

DEVELOPMENT MANAGEMENT COMMITTEE REPORT

Application Number	3/24/0824/HH
Proposal	Rear outhouse
Location	1 Mangrove Drive, Hertford, Hertfordshire, SG13 8AW
Parish	Hertford Town Council
Ward	Hertford Castle

Date of Registration of Application	29 April 2024
Reason for Committee Report	Application has been called in by councillor Rachel Carter due to the size of the proposed development being extremely large, that the outbuilding cannot be described as an extension due to its location, that the proposal is overbearing to neighbours, that there is no proposed planting and there would be a net loss of biodiversity, that neighbouring trees are possibly at risk due to potential foundations and that the proposal is out of character with the surrounding parkland character of the area.
Case Officer	Lewis Grant

RECOMMENDATION

That planning permission be **GRANTED** subject to the conditions set out at the end of this report.

1.0 Summary of Proposal and Main Issues

- 1.1 The proposal seeks planning permission for the erection of an outbuilding at the base of the garden.
- 1.2 The application has been amended from that originally submitted. This has been done to address comments received from third parties in the first round of consultation. The revisions altered the roof form of the proposed development, reduced the overall height, width, and depth, and altered the fenestration. Third parties have been re-consulted and comments are summarised later in this report.
- 1.3 The main considerations for the proposal are:
 - Principle of development

- Impact on the character and appearance of the application dwellinghouse and surrounding area.
- Neighbour amenity including noise impacts.
- Impact on surrounding landscaping.
- Other matters

1.4 The main issue for consideration is whether the proposed development is appropriate at this site having regard to policies in the East Herts District Plan 2018 and the National Planning Policy Framework.

1.5 The application is supported by the following plans:

- 2022/1542/2/ Rev 2
- 2022/1542/1/ Rev 2
- Arboricultural Impact Assessment 101949.

1.6 All of the plans and documents submitted with the application have been considered in the preparation of this committee report.

2.0 Site Description

2.1 The application site is located within the settlement of Hertford and is occupied by a two-storey detached dwelling with associated garden space. The dwelling has a long and narrow rear garden which tapers to the rear and includes a 'dog leg' projection forming an 'L-type' shape. There is vehicular parking available on an area of hard standing to the front of the dwelling. The application site and surrounding area features several trees, none of which are protected by tree preservation order or by Conservation Area designation.

2.2 Within the garden space to the southeast is a small garage/storage outbuilding. The Officer site visit confirmed the area of garden, as outlined in red in the application drawings, contains garden paraphernalia.

2.3 As noted, the application site is not located within the Hertford Conservation Area and there are also not any listed buildings in the vicinity. The application site is not included in any Neighbourhood Plan catchment areas. The site is included in an area designated as a 'Hertford Green Finger'.

2.4 The planning history of the site reveals the property has benefitted from single storey front and rear extensions as well as a side-facing dormer window. The officer site visit confirmed that these have been

constructed. In addition, there has recently been a planning application approved with conditions under reference 3/24/1243/HH for the 'demolition of the rear study, the erection of 1st floor side and two storey rear extensions. Construction of front open porch. Installation of rear Juliet balcony. Alteration to roof form and alterations to fenestration'.

3.0 Planning History

The following planning history is of relevance to this proposal:

Application Number	Proposal	Decision	Date
3/01/2085/FP	Single storey front and rear extensions and dormer window to side.	Approved subject to conditions	15.02.2002
3/22/0724/CLPO	Erection of outbuilding	Refuse	01.06.2022
3/23/0500/CLPO	Erection of garden outbuilding	Refuse	16.05.2023
3/23/2187/CLPO	New garden building	Refuse	16.01.2024
3/24/1243/HH	Demolition of rear study. Erection of 1st floor side and two storey rear extensions. Construction of front open porch. Installation of rear Juliet balcony. Alteration to roof form and alterations to fenestration.	Grant Plan Permission w Conds	14.08.2024

- 3.1 It should be noted that under permitted development rights under Schedule 2, Part 1, Class E of The Town and Country Planning (General Permitted Development) (England) Order 2015, outbuildings within the residential curtilage of a dwellinghouse forming a use incidental to the enjoyment of a dwelling can be constructed without the need to submit a planning application.
- 3.2 However, from the above planning history, Members will note that applications for a certificate of lawfulness have previously been refused under references 3/22/0724/CLPO, 3/23/0500/CLPO, and 3/23/2187/CLPO. These applications were all for outbuildings in a similar location and of similar scale to that proposed in this application. All three applications for a certificate of lawfulness were refused solely on the basis that the proposed outbuilding was not

considered to be within the residential curtilage of the application dwellinghouse.

4.0 Main Policy Issues

4.1 The following policies in the National Planning Policy Framework (NPPF) and the adopted East Herts District Plan 2018 (DP) are considered relevant.

Main Issue	NPPF	DP policy
Principle of Development	Section 2	HOU11
Character and Appearance	Section 12	HOU11, DES4
Neighbour amenity	Section 12	HOU11, DES4
Trees and Landscaping	Section 12	DES2, DES3

4.2 Other relevant issues are referred to in the 'Consideration of Issues' section below.

5.0 Summary of Consultee Responses

EHDC Arboricultural/Landscape Advisor

5.1 It is advised that the submitted Arboricultural Impact Assessment has sufficiently considered the impacts to trees and green infrastructure, in compliance with policies DES3, NE3 and NE4 of the Local Development Plan. It is advised that the Arboricultural Report has assessed the impact of the proposed outbuilding on both on and off-site trees and outlines that there would be a very minor encroachment of the nominal Root Protection Areas (RPAs) of 2 off-site trees. The degree of encroachment is minor and would have a very low impact, providing the Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) within the report are adhered to.

5.2 Following comments received from a neighbouring property about the location of tree T7 being incorrect the arboricultural advisor was re-consulted. It was advised that the temporary scaffolding with planked ground protection would need to be extended. It was advised that the construction of the building is proposed to bear on mini-piled

foundations throughout the design and as such the report shows sufficient details for foundations with regards to the altered position of T7.

6.0 Hertford Town Council Representations

6.1 Objection: Committee objected to this application as they felt that the scale and size of the building would be overdevelopment of the site. It was felt that the outhouse is not subservient to the main dwelling and Committee expressed concern that it could be intended to be sold as a separate dwelling. Committee also felt that the net loss of biodiversity due to the loss of garden has not been mitigated.

7.0 Summary of Other Representations

7.1 The application has been advertised by neighbour consultation with letters sent to adjacent residents. A press notice and site notice were also issued.

7.2 There were two rounds of consultation for the proposed development. The second round of consultation following amendments to the scale and design of the proposed development.

7.3 There have been 33 representations received across both rounds of consultation – 19 in objection, 14 in support. The majority of objections are from adjacent neighbours whereas the supporters are from a wider area. The main reasons for objections across both rounds of consultation are summarised below:

- Size of the proposed development.
- Use/Future use of proposed outbuilding.
- Noise/Nuisance emanating from the proposed outbuilding.
- Overbearing effect to neighbours.
- Overlooking opportunities towards neighbours.
- Concern over justification of the proposed outbuilding.
- Emergency access.
- Landscaping/harm to trees.
- Concern over separate planning application (3/24/1243/HH).
- No Biodiversity Net Gain.
- Limited access for the delivery of goods.
- Crime and security concerns.
- Questions surrounding the accuracy of Arboricultural report due to position of Silver Birch T7 in 7 Mangrove Drive being inaccurate.

7.4 The comments made in support of the proposed development can be summarised as follows:

- Supporting a young athlete's development.
- Small scale of outbuilding with no negative impacts.
- Impacts on neighbouring properties has been exaggerated.
- The submitted amendments lessen the obtrusiveness of the proposed outbuilding.

7.5 Councillor Sarah Hopewell:

- The intended location is tucked away and would not obstruct views from any neighbouring properties.
- The garden is enclosed with no access other than through the main property.
- The placement of a small shed in the same parcel of land suggests planning was permitted in the past.
- The purpose of the outbuilding to facilitate a young person's sporting career is supported.

Councillor Rachel Carter:

- Size of the proposed development is extremely large.
- The proposed outbuilding cannot be described as an extension due to its location.
- Overbearing to neighbours.
- No proposed planting and there would be a net loss of biodiversity.
- Neighbouring trees are possibly at risk due to potential foundations.
- Out of character with the surrounding parkland character of the area.

All of the above representations have been taken into account and considered in the preparation of this report.

8.0 Consideration of Issues

Principle of Development

8.1 The site is located within a residential area of Hertford and therefore the principle of householder development is acceptable.

8.2 Policies HOU11 and DES4 of the East Herts District Plan 2018 are most relevant which relate to character, design, and neighbour amenity. In addition, attention must be had to policies DES2 and DES3 which

relate to the impacts on the landscape and landscape features within and surrounding the application site.

Impact on the character and appearance of the application dwellinghouse and surrounding area.

- 8.3 The application site is occupied by a two-storey detached dwellinghouse with associated garden land. There is an area to the front of the property utilised for the parking of personal vehicles as well as a rear garden with a long, thin portion and a 'dog leg' section to the end.
- 8.4 The surrounding area on Mangrove Drive and Mangrove Road is comprised of two-storey detached and semi-detached dwellinghouses with associated front and rear garden land. Those properties on Mangrove Road generally benefit from larger front gardens incorporating driveways and parking areas for several personal vehicles. The properties on Mangrove Drive, including the application site, generally have smaller areas to the front, although they still benefit from areas to park vehicles. Properties on both Mangrove Drive and Mangrove Road benefit from deep, linear rear gardens.
- 8.5 The area to the south of the application site is known as Oak Grove and was first developed in the 1970s (LPA reference 3/74/0976/FP) as a site for 24 detached dwellinghouses with associated amenity areas. The rear garden areas of these properties, especially those adjoining the application site are shallower than those on Mangrove Road and Mangrove Drive. In addition, these properties generally benefit from boundary treatments in the form of landscaping and close-boarded fencing which screen the properties from those surrounding them.
- 8.6 The surrounding area benefits from several trees lining the boundaries of the properties and being dotted throughout the sites. These provide screening - limiting intervisibility - and contribute to the character and appearance of the area.
- 8.7 The application site is noted as being within Landscape Character Area 63 "Bayfordbury, Brickendonbury, and Balls Parklands". The only reference to the area hosting the application site within the document (published in 2004) is "some influence along the northern edge from Hertford's urban fringe." The Landscape Character Area's northern edge is Mangrove Drive, a small portion of the relatively large area which strays from the standard of "gently undulating parkland and estate farmland with large mansions now used for institutional

purposes". These features are later described in the same document as the "Distinctive Features" of Landscape Character Area 63.

- 8.8 The proposed outbuilding would be located to the southwest of the application site toward the end of a 'dog leg' extension to the garden. The proposed development has a footprint of 54 square metres and would be situated approximately 2m from the western boundary and approximately 2.43m from both the northern and southern boundaries.
- 8.9 The proposed development would have a maximum height of 3.7m with a height of 2.5m at the eaves. Furthermore, the proposed outbuilding would incorporate hipped ends. The plans indicate the proposal will be constructed from Wienerberger red facing brickwork, cedar roof shingles, and would have dark grey aluminium casement windows.
- 8.10 Policy HOU11 of the East Herts District Plan 2018 outlines that residential outbuildings should be of a size, scale, siting, and design appropriate to the character, appearance and setting of the existing dwellinghouse and/or surrounding area. Policy DES4 of the East Herts District Plan 2018 echoes this and expands upon the point that development proposals must be of a high standard of design and layout to reflect and promote local distinctiveness. This would be done through making the best possible use of available land while respecting or improving upon the character of the site and acknowledging the design opportunities and constraints of a site.
- 8.11 There has been concern raised over the size of the proposed outbuilding with regards to the impact on the character and appearance of the application site and surrounding area.
- 8.12 The location of the proposed outbuilding is such that it is not visible from any public land. The siting of the proposed development is surrounded by residential gardens. The applicant has responded to the concerns raised by seeking to mitigate the visual impact of the proposed outbuilding by reducing its scale and using materials similar to those found in the surrounding area. These amended plans have been subject to further consultation and concerns remain from third parties.
- 8.13 Whilst officers acknowledge and have carefully considered the representations received, having regard to the overall proportions of the proposed development and the siting in a residential area where outbuildings are to be expected, the proposed development is not considered to have any significant impacts on the character and appearance of the surrounding area.

- 8.14 It is worth noting that a planning application for extensions to the main dwellinghouse (described above) has been submitted and subsequently approved throughout the course of the present application. The cumulative impacts of both proposed developments are not considered to detrimentally effect the host dwellinghouse or surrounding area. Taken together, both the proposed outbuilding and proposed extensions to the main dwellinghouse would not result in the overdevelopment of the application site.
- 8.15 The development is therefore considered to comply with policies DES4 and HOU11 of the East Herts District Plan 2018 and section 12 of the NPPF.

Neighbour amenity including noise impacts.

- 8.16 Policy DES4 of the District Plan seeks that proposals do not result in detrimental impacts to the amenity of future occupiers or neighbouring residents. As noted above, representations have been received from neighbouring properties which raise concerns with the impact of the proposed development on their living conditions. Those representations have been considered carefully.

62 - 74 Mangrove Road

- 8.17 These properties are located to the east of the application site and are oriented perpendicular to the long, linear section of rear garden land belonging to 1 Mangrove Drive. Amongst these properties, it is considered that only numbers 70, 72, and 74 would have visibility toward the proposed outbuilding. The building lines of these three properties is approximately 50-55 metres from the proposed outbuilding and there are trees, hedging, and fencing situated between. A site visit confirmed that intervisibility between the location for proposed development and these neighbouring properties was limited. Therefore, having regard to the existing boundary treatments and screening, together with the distances between the proposed development and these neighbouring properties, there is not considered to be any significant impacts in terms of overbearing effects, overlooking, overshadowing, or loss of light to these neighbours.

3, 5, and 7 Mangrove Drive

- 8.18 These properties are situated along the same road (Mangrove Drive) as the application site and benefit from long, linear rear gardens running parallel to that of the application site. These gardens directly adjoin the 'dog leg' portion of the application site where the proposed building is to be sited. There are several trees in this area which provide screening, as well as close-boarded boundary fences. The proposed outbuilding would be situated approximately 33 metres from the rear building line of these properties. In addition, the proposed development will be set away from the boundary with these neighbours with a hipped roof sloping away from the boundary. A high level window faces the northern boundary and will be obscure glazed and non-opening below 1.7 metres.
- 8.19 Having regard to those considerations, the proposed development is not considered to result in any significant overbearing effects, overlooking, overshadowing, or loss of light to these neighbours.

20 Oak Grove

- 8.20 This property is located to the south of the application site and would be the closest in proximity to the proposed development. There would be approximately 16.5 metres distance between the flank building line of the proposed development and the rear elevation of this neighbouring dwellinghouse. There is currently a 1.7m close-boarded boundary fence situated between the sites. It is worth noting that the applicant has advised of the intention to plant additional planting along the boundary with numbers 18 and 20 Oak Grove to further increase the screening between the sites.
- 8.21 The outbuilding would be situated approximately 2.43m from the common boundary with this neighbour which, together with the hipped roof, will reduce the visual impact of the proposed building from this neighbour.
- 8.22 It should be noted that, during the course of the Officer site visit, landscape features along the northern boundary of 20 Oak Grove were being removed.
- 8.23 Whilst Officers acknowledge that the proposed outbuilding will be visible from this neighbouring dwelling, having regard to the height, form and siting of the proposed building in relation to the boundary, the degree of impact is not considered to result in a significant or harmful overbearing impact or loss of outlook such that would warrant the refusal of planning permission.

- 8.24 As the application site is located to the north of this neighbour, and the proposed building includes a hipped roof and is set away from the boundary there are not considered to be any significant impact in terms of loss of light or overshadowing impact.
- 8.25 The proposed outbuilding contains one side-facing window oriented toward this neighbouring dwelling which, from the plans available, would appear to sit slightly above the fence line. However, the proposed window is at high level only and is proposed to be obscurely glazed and unopenable below 1.7m from finished floor level.

18 and 22 Oak Grove

- 8.26 These properties are located to the south of the application site and are situated on either side of 20 Oak Grove – the closest in proximity to the proposed development. There would be approximately 19 metres between the building lines of the proposed outbuilding and the rear elevations of these neighbours at the closest point. There are currently 1.7m close-boarded boundary fences situated between the sites as well as screening in the form of landscaping.
- 8.27 The outbuilding would not be situated along the borders of these neighbouring properties. Furthermore, the proposed outbuilding would be set back from the site boundary by approximately 2.43 metres and would have a hipped roof. The proposed development will not, in officer opinion, result in a harmful overbearing impact.
- 8.28 Furthermore, as the application site is located to the north of these neighbours, there is not considered to be significant concerns regarding an overshadowing or loss of light to either of these properties.

Noise-related concerns

- 8.29 There have been several concerns raised within neighbour letters regarding potential noise from the proposed outbuilding. As the proposed outbuilding would be for a use ancillary to the main dwellinghouse, the same restrictions would apply as for other residential garden use. There has been concern raised regarding the distance of the proposed outbuilding from the application dwellinghouse. It must be noted that if residential noise levels are excessive, this would be a matter for the neighbouring properties to raise with the Council's Environmental Health department who would have powers to investigate this.

Summary of neighbouring amenity

- 8.30 Overall, for the reasons outlined above, the proposed development is not considered to cause any unacceptable impacts on the amenity of neighbouring properties and the proposed development is not considered to conflict with policy DES4 of the East Herts District Plan 2018.

Impact on Surrounding Landscaping

- 8.31 Concern has been raised surrounding potential impacts the proposed outbuilding could have on surrounding trees - especially those located in neighbouring properties. In response to this, an Arboricultural Impact Assessment was requested by the Local Planning Authority and the Council's Arboricultural advisor was consulted on this.
- 8.32 Following this, further concerns were raised within a neighbour letter over the accuracy of the originally submitted Arboricultural report. Questions were raised as to whether the position of Silver Birch T7 in 7 Mangrove Drive was accurate. Following the receipt of this neighbour letter the applicant was contacted and a revised arboricultural report received. This moves the location of T7 to the position advised in the neighbour letter, being 4.4 metres from the boundary of 1 Mangrove Drive. As a result of this repositioning the tree protection measures identified in the report were also updated.
- 8.33 The Arboricultural Impact Assessment concludes that the outbuilding can be completed in line with the submitted Arboricultural Method Statement without (A) harming or removing any sound trees or (B) having an adverse Root Protection Area impact on existing on/off-site tree roots. The Arboricultural Impact Assessment was reviewed by the Council's Arboricultural advisor who concluded that the proposed development has sufficiently considered the impacts to trees and green infrastructure, in compliance with policies DES3, NE3 and NE4 of the Local Development Plan.
- 8.34 The Council's Arboricultural advisor acknowledges the very minor encroachment on the nominal RPAs of off-site trees. It is advised that the encroachment is minor and would have very low impacts, providing the Arboricultural Method Statement and Tree Protection Plan are adhered to. This would include the foundations of the proposed outbuilding being completed with mini-piles and an above ground floor slab which would require exploratory excavations to determine the presence of significant roots.

- 8.35 The Council's Arboricultural advisor assessed the logistical requirements of the proposed development in terms of scaffolding placement, ground protection for access, barrier protection, and the provision of an above-ground armoured electric cable requiring no excavations. These were concluded to be suitably addressed within the Arboricultural Method Statement and Tree Protection Plan.
- 8.36 The Arboricultural advisor has recommended a condition to be attached to the decision requiring adherence to the Arboricultural Method Statement and Arboricultural Impact Assessment, including the Tree Protection Plan.
- 8.37 There is one tree being lopped and topped during the proposed development (T11-Orchard Apple). This tree has been noted as having a dead central leader and trunk decay and would not be a material constraint on development. Furthermore, as noted previously, this tree is not protected. Whilst the works to the tree is considered to be acceptable, given the information provided on the plans regarding proposed landscaping, it is reasonable for further details to be provided in respect of those landscape details.
- 8.38 In conclusion, subject to the above-mentioned conditions, the proposed outbuilding is not considered to have any significant impacts on the existing trees both on and off-site and is not considered to cause any significant impacts on the arboreal character of the application site or surrounding area. There is not therefore considered to be conflict with policies DES2 and DES3 of the East Herts District Plan 2018.

Other Matters

- 8.39 As discussed earlier in this report the land on which the development is proposed was not, for the purposes of permitted development, considered to fall within the curtilage of the application site. For the avoidance of doubt this does not mean that the land is not part of the residential garden of the application site. This land does form part of the residential garden of 1 Mangrove Drive and as such the development can be considered under a householder planning application.
- 8.40 Concern has been raised within neighbour letters over the proposed outbuilding being contrary to policy DES5 of the East Herts District Plan due to no natural surveillance of the site. Policy DES5 is relevant to developments for new residential or commercial development as clarified in paragraph 17.8.2 of the preamble to policy DES5, and as such is not a consideration in the assessment of householder applications. In any case the proposed development is located in an

area where it is surrounded by other residential properties and benefits from natural surveillance.

- 8.41 Concern has also been raised within neighbour letters surrounding access for emergency vehicles and access during construction. All access would be through the existing dwellinghouse/site.
- 8.42 Further concern was raised from neighbouring properties and the Town Council regarding potential loss of biodiversity on the application site and a degradation of the landscaped character of the surrounding area. The site is not subject to any Tree Preservation Order and is not within a Conservation Area, and there are no other constraints on what the homeowner could do with the trees on their land. Due to the scale of the current proposal, statutory Biodiversity Net Gain is not required. A landscaping condition is attached to secure replacement planting on the site.
- 8.43 Letters from neighbouring properties and the Town Council raised concerns with the intended and future use of the proposed outbuilding. The proposed development is for a residential outbuilding to be used for purposes ancillary to the dwelling. The submitted plans indicate that the building would be used predominantly as a simulation area for skeet shooting training. Any future material change of use to the outbuilding would require planning permission.

9.0 Planning Balance and Conclusion

- 9.1 The site is within a built-up residential area of Hertford and in principle, is an acceptable form of development.
- 9.2 The proposed development would not result in any visual harm to the character and appearance of either the application dwellinghouse or surrounding area. This is due to the location of the proposed development, along with its acceptable scale, and use of materials similar to those found elsewhere on the application site and in the surrounding area.
- 9.3 There are not considered to be any unacceptable impacts on neighbouring amenity from overbearing impacts, loss of outlook, overshadowing, or loss of privacy. Furthermore, the proposal is for a residential outbuilding, and it is not considered to result in unacceptable concerns with regards to the noise impact of the development.
- 9.4 With regard to potential impacts to the on and off-site trees and other landscaping, subject to the inclusion of the above-mentioned

conditions, there are not considered to be any significant detrimental impacts.

- 9.5 Accordingly, it is considered that the proposal accords with the relevant policies and sections of the East Herts District Plan 2018 (as noted in this report) and the NPPF. No material planning considerations are presented which indicate that planning permission should be refused, and it is therefore recommended that conditional planning permission be granted.

RECOMMENDATION

That planning permission be **GRANTED subject** to the conditions set out below.

Conditions:

1. The development to which this permission relates shall be begun within a period of three years commencing on the date of this notice.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (As Amended).

2. The development hereby approved shall be carried out in accordance with the approved plans listed at the end of this Decision Notice.

Reason: To ensure the development is carried out in accordance with the approved plans, drawings and specifications.

3. The exterior of the development hereby approved shall be constructed in the materials specified on drawing number 2022/1542/2 Rev 2 Received 10/10/24.

Reason: In the interests of good design in accordance with Policy DES4 of the East Herts District Plan 2018.

4. The proposed side-facing windows and rear-facing windows on the southern, northern, and western elevations of the outbuilding hereby approved and as shown on drawing number 2022/1542/2 Rev 2 received 10/10/24 shall be fitted with obscured glass and shall be fixed shut below 1.7 metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.

Reason: In the interests of neighbour amenity in accordance with Policy DES4 of the East Herts District Plan 2018.

5. The proposed development shall be undertaken in full accordance with the submitted Arboricultural Impact Assessment with Arboricultural Method Statement by Arbol EuroConsulting (ref. 101 949 updated 10/10/24).

Reason: To ensure that damage to vegetation identified for retention is avoided and to comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990 and policies DES3, NE3 and NE4 of the Local Development Plan.

6. Prior to first use of the development hereby approved, details of landscaping shall be submitted and approved in writing and shall include full details of both hard and soft landscape proposals, planting plans, schedules of plants, species, planting sizes, density of planting and implementation timetable and thereafter the development shall be implemented in accordance with the approved details.

Reason: To ensure the provision of amenity afforded by appropriate landscape design in accordance with Policies DES3 and DES4 of the East Herts District Plan 2018.

7. All hard and soft landscape works shall be carried out in accordance with the approved details. Any trees or plants that, within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscaping in accordance with the approved designs, in accordance with policies DES3 and DES4 of the East Herts District Plan 2018.

Informatives

1. East Herts Council has considered the applicant's proposal in a positive and proactive manner with regard to the policies of the Development Plan and any relevant material considerations. The balance of the considerations is that permission should be granted.
2. This permission does not convey any consent which may be required under any legislation other than the Town and Country Planning Acts. Any permission required under the Building

Regulations or under any other Act, must be obtained from the relevant authority or body e.g. Fire Officer, Health and Safety Executive, Environment Agency (Water Interest) etc. Neither does this permission negate or override any private covenants which may affect the land.

Plans for Approval

Plan Ref	Version	Received
2022/1542/2	Rev 2	10 th October 2024
2022/1542/1/	Rev 2	10 th October 2024