise a self-build dwelling. Ecology have recommended the inclusion of a condition requiring an Ecological Enhancement Plan and note that the submitted Preliminary Ecological Assessment does not foresee detrimental ecological impacts from the proposal. I consider that that the recommended condition would result in compliance with Policy NE4 and is therefore reasonable and acceptable.
- 4.3.27 The site is within Flood Zone 1, as defined by online mapping. The area is susceptible to surface water flooding, with 1 in 1000-year events posing a risk to the front driveway area of the site. Anglian Water have not objected to the proposal, with their representation advising that there are no known assets within the site boundary. They also advise that the wastewater treatment infrastructure possesses sufficient capacity to accommodate the anticipated flows from the dwelling. Anticipated foul flows into the sewerage network would have available capacity for the development. A consultation request has been sent to the Lead Local Flood Authority for assessment as to the risks from surface water drainage. There is a hierarchy of surface water drainage systems of which discharge into a combined sewer is a last resort. This hierarchy is followed through in building regulations for applications, such as this one, which is not captured by a statutory requirement for the LLFA to be consulted. As above, the LLFA are not obliged to respond to consultation requests on non-major development proposals however, in this case we would value a response. In the event that the LLFA do not respond substantively, it remains the view that the application should be approved, as building regulations capture the hierarchy of surface water drainage which would resolve the concerns raised in respect to standing water. The application is being brought to planning control committee in advance of response as surface water drainage solutions are just one of the reasons for call in, and the LLFA response is not essential to the determination of this application.

Planning Balance:

- 4.3.28 The delivery of a home on a windfall site is considered to be viewed favourably. The principle of the development in the Green Belt is supported, and no reasons for objection are raised from other material planning considerations. At present, the district cannot demonstrate a 5 year housing land supply, and therefore, the delivery of a home should be afforded strong weight. The tilted balance would be engaged, as no assets discussed within footnote 7 would be harmed, or would give a strong reason for refusing planning permission. No material considerations would outweigh these benefits weighing favourably in the tilted balance.

Conditions:

- 4.3.29 The applicant has agreed to the requested pre-commencement conditions.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and is considered to comply with the necessary provisions of the Local Plan policies and the National Planning Policy Framework. Grant conditional permission.

4.5 **Alternative Options**

- 4.5.1 None applicable.

5.0 **Recommendation**

- 5.1 That planning permission be **GRANTED** subject to a) the expiry of the deadline for the Lead Local Flood Authority to respond to the consultation request, or b) a response being received from the Lead Local Flood Authority with any conditions requested being added, and 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. No development shall take place until an Ecological Enhancement Plan (EEP) for the creation of new wildlife features such as the inclusion of integrated bird/bat and bee bricks has been submitted to and approved in writing by the local planning authority. Where height allows swift bricks should be used.

Reason: To ensure development secures biodiversity enhancements in accordance with Policy NE4 of the Local Plan

4. No development shall commence until full details (in the form of scaled plans and/or written specifications) illustrating the design, layout, and construction of the connection between the edge of Snailswell Lane (Public Right of Way) where it meets the proposed driveway have been submitted to and approved in writing by the Local Planning Authority.

The details shall include:

The precise interface between the Public Right of Way and the driveway

Reason: To ensure a safe, suitable, and satisfactory connection between the Public Right of Way and the development in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018) and to protect the amenity and safety of all users.

5. No development shall commence until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority, including elements of the CLOCS standards as set out in the Highway Authority's Construction Management template. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan: The Construction Management Statement shall include details of:

Access arrangements to the site.

Traffic management requirements.

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

Siting and details of wheel washing facilities.

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

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

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

Post construction restoration/reinstatement of the working areas and temporary access to the public highway. This should also include Pre and Post construction images of the access.

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 which must be kept within the site boundary, 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).

6. Prior to the first use of the development hereby permitted the vehicular access surface shall be bound for the first 3 meters into the site. 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).

7. Prior to the first commencement of the development hereby permitted, a plan for cycle storage is to be provided and be designed in line with design standards contained in Chapter 11 of the Cycle Infrastructure Design' DfT Local Transport Note 1/20 (July 2020). Prior to first occupation the approved design shall be fully implemented and thereafter retained for this purpose.

Reason: To ensure the provision of adequate cycle parking that meets the needs of occupiers of the proposed development and in the interests of encouraging the use of sustainable modes of transport in accordance with Policies 1, 5 and 8 of Hertfordshire's Local Transport Plan (adopted 2018)

8. Prior to the commencement of the development hereby permitted full details of a comprehensive hard and soft landscaping scheme (including planting details) and all boundary treatments shall be submitted to and approved in writing by the Local Planning Authority.

All approved hard standing and boundary treatments shall be completed prior to the first occupation of the development.

The approved soft landscaping / planting details shall be carried out before the end of the first planting season following either the occupation of the (first) dwelling 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 ensure the development is comprehensively landscaped in the interests of visual amenity. Local Plan Policies D1 and N2.

9. Details and/or samples of materials to be used on all external elevations and the roof of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced and the approved details shall be implemented on site.

Reason: To ensure that the development will have an acceptable appearance which does not detract from the appearance and character of the surrounding area and to comply with Policy D1 of the North Hertfordshire Local Plan 2011 to 2031.

10. 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, and to comply with Policy NE2 of the North Hertfordshire Local Plan 2011 to 2031.

11. 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, and to comply with Policy NE2 of the North Hertfordshire Local Plan 2011 to 2031.

12. Before the commencement of any other works on the site, trees to be retained shall be protected by the erection of temporary chestnut paling or chain link fencing of a minimum height of 1.2 metres on a scaffolding framework, located at the appropriate minimum distance from the tree trunk in accordance with Section 4.6 of BS5837:2012 'Trees in relation to design, demolition and construction - Recommendations, unless in any particular case the Local Planning Authority agrees to dispense with this requirement. The fencing shall be maintained intact for the duration of all engineering and building works. No building materials shall be stacked or mixed within 10 metres of the tree. No fires shall be lit where flames could extend to within 5 metres of the foliage, and no notices shall be attached to trees.

Reason: To prevent damage to or destruction of trees to be retained on the site in the interests of the appearance of the completed development and the visual amenity of the locality, and to comply with Policy NE2 of the North Hertfordshire Local Plan 2011 to 2031.

13. No development shall take place before details of the proposed finished floor levels; ridge and eaves heights of the building hereby approved have been submitted to and approved in writing by the Local Planning Authority. The submitted levels details shall be measured against a fixed datum and shall show the existing and finished ground levels, eaves and ridge heights of surrounding properties. The development shall be carried out as approved.

Reason: To ensure that the finished appearance of the development will enhance the character and visual amenities of the area and to comply with Policy D1 of the Local Plan

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended no development as set out in Classes A, AA, B, C and E of Part 1 (and any further new class that may be introduced by way of an update) 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 and to comply with Policy D1 and/or Policy D3 of the North Hertfordshire Local Plan 2011 to 2031.

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. AN1) Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence.
Further information is available via the County Council website at:
<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.
AN2) Obstruction of highway: 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 County Council website at:
<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.
AN3) The Public Right of Way(s) should remain unobstructed by vehicles, machinery, materials, tools and any other aspects of the construction during works. Safe passage past the site should be maintained at all times for the public using this route. The condition of the route should not deteriorate as a result of these works. Any adverse effects to the surface from traffic, machinery or materials (especially overspills of cement & concrete) should be made good by the applicant to the

satisfaction of the Highway Authority. No materials shall be stored or left on the Highway including Highway verges. If the above conditions cannot reasonably be achieved, then a Temporary Traffic Regulation Order (TTRO) would be required to close the affected route and divert users for any periods necessary to allow works to proceed, for which a fee would be payable to Hertfordshire County Council. Further information is available via the County Council website at <https://www.hertfordshire.gov.uk/services/recycling-waste-and-environment/countryside-access/rights-of-way/rights-of-way.aspx> or by contacting Rights of Way, Hertfordshire County Council on 0300 123 4047.