

Planning Application Submission Design + Daylight/Sunlight Analysis Document

39 The Ridgeway,
Radlett,

15th March 2024 Revision /



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1.0 Introduction

1.1 Purpose of Document

The purpose of this document is to support a Planning Application submission to Hertsmere Borough Planning Authority to seek approval on the enclosed proposal which also seeks to enhance the spatial quality within the neighbouring properties and local streetscape.

This document contains design intent information including drawings, 3d computer generated sketch renderings and sun-path analysis for consideration.

The proposal has also undergone a pre-application service to seek initial advice before formally submitting a planning application to the Local Planning Authority at Hertsmere Borough Council.

2.0 Precedents

2.1 Precedents - Cloak Store



2.0 Precedents

2.2 Precedents - External Glazed System Types



2.0 Precedents

2.3 Precedents - Internal Crittall GlazingTypes



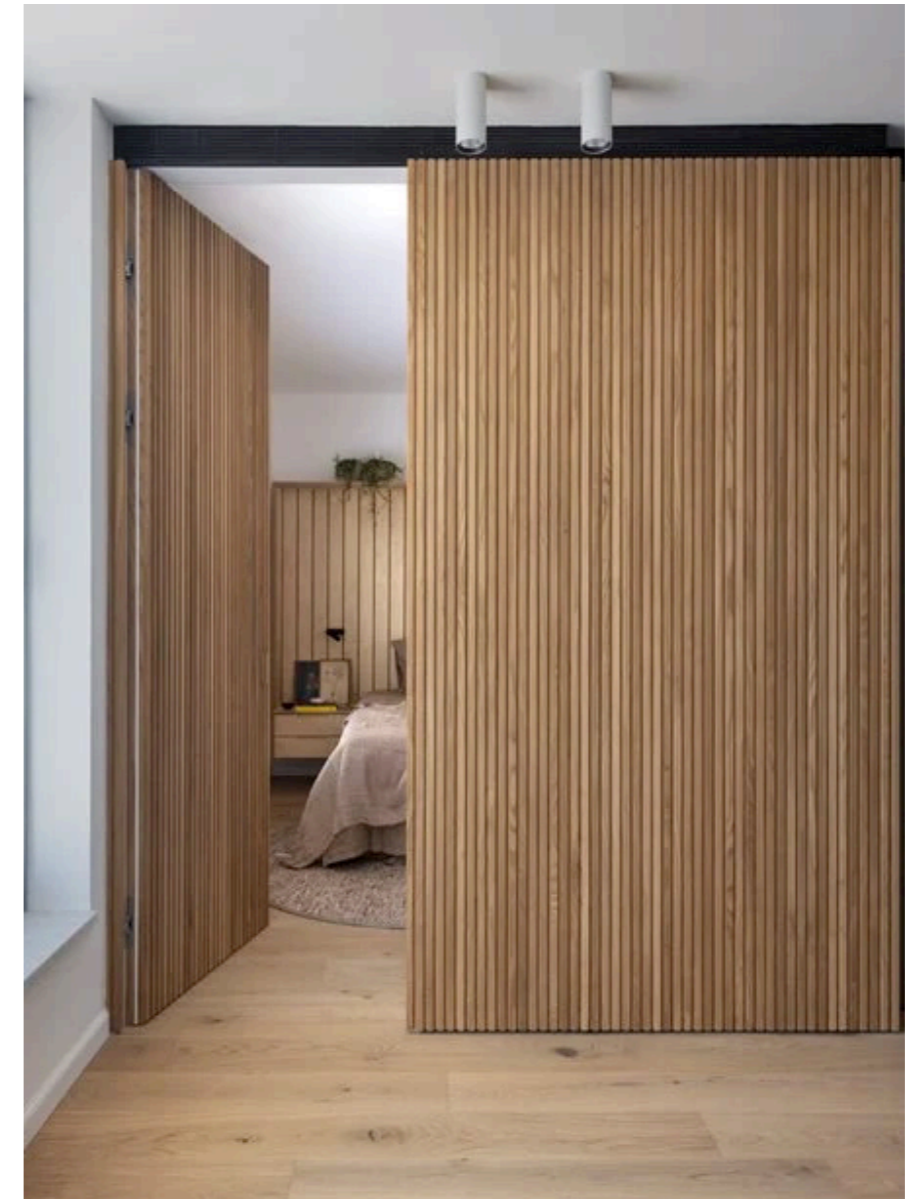
2.0 Precedents

2.4 Precedents - Internal Kitchen Island Types



2.0 Precedents

2.5 Precedents - Internal Timber Wall Divider Types



2.0 Precedents

2.6 Precedents - Bespoke Utility/Storage Wall/Larder Types



2.0 Precedents

2.6 Precedents - Bespoke Utility/Storage Wall/Larder Types

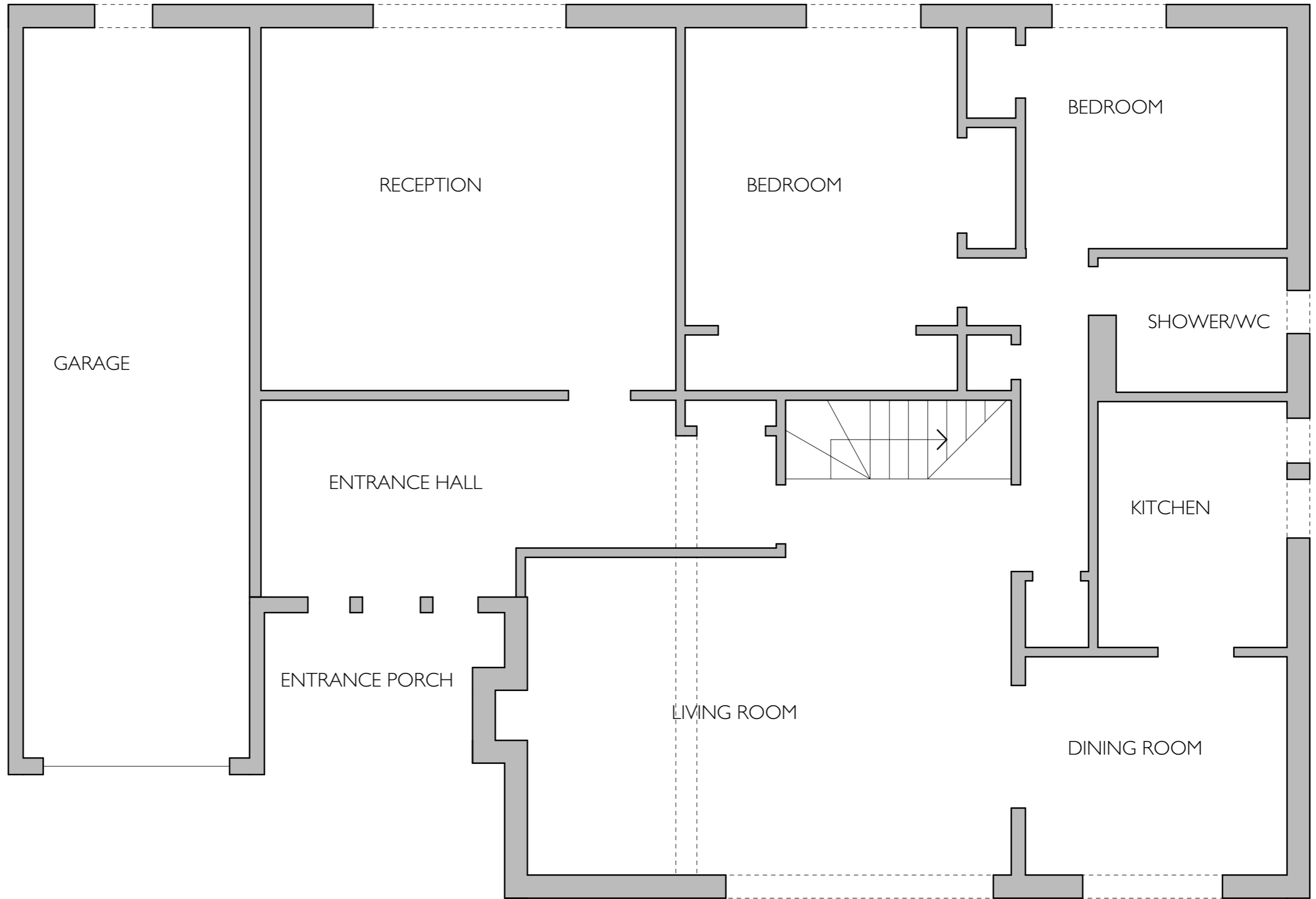


2.0 Precedents

2.7 Precedents - New Staircase Element/Circulation Space

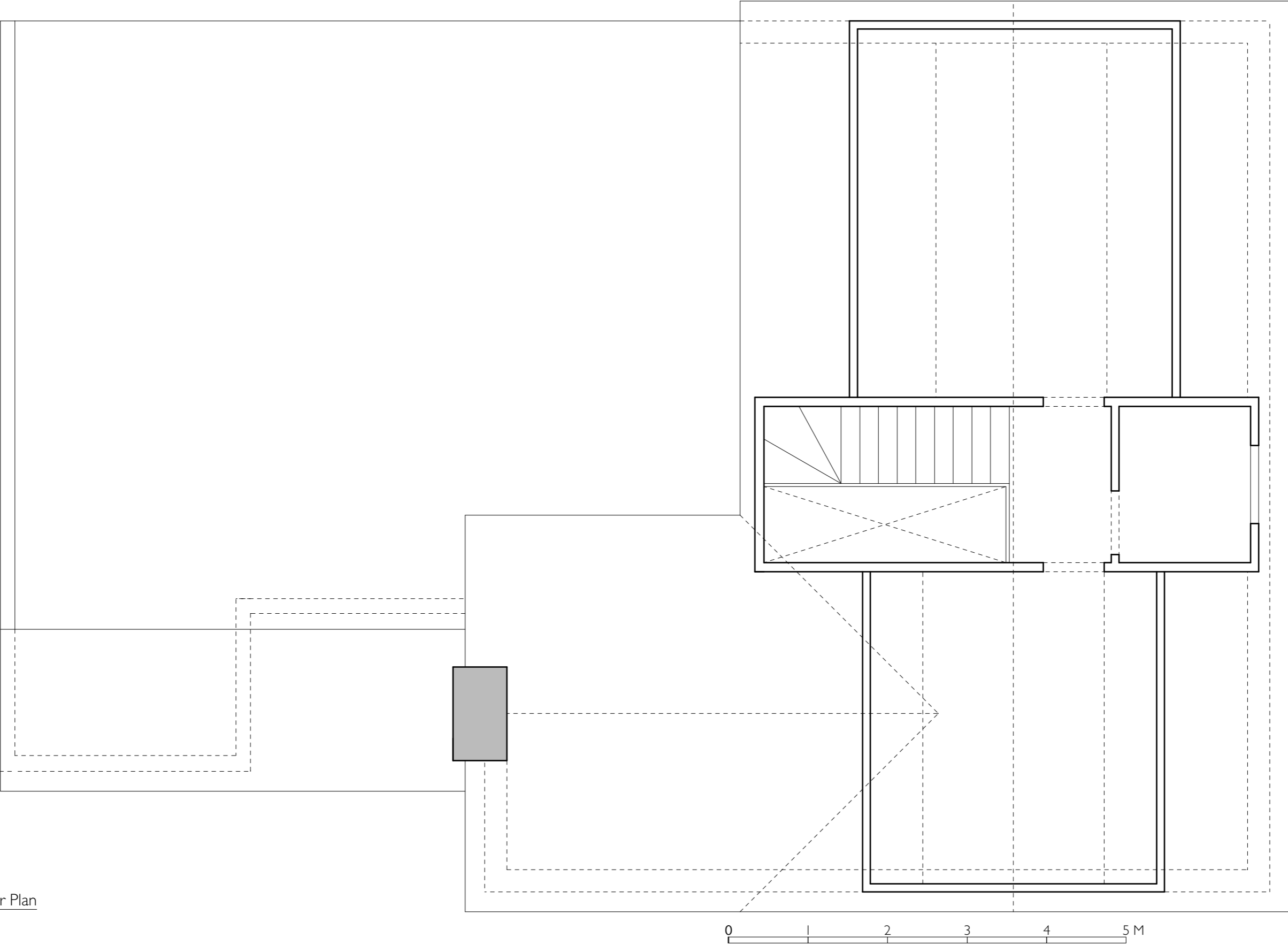


3.1 Existing Ground Floor Plan



1 Existing Ground Floor Plan
Scale: 1:50

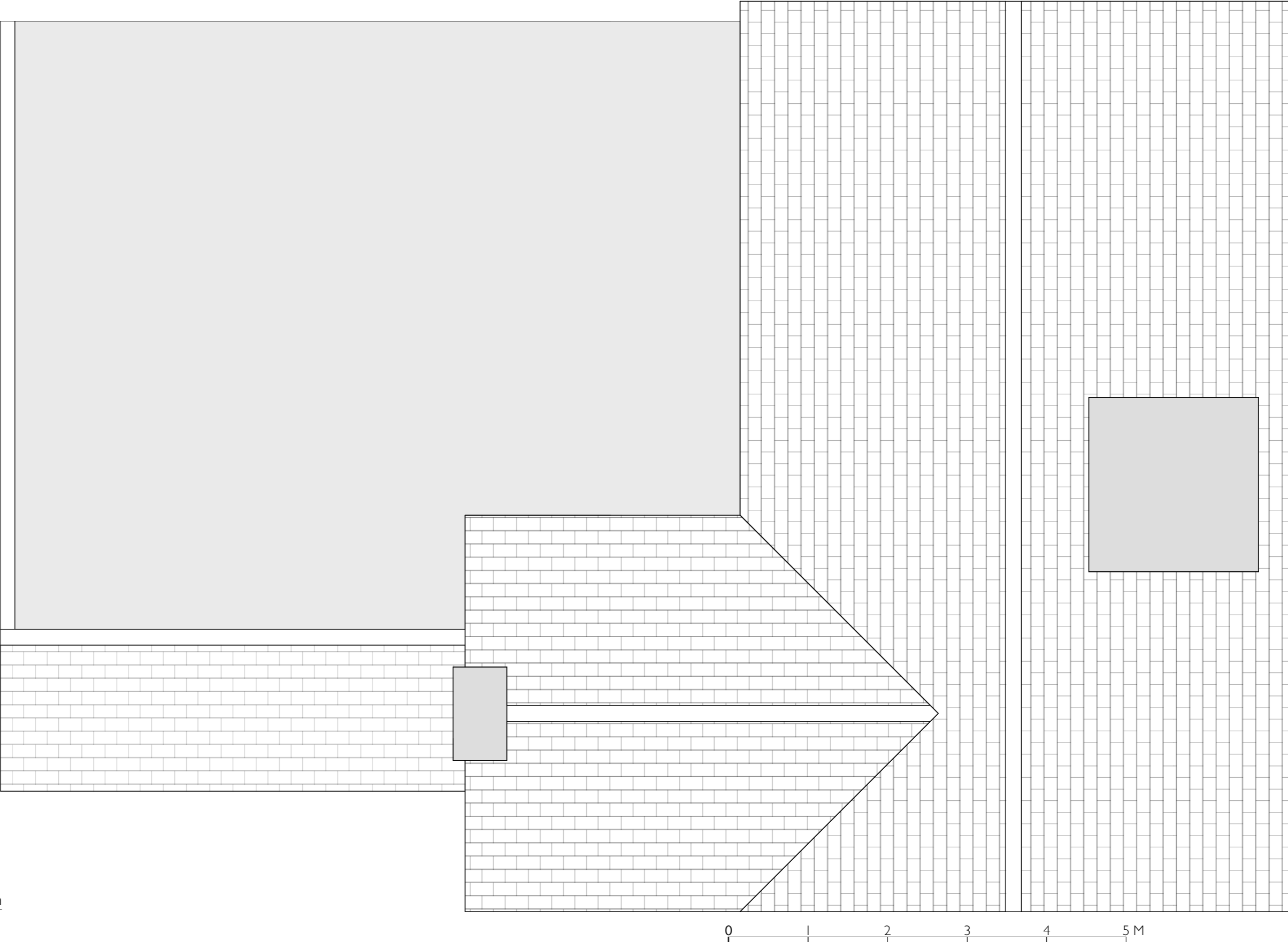
3.2 Existing First Floor Plan



I Existing First Floor Plan
 Scale: 1:50

3.0 Planning Application Drawings

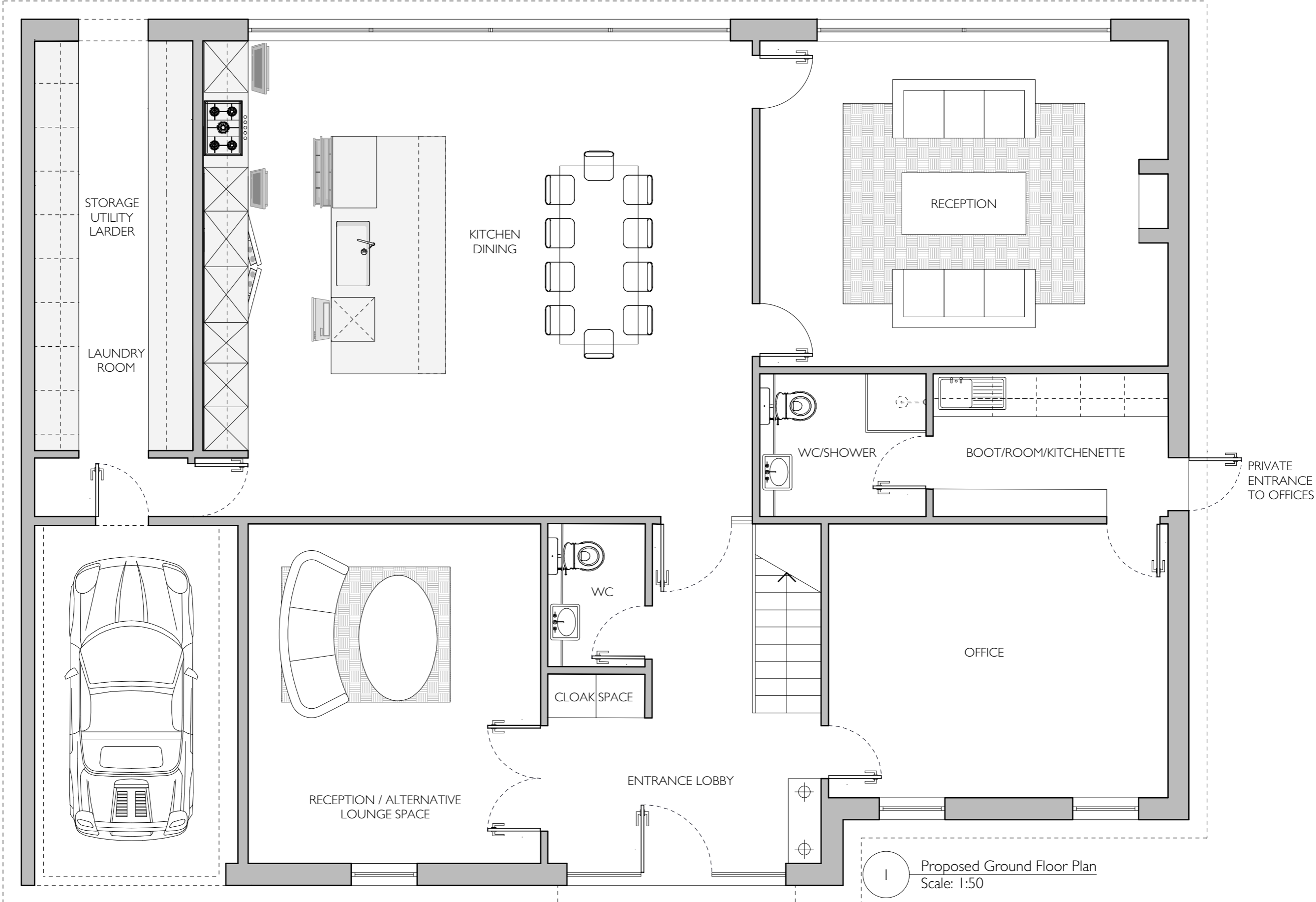
3.3 Existing Roof Plan



I Existing Roof Plan
Scale: 1:50

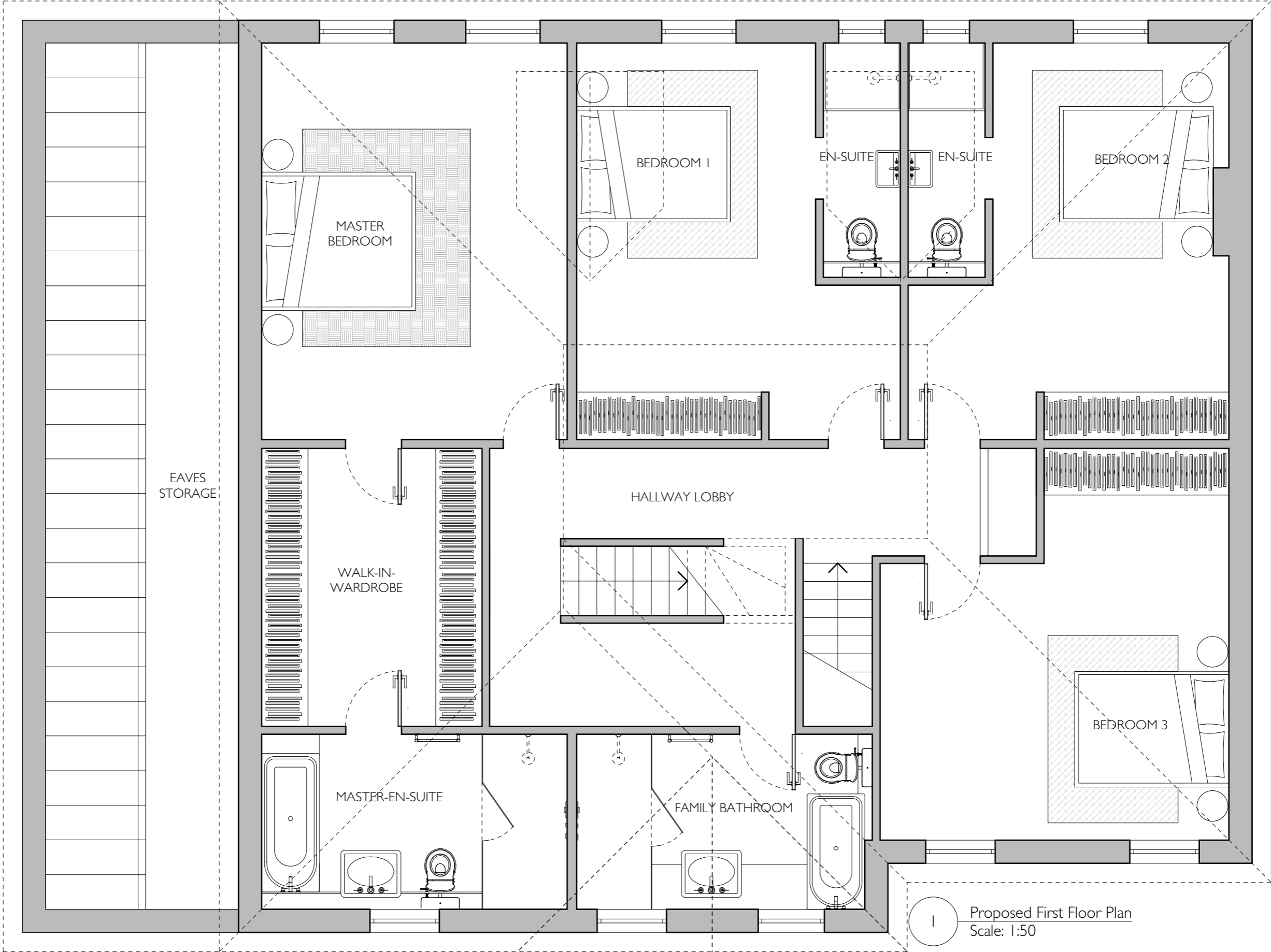
3.0 Planning Application Drawings

3.4 Proposed Ground Floor Plan



Drawing name:

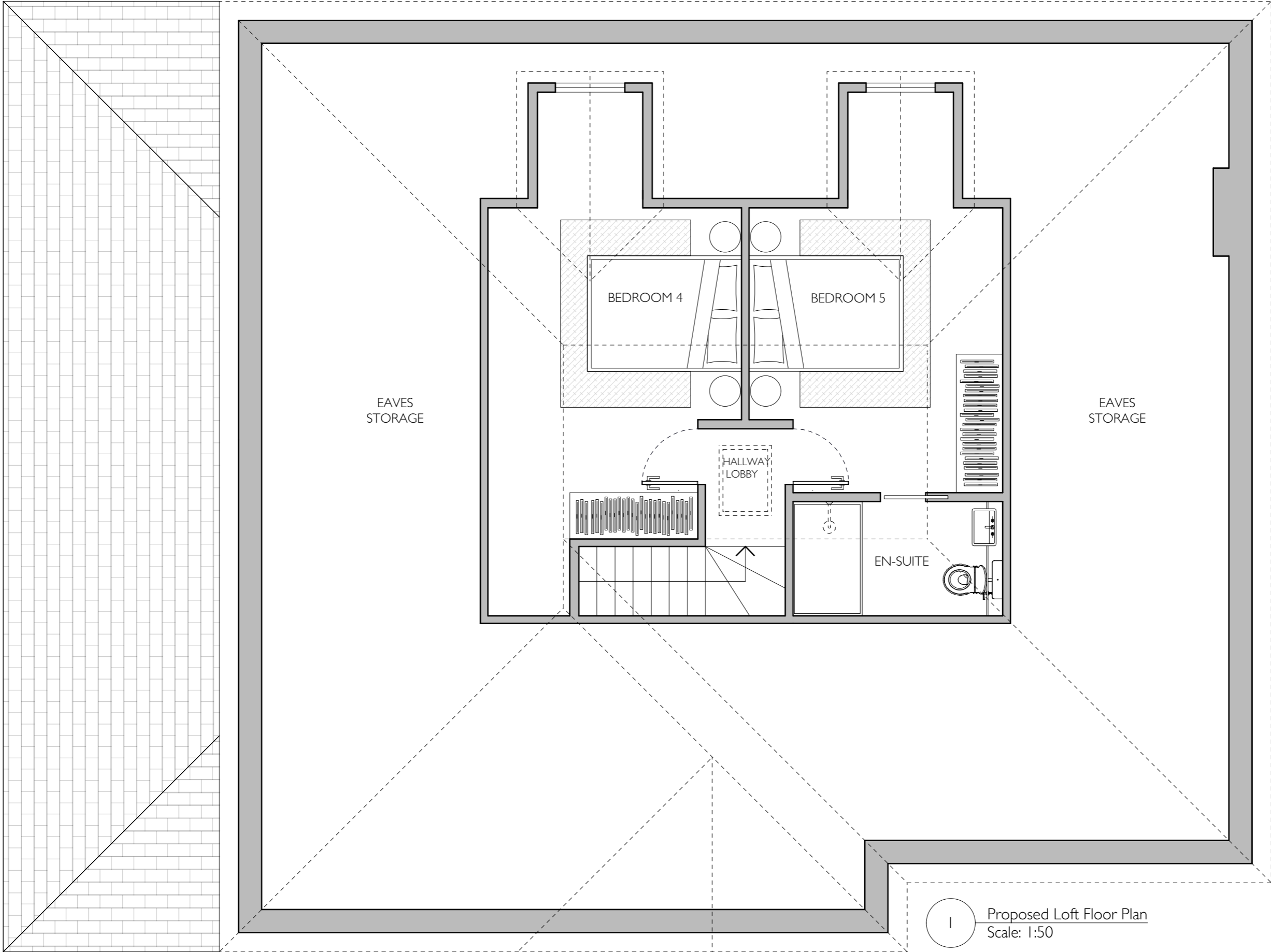
3.5 Proposed First Floor Plan



Proposed First Floor Plan
Scale: 1:50

Drawing name:

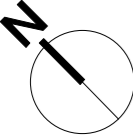
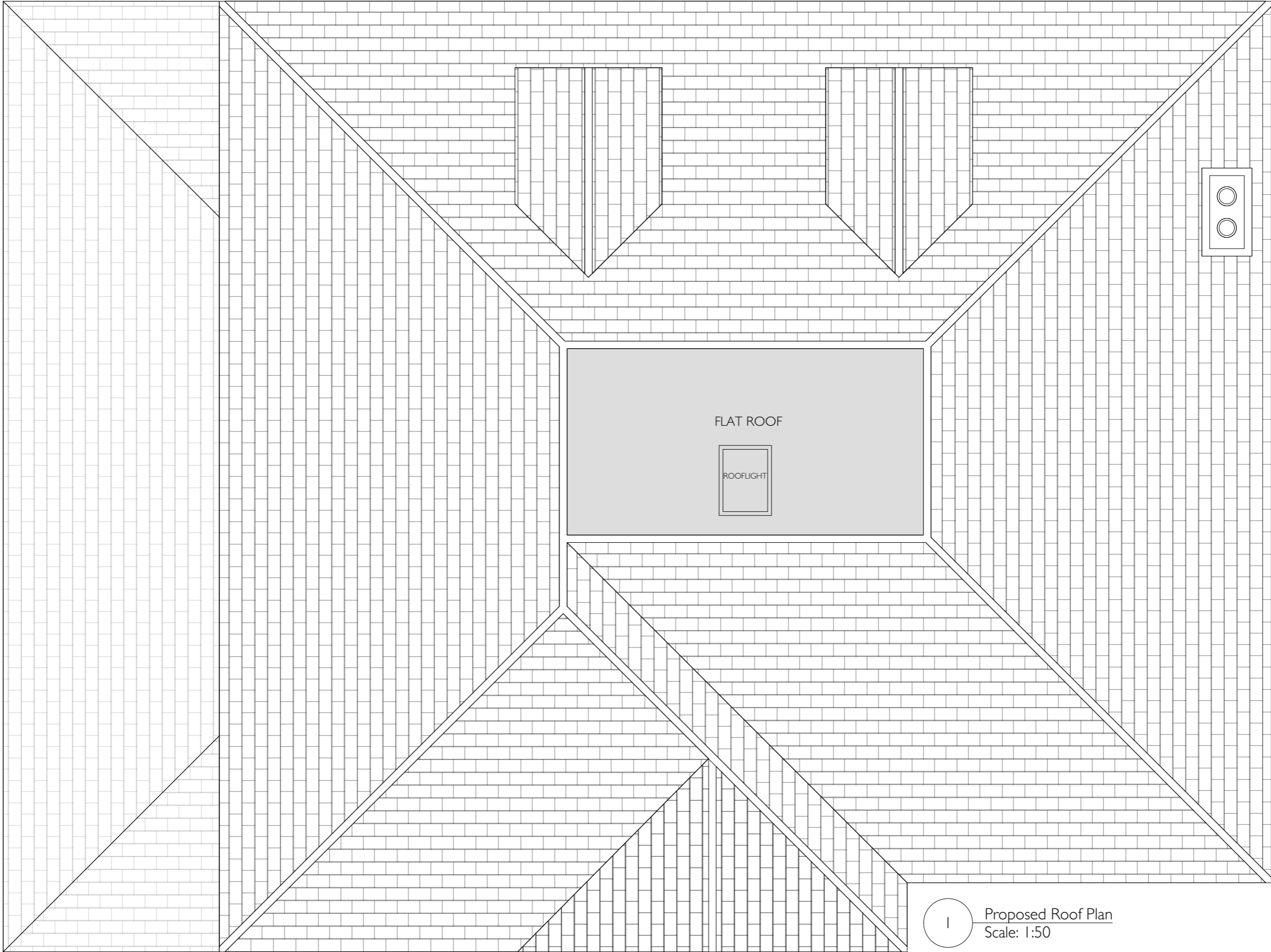
3.6 Proposed Loft Floor Plan



1 Proposed Loft Floor Plan
Scale: 1:50

Drawing name:

3.7 Proposed Roof Plan



1 Proposed Roof Plan
Scale: 1:50

Drawing name:

3.0 Planning Application Drawings

3.8 Existing Front Elevation



Existing Front Elevation
Scale: 1:50

3.9 Proposed Front Elevation



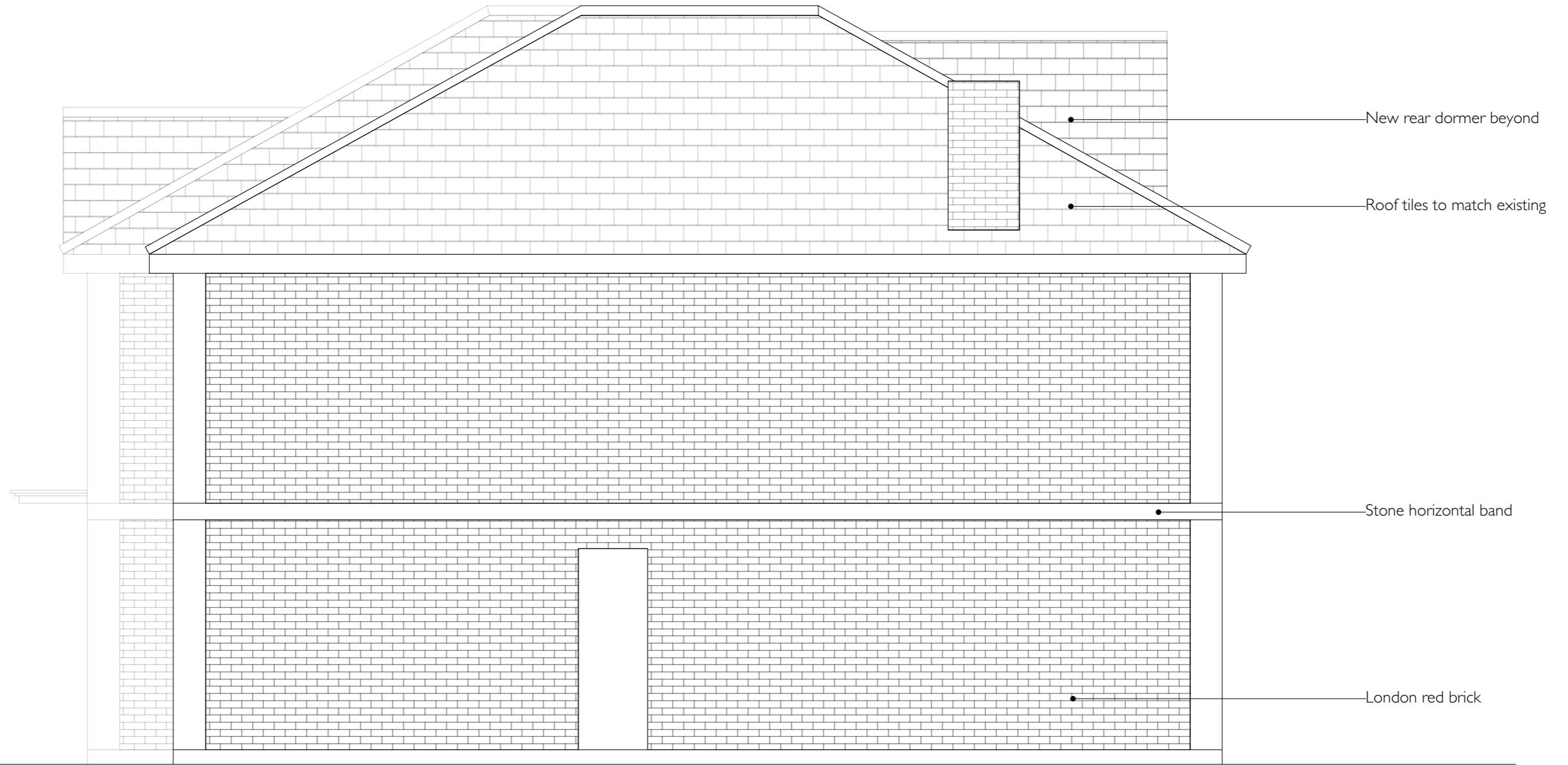
1 Proposed Front Elevation
Scale: 1:50

<p>FREEFORM ARCHITECTS ARCHITECTS + DESIGNERS</p> <p>92 Claxton Grove London W6 8HE</p> <p>Tel: 07909531830 Email: richard@freeformarchitects.com</p> <p>© FREEFORM ARCHITECTS</p>	<p>Project name: 39 The Ridgeway, Radlett, WD7 8PT</p>		<p>Drawing name: Proposed Front Elevation</p>		
	<p>Client: Mr + Mrs Hakkak</p>		<p>Date: March 2024</p>	<p>Job no: 23-FFA-005</p>	
	<p>All dimensions are in millimetres All dimensions to be checked on site</p>		<p>Scale: 1:50 Sheet Size A3</p>	<p>Revision: /</p>	<p>Drawing no: GA_EL_005</p>
				<p>Drawn by: RDL</p>	

Planning Level
from an outline survey

3.0 Planning Application Drawings

3.10 Proposed Side Elevation



I Proposed Side Elevation
Scale: 1:50

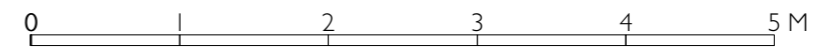


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	Client: Mr + Mrs Hakkak		Date: March 2024	Job no: 23-FFA-005
	All dimensions are in millimetres All dimensions to be checked on site		Scale: 1:50 Sheet Size A3	Revision: /

Planning Level
from an outline survey

3.0 Planning Application Drawings

3.11 Proposed Rear Elevation



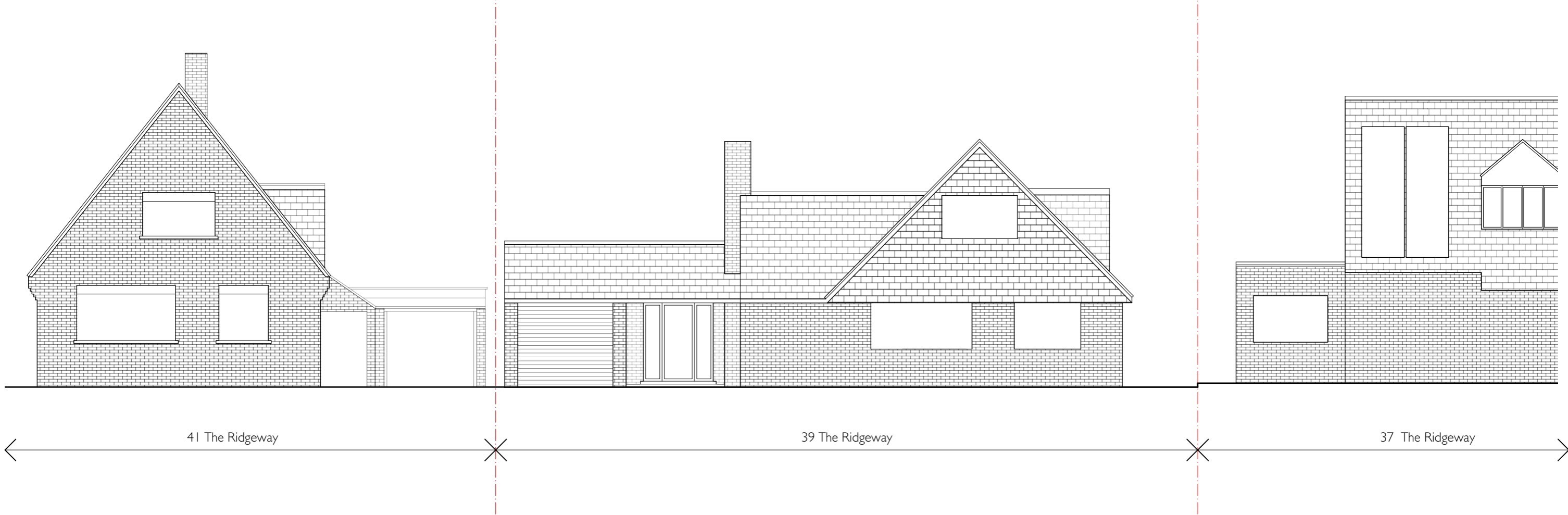
I Proposed Rear Elevation
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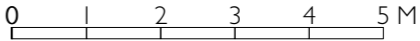
Planning Level
from an outline survey

3.0 Planning Application Drawings

3.12 Existing Site Elevation



1 Existing Site Elevation
Scale: 1:100



FREEFORM ARCHITECTS ARCHITECTS + DESIGNERS	Project name: 39 The Ridgeway, Radlett, WD7 8PT		Drawing name: Existing Site Elevation		
	Client:	Date:	Job no:	Drawing no:	

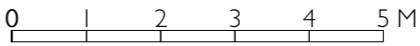
Planning Level
from an outline survey

3.0 Planning Application Drawings

3.13 Proposed Site Elevation



1 Proposed Site Elevation
Scale: 1:100



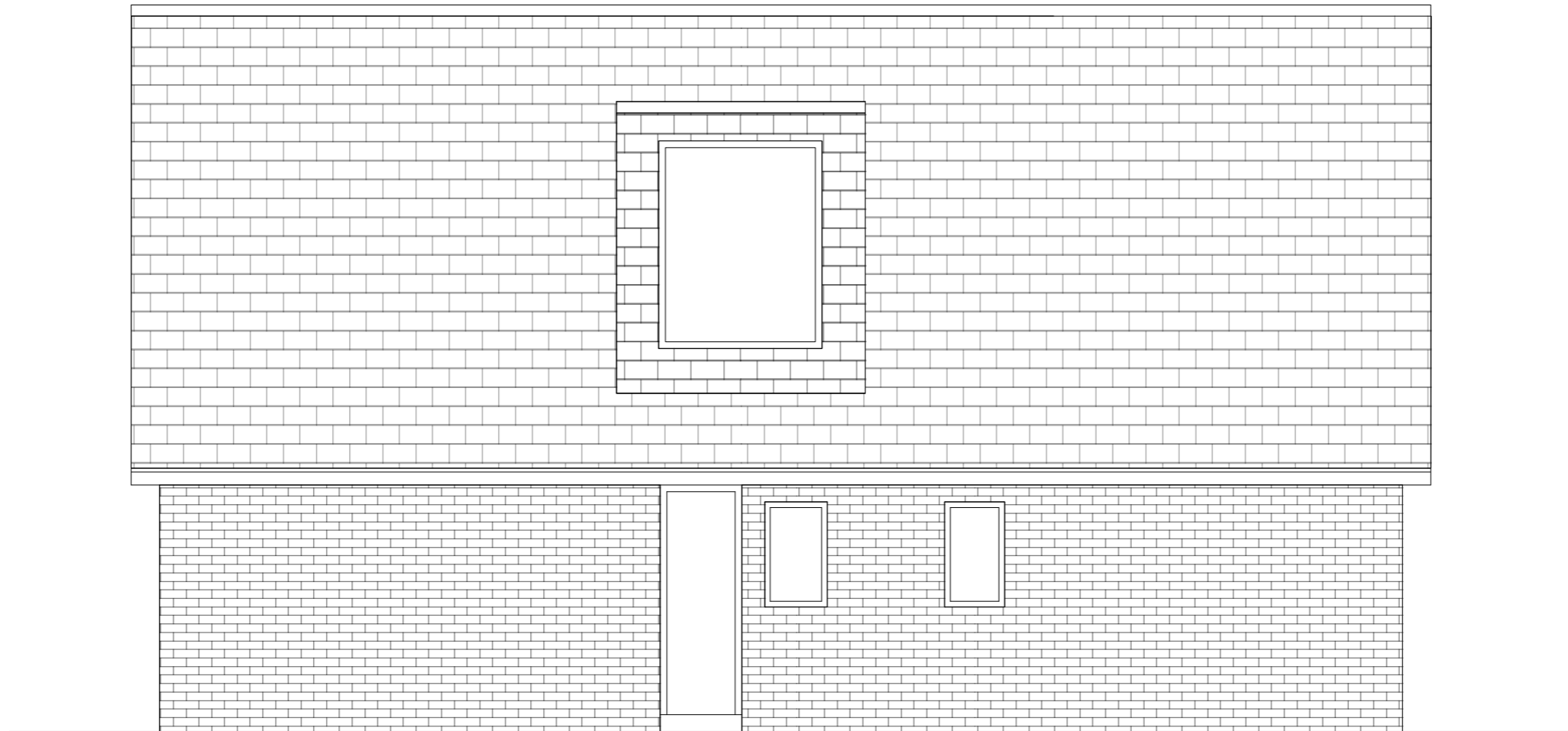
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	Client:	Date:	Job no:	Drawing no:	

Planning Level
from an outline survey

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3.0 Planning Application Drawings

3.14 Existing Side Elevation



I Existing Side Elevation
Scale: 1:50



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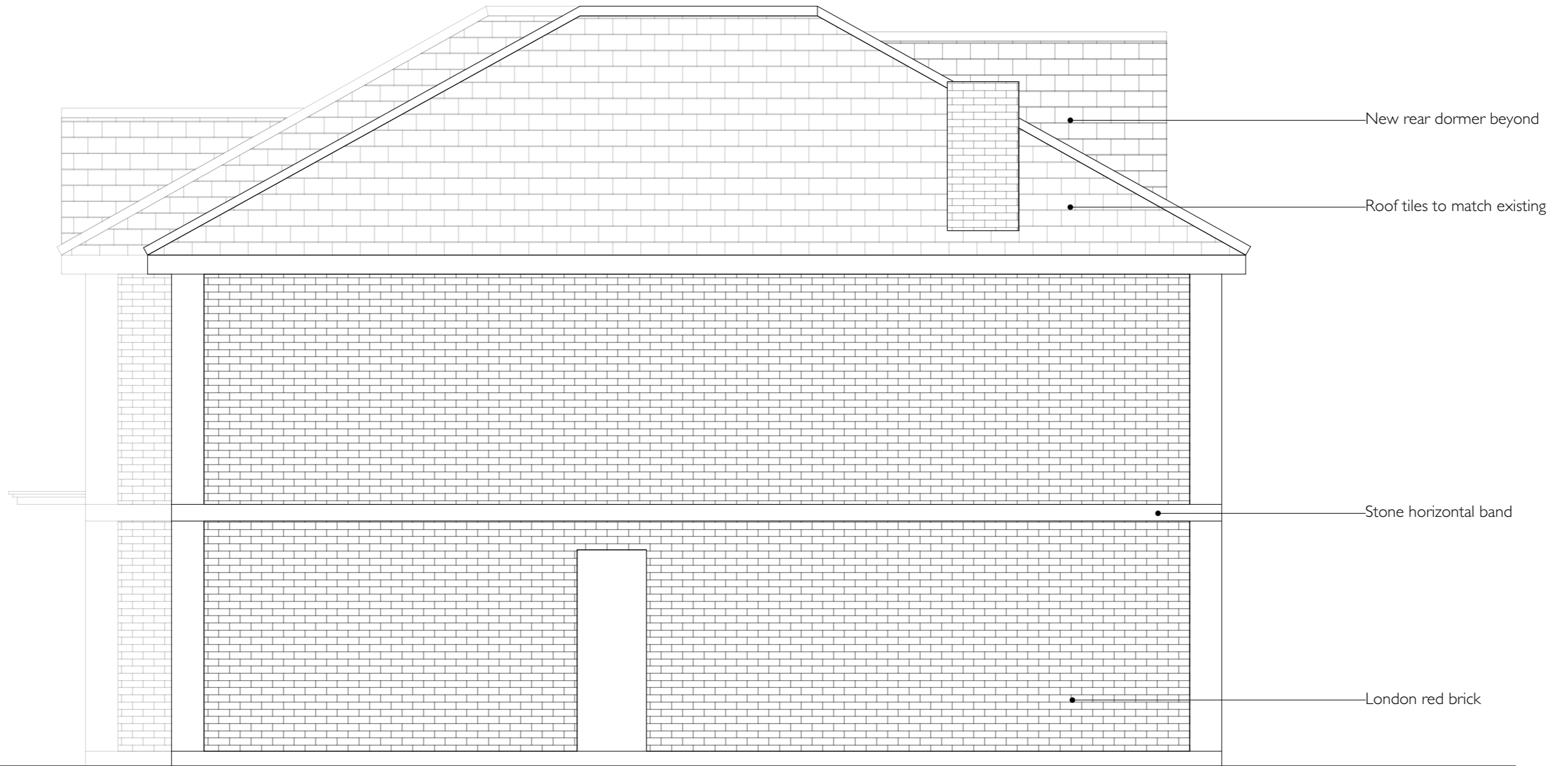
© FREEFORM ARCHITECTS

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Client: Mr + Mrs Hakkak	Date: March 2024	Job no: 23-FFA-005	Drawing no: GA_EL_010
All dimensions are in millimetres All dimensions to be checked on site	Scale: 1:50 Sheet Size A3	Revision: /	Drawn by: RDL

Planning Level
from an outline survey

3.0 Planning Application Drawings

3.15 Proposed Side Elevation



I Proposed Side Elevation
Scale: 1:50



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	Client: Mr + Mrs Hakkak		Date: March 2024	Job no: 23-FFA-005
	All dimensions are in millimetres All dimensions to be checked on site		Scale: 1:50 Sheet Size A3	Revision: /
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Planning Level
from an outline survey

3.16 Existing Rear Elevation



1 Existing Rear Elevation
Scale: 1:50



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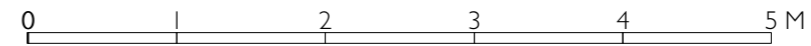
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Planning Level
from an outline survey

3.17 Proposed Rear Elevation



I Proposed Rear Elevation
Scale: 1:50



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Project name:
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Client:
Mr + Mrs Hakkak

All dimensions are in millimetres
All dimensions to be checked on site

Drawing name:
Proposed Rear Elevation

Date:
March 2024

Scale:
1:50 Sheet Size A3

Job no:
23-FFA-005

Revision:
/

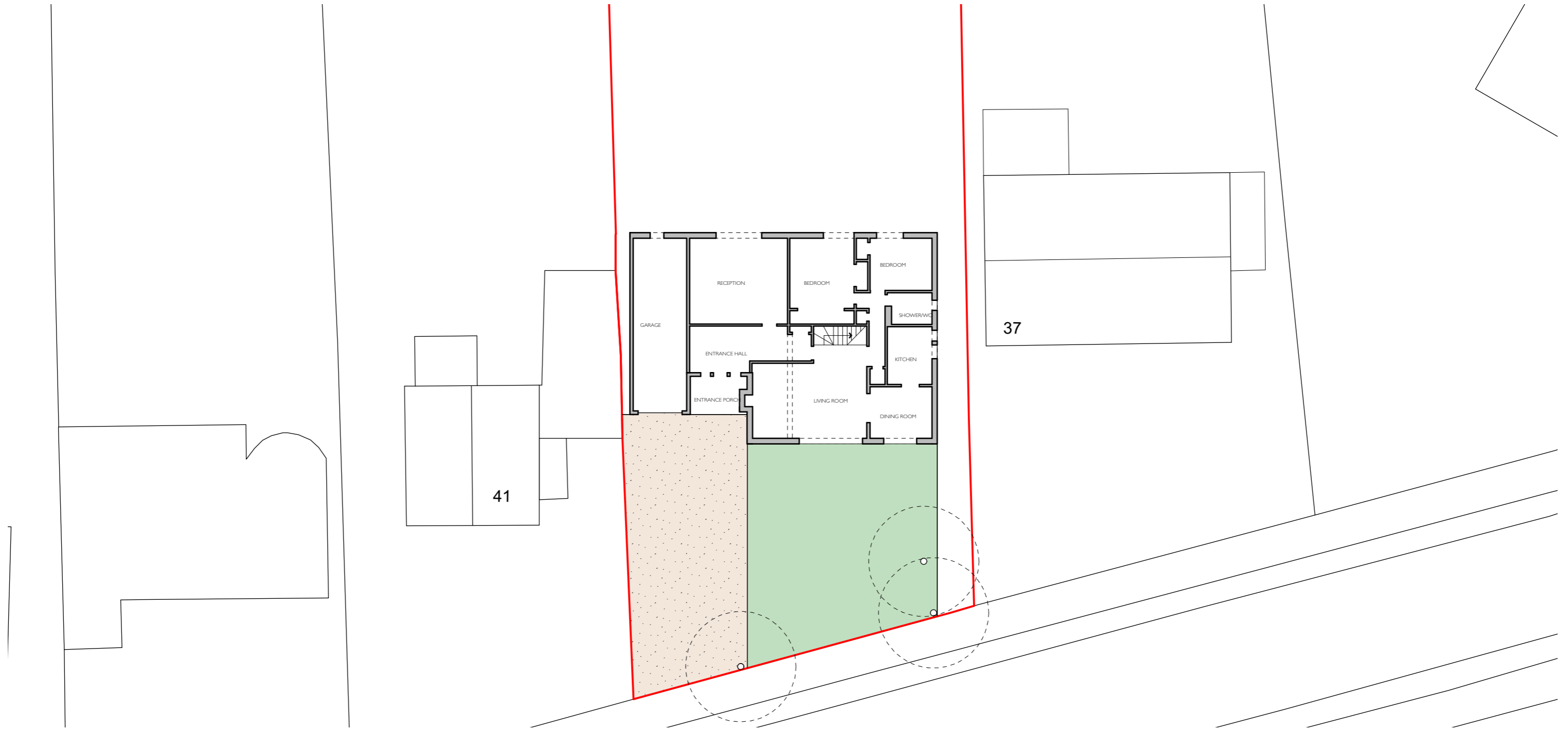
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Drawn by:
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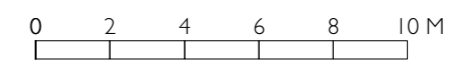
Planning Level

from an outline survey

3.18 Enlarged Existing Ground Floor Plan



I Enlarged Existing Ground Floor Plan
Scale: 1:200



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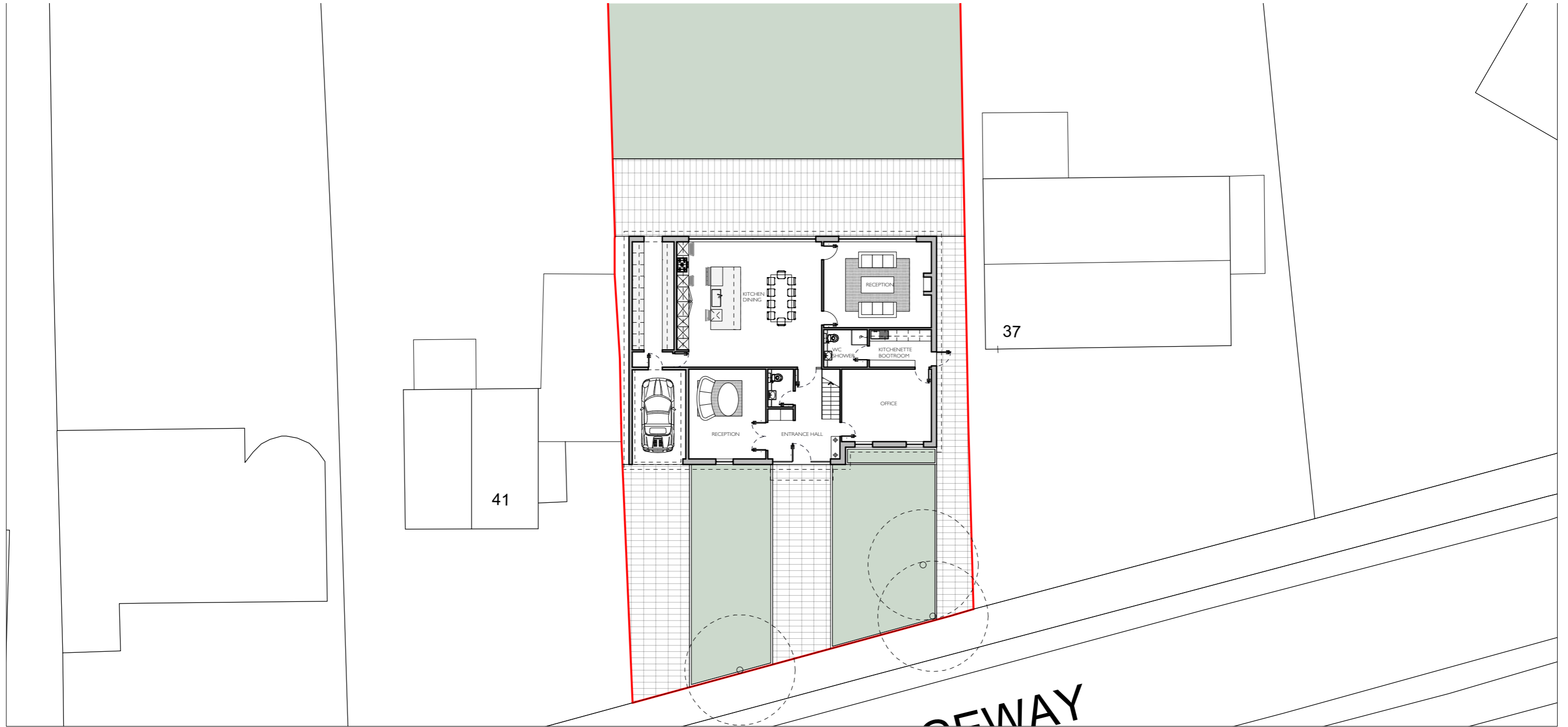
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Project name: 39 The Ridgeway, Radlett, WD7 8PT		Drawing name: Enlarged Existing Ground Floor Plan	
Client: Mr + Mrs Hakkak		Date: March 2024	Job no: 23-FFA-005
All dimensions are in millimetres All dimensions to be checked on site		Scale: 1:200 Sheet Size A3	Revision: /
		Drawing no: GA_PL_007	Drawn by: RDL

Planning Level
from an outline survey

3.0 Planning Application Drawings

3.19 Enlarged Proposed Ground Floor Plan



I Proposed Ground Floor Plan
Scale: 1:200

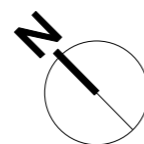


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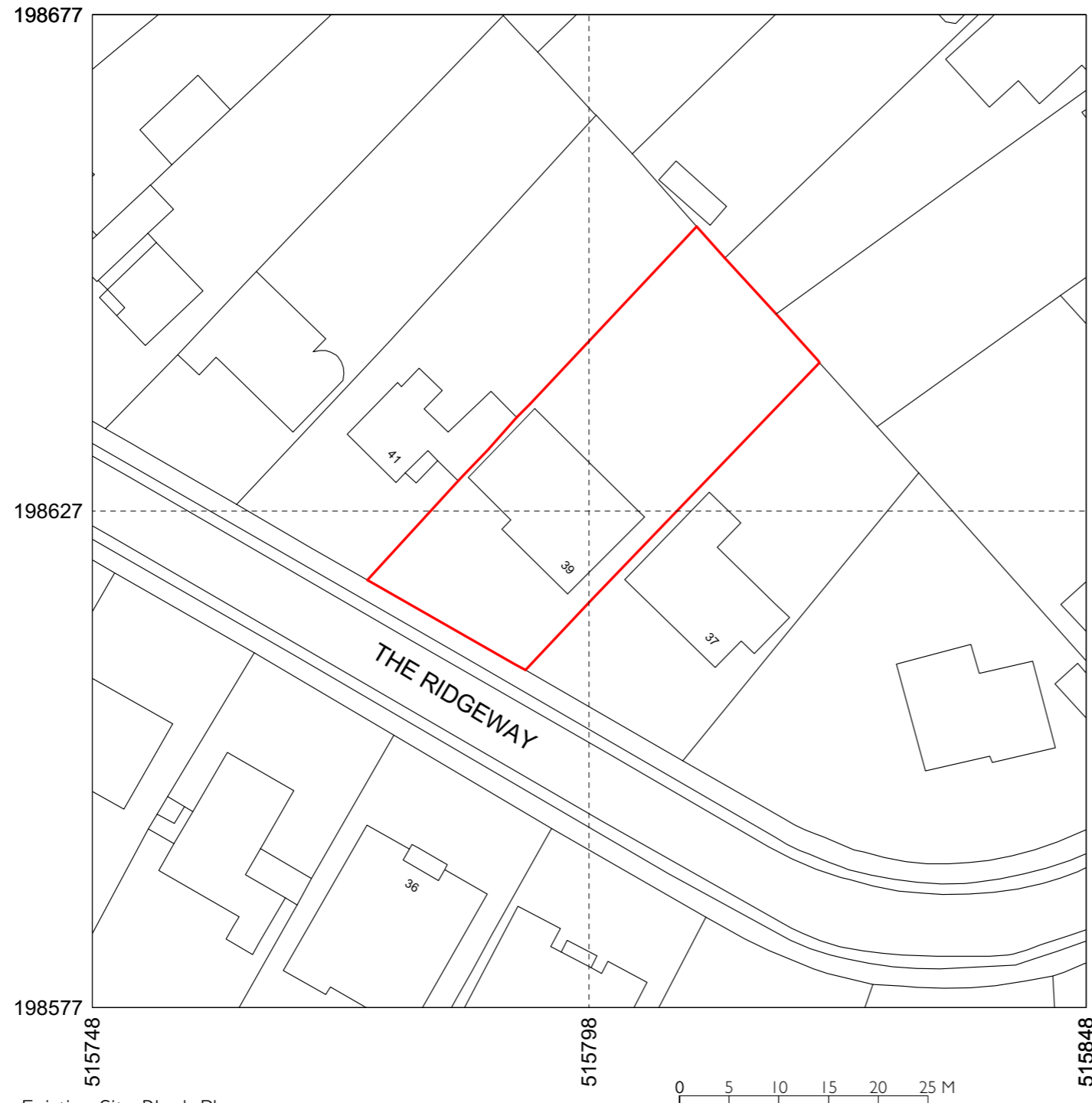


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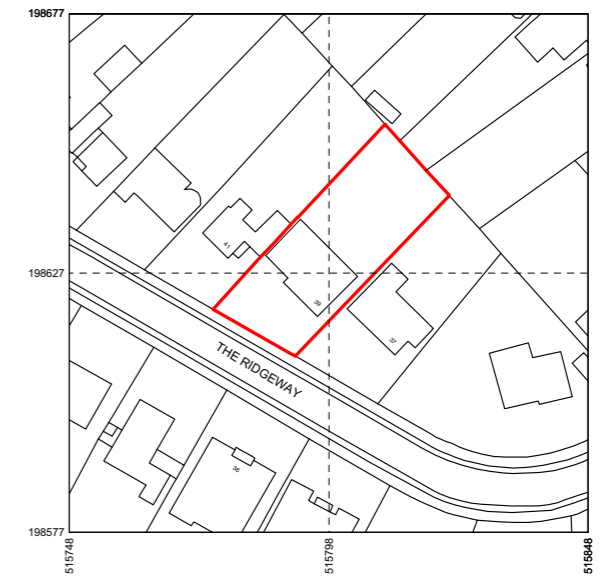
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Client: Mr + Mrs Hakkak	Date: March 2024	Job no: 23-FFA-005	Drawing no: GA_PL_008
All dimensions are in millimetres All dimensions to be checked on site	Scale: 1:100 Sheet Size A3	Revision: /	Drawn by: RDL

Planning Level
from an outline survey

3.20 Existing Site Plan



1 Existing Site Block Plan
Scale: 1:500



2 Existing Site Location Plan
Scale: 1:1250

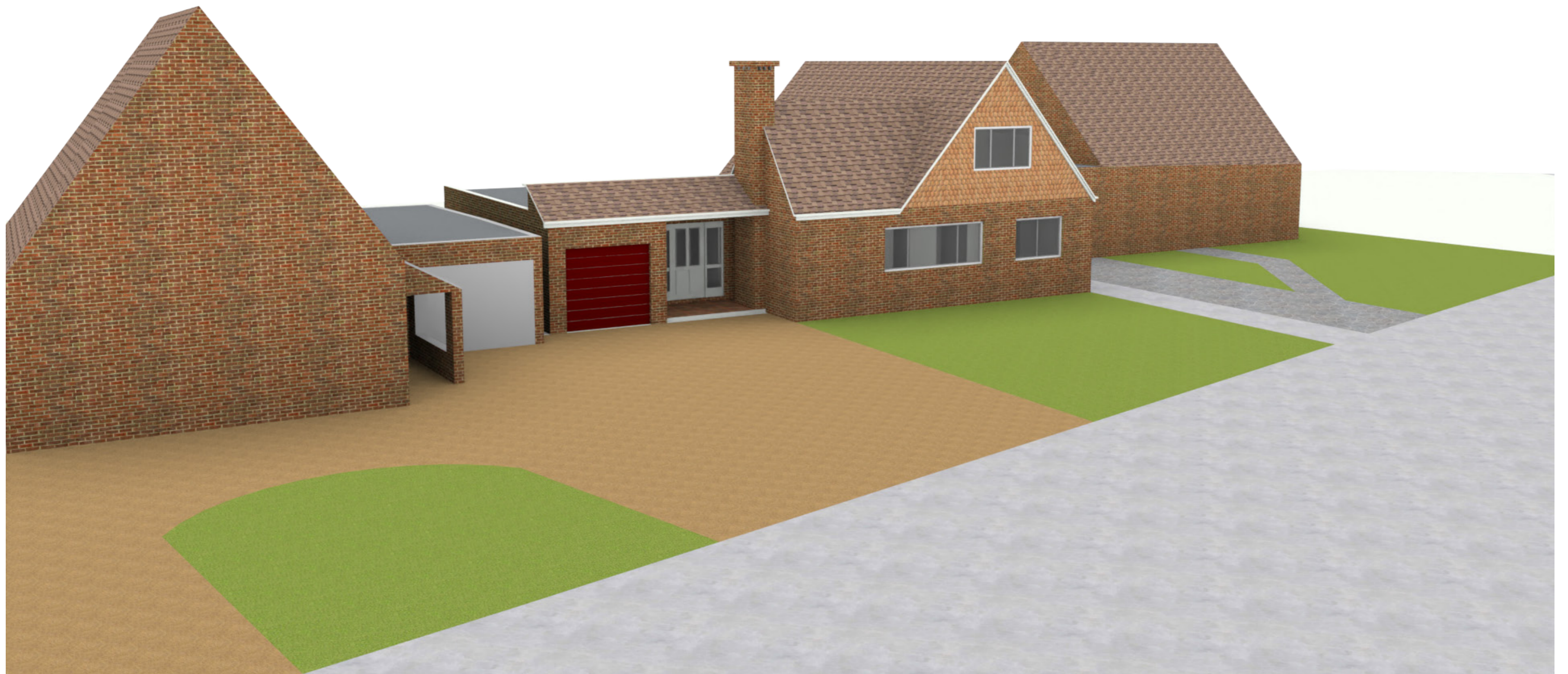
0 10 20 30 40 50 M

FREEFORM ARCHITECTS ARCHITECTS + DESIGNERS 92 Claxton Grove London W6 8HE Tel: 07909531830 Email: richard@freeformarchitects.com	Project name: 39 The Ridgeway, Radlett, WD7 8PT		Drawing name: Existing Site Location Plan		
	Client: Mr + Mrs Hakak		Date: June 2023	Job no: 23-FFA-005	Drawing no: GA_SI_099
	All dimensions are in millimetres All dimensions to be checked on site		Scale: 1:50 Sheet Size A3	Revision: /	Drawn by: RDL
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Design Level
from an outline survey

4.0 Computer Generated 3D Sketch Model Renders

4.1 Existing Site Model - View I



4.0 Computer Generated 3D Sketch Model Renders

4.2 Proposed Site Model - View I



4.0 Computer Generated 3D Sketch Model Renders

4.3 Existing Site Model - View 2



4.0 Computer Generated 3D Sketch Model Renders

4.4 Proposed Site Model - View 2



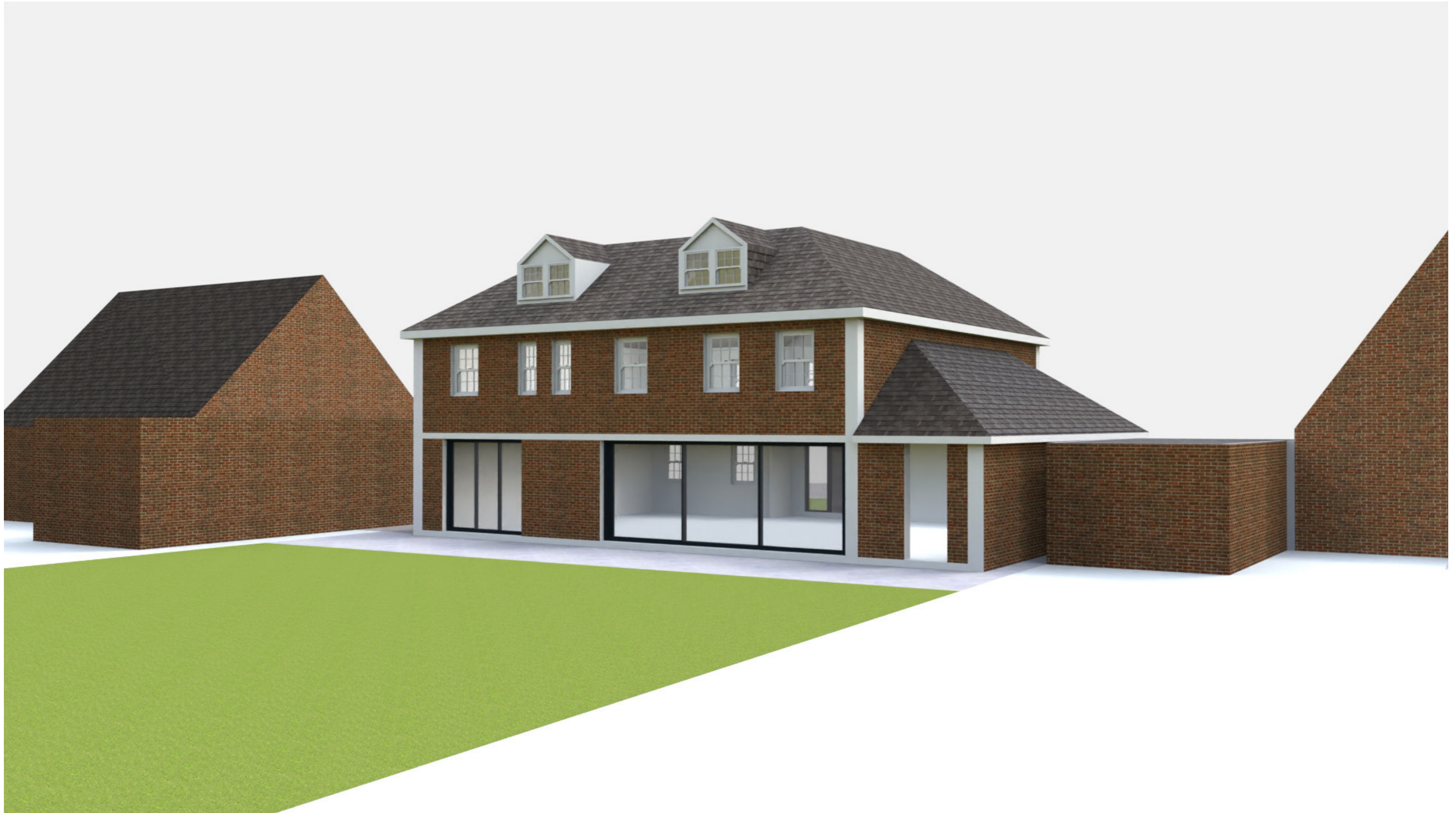
4.0 Computer Generated 3D Sketch Model Renders

4.5 Proposed Site Model - View 3



4.0 Computer Generated 3D Sketch Model Renders

4.6 Proposed Site Model - View 4



4.0 Computer Generated 3D Sketch Model Renders

4.7 Proposed Site Model - View 5



5.0 Daylight/Sunlight Study Model

5.1 Introduction

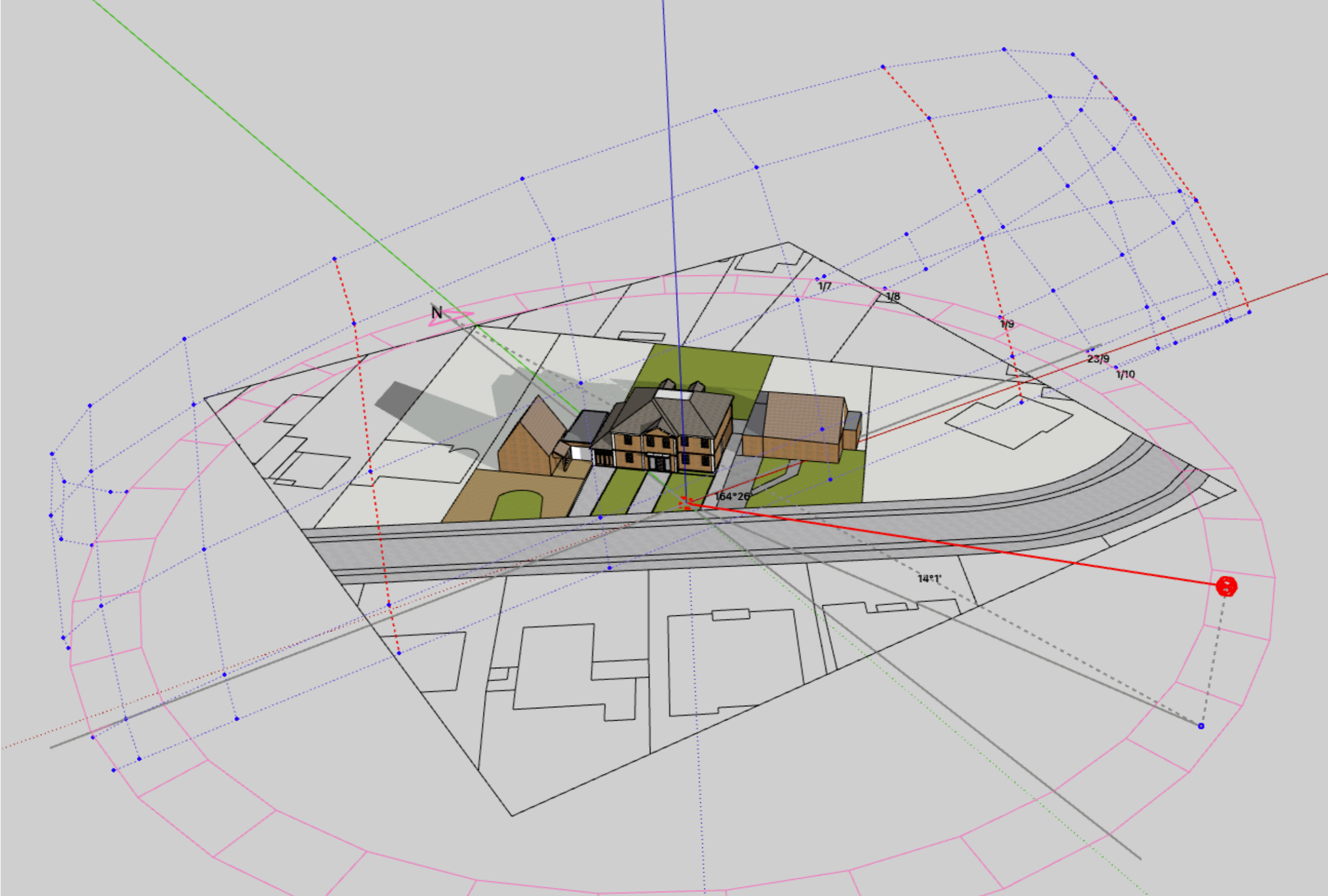
The following study uses sophisticated software called Curic Sun. A 3d computer generated model is imported into the software with a geo-location of the site address to determine the correct address and north point, this helps to determine accurate amounts of daylight/sunlight paths throughout varying times and seasons of the day, and helps to determine/identify whether there are in-appropriate levels of over-shadowing from the proposed 3d model and any affects this may have on neighbouring properties.

This method of modelling is very effective when determining the 45 degree rule.

5.0 Daylight/Sunlight Study Model

5.2 Winter Sun - January - 11.00am

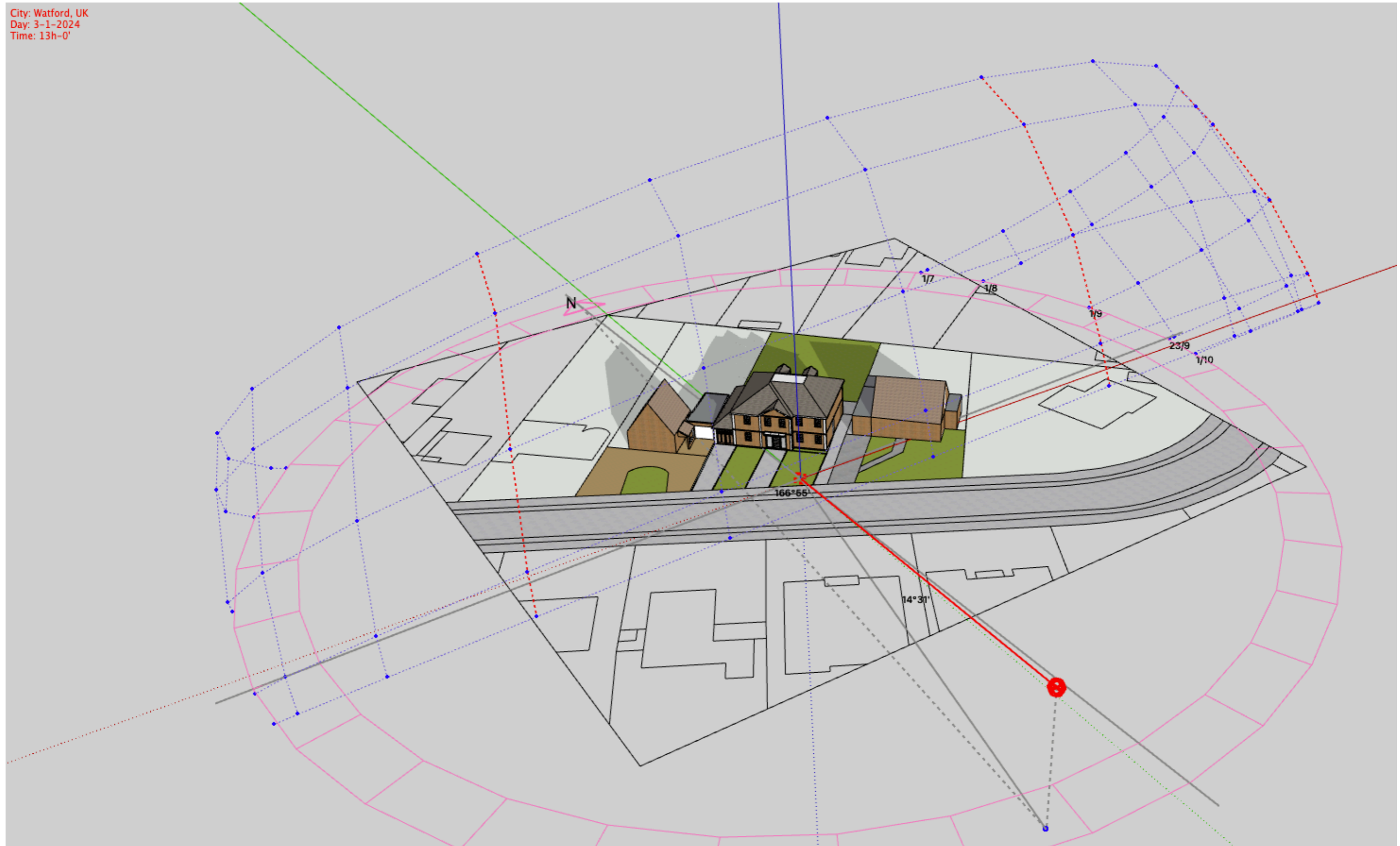
The following simulated sun-path study illustrates the low winter sun in red from January at approx 11.00am



5.0 Daylight/Sunlight Study Model

5.3 Winter Sun - January - 1.00pm

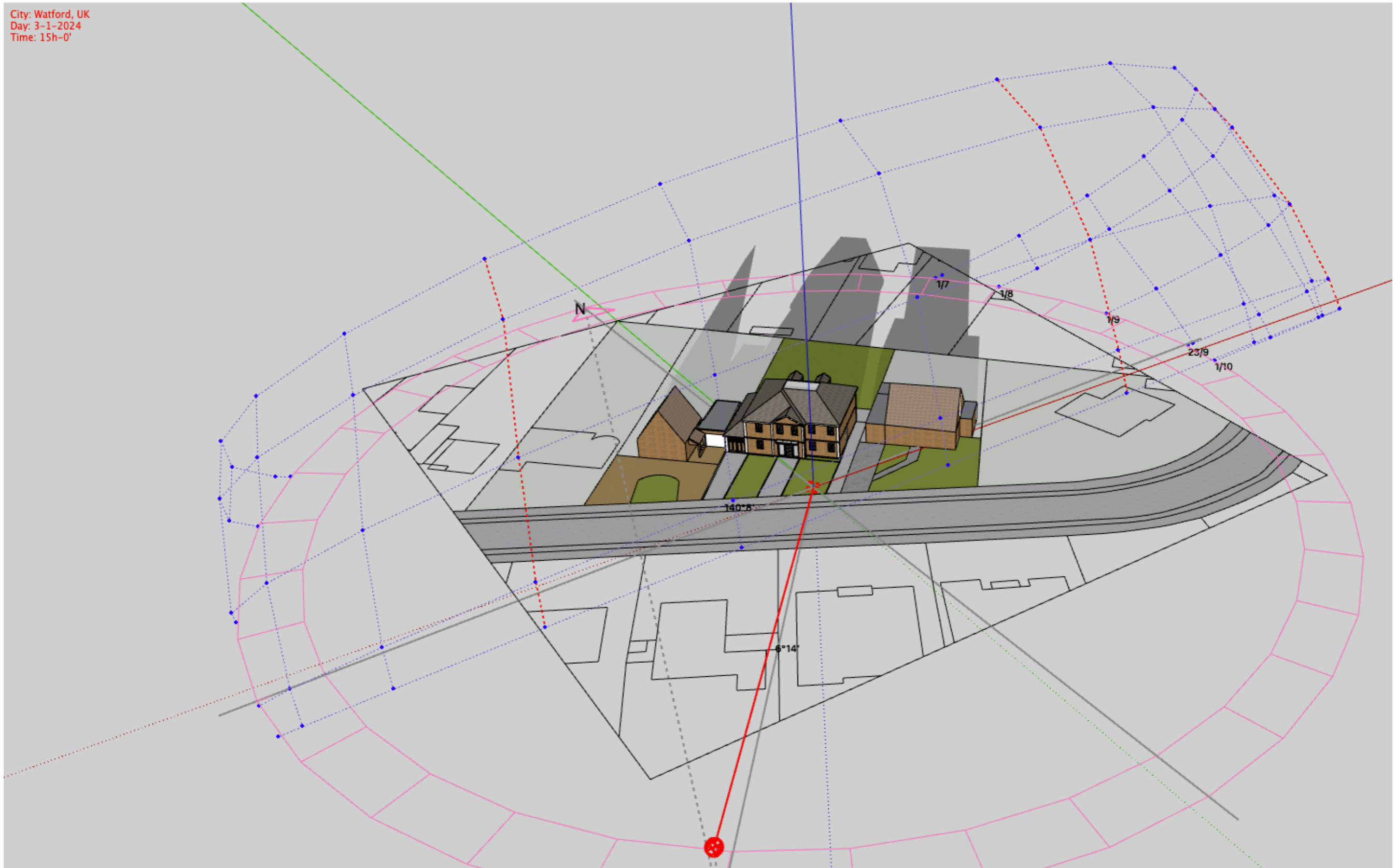
The following simulated sun-path study illustrates the low winter sun in red from January at approx 1.00pm.



5.0 Daylight/Sunlight Study Model

5.4 Winter Sun - January - 3.00pm

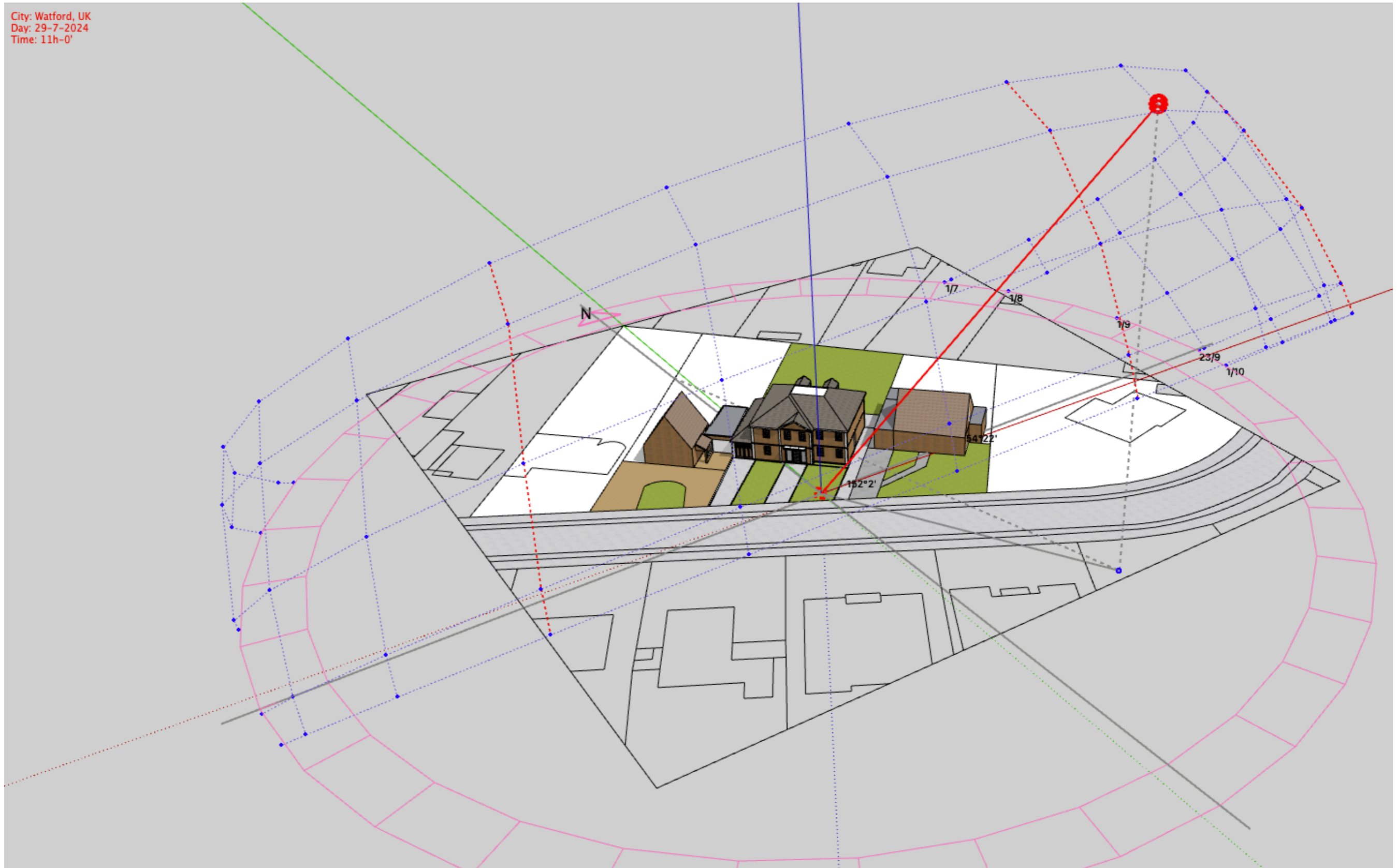
The following simulated sun-path study illustrates the low winter sun in red from January at approx 3.00pm



5.0 Daylight/Sunlight Study Model

5.5 Summer Sun - July - 11.00am

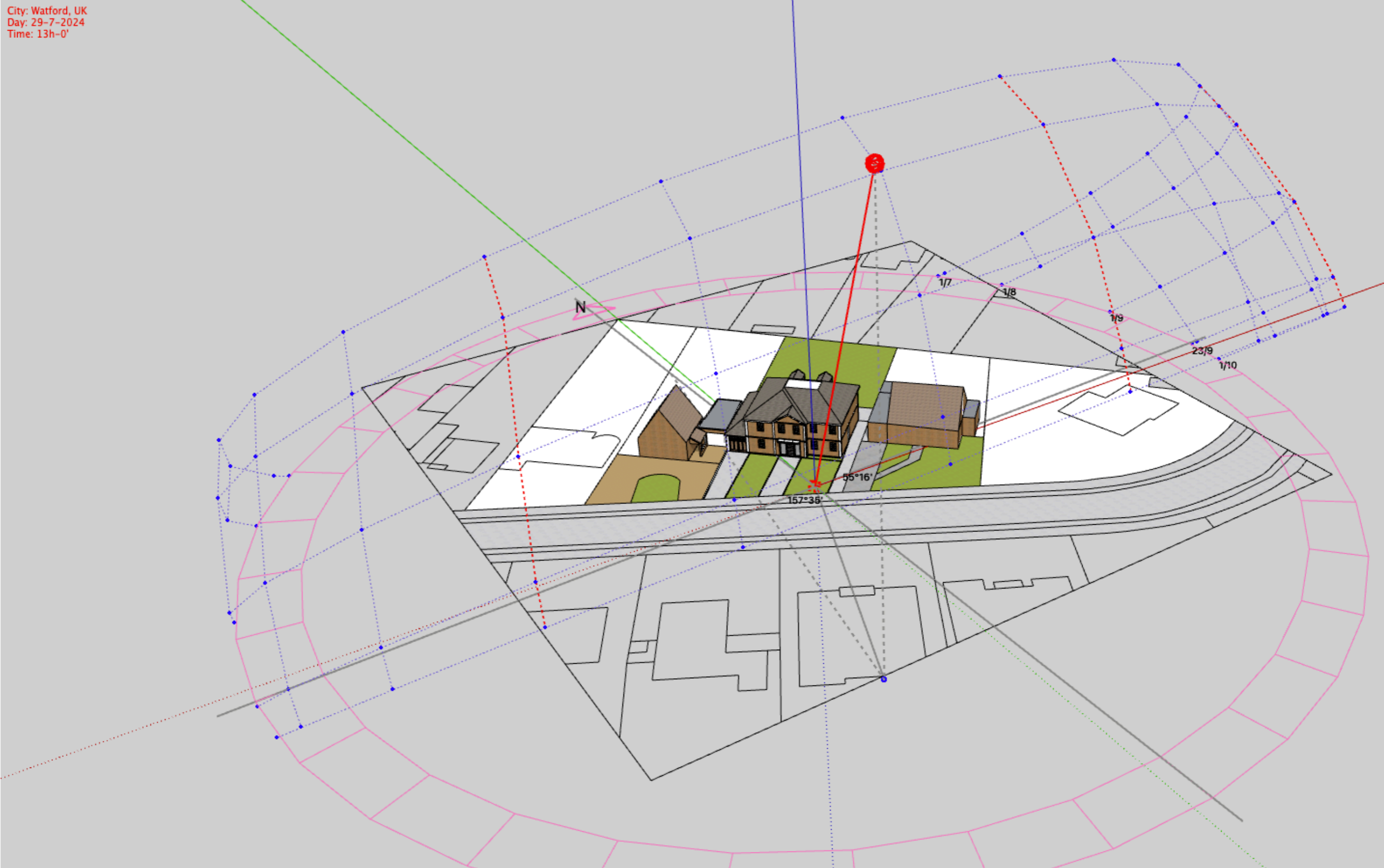
The following simulated sun-path study illustrates the high summer sun in red from July at approx 11.00am.



5.0 Daylight/Sunlight Study Model

5.6 Summer Sun - July - 1.00pm

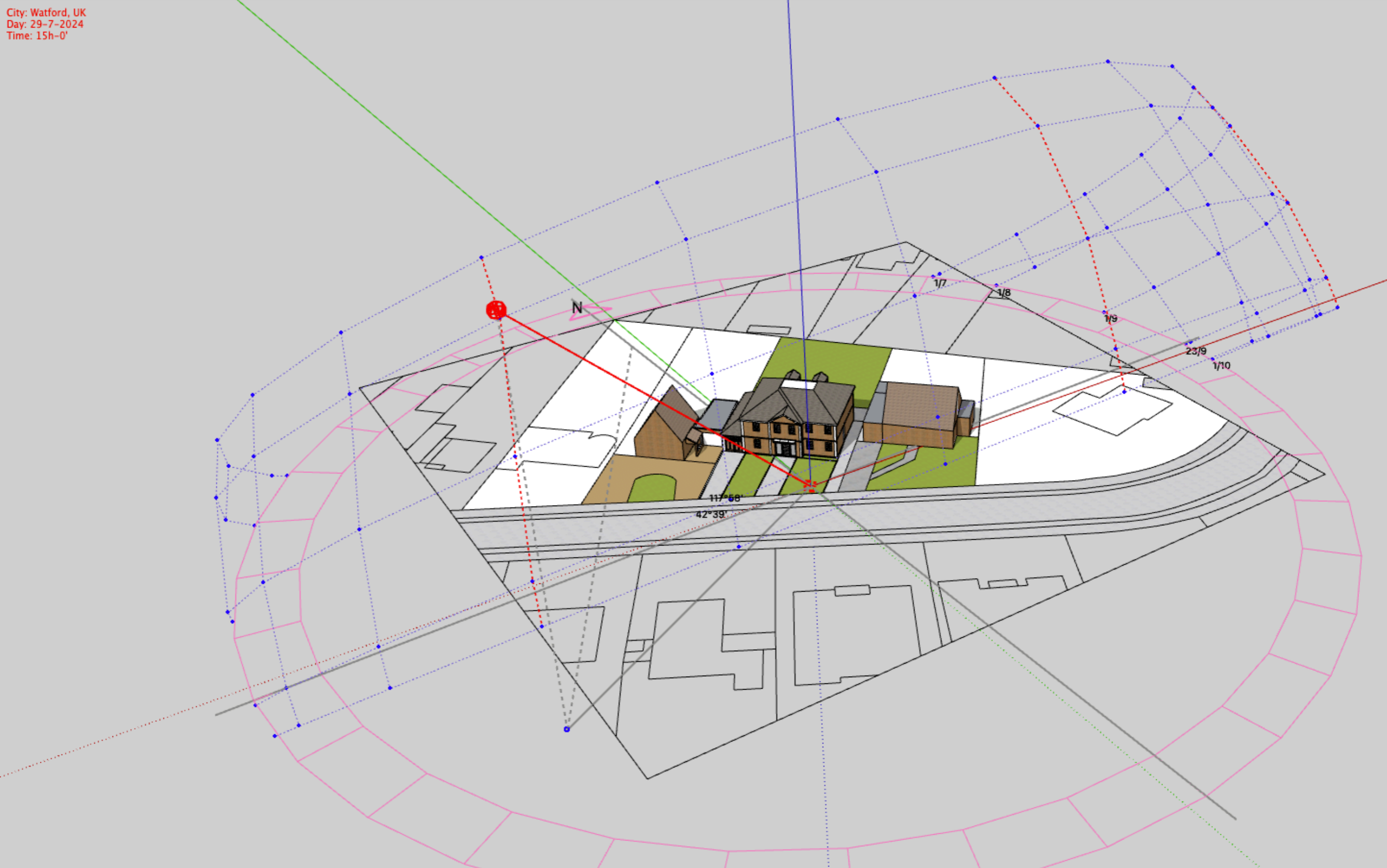
The following simulated sun-path study illustrates the high summer sun in red from July at approx 1.00pm.



5.0 Daylight/Sunlight Study Model

5.7 Summer Sun - July - 3.00pm

The following simulated sun-path study illustrates the high summer sun in red from July at approx 3.00pm.



6.1 Pre-Application Advice - Response

The pages form part of the report received post a pre-application to Hertsmere Borough Planning Authority



Civic Offices
Elstree Way, Borehamwood
Herts WD6 1WA
Tel: 020 8207 2277
DX45602 Borehamwood
www.hertsmere.gov.uk

Planning and Economic Development

Mr Richard Diaz Lopez
92 Claxton Grove
London
W6 8HE

Your Ref:
Our Ref: 23/0092/PA
Contact: Alexia Kallini
Extension: 0208 2072277 Ext 5640
Email: alexia.kallini@hertsmere.gov.uk
Fax:
Date: 15 December 2023

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: 23/0092/PA
Site Location: 39 The Ridgeway
Radlett
Hertfordshire
WD7 8PT

Description: The addition/extension upwards of an additional storey to the existing ground floor dwelling to create a 2-storey detached 5 bed dwelling.

Please find attached a detailed report in response to your request for pre-application advice.

Yours faithfully

Alexia Kallini – Senior Planning Officer

Pre-Application Advice Report

Alexia Kallini

Reference Number: 23/0092/PA

**Site Address: 39 The Ridgeway
Radlett
Hertfordshire
WD7 8PT**

DATE OF APPLICATION: 8 November 2023

WARD: Aldenham East

GREEN BELT: No

CONSERVATION AREA: No

LISTED BUILDING: No

TREE PRES. ORDER
No

Proposal: The addition/extension upwards of an additional storey to the existing ground floor dwelling to create a 2-storey detached 5 bed dwelling. (Pre-Application advice)

Application site/Surrounding area.

The dwelling is located on north-eastern side of The Ridgeway. The site comprises of a detached bungalow with an attached side garage with a front landscaped area and a rear garden. The existing building is finished in brown brickwork with hanging tiles on the front gable and brown roof tiles. The site is located within a suburban residential area which contains both single and two storey detached dwellings.

Any other relevant statistical information as appropriate

Relevant Planning History:

Reference number	Description	Outcome and date
TP/87/0380	PROPOSED SINGLE STOREY SIDE EXTENSION FOR DOMESTIC USE	Approval 18 May 1987

PLANNING POLICY CONTEXT

National Policy/Guidance

- National Planning Policy Framework 2023 (NPPF)

6.1 Pre-Application Advice - Response

The pages form part of the report received post a pre-application to Herstmere Borough Planning Authority

- Planning Practice Guidance (PPG)

The Development Plan

Adopted Hertsmere Local Plan: Development Plan Document Core Strategy 2013

- SP1 – Creating Sustainable Development
- SP2 – Presumption in favour of sustainable development
- CS16 – Environmental Impact of New Development
- CS22 – Securing a High Quality and Accessible Environment
- CS25 – Accessibility and Parking

Site Allocations and Development Management Policies Plan 2016

- SADM12 – Trees, Landscaping and Development
- SADM20 – Environmental pollution and development
- SADM30 – Design Principles
- SADM40 – Highway and Access Criteria for New Development

Made (adopted) Radlett Neighbourhood Plan 2021

- HD3 – Respecting and enhancing local townscape and landscape character and patterns
- HD5 – Healthy high quality trees and hedges
- Design Guide

Supplementary Planning Guidance / Documents

- Planning and Design Guide Part D 2016 (Draft for Interim Development Management Use) – Guidelines for High Quality Sustainable Development
- Planning & Design Guide Part E 2006 – Guidelines for Residential Extensions/Alterations
- Sustainable Transport and Parking Standards draft SPD (2022)
- Parking Standards SPD (2014)

Other Material Considerations

- Community Infrastructure Levy Regulations
- Equality Act 2010

ASSESSMENT AND REASONED JUSTIFICATION

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that 'If regard is to be had to the development plan for the purposes of any determination to be made under the Planning Acts, the determination must be made in accordance with the development plan unless material consideration indicate otherwise'.

Key issues:

Impact on Character and Appearance

Impact on Residential Amenity

Impact on Parking Provision

Impact on Trees

Impact on Character and Appearance

The assessment of this proposal was made based on the relevant policies and guidance: the NPPF (2023), CS22, SADM30 and Part E of the Planning and Design Guide SPD. The above policies seek to ensure that developments would respect or improve the character and design quality of an area, while considering a development's appropriateness regarding its mass, bulk, height and urban form.

There is unlikely to be an in-principle objection to the creation of an additional storey at this dwelling, as this site is not one of the protected Radlett Bungalows as described in the Radlett Neighbourhood Plan.

Overall, the proposal would require the removal of the existing roof, however, it would be expected that such alterations should respect the character of the existing dwelling and the surrounding area.

The existing dwelling comprises of a gable-ended roof, with front and rear gable ends, and a flat roof attached garage/side extension. The proposed first floor extension would maintain the design of the front gable, however, it would incorporate a large crown roof, and the ridge height would be notably higher than the properties at either side of the application site.

Radlett Design Code paragraph b notes: *"Ridge height: Ensure that development takes account of gradients and restricts ridge heights to a height that respects neighbouring properties."* In order to be in keeping with the character of the area, the ridge height should be lowered to be consistent with the neighbouring dwellings rather than presenting an overwhelming addition to the area.

Furthermore, Part E sets out that crown roofs are unlikely to be considered acceptable as they result in bulky additions to the roof scape. While it is accepted that a number of properties in the Borough benefit from crown roofs, and that there are some examples in the area, the proposed crown roof would result in an incongruous addition to the roof scape of the surrounding area, and especially when considering its relationship with the two neighbouring dwellings from 35 The Ridgeway to 47 The Ridgeway, which do not feature crown roofs.

At first floor level, extensions should maintain a 2m separation from side boundaries, in order to maintain sufficient visual separation. The increased height of the existing side extension would result in a taller built form along the shared side boundary with no.41 The Ridgeway, which would significantly reduce the visual separation. It is therefore recommended that a set-in at first floor level is maintained.

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Subject to consideration of the above comments, proposals for extensions of the applications site could be considered acceptable. The recommendations within this pre-app would likely result in a reduced volume at first floor level, reducing the impact of the overall proposal on the surrounding area.

The proposed design would be substantially more contemporary, with different materials than the existing dwelling. Whilst not necessarily problematic, it is advised that all proposed materiality should be in keeping with the surrounding area and the existing dwelling, to result in high quality development.

The submitted CGIs indicate a modern style dwelling with materiality that might be out of character for the area. Improved visual proposals for materials should be submitted, were an application to be made, such that it is in keeping with the materials of the original house and its immediate neighbours.

Impact on Residential Amenity

Residential amenity is assessed based on SADM30 of the Site Allocations and Development Management Policies Plan and Part E of the Planning and Design Guide, which require that the development does not adversely impact on the residential amenity of neighbouring dwellings.

In order to assess an extension's impact on residential amenity, a 45-degree line assessment would be undertaken. In cases where the extension is beyond a depth of 3.35m as set out in Part E of the Planning and Design Guide a line drawn at 45 degrees from the edge of the nearest habitable room window should still be maintained.

The proposal does not include any first floor side windows, therefore it is unlikely to result in inappropriate overlooking. There would be an increase in overlooking levels from the creation of an additional storey.

There are some concerns regarding the possible impact on received daylight/sunlight for the neighbouring dwellings at no.37 and 41 The Ridgeway. Both neighbouring dwellings have first floor side windows, therefore the increased roof massing resulting from the upward extension could increase the impact of the daylight/sunlight of the neighbouring windows.



Figures 1 and 2: Google Earth imagery showing the subject dwelling and the neighbouring dwellings

The proposed plans do not indicate the 45-degree lines from the neighbouring dwellings and it is uncertain whether the proposed first floor extension would have an impact of the 45-degree line of no.41 The Ridgeway. It is advised that with a submission that a proposed block plan is submitted, with appropriate 45-degree annotations, in order to allow for this assessment to be made.

The existing dwelling already benefits from a first floor window, although it is unclear whether the existing loft is used as habitable accommodation. Some overlooking of

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neighbouring gardens exists from that first floor window, and due to the irregular building lines of the properties, additional windows are unlikely to result in a detrimental loss of privacy.

Impact on Parking Provision

SADM40 of the Site Allocations and Development Management policies 2016, Policy CS25 of the Core Strategy 2013, the Parking Standards SPD (2014) and the Sustainable Transport & Parking Standards draft SPD 2022 and the NPPF 2023 seek to ensure the adequate provision of parking spaces based on the size of a development.

Based on the Sustainable Transport and Parking Standards draft SPD, a 4-bedroom dwelling would require 2 parking spaces, while dwellings with 5+ bedrooms are assessed on a case by case basis. Based on the above, a 5-bedroom dwelling would require 3 parking spaces. The existing driveway would be able to accommodate this requirement, but parking management should be indicated on plans were an application to be submitted.

The Sustainable Transport and Parking Standards draft SPD also sets out that residential garages should measure at least 3 x 6 m in order to accommodate modern vehicles. Where a garage does not meet those internal dimensions, it will not be considered towards the parking provision.

Impact on Trees

Policy SADM12 of the Site Allocations and Development Management Policies Plan sets out the Council's requirements for trees and landscaping. Planning permission will be refused for development that would result in the loss or likely loss of healthy, high quality trees subject to a Tree Preservation Order; or otherwise any healthy, high quality trees and/or hedgerows that make a valuable contribution to the visual amenity or environment of their location. If any such loss would occur through approved development, replacement planting would be required. Additionally, Policy CS12 of the Hertsmere Local Plan Core Strategy states that all development proposals must conserve or enhance the natural environment of the Borough, including biodiversity, habitats, protected trees, landscape character, and sites of ecological and geological value.

The application site does not include any TPO protected trees and is not located in a Conservation Area or the Metropolitan Green Belt. As such the trees and soft landscaping on site have no statutory protection and may be removed without any planning permission.

Policy HD5 of the Radlett Neighbourhood Plan and the Radlett Design Code expect healthy high quality trees to be retained wherever possible, and all development should retain the verdant character in Radlett. The application site has existing

hedges and trees that should be retained wherever possible, and appropriate replacement planting should be provided if any of the existing landscaping is proposed for removal.

Conclusion

There is no in-principle objection to the proposal, although a number of recommendations have been made throughout this report to ensure that the development would not result in negative impact to the character and appearance of the surrounding area, or result in harm to the amenity of neighbouring occupiers. Were these recommendations to be followed, the proposal could be acceptable at application stage.

The proposal might result in substantial demolition of the existing dwelling. Demolition plans should be submitted with any application to ensure that the appropriate type of application is completed.

LIST OF DOCUMENTS TO ACCOMPANY PLANNING APPLICATIONS

Supporting information for the validation of planning applications:

<https://www.hertsmere.gov.uk/Planning--Building-Control/Planning-Applications/Apply-for-planning-permission.aspx>

A future application for planning permission must comprise the following:

- A completed application form (Householder Application Form)
- An Ordnance Survey style site location plan at a metric scale of 1:1250 showing the application site outlines in red, all neighbouring properties in full and two names roads;
- A set of metrically scaled (1:50 or 1:100) floor plans and elevation plans (existing and proposed) (must include scale bars);
- Any other information that may be deemed relevant to this application (site photographs, details of materials etc.)

You should ensure that any future formal planning application meets these requirements in order to avoid unnecessary delays in the registration of the application.

SUBSEQUENT ADVICE & APPLICABLE FEES

Refer to the revised published schedule of fees

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http://ecab.planningportal.co.uk/uploads/english_application_fees.pdf

STATUS OF THE ADVICE

This pre-application advice does not constitute a formal response or decision of the Council and is therefore not binding. The views expressed by Council officers are given in good faith without prejudice to the formal determination of any subsequent planning application(s). Following the submission of a formal planning application, other matters and issues pertinent to the proposed development may be raised by further details, third parties, statutory and non-statutory consultees. Any fee paid to the Council is non-refundable and does not represent a legal contract with the Council. This advice is based on the available documentation submitted. If further documents and amended proposal are later provided in response to the concerns raised herein, this may incur an additional fee.

Case Officer Details

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