



**WATFORD
BOROUGH
COUNCIL**

DEVELOPMENT MANAGEMENT COMMITTEE

10 May 2017

7.30 pm

Town Hall

Publication date: 2 May 2017

Contact

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Committee Membership

Councillor R Martins (Chair)

Councillor S Johnson (Vice-Chair)

Councillors D Barks, S Bashir, N Bell, I Sharpe and M Watkin

Agenda

Part A – Open to the Public

1. **Apologies for absence/Committee membership**
2. **Disclosure of interests (if any)**
3. **Minutes**

The minutes of the meeting held on 19 April 2017 to be submitted and signed.

CONDUCT OF THE MEETING

The Committee to take items in the following order:

1. All items where people wish to speak to the Committee and have registered to do so by telephoning the Democratic Services Team.
 2. Any remaining items that the Committee agrees can be determined without further debate.
 3. Those applications where the Committee wishes to discuss matters in detail.
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4. **17/00197/FULH 20 Cassiobury Park Avenue** (Pages 5 - 40)

Report of the Head of Development Management to consider part retrospective planning application for part single storey, part two storey rear extension, alterations to the roof.
 5. **16/01747/FUL 38 The Avenue** (Pages 41 - 80)

Report of the Head of Development Management to consider an application for a two storey rear and part single storey rear extension, conversion from a single occupancy dwelling to a general practice doctors surgery.

6. 17/00368/FULH 1 Bovingdon Crescent (Pages 81 - 102)

Report of the Head of Development Management to consider an application for two extensions: double storey at the rear, single storey at the side and the front.

7. 17/00279/FUL 32 Clarendon Road (Pages 103 - 140)

Report of the Head of Development Management to consider an application for the erection of a 3 storey building to provide a new primary school.

	PART A	Item Number
Report to: Development Management Section Head		
Date of Committee: 10 th May 2017		
Site address:	20 Cassiobury Park Avenue	
Reference Number :	17/00197/FULH	
Description of Development:	Part retrospective planning application for part single storey, part two storey rear extension, alterations to the roof included two rear dormer windows with Juliette balconies.	
Applicant	Mr And Mrs Hadawi	
Date Received:	20th February 2017, date revised 24th April 2017	
8 week date (minor):	17th April 2017	
Ward:	PARK	

Summary

- 1.1 There have been four planning applications since 2012 relating to proposals to extend the house, three of which have resulted in appeals. The first two appeals have led to split decisions, with planning permission being granted for parts of the developments proposed, subject to conditions.
- Under the first appeal scheme, planning permission was granted for a front porch and a three metre deep double storey rear extension. The council had primarily raised concern over the design of the roof of the two storey rear extension which incorporated a pitched roof with a 6 degree slope terminating below the overhanging eaves.
 - Under the second appeal scheme, planning permission was allowed for roof alterations to the front and the rear. Under this scheme the original roof form which incorporated pitches on all sides would have been retained.
- 1.2 In combination, therefore planning permission was granted for a two storey, 3 metre-deep rear extension, a modest front dormer and the rear dormer which would have been half the height and half the width of the hipped roof. A condition required new windows on the side elevations of the 3 metre extension to be obscured.

- 1.3 However, upon inspection by the council enforcement officers, it was revealed that what has been built on site had gone far beyond what was granted planning permission under the two earlier planning appeals. In summary the main differences are:
- The conversion of the hip end roof to gable end roof and increasing the height of the chimneys, the construction of a larger front dormer, the construction of a full-width rear dormer that appears as a second floor rear extension rather than a dormer. The roof of the first floor rear extension is flat with full height glazed doors allowing the flat roof area to be used as a raised balcony. The ground floor is 4m deep instead of 3m with a 1 metre deep large bay window. This extension also has a flat roof which is accessible from the full height rear glazed doors to the first floor bedrooms. All windows in the dwelling have been changed from crital to powder coated aluminium. The window on the side elevation of the extension has been installed with clear glazing but the plans indicate that it is to be obscured. A condition is required, the first floor side elevation windows to be fixed shut, up to 1.7m above the finished floor level, and to be fixed with obscured glazing.
- 1.4 Subsequent to the enforcement investigation, the applicant submitted a retrospective application to retain the building as had been constructed. However, it was considered that the resulting extensions and alterations to the building are such that an entirely different building has emerged which is out of character and appearance to the original dwelling and has an impact on the character of the area and the amenity of adjoining residents. Therefore, the council refused the scheme. The applicant then appealed, but whilst the appeal was dismissed the inspector considered certain aspects of the development acceptable.
- 1.5 The council had also issued an enforcement notice, requiring the restoration of the building to its original form. The applicant appealed against this decision. Again, whilst the inspector dismissed the appeal and most of the notice, part of the scheme was considered acceptable. In this the Inspector allowed only the larger front dormer which his report acknowledged only looks acceptable in the larger roof scape which remains unauthorised. The appeal decision also implied an expectation that the council and applicant seek to find a compromise and extended the compliance period.
- 1.6 The scheme, as originally submitted, sought to overcome the concerns of the appeal Inspector. However, there have been some revisions to the scheme following the original submission, which has improved the scheme further. The officers are now satisfied that the present scheme, in the light of the earlier approved scheme on appeals, is a satisfactory solution to address the harms that have arisen from the unauthorised construction.
- 1.7 The Development Management Section Head recommends the application to be approved as set out in the report.
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Site and Surroundings

- 2.1 The proposal relates to a 2 storey detached single family house, located on the south side of Cassiobury Park Avenue. The character of the immediate area is of detached dwellings of similar scale but with individual design. There are front dormers in the area that are modest in scale. The building has recently been substantially extended and modified and vastly differs from the original appearance of the dwelling.
- 2.2 The original dwelling had a design which was commensurate with the surrounding area in terms of its scale and massing. The building incorporated a two storey bay extension with a hipped roof onto an original front extension. There were also elegant bay features on the rear elevation. The building appears to have been erected in the 1920s, it was built in brick in the front elevation with smooth render to sides and rear incorporating a tiled roof. While the dwelling is not in a conservation area it did have some historical value which has been lost as a result of the significant alterations.
- 2.3 The building now features a gable-end pitched roof with the ridge parallel to the road with new roof tiles. It incorporates a front dormer that is larger than the dormer that was granted permission in the second appeal. However, in a subsequent appeal (4th appeal) the inspector found this to be acceptable.
- 2.4 To the rear there are part one and part two storey rear extensions, both with flat roofs and a full-width dormer which has the appearance of a second floor rear extension due to the lack of setback and the materials used. All windows in the building have been replaced with modern powdercoated aluminium many being full-height clear glazed doors rather than windows. The side elevations have some obscured glazing but some windows are shown to be fully opening.
- 2.5 The site is not within a conservation area, the building is not listed, nor is it subject to an article 4 direction.

Proposed Development

- 3.1 Full planning permission is sought for an extension to the property as follows:
 - To retain the part one (4m deep) and part two storey (3m deep) rear extension, retaining the flat roofs.
 - Alterations to the main roof. Removing the full span extension at the roof level, transforming the roof into a gable end roof and to install a pair of dormer windows to the rear roof slope.
 - The existing patio doors at the first floor rear level to be replaced by normal windows.
 - To retain the front porch and front dormer windows as existing.

Planning History

- 4.1 On 22.10.2012, planning permission (Ref; 2/00880/FULH) was refused for the erection of erection of single and double storey rear extensions, loft conversion involving two dormers to the rear and front elevations, a new porch and new windows added on both side elevations at ground and first floor level. (There was no appeal against this decision).
- 4.2 On 11.03.2013 planning permission (Ref13/00045/FULH) was refused for the “erection of single and double storey rear extensions, loft conversion with dormers to the rear and front elevations, a new porch and new windows added at ground and first floor levels. This scheme was subject to appeal (Ref: APP/Y1945/D/13/2199130). The appeal decision was issued on 6th August 2013. The double storey rear extension was approved but the front and rear dormers refused. (Please see attached the associated drawings and the appeal decision letter.) (Please see figure 1 in the appendices)
- 4.3 On 16.01.2014 planning permission (Ref; 13/01242/FULH) was refused for the erection of a two storey rear extension, a single storey conservatory beyond the proposed two storey rear extension, the conversion of the loft space into a habitable room including the installation of dormer windows to the front and rear elevations and the erection of a front porch. On 21.March.2014, the consequent appeal (Ref; APP/Y1945/D/14/2213205) to this scheme granted planning permission for the front and rear dormers. (Please see attached decision letter and the associated plans). (Please see figure 2 in the appendices)
- 4.4 On 10th November 2014, a complaint received by the council, showing concern that the scheme was not being implemented in accordance with the approved plan. It appeared that the ground floor extension was being built a metre deeper than the extension as approved by the appeal inspectorate on 6 August 2014 – Ref; 2199130). The site was subsequently inspected by the Council enforcement officer and matters were debated between the Council’s Development Management Section Head and the owner of the site. The outcome of the negotiation resulted in the council to consider that there would be no expediency in taking any enforcement action with regards to the 4-meter deep ground floor extensions, as this could have been built under permitted development rights. But it was made clear to the applicant than any extension beyond three metre deep at first floor level will be likely to be subject to enforcement action.
- 4.5 On 3rd August 2015 a further complaint was received by the council, warning that the substantial works of construction had taken place, however, the works were substantially different from the schemes approved under the appeal schemes. The Council’s enforcement officer visited the site and requested the application be submitted for considerations. On 26th October 2015 a part retrospective planning application was submitted for the retention of the unauthorised works. The application was made valid on 3rd November 2015. However, upon the examination of the case, it was revealed that the drawings associated with the planning application, were substantially different from what had been constructed on site. Therefore accurate drawings to precisely reflect what had been constructed on site were requested by the Council. The accurate drawings were

received by the Council on 1st December 2015. Given the development had been substantially completed and the fact that a significant number of people had commented on the actual development rather than making specific reference to the drawings, the council did not carry out any further consultation, in respect of the revised accurate drawings.

- 4.6 This application Ref:15/01520/FULH for “part retrospective application for two storey rear extension, loft conversion with front and rear dormer windows and the erection of a front porch was finally refused by the council on 15.12.2015. The appeal (Ref: APP/Y1945/D/16/3146076) was dismissed but the inspector agreed that the front porch, was considered acceptable. (Please see figure 3 in the appendices).
- 4.7 The council had also issued an enforcement notice which was subsequently appealed (Ref: APP/Y1945/C/16/3152304) and dismissed on 1st February 2017. The inspector, whilst dismissing the appeal considered that the front dormer window within the enlarged roof was acceptable and granted permission for this, albeit the enlarged roof remain unauthorised and remained subject to enforcement. The enforcement notice was upheld in all other regards, however the inspector extended the period compliance and the report implies an expectation that the appellant and council continued to work towards appropriate lesser steps during this period.

Relevant Policies

5.1 **Local Development Framework Core Strategy**

SD1 Sustainable Design

SS1 Spatial Strategy

UD1 Delivering High Quality Design

Watford District Plan 2000 (saved policies)

- 5.2 There are no policies contained within this plan that are relevant to this case.

Hertfordshire Waste Core Strategy and Development Management Policies Document 2011-2026

- 5.3 There are no policies contained within the Hertfordshire Waste Local Plan that are relevant to this case.

Hertfordshire Minerals Local Plan (saved policies)

- 5.4 There are no policies contained within the Hertfordshire Minerals Local Plan that are relevant to this case.

Supplementary Planning Guidance Notes

- 5.5 A revised Watford Residential Design Guide was adopted as a Supplementary Planning Document by Watford Borough Council’s Cabinet on 23rd July 2014 following public consultation between 4th November and 16th December 2013. This supersedes the

Residential Design Guides: Volume 1: Building New Homes & Volume 2: Extending Your Home (2008) and Supplementary Planning Guidance 6 (SPG6): Internal Space Standards (2004).

National Planning Policy Framework

- 5.6 The National Planning Policy Framework (NPPF) sets out the Government’s planning policies for England and seeks to make the planning system less complex and more accessible, to protect the environment and to promote sustainable growth. The NPPF was published on 27th March 2012 and is a material consideration in planning decisions. It does not change the statutory status of the development plan as the starting point for decision making. Planning Policy Guidance Notes and Statements have been cancelled and replaced by the NPPF.
- 5.7 The relevant section with regards to this application is contained within Section 7; Requiring Good Design, as follows; ,

At paragraph 56, NPPF explains, “the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.”

Paragraph 57 of this document explains, “It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.”

Paragraph 58 advises, Planning policies and decisions should aim to ensure that developments:

- Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- Optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;
- Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;

- Create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion;
 - And are visually attractive as a result of good architecture and appropriate landscaping.
-

Consultations

Neighbour consultations

6.1 The following properties were notified:

52 Rickmansworth Road, Watford, WD18 7HT,
17A Cassiobury Park Avenue, Watford, WD18 7LA,
Ground Floor Flat, 54 Rickmansworth Road, Watford, WD18 7HT
First Floor Flat, 54A Rickmansworth Road, Watford, WD18 7HT
48 Rickmansworth Road, Watford, WD18 7HT,
50 Rickmansworth Road, Watford, WD18 7HT,
22 Cassiobury Park Avenue, Watford, WD18 7LB,
18 Cassiobury Park Avenue, Watford, WD18 7LB,

10 responses were received (including one from the Cassiobury Residents Association) citing the following objections:

- Loss of light,
 - Overlooking and loss of privacy,
 - Excessive development, dominant, unsightly and detrimental to the visual amenity.
 - The building as emerged is entirely different from the schemes which were previously approved.
 - Loss of outlook
 - Damage to the quality of the environment by loss of greenery
-

Appraisal

7.1 In accordance with s.38 of the Planning and Compulsory Purchase Act 2004, the Development Plan for Watford comprises:

- (a) *Watford Local Plan: Core Strategy 2006-31 (adopted January 2013)*;
- (b) the continuing “saved” policies of the *Watford District Plan 2000*;
- (c) the *Hertfordshire Waste Core Strategy and Development Management Policies Document 2011-2026*; and
- (d) the Hertfordshire Minerals Local Plan Review 2002-2016.

7.2 The *National Planning Policy Framework (NPPF)* sets out the Government’s planning policies for England and seeks to make the planning system less complex and more

accessible, to protect the environment and to promote sustainable growth. The NPPF was published on 27th March 2012 and is a material consideration in planning decisions. It does not change the statutory status of the development plan as the starting point for decision making. Planning Policy Guidance Notes and Statements have been cancelled and replaced by the NPPF.

- 7.3 A revised Watford Residential Design Guide was adopted as a Supplementary Planning Document by Watford Borough Council's Cabinet on 23rd July 2014 following public consultation between 4th November and 16th December 2013. This supersedes the Residential Design Guides: Volume 1: Building New Homes & Volume 2: Extending Your Home (2008) and Supplementary Planning Guidance 6 (SPG6): Internal Space Standards (2004).
- 7.4 The Local Development Framework Core Strategy was submitted to the Secretary of State for Communities and Local Government on 28 February 2012. Hearing sessions were held from 12 to 19 June 2012 and were followed by public consultation on proposed modifications from Monday 31 July to Monday 10 September. The Inspector concluded that the Watford Core Strategy provides an appropriate basis for the planning of the Borough to 2031 providing a number of modifications are made. These modifications were the subject of the summer 2012 public consultation. The Core Strategy is therefore sound and legally compliant in the view of the Inspector. The Core Strategy was formally adopted at a Council meeting on 30th January 2013. It is a material consideration and should be afforded considerable weight in the determination of planning applications.
- 7.5 The *Watford Character of Area Study* was approved by the Council's Cabinet as a Supplementary Planning Document on 5th December 2011 and is a material consideration of significant weight in the determination of planning applications.

Planning Assessment

- 8.1 There are four issues to be considered;
- a) the effect of the proposed extensions on the character and appearance of the building and the area; and
 - b) the impact of the proposal upon the amenities of the adjoining occupiers in terms of loss of light, privacy and sense of over dominance.
 - c) impact upon highways
 - d) loss of greenery
- a) Character and appearance**
- 8.2 The major issue here is the impact of the proposed development upon the visual amenity of the area. Prior to the recent modifications, the building had not been extended before and generally had retained its original character.

- 8.3 The most damaging aspect of the development is in regards to the insensitive alterations to the roof of the building. These include a flat roof two storey extension, large patio type fenestration, and the hip to gable element together with large front and rear dormers which has created an incongruous feature which is totally out of keeping with the character of the building and the area.
- 8.4 However, certain aspects of the development; including the front dormer and the two storey rear extension incorporating a flat roof, have already been allowed at appeal and therefore, the council must have regard to these approvals.
- 8.5 The applicant however, has sought to address the most offending aspect of the unauthorised development, by removing the second floor extension to the rear, restoring the rear pitch slope and to incorporate a pair of dormer windows, with a design suitable to the appearance of the enlarged building and in keeping with the character of the area.
- 8.6 Further, the applicant is now seeking to replace the large patio type windows to the rear elevation with suitably designed windows which would enhance the appearance of the building.
- 8.7 It should be noted that the scheme since it was originally submitted, and for which public consultation was carried out, has somewhat changed. The significant changes include alteration to the rear fenestration and dormer windows to the roof. (Please see figures 4 and 5 in the appendices).
- 8.8 The porch already benefits from planning permission as a result of previous decision and no issue can therefore be raised with its retention as built.
- 8.9 Given the above deliberations, and in particular with the reference to earlier approved schemes, it is considered the proposal in visual terms will have an acceptable impact upon the visual amenities of the area.

b) Impact on neighbouring properties

- 8.10 Except for the ground floor extension which is deeper than what was allowed under appeal, the extension overall as built is not any larger than those already approved. The additional ground floor depth is not considered to be an issue in regard to impact on light to neighbouring dwellings. In fact the extension as completed does comply with the Council's standards and does not breach the 45 degree rules on either the plan or the elevations when considering the ground floor window on the rear elevation of the adjoining properties. This rules as advocated in the recently adopted Residential Design Guide, suggests "extensions should be designed so as not to cross a 45 degree line (on plan and in elevation) projected from the centre point of an adjoining neighbour's ground floor habitable room window which is perpendicular to the proposed extension.
- 8.11 The manner in which the extension has been built with the incorporation of flat roofs has

allowed the opportunity for the use of the flat roof as an amenity space together with the full height clear glazed patio doors to the rear elevation and the side windows above ground floor having clear glazing or not being fixed shut up to 1.7m above finished floor level has resulted in significant loss of privacy to the adjoining occupiers.

8.12 The revised scheme retains the flat roofs. However, at the roof level the extensive rear roof extension will be removed, the rear roof slope will be restored to its original pitch. A pair of small dormer windows will be installed. Similarly the windows at the first floor level will be shortened and will include an upstand which will prevent access to the flat roof. Further, a condition will be imposed to prevent the use of the flat roof as an amenity space.

8.13 It is therefore considered that the proposal will not have a significant impact upon the amenities of the adjoining occupiers in terms overlooking and loss of privacy. And it would meet the advice given in paragraphs 7.3.13 to 7.3.19 of the residential design guide.

Loss of trees and vegetation;

8.14 The proposal has resulted in loss of greenery and some trees. However, the trees were not protected and were not subject to tree preservation order.

Response from adjoining and nearby neighbours;

8.15 A significant number of local residents have objected to the scheme. Whilst the Council only notify the adjoining occupiers within the close proximity of the site, a wider public response to the consultation, reflecting their aversion to the scheme, has been received.

8.16 A summary of the objections is provided above. The Council shares the views of the objectors in many respects and hence has sought revisions where it has been able to do so. However, certain aspects of the development have been already approved by previous appeal inspectorates, and the council would not be in a position to raise objection to those aspects.

8.17 The other issue which the Council view differs from the neighbours' is in relation to the loss of light. In this respect the scheme will not break the 45 degree rule as set out in the Council. Therefore, the scheme in terms of loss of light or outlook is considered acceptable. Further, there could be no issue raised with respect to the loss of greenery, as the lost trees were not protected by any designation.

8.18 The most problematic issue is with regards to the overlooking from the use of the flat roofs, should they be used for amenity purposes. However, the present scheme will adequately address the issue. The patio doors have not been replaced by windows which makes access to the flat roof rather difficult. Further, a condition will be imposed to prevent the use of the flat roof as amenity space.

Conclusion;

- 9.1 The proposed development is now considered to have overcome the council's previous concerns. The resulting amendments by reason of their design and layout are now considered to have an acceptable impact upon the character and appearance of the area and will safeguard the amenities of the adjoining occupiers. Hence, the recommendation is for approval but subject to condition.

HUMAN RIGHTS IMPLICATIONS

- 10 The refusal of planning permission will have a significant adverse impact upon the human rights of the applicants to develop their land. However, in this instance it is not considered that the adverse impact of the development upon the human rights of the third parties outweighs the impact upon the human rights of the applicants

Recommendation

Grant planning permission subject to the following conditions;

- 1 The scheme shall be completed within nine months from the date of the enforcement appeal of the 1st February 2017.

Reason: As required by the enforcement appeal decision notice and in order to overcome the harms which is being caused to the visual amenity of the area and the amenities of the adjoining occupiers.

- 2 All the external surfaces shall be finished in materials to match the colour, texture and style of the existing/adjoining building. In the event of matching materials not being available, details of any alternative materials shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development and the development shall only be carried out in accordance with any alternative details approved by this condition.

Reason: To ensure that the development applies quality design that respond to the buildings context and makes a positive contribution to the character and appearance of the area in accordance with the provision of National Planning Policy Framework and the Policy UD1 of the Watford Local Plan Core Strategy (2006-2013) adopted 2013.

- 3 The development shall be carried out in accordance with drawings hereby approved 3178/APS/K unless it is agreed in writing by the local planning authority.

Reason: For the avoidance of doubt as to what has been permitted and in the interests of proper planning.

- 4 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (or any modification or re-enactment thereof), no other window opening on the side elevations or at roof level hereby approved shall be installed without the prior written permission of the Local Planning Authority.

Reason: To prevent overlooking and consequent loss of privacy to neighbouring premises pursuant to Policy UD1 of the Watford Local Plan Core Strategy (2006-2013) adopted 2013 the adopted Residential Design Guide.

5. The recently installed windows to the side elevation at the first floor level shall be fixed and obscured 1.7m from the finished floor level.

Reason: To prevent overlooking and consequent loss of privacy to neighbouring premises pursuant to Policy UD1 of the Watford Local Plan Core Strategy (2006-2013) adopted 2013 the adopted Residential Design Guide.

6. The flat roof of the proposed extensions hereby approved shall not be used as a terrace, balcony or any other amenity purposes.

Reason: To prevent overlooking and consequent loss of privacy to neighbouring premises pursuant to Policy UD1 of the Watford Local Plan Core Strategy (2006-2013) adopted 2013 the adopted Residential Design Guide.

Informatives :-

- 1 This planning permission does not remove the need to obtain any separate consent of the owner of the adjoining property prior to commencing building works on, under, above or immediately adjacent to their property (e.g. foundations or guttering). The Party Wall Etc Act 1996 contains requirements to serve notice on adjoining owners of property under certain circumstances, and a procedure exists for resolving disputes. This is a matter of civil law between the two parties, and the Local Planning Authority are not involved in such matters. A free guide called "The Party Wall Etc Act 1996: Explanatory Booklet" is available on the website of the Department for Communities and Local Government at https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/393927/Party_Wall_etc__Act_1996_-_Explanatory_Booklet.pdf
- 2 This permission does not remove the need to obtain any separate consent, which may be required under the Buildings Act 1984 or other building control legislation. Nor does it override any private rights which any person may have relating to the land affected by this decision.

To find out more information and for advice as to whether a Building Regulations application will be required please visit www.watfordbuildingcontrol.com.

- 3 You are advised of the need to comply with the provisions of The Control of Pollution Act 1974, The Health and Safety at Work Act 1974, The Clean Air Act 1993 and The Environmental Protection Act 1990.

In order to minimise impact of noise, any works associated with the development which are audible at the site boundary should be restricted to the following hours:

- o Monday to Friday 8am to 6pm
- o Saturdays 8am to 1pm
- o Noisy work is prohibited on Sundays and bank holidays

Instructions should be given to ensure that vehicles and plant entering and leaving the site comply with the stated hours of work.

Further details for both the applicant and those potentially affected by construction noise can be found on the Council's website at:
https://www.watford.gov.uk/info/20010/your_environment/188/neighbour_complaints_%E2%80%93_construction_noise

Case Officer: Habib Neshat
Tel: 01923 278285
Email: habib.neshat@watford.gov.uk

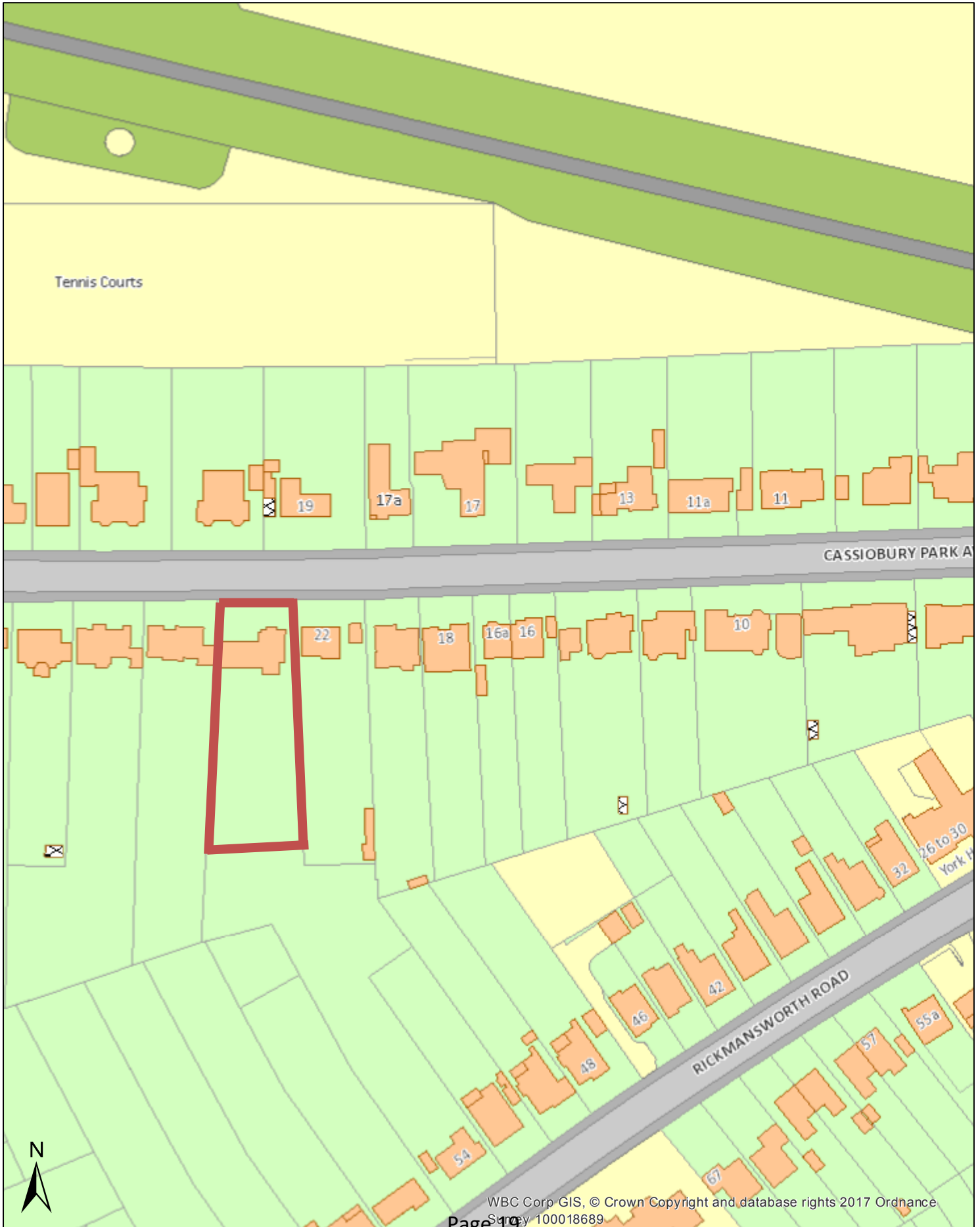




Figure 1 rear extension approved dormers refused (2013 appeal scheme)



Figure 2 extended rear extension refused dormers approved (2014 appeal)



Figure 3 front dormer approved, roof refused, enlarged windows on their own acceptable, (2016 appeal)



Figure 4 Scheme as presented and was subject to public consultation

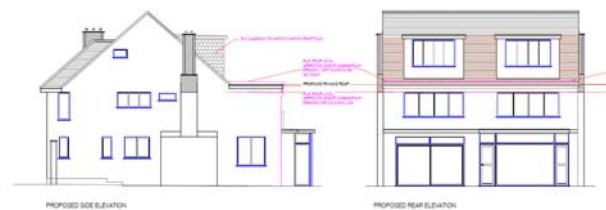


Figure 5 The latest revision



Appeal Decision

Site visit made on 29 July 2013

by Stuart Hall BA (Hons) DipTP FRTPI MCIHT

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 6 August 2013

Appeal Ref: APP/Y1945/D/13/2199130

20 Cassiobury Park Avenue, Watford, WD18 7LB

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Ali Hadawi against the decision of Watford Borough Council.
 - The application Ref PP-02402451 was refused by notice dated 11 March 2013.
 - The development proposed is described as a ground and first floor rear extension, a loft conversion with dormers on front and rear elevations, a new porch, and windows on the side elevations at first and second floor.
-

Decision

1. The appeal is dismissed insofar as it relates to a loft conversion with dormers on front and rear elevations. The appeal is allowed insofar as it relates to, and planning permission is granted for, a ground and first floor rear extension, a new porch, and windows on the side elevations, at 20 Cassiobury Park Avenue, Watford, WD18 7LB, in accordance with the terms of the application Ref PP-2402451, dated 13 January 2013, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development shall be carried out in accordance with the following plans insofar as they are relevant to that part of the development that is hereby permitted: 001, 002, 003, 004, 005, 006, 101, 102, 103, 104, 105, 106, 107 & 108, all prefixed WD187LB-DWG- and suffixed Rev. 02.
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
 - 4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no window other than those expressly authorised by this permission shall be constructed on the side elevations of the rear extension hereby permitted.

Clarification

2. The description of development in the heading to this decision is extracted from an extensive narrative on the application form. However, it is incorrect in that the submitted plans show that the proposed windows would be at ground and

first floor, not first and second floor levels. This is corrected, without causing injustice to any party, in the terms of the above decision.

Main Issues

3. The main issues in this appeal are the effects of the proposed extension and loft conversion on the character and appearance of the dwelling and its surroundings, and on the living conditions of occupiers of adjacent dwellings in relation to light, outlook and privacy.

Reasons

Character and appearance

4. The Avenue has substantial detached dwellings of similar scale but individual design, with semi-mature trees and other planting in many front gardens. Some dwellings have been altered or extended without undermining the street's pleasant suburban character. The appeal building is a two storey hipped roofed dwelling, with three chimney stacks and a subsidiary hip projecting forward from the main roof across about half of the front elevation. Its prominence and traditional design give it a positive role in contributing to the street scene, in which there is no clearly prevalent roof form. Contrary to the Council's evidence, around half of the dwellings within sight of the appeal property now have front-facing dormers. Therefore, a front dormer at the appeal dwelling should not be ruled out in principle.
5. Even so, with few exceptions dormers are modest in scale and complementary in design relative to their host roofs. The proposed front dormer would not have those attributes. In being no more than half the height of the main roof, and set wholly within its plane, it would follow the Council's 2008 Supplementary Planning Document *Extending Your Home* (SPD). However, on one side its height and width would cause it to protrude extensively from the main roof, at a point close to the hip edge. Whilst there is no submitted drawing of that side elevation, in my estimation this would severely disrupt the form of the main roof when viewed obliquely from the street.
6. In front, from eye level this disruption would be heightened by the scale of the dormer's front elevation relative to the width of the upper part of the main roof, and by the contrasting rectangular form created by its almost flat roof. Its centrally placed window would align with one edge of a first floor window in the main elevation. However, the eye would be drawn to the dormer's bulk and substantially greater width, which would not align symmetrically with that feature or with the proposed porch below. This would further detract from the dwelling's presently well-mannered appearance.
7. The appellant's wish to extend an existing oak staircase into the roof space is acknowledged. However, it is not clear from the drawings that this could not be accommodated by a dormer more in keeping with the scale and design of the dwelling. In any event, greater weight attaches to matters of public interest than to personal preferences. The above considerations lead me to conclude that the proposed front dormer would materially harm the character and appearance of the host dwelling and detract from those attributes of its surroundings. Thereby, it would conflict with the high quality design objectives of Policy UD 1 of the Council's *Local Plan (Core Strategy) 2006-31*, which now supersedes policies quoted in the Council's decision notice, and with the related thrust of the *National Planning Policy Framework*.

8. To the rear of the dwelling, a three metres long two storey addition would extend across its full width. Its shallow-pitched roof would terminate just below the existing eaves. This would be at odds with the style of the main roof, and in that respect would not follow the Council's SPD guidance. However, its roof form would help to contain the bulk of the extension, which would have materially less impact on neighbours' living conditions than if the existing hipped roof form were to be extended over the addition. Further, the Council states that a rear dormer larger than that proposed, which would itself detract from the dwelling's character at the rear, could be constructed with the benefit of permitted development rights. These rear features would not be visible from within the public realm. Accordingly, like the front porch to which no objection is raised, I conclude that this part of the scheme does not render it unacceptable in terms of this first issue.

Living conditions

9. No 18 and No 20 are close to their common boundary, near to where the rear extension would protrude a little beyond No 18's rear elevation. However, it would be visible through a sitting room main rear window only at a very acute angle. It would do little to restrict further the passage of light through two small side-facing windows in that room, in view of their obscure and coloured glazing and the current shielding effect of the tall trees on the boundary. The extension would not create a significantly greater sense of enclosure in that part of No 18's large rear garden closest to the dwelling than those trees do now. Other tall trees on the boundary would limit any greater degree of overlooking that may be possible from the proposed rear dormer.
10. The proposed rear extension would be prominent in the view from No 22's rear patio, located towards the common boundary with the appeal site, and would be visible from within its dining area. However, the position of the extension relative to No 22 complies with advice in the Council's SPD, and overshadowing would be limited to the early morning. No 22's generously proportioned rear garden affords it a generally open aspect from its rear living spaces. Proposed side-facing windows would be obscure glazed, while the rear dormer would not materially add to the extent to which No 22's rear garden would be overlooked.
11. The representations of occupiers of Nos 18 and 22 are acknowledged. However, the above points lead me to concur with the Council's view that the scheme would not cause material harm to their living conditions in relation to light, outlook and privacy.

Conclusion

12. Notwithstanding my conclusions on other aspects of the main issues, the harm to character and appearance that I have identified remains a compelling objection to the proposed front dormer. The dormer is an integral part of the proposed loft conversion. Therefore, the appeal fails in relation to that part of the scheme. However, the ground and first floor rear extension, and the porch, are functionally and structurally independent features. Therefore, having regard to my conclusions on those elements, the appeal succeeds insofar as it relates to those parts of the scheme.
13. Regard is had to conditions suggested by the Council in the light of advice in *Circular 11/95 The Use of Conditions in Planning Permissions*. The interests of appearance would be served by requiring new external materials to match

those of the existing building. Neighbours' privacy would be safeguarded by removing permitted development rights in relation to further openings in side elevations. For the avoidance of doubt, and in the interests of the proper planning of the area, a condition is added specifying the plans to which this decision relates insofar as planning permission is granted.

Stuart Hall

INSPECTOR



Appeal Decision

Site visit made on 10 March 2014

by H Lock BA (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 21 March 2014

Appeal Ref: APP/Y1945/D/14/2213205

20 Cassiobury Park Avenue, WATFORD, WD18 7LB

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Ali Hadawi against the decision of Watford Borough Council.
 - The application Ref 13/01242/FULH was refused by notice dated 8 January 2014.
 - The development proposed is described as an orangery (4m long and 6.1m wide) to be added to the rear of the detached house, and a loft conversion with dormers to the front and rear elevations.
-

Decision

1. The appeal is dismissed insofar as it relates to an orangery (4m long and 6.1m wide) to be added to the rear of the detached house. The appeal is allowed insofar as it relates to, and planning permission is granted for, a loft conversion with dormers to the front and rear elevations at 20 Cassiobury Park Avenue, Watford, WD18 7LB, in accordance with the terms of the application, Ref 13/01242/FULH, and the plans submitted with it so far as relevant to that part of the development hereby permitted, and subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans so far as relevant to that part of the development hereby permitted: 1:1250 location plan; WD187LB-DWG-101 Rev.04; WD187LB-DWG-102 Rev.04; WD187LB-DWG -103 Rev.04; WD187LB-DWG-104 Rev.04; WD187LB-DWG -105 Rev.04; WD187LB-DWG-106 Rev.04; WD187LB-DWG-107 Rev.04; and WD187LB-DWG-108 Rev.04.
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Procedural Matters

2. The Planning Practice Guidance came into force on 6 March 2014, and supersedes much former guidance. The content of the guidance has been considered but in light of the facts in this case the Planning Practice Guidance does not alter my conclusions.
3. Planning permission was granted at appeal for a ground and first floor rear extension, a new porch and windows to the side elevation, under ref. APP/Y1945/D/13/2199130. These extensions have not yet been constructed. The Council determined the application on the basis of the development as

described above, but also included a two-storey rear extension and front porch. Notwithstanding that the Design and Access Statement refers to changes to the design of the extension approved in the appeal, these were not included in the description of the development on the application form, and the appellant disputes the terms of the application in the appeal statement. For the avoidance of doubt, I have determined the appeal on the basis of the development as described on the planning application form.

Main Issues

4. The main issues are the effect of the proposal on (1) the living conditions of neighbouring residents, with particular reference to outlook and privacy; and (2) the character of the area.

Reasons

Living Conditions

5. The appeal property is a detached house located in an area of dwellings of varied design but of similar period. It sits between two detached houses and has a deep rear garden. The extensions the subject of planning permission ref. APP/Y1945/D/13/2199130 have not been constructed, but the proposed orangery is to be built behind the approved extension rather than the original rear wall of the house. As a result, the combined depth of the approved extension and the orangery would be 7m from the existing rear elevation.
6. The dwelling and adjacent patio sit on raised ground above the rear garden. This arrangement of dwellings elevated above their rear gardens also applies to the dwellings which flank the appeal property. At present, there is a dense area of planting to the boundary between 18 and 20 Cassiobury Park Avenue (Nos. 18 and 20). However, given the proximity of the proposal to the shared boundary, I think the conclusion of residents that much of the boundary planting would need to be removed or significantly pruned to facilitate the orangery, is valid.
7. The submitted plans indicate that the orangery would be built at the same floor level as the existing dwelling, and would therefore be above the current level of the lawned garden. Given the garden levels at No.18, the proposed orangery would sit in an elevated position, deeply beyond the rear of No.18, and would have the potential to give rise to a material loss of privacy to occupants of that property. The resultant depth and height of the building in close proximity to the boundary would also be obtrusive to the outlook from No.18 and the private garden area closest to the property. I do not share the appellant's view that the orangery would not be visible from outside of the appeal site, as the retention of boundary planting is questionable.
8. There is limited planting to the boundary with 22 Cassiobury Park Avenue (No.22), and there are views from the existing raised patio at the appeal site into the garden of that property. Whilst I note the distance of the orangery from the boundary with No.22, a degree of visual intrusion, loss of privacy and outlook would arise as a result of the floor level and depth of the orangery, albeit this would not be at close quarters. The raised patio shown on the plans adjacent to the orangery would have greater impact, but this is not included in the description of development and does not form part of this appeal.

9. With regard to the proposed front and rear dormer windows, given the presence of existing upper floor windows at the appeal property, I do not find that these additions would give rise to a material loss of privacy or outlook, but this does not alter my conclusions of harm in respect of the impact on neighbouring residents.
10. I note the appellant's view that the orangery would not be habitable accommodation and would be Permitted Development (PD), but whether or not the proposal is PD is for determination by other procedures, and there is no Certificate of Lawfulness in place to confirm that planning permission is not required. The use of the orangery, which the proposed ground floor plan indicates would be open onto the extended living room, would provide usable space associated with the reception rooms of the main house.
11. I therefore conclude that the orangery would be detrimental to the privacy and outlook of neighbouring residents to a degree that their living conditions would be harmed, contrary to the aims of the National Planning Policy Framework, to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. However, in this regard, I find the proposed dormer windows to be acceptable.

Character of the Area

12. The orangery would be located to the rear of the dwelling, and due to the position of adjacent buildings it would not be visible from the road. I accept that the proposal would result in the building terminating well beyond the rear building line of dwellings in this part of Cassiobury Park Avenue, but this in itself would not be harmful to the character of the wider area. Whilst this projection would have an impact on neighbouring residents, due to the limited public viewpoints of the development the character of the area would be maintained.
13. The addition of a loft conversion with front and rear dormer windows was dismissed in a previous appeal, with the Inspector noting that around half of the dwellings within sight of the appeal property have front-facing dormers, and that a front dormer at the appeal property should not be ruled out in principle. The Inspector found the rear dormer window to be acceptable.
14. The front dormer window has been reduced in size and would appear proportionate to the front roofslope of the dwelling, with generous spacing around this feature. The Council's report confirms that the proposed front dormer would be modest in size and well-positioned within the roofscape and I agree with this assessment. The design and size of the front dormer window would comply with the guidelines set out in the Council's Supplementary Planning Document, 'Residential Design Guide Volume 2 - Extending Your Home'.
15. I therefore conclude that the appeal development would be acceptable in relation to the character of the area, and would accord with the design aims of Policies SD 1 and UD 1 of the Council's Core Strategy, but this does not outweigh my conclusions of harm in respect of the first main issue.
16. As the proposed loft conversion and front and rear dormer windows are clearly severable from the orangery, and both physically and functionally independent, I propose to issue a split decision.

Conditions

17. In addition to the standard time limit I consider it appropriate to control materials, to match the attached dwelling, in order to safeguard the character and appearance of the development and the area. For the avoidance of doubt and in the interests of proper planning I also impose a condition specifying the approved plans.

Conclusion

18. For the above reasons, I conclude that the appeal should be allowed in part and dismissed in part.

Hilary Lock

INSPECTOR



Appeal Decision

Site visit made on 16 June 2016

by Timothy C King (BA Hons) MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 28 July 2016

Appeal Ref: APP/Y1945/D/16/3146076

20 Cassiobury Park Avenue, Watford, Hertfordshire, WD18 7LB

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Ali Hadawi against the decision of Watford Borough Council.
 - The application Ref 15/01520/FULH, dated 25 October 2015, was refused by notice dated 15 December 2015.
 - The development proposed is '*Retention of a two storey rear extension, a single storey conservatory beyond the proposed two storey rear extension, the conversion of the loft space into a habitable room including the installation of dormer windows to the front and rear elevations and the erection of a front porch.*'
-

Decision

1. The appeal is dismissed.

Procedural Matters

2. The proposal is retrospective in that the development has already been fully implemented. I also understand that, being unauthorised, the Council has seen it expedient to issue an enforcement notice against the development. However, I have not been presented with a copy of the enforcement notice and I thereby have no knowledge of its specific requirements. The enforcement Notice has also been appealed but any grounds advanced for such can have no bearing on the current S78 appeal which I have assessed essentially on the planning merits, or otherwise, of the development in situ.
3. Following my site visit, in accordance with a specific request, I viewed the development from the neighbouring property, No 22 Cassiobury Park Avenue. However, this has not affected my conclusions.

Main Issues

4. The main issues are:
 - i) the effect of the proposal on the character and appearance of the host dwelling and its surrounding area; and
 - ii) the effect of the proposal on the living conditions of neighbouring occupiers.
-

Reasons

Character and appearance

5. The appeal building was built as a two-storey, hip-ended dwellinghouse. Extensions and alterations thereto have been recently permitted following two successful appeal decisions. To illustrate, in August 2013 planning permission was granted for ground and first floor rear extensions and a new porch. Subsequently, in March 2014, permission was given for dormer extensions to the front and rear roof slopes. However, the said developments were not implemented in proper accordance with the approved plans, and the additions and alterations carried out have gone considerably beyond the scope and limitations of the developments permitted. Indeed, the modifications made have substantially altered the original dwelling's form and design to such an extent that the building is now largely unrecognisable from how it appeared prior to the works being undertaken.
6. In essence, the hip-ended clay-tiled roof has been replaced with a slate-clad roof with gable-ends. A front dormer extension, larger in form and materially different from that approved, has been erected, along with a full-width rear dormer that takes the form of a second floor, flat-roofed rear extension. This extension appears as the upper step of the ground and first floor extensions below; both of which are also flat-roofed and have been built deeper than were approved. The front porch feature has also been built larger than was permitted.
7. Policy UD1 of the Council's Local Plan (LP), which serves to promote high quality design, firmly indicates that new development should respect and enhance local character. More specifically, relating to this appeal, the Council's adopted Residential Design Guide (RDG) comments that residential extensions must respect the character and scale of the host building, appearing subordinate to, and complementing the size, shape and character of, the existing property.
8. Cassiobury Park Avenue is a pleasant residential street comprising of detached dwellings which, although of individual design, tend to relate well with each other, being largely of similar scale. The appeal dwelling's original relationship with Nos 18 and 22, its two immediate neighbours, would have been a case in point, but the extensive works carried out to No 20 has had a serious impact on this, not only due to the radical change in appearance and materials used, but also the dwelling's significant enlargement from the increased bulk. The presence of the substantial rear extensions along with the physical changes to the roof, particularly the resultant gable ends means that the appeal dwelling is now somewhat anomalous to the immediate street scene.
9. Although the appellant considers that the dwelling is well screened from the street by mature landscaping my site visit revealed otherwise. I found that the altered dwelling's incongruity, compounded by the prominent front dormer extension, and the expansive slate covered roof, contrasts starkly with the traditional appearance of No 18, affecting its setting. This awkward juxtaposition is made more obvious by the proximity of the dwellings' facing flank walls. Due, though, to the separation distance to No 22, the relationship between this property and the appeal dwelling, insofar as the street scene is

concerned, has not been significantly affected. Nonetheless, to the rear, the creation of the first and second floor extensions to No 20 and the consequential increased depth and bulk has resulted in a difficult relationship with No 22, now a much smaller house in comparison, accentuating the difference in scale. Both the appellant and the Council refer to a full width rear dormer having been constructed. However, as this does appear more as a second floor extension I do not consider that the advice provided by the RDG as to an acceptable design for dormer extensions is directly applicable here.

10. The appellant talks in terms of a comprehensive roof redesign and comments that the hip to gable alterations could have been done under householder permitted development entitlement. The parameter for such is that the volume increase should not exceed 50 cubic metres and a rough calculation of the hip to gable development alone from the submitted plans would tend to suggest that this limit was exceeded. However, the actual increase would need to be verified. The additional roof alterations carried out have, of course, significantly added to this figure.
11. Notwithstanding my findings above I do consider that the redesigned dwelling as a single entity, and taken in isolation, is not an unattractive building and the external finishes are largely unobjectionable in themselves. Further, I also consider that the large windows and patio doors installed at the rear are appropriate in size with the extended host property. Similarly, the enlarged front porch integrates satisfactorily. Good design, though, should also have regard to setting and local character and I do not consider that this was properly taken into account when considering the degree of extension and alteration to be undertaken.
12. Whilst certain elements of the development might, on balance, be acceptable, taken as a whole, together they visually compound and my concerns relate particularly to the extended dwelling's physical relationship with its immediate neighbours and also the effect on the street scene, especially from the gable ends and the consequential expanse of slate clad roof-plane and the sizeable front dormer feature.
13. I conclude that the development is harmful to the character and appearance of the surrounding area but less so that of the host dwelling itself. My reasoning here is that its appearance would have been altered by way of the planning permissions recently secured to extend the dwelling. Even if the approved developments had been implemented correctly I consider that the external changes would have been markedly significant. The failure to respect and respond to local character and context is in material conflict with LP Policy UD1, which I consider to be the most relevant local policy in this case, and is also contrary to advice within the Council's RDG and that of the National Planning Policy Framework (the Framework).

Living conditions

14. The Council considers that the development has affected the amenities of neighbouring occupiers. However, I do not consider that this is necessarily the case, especially given that both main parties have no objections to a condition being imposed, were I to grant planning permission, prohibiting the use of the rear flat roofs for sitting-out purposes. Similarly, a separate condition could be

imposed requiring that windows installed in the dwelling's side elevations, where potential loss of privacy from overlooking could be an issue, be obscurely glazed and maintained so thereafter. With such safeguards I thereby conclude that the development would not be harmful to the living conditions of surrounding occupiers and, in this particular regard, the aims and objectives of LP Policies SD1 and UD1, the Council's RDG and the Framework would not be compromised.

Other issues

15. The appellant makes the point that the development incorporates sustainable measures. This may be the case but any such features, either individually or taken together, do not outweigh the harm I have identified. Neither do considered inaccuracies in the case report which the appellant has raised. Whether or not the case report contains any errors, having visited the site and examined the development, I have not identified anything fundamental in this regard. The site's planning history is clear and the development at appeal is in situ. Finally, the appellant has drawn my attention to examples of other developments on the Cassiobury Estate which he considers support the appeal. However, each case has its own individual circumstances and direct parallels rarely arise. Besides, the existence of such does not outweigh the resultant harm arising from the development.

Conclusion

16. I have found that this appeal turns on the visual impact of the development and its effect on the character and appearance of its immediate surroundings. In this context conditional safeguards to protect the living conditions of the neighbouring occupiers do not override and render the development acceptable.
17. For the above reasons, and having taken into account all matters raised, the appeal does not succeed.

Timothy C King

INSPECTOR



Appeal Decision

Site visit made on 6 December 2016

by D A Hainsworth LL.B(Hons) FRSA Solicitor

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 1 February 2017

Appeal Ref: APP/Y1945/C/16/3152304

20 Cassiobury Park Avenue, Watford WD18 7LB

- The appeal is made by Ali Hadawi under section 174 of the Town and Country Planning Act 1990 against an enforcement notice (ref: EN15/00141/UD) issued by Watford Borough Council on 17 May 2016.
 - The breach of planning control alleged in the notice is "the erection of ground and first floor rear extension, second floor extension, roof alterations comprising hip to gable conversion and front dormer, and new windows in flank wall".
 - The requirements of the notice are as follows: -
 - “(1) Remove all roof alterations including the hip to gable conversion and front dormer.
 - (2) Remove ground and first floor extensions.
 - (3) Remove second floor extension.
 - (4) Remove from the land all building materials, rubble and waste resulting from compliance with requirements of (1) (2) and (3) above.”
 - The period for compliance with these requirements is six months.
 - The appeal is proceeding on the grounds set out in section 174(2)(a), (c), (f) and (g).
-

Decision

1. The appeal is allowed insofar as it relates to the front dormer and the new windows in the flank wall and planning permission is granted on the application deemed to be made by section 177(5) of the Town and Country Planning Act 1990 for the construction of a front dormer and the installation of new windows in the flank wall at 20 Cassiobury Park Avenue, Watford WD18 7LB, subject to the condition that each of the new windows that are above ground-floor level must be obscure-glazed and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.
 2. The appeal is dismissed insofar as it relates to the erection of a ground and first-floor rear extension, a second-floor extension and roof alterations comprising a hip-to-gable conversion and planning permission is refused on the application deemed to be made by section 177(5) of the Town and Country Planning Act 1990 for the erection of a ground and first-floor rear extension, a second-floor extension and roof alterations comprising a hip-to-gable conversion at 20 Cassiobury Park Avenue, Watford WD18 7LB.
 3. It is directed that paragraph 5.(1) of the enforcement notice be varied by deleting "all roof alterations including".
-

4. It is directed that paragraph 7 of the enforcement notice be varied by replacing "six" by "nine".
5. The appeal is dismissed and the enforcement notice is upheld as varied by the directions.

Reasons for the decision

The validity of the enforcement notice

6. The appellant claims that the enforcement notice is defective for two reasons. Firstly, because it does not distinguish between those parts of the works that he maintains have planning permission and the parts that do not. Secondly, because it does not identify the "new windows in flank wall" that are referred to in the alleged breach of planning control.
7. As the appellant has pointed out, an enforcement notice must tell its recipients fairly what they are alleged to have done in breach of planning control and what steps they are required to take to remedy the breach or any injury to amenity caused by it. The notice does this. The appellant's first claim is a matter to be dealt with in his grounds of appeal (as he has done). As to the second claim, the notice need not be more detailed, since the appellant must know which windows in the flank wall are the new ones, and the notice does not in fact require these windows to be removed.

Ground (c)

8. There have been four planning applications since 2012 relating to proposals to extend the house, three of which have resulted in appeals. The first two appeals led to split decisions, with planning permission being granted for parts of the developments proposed, subject to conditions. The appellant maintains under ground (c) that parts of the development enforced against have planning permission as a result of these appeal decisions or because of householder permitted development rights.
9. I have studied the previous approvals and the plans on which they were based. Whilst they relate to proposals with similar descriptions to the development enforced against, none of the development that has actually been carried out matches in detail any of the development that has been approved. I have therefore concluded that no part of the development enforced against has a specific planning permission.
10. If it were possible to consider separately each element of the development enforced against, none of it would be within the limitations in the permitted development order, with the possible exception of the ground-floor rear extension. However, it is not permissible to do this, since the ground and first-floor rear extensions, the second-floor extension and the hip-to-gable conversion have been constructed as a single operational development, which does not benefit from permitted development rights. Only the front dormer and the new windows in the flank wall could be considered to be separate operations and neither of them are permitted development either.
11. I have therefore concluded that none of the development enforced against has planning permission. Accordingly, the appeal on ground (c) has failed.

Ground (a)

12. The development enforced against was the subject of the third appeal referred to above. The appeal was dismissed (Appeal Ref: APP/Y1945/D/16/3146076). The following paragraphs in this appeal decision are in my opinion particularly significant in my consideration of the ground (a) appeal: -

"11. Notwithstanding my findings above I do consider that the redesigned dwelling as a single entity, and taken in isolation, is not an unattractive building and the external finishes are largely unobjectionable in themselves. Further, I also consider that the large windows and patio doors installed at the rear are appropriate in size with the extended host property. Similarly, the enlarged front porch integrates satisfactorily. Good design, though, should also have regard to setting and local character and I do not consider that this was properly taken into account when considering the degree of extension and alteration to be undertaken."

"12. Whilst certain elements of the development might, on balance, be acceptable, taken as a whole, together they visually compound and my concerns relate particularly to the extended dwelling's physical relationship with its immediate neighbours and also the effect on the street scene, especially from the gable ends and the consequential expanse of slate clad roof-plane and the sizeable front dormer feature."

"14. The Council considers that the development has affected the amenities of neighbouring occupiers. However, I do not consider that this is necessarily the case, especially given that both main parties have no objections to a condition being imposed, were I to grant planning permission, prohibiting the use of the rear flat roofs for sitting-out purposes. Similarly, a separate condition could be imposed requiring that windows installed in the dwelling's side elevations, where potential loss of privacy from overlooking could be an issue, be obscurely glazed and maintained so thereafter. With such safeguards I thereby conclude that the development would not be harmful to the living conditions of surrounding occupiers...."

13. The appellant does not in the present appeal seek to challenge the outcome of appeal APP/Y1945/D/16/3146076 or to re-run the arguments he put forward in that appeal. Instead, he invites me to consider the "scheme of appropriate remediation measures" that he has put forward in an attempt to address the issues that led to the dismissal of that appeal. The key elements of the scheme consist of carrying out a "clipped-gable alternative", which would re-introduce hips to the main roof, and making alterations to the second-floor extension, which would restore parts of the rear roof plane by dividing the extension into two parts, with a gap between them and wider set-ins at the sides of the roof.
14. The power to grant planning permission in an enforcement appeal is limited by section 177(1)(a) to granting planning permission "in respect of the matters stated in the enforcement notice as constituting a breach of planning control, whether in relation to the whole or any part of those matters or in relation to the whole or any part of the land to which the notice relates". In my opinion, this means I cannot grant planning permission for alternative proposals, except to the extent that they can be carried out by granting planning permission for the whole or part of the development enforced against. Since the scheme put

- forward by the appellant would require planning permission to be granted for development that is not, and is not part of, the development enforced against, I do not consider that I have the power to deal with it.
15. I have no reason to disagree with the conclusions of the inspector in the appeal decision APP/Y1945/D/16/3146076, taken as a whole, and I have therefore decided not to grant planning permission for the whole of the development enforced against. However, there is no indication in that appeal decision that the inspector considered the possibility of making a split decision, in spite of his observations that elements of the development might be acceptable and that neighbours' amenities could be protected by planning conditions.
 16. I have therefore considered whether planning permission should be granted for any part or parts of the development enforced against. I have already stated that the ground and first-floor rear extensions, the second-floor extension and the hip-to-gable conversion have been constructed as a single operational development. The planning objections to this part, which are referred to in appeal decision APP/Y1945/D/16/3146076, are in my view sufficiently serious to preclude granting planning permission for it. The remaining parts are the front dormer and the new windows in the flank wall, which I have already indicated could be considered to be separate operations.
 17. A front dormer was proposed in the first of the three appeals. Its roof would have been at about the same height as the one that has been built; its cill would have been slightly higher; but its width would have been greater. The inspector dealing with that appeal decided not to give planning permission for it. Although he found that it would be in accordance with planning guidance, he considered that "on one side its height and width would cause it to protrude extensively from the main roof, at a point close to the hip edge. Whilst there is no submitted drawing of that side elevation, in my estimation this would severely disrupt the form of the main roof when viewed obliquely from the street" (Appeal Ref: APP/Y1945/D/13/2199130).
 18. A front dormer was proposed again in the second of the three appeals (Appeal Ref: APP/Y1945/D/14/2213205). The inspector dealing with that appeal took into account the decision in the first appeal and stated: "The front dormer window has been reduced in size and would appear proportionate to the front roofslope of the dwelling, with generous spacing around this feature. The Council's report confirms that the proposed front dormer would be modest in size and well-positioned within the roofscape and I agree with this assessment." He concluded that its design and size would comply with planning guidelines and granted planning permission for it, subject to standard conditions. The roof of the approved dormer would have been slightly lower than the one that has been built; its cill would have been slightly higher; and its width would have been less.
 19. The context in which the dormer has been built has changed substantially from the first and second appeals, since no other changes to the original front roof were proposed in those appeals. As built, the dormer is not close to a hip edge and it is not out of keeping with the existing size and scale of the front roof slope and roofscape. Although the existing form of the front roof is unauthorised, it seems to me that the appellant has a fall-back position based on householder permitted development rights, which he is likely to implement

if he has no alternative and which would still result in a substantial increase in the size and scale of the front roof compared to its original form, sufficient to maintain the existing satisfactory appearance of the dormer.

20. In all the circumstances, I have concluded that the front dormer makes a positive contribution, as advised by the Council's amended Residential Design Guide, and achieves the quality of design called for by Policy UD 1 of Watford's Local Plan. I have therefore granted planning permission for it. No planning conditions have been suggested in this event and I do not consider that any are needed. The appeal has succeeded on ground (a) to this extent.
21. I turn now to the new windows in the flank wall. As recorded above, the inspector in appeal decision APP/Y1945/D/16/3146076 did not disapprove of them and observed that a planning condition would protect neighbours' amenities. I agree and I have therefore granted planning permission for them, subject to an appropriate condition. The appeal has succeeded on ground (a) to this extent.
22. Although planning permission has been granted in respect of parts of the development enforced against, the notice has been upheld without varying any requirements relating to them, since this could have given rise to two separate planning permissions, namely the one that has been granted in this appeal decision and the one that would be deemed to be granted by section 173(11) due to under-enforcement. Attention is drawn to the provisions of section 180(1) as to the effect on the notice of the permission that has been granted.

Ground (f)

23. The requirements of the notice are in general ones that are normally stipulated where building works have been carried out in breach of planning control. Their purpose is to remedy the breach by restoring the land to its condition before the breach took place. The Council maintain that the requirements do not exceed what is necessary to do this. I agree, except for the reference in the requirements to the removal of "all roof alterations", which I have deleted because it is vague and does not match the words used in the alleged breach of planning control.
24. The appellant's case under ground (f) puts forward considerations which I have already taken into account in detail under grounds (c) and (a). I accept that it will probably be possible to carry out alterations to make the development enforced against acceptable for planning purposes. However, for the reasons I have already given, it is beyond the scope of this appeal to deal with the alterations that are likely to be required. Under ground (g), I have taken into account the possibility of an acceptable solution being found in consultation with the Council.
25. I have therefore upheld the requirements of the notice with the deletion and the appeal under ground (f) has failed in other respects.

Ground (g)

26. The appellant seeks an extension of the compliance period from six months to twelve months to allow more time for the required works to take place. The

Council are opposed to any extension of time, because of the continuing impact of the works.

27. I consider that six months would normally be a reasonable period to allow for such works to be carried out. However, in view of the appellant's proposed scheme and my findings in this appeal, I would expect the appellant to approach the Council to explore the possibility of alterations being carried out to make the works acceptable for planning purposes. Additional time should be allowed for this process to take place before works of demolition have to be carried out. A reasonable period to allow overall would be nine months. Accordingly, I have extended the compliance period in the notice and the appeal has succeeded on ground (g) to this extent.

D.A.Hainsworth

INSPECTOR

	PART A	Item Number
Report of: DEVELOPMENT MANAGEMENT SECTION HEAD		
To Committee/Delegated:	Date of Committee: 10 May 2017	
Site address:	38 The Avenue	
Reference Number :	16/01747/FUL	
Description of Development:	Two storey rear and part single storey rear extension, conversion from a single occupancy dwelling (Class C3a) to a General Practice Doctors Surgery (Class D1), demolition of single storey garage and formation of vehicular access and car parking at the rear. (AMENDED DESCRIPTION)	
Applicant	The Elms Surgery	
date received:	15th December 2016	
8wk date(minor):	6th March 2017	
Ward:	NASCOT	

1.0 Site and Surroundings

- 1.1 The application site currently consists of a detached two storey family house with front and rear gardens. Vehicular access to the front garden is via two crossovers. The house has a single storey garage attached to the north west side.

- 1.2 The Avenue is located at the edge of the designated town centre and is a predominantly residential area. The main length of The Avenue predominantly consists of attractive and substantial detached houses. The south-eastern end of The Avenue, being nearest the town centre and Civic Core, has a different character consisting of converted flats, a unit of purpose built flats and a cluster of non-residential uses in former residential properties. Also at the south-eastern end of The Avenue is a public car park enclosed by the Town Hall/The Avenue/Hyde Road junction.

- 1.3 The application site is on boundary of between these two character zones with residential uses to the northwest and the non-residential cluster to

the south-east. No38 is immediately adjacent to the existing GP practice located at No36, there is a clinic at No34 and a dental practice at No32. No30 contains a surveyors business office and the MP constituency offices. Nos 34 and 30 have side access to parking to the rear of the buildings. No 36 also appears to have access for parking in the rear garden although this is not laid out for parking.

- 1.4 Immediately adjacent to the north west is the residential property of No40. The site is also opposite residential properties on The Avenue and the rear gardens of Nos26 and 28 Essex Road back onto the rear of the premises.
- 1.5 The site and its context do not contain buildings which are listed or locally listed. The site adjoins the Nascot Conservation Area to the rear however is not within the designated Conservation Area. . The site is not within a Controlled Parking Zone although there are some on road parking restrictions. There are no Tree Preservation Orders to trees on the site or immediately around the site.

Figure 1 Site Location Plan

2.0 Proposed Development

- 2.1 The application proposes
 - Change of use of the dwellinghouse (C3a) to a General Practice Doctors Surgery (D1)
 - Demolition of the single storey north-west side element of the house
 - Erection of a part two storey and part single storey rear extension to a maximum depth of 6m
 - Formation of vehicular access to the rear of the site with parking for 6 cars, car drop off area at the front and associated landscaping works to the front and rear
- 2.2 Floor area of extensions of 119m² of 31m², so net gain of 88m² for the development.

Figure 2 Proposed floor Plans

- 2.3 The change of use proposes opening hours of 08:30 to 18:00 Monday to

Friday and proposed 4 full time and 1 part time staff.

- 2.4 The premises would have a Gross Internal Floor area of 267.8m² with 2 consulting rooms, 1 treatment room and 1 community services room at ground floor and ancillary rooms at first floor.
- 2.5 The application is accompanied by
- A Design and Access Statement
 - A supporting statement from 'The Elms Surgery'
 - A letter of support for the application from Richard Harrington MP
- 2.6 The description of the application was amended on 31.01.2017 to include reference to the proposed rear parking area. Neighbours were re-consulted to ensure the extent of the development was evident in the description provided to inform residents of the application.
- 2.7 Amended plans and one additional plan were received on 15.03.2017 to show the following amendments
- Removal of front parking spaces to be replaced with drop off area with soft landscaping
 - Amendments to the rear parking area to reduce hardstanding and include soft landscaping
 - Inclusion of a 2m high solid, timber, acoustic fence to side and rear boundaries

Due to the minor nature of these amendments, neighbours were not re-consulted.

Figure 3 Proposed Site Plan

3.0 Relevant Planning History

- 3.1 No relevant planning History for No38
- 3.2 The adjacent No36 was granted planning permission for use for General Practice Medicine under application 66/04232/FUL granted 21st June 1966. This is a D1 use and the conditions on this application did not restrict the change of the use of the premises to an alternative use under the D1 use class.

4.0 Planning Policies

4.1 **Development Plan**

In accordance with s.38 of the Planning and Compulsory Purchase Act 2004, the Development Plan for Watford comprises:

- (a) *Watford Local Plan Core Strategy 2006-31*;
- (b) the continuing “saved” policies of the *Watford District Plan 2000*;
- (c) the *Hertfordshire Waste Core Strategy and Development Management Policies Document 2011-2026*; and
- (d) the *Hertfordshire Minerals Local Plan Review 2002-2016*.

4.2 The *Watford Local Plan Core Strategy 2006-31* was adopted in January 2013. The *Core Strategy* policies, together with the “saved policies” of the *Watford District Plan 2000* (adopted December 2003), constitute the “development plan” policies which, together with any relevant policies from the County Council’s *Waste Core Strategy* and the *Minerals Local Plan*, must be afforded considerable weight in decision making on planning applications. The following policies are relevant to this application.

4.3 **Watford Local Plan, Part 1- Core Strategy 2006-31**

- WBC1 Presumption in favour of sustainable development
- SS1 Spatial Strategy
- SD1 Sustainable Design
- SD2 Water and Wastewater
- SD3 Climate Change
- SD4 Waste
- HS1 Housing Supply and Residential Site Selection
- HS2 Housing Mix
- T2 Location of New Development
- T3 Improving Accessibility
- T4 Transport Assessments
- T5 Providing New Infrastructure
- INF1 Infrastructure Delivery and Planning Obligations
- UD1 Delivering High Quality Design

4.4 **Watford District Plan 2000**

- CS9 Health Provision
- H15 Non-residential Proposals in Residential Areas
- SE7 Waste Storage, Recovery and Recycling in New Development
- T10 Cycle Parking Standards

- T21 Access and Servicing
- T22 Car Parking Standards

4.5 **Watford Local Plan, Part 2- Site allocations and Development Management Policies 2006-31 EMERGING PLAN-NOT ADOPTED**

TLC 12 Community facilities

HS8 Non Residential Proposals in Residential Areas

This policy document is not adopted, it has limited weight and does not supersede the 'saved' policies of the Watford District Plan 2000. The document is however at the later stages of preparation following publication and consultation and so does provide an indication as to the intended policy objectives.

4.6 **Hertfordshire Waste Core Strategy and Development Management Policies Document 2011-2026**

No relevant policies.

4.7 **Hertfordshire Minerals Local Plan Review 2002-2016**

No relevant policies.

4.8 **Supplementary Planning Documents**

The following Supplementary Planning Documents are relevant to the determination of this application, and must be taken into account as a material planning consideration.

4.9 *Residential Design Guide*

The Residential Design Guide was adopted in July 2014. It provides a robust set of design principles to assist in the creation and preservation of high quality residential environments in the Borough which will apply to proposals ranging from new individual dwellings to large-scale, mixed-use, town centre redevelopment schemes. The guide is a material consideration in the determination of relevant planning applications. A further revised Watford Residential Design Guide was adopted in August 2016 to include the internal space standards of the DCLG Technical Housing Standards: Nationally Described Space Standards (March 2015).

4.10 *Watford Character of Area Study*

The Watford Character of Area Study was adopted in December 2011. It is a spatial study of the Borough based on broad historical character types.

The study sets out the characteristics of each individual character area in the Borough, including green spaces. It is capable of constituting a material consideration in the determination of relevant planning applications.

4.11 **National Planning Policy Framework**

The National Planning Policy Framework sets out the Government's planning policies for England. The following provisions are relevant to the determination of this application, and must be taken into account as a material planning consideration:

Achieving sustainable development

The presumption in favour of sustainable development

Core planning principles

Section 1 Building a strong, competitive economy

Section 4 Promoting sustainable transport

Section 7 Requiring good design

Section 8 Promoting healthy communities

Section 10 Meeting the challenge of climate change, flooding and coastal change

Section 11 Conserving and enhancing the natural environment

Decision taking

5.0 **Consultations**

5.1 **Neighbour consultations**

Letters were sent to properties in The Avenue and Essex Road

5.2 The following is a summary of the representations that have been received:

Number of original notifications:	28
Number of objections:	15
Number in support:	0
Number of representations:	1
Total number of representations:	16

The points that have been raised are summarised and considered in the table below.

Representations	Officer's response
<i>Procedural Matters</i>	
Additional notification of the same development with no amendments	The application was registered with the description provided in the application and neighbours were initially consulted on 11.01.2017. On allocation of the case to the case officer it was noted that the registered description of the application did not include reference to the car parking area in the rear garden. For clarify, this was amended with the agreement of the applicant/agent. To ensure neighbours were fully informed of the full nature of the development, neighbours were re-consulted on 31.01.2017 with the new description included.
The internal consultation (from Planning Policy) was uploaded on the 31 st January although it was dated 2 nd February and asks a response by 1 st February.	The electronic memo includes automated date population. The internal consultation memo was to planning policy on 11.01.2017. A response was requested by 1 st February and was received 31 st January.
There was insufficient time for neighbours to make representations in response to the consultation response from planning policy.	The internal consultation memo was to planning policy on 11.01.2017, the same day as consultations to neighbours with the same initial 21day request for comments. The consultation process is to provide the case officer and committee with all relevant information. There was no requirement or need for neighbours to be further consulted on the responses from other consultees.
Details of the information cited by the policy officer were requested.	Further detail provided to customer and included in this report.
Inaccuracies in the application form	Discrepancies are noted and the full appraisal is as set out in the report.
The application form states that no	No formal pre-application advice has

<p>pre-application advice has been sought however the MPs letter referred to the Council having agreed the development. The site has also already been purchased for an inflated price.</p>	<p>been sought or provided. Only when and if planning permission is granted has the development been agreed. The price paid for the site and the circumstances around this are not planning matters.</p>
<p><i>Principle of the change of use</i></p>	
<p>The commercial activities will result in encroachment and creeping of non-residential uses into the residential area of the road.</p>	<p>This end of the road already has a cluster of non-residential units. The proposed additional non-residential use is immediately adjacent to an existing authorised practice and it is not considered that this is out of keeping or unsuitable for the road. Nonetheless, the small GP practice is suitable and complementary to the main residential nature area.</p>
<p>Significant and detrimental change to the residential character of the site. This type of development should be within a town centre. This is a peaceful residential area free from commercial development.</p>	<p>The Avenue is predominantly residential however the proposed GP practice would be immediately adjacent to an established cluster of non-residential uses including existing clinics and offices. This use would not be incongruous or harmful. Nonetheless, GP practices are suitable and complementary to residential areas.</p>
<p>The conversion is contrary to para 5.9 of the Local Plan Part 2: Site Allocation and Development Management Policies 2006-2013.</p>	<p>Para 5.9 is in respect of the conversion and subdivision of family houses to flats or HMOs. This is not therefore directly relevant. Local Plan Part 2 is also an emerging policy that is not yet formally adopted and does not yet supersede current policy. Nonetheless, the objectives and principles of the emerging policy are consistent with those set in the current policies relevant to this application. Namely Policy H15 of the Watford District Plan 2000 which sets out the objectives in</p>

	relation to non-residential units in residential areas. As set out in the report, the development is compliant with this policy and its objectives.
The development would result in a loss of a family home which are no longer built.	This is recognised. There is an established need for new dwellings and family sized houses however there is also a very strong recognised need for healthcare provision. The assessment has concluded that the healthcare provision would be of public benefit that outweighs the loss of one dwelling.
The Elms surgery is to move to the adjacent premises and so the development does not provide a new practice, contrary to Policy officer's response.	It is noted that this may be the applicant's intention however this application considers only the premises at No38. Planning permission would be required to convert No36 back to residential use and no application has been submitted in relation to No36. The application can only be assessed on the basis of information presented and the grant of the application would result in two adjacent authorised GP practices. This is as correctly assessed by the planning policy consultation.
Should the proposal be for a practice move with No36 reverting to a house, this should be secured.	It is not necessary for No36 to be converted to a house to allow for the development at No38.
The NHS data should be as general guidance and not negate other planning matters.	The NHS information provides evidence in regard to the need for healthcare provision. It is considered that this provision outweighs the harm of the loss of the house however this does not negate other planning matters which are assessed in full in the report.
The loss of the 'housing unit' is not worth sacrificing for the health care provision. The only beneficiaries are the applicants who will profit from the development.	This is the opinion of the objector. The officer opinion is that the new/improved healthcare provision, serving multiple local residents does serve as a greater public benefit than

	the retention of one house.
No 36 will be converted to flats, not a single dwelling.	This is speculative and not part of this application which can be assessed on its merits only.
A more suitable site for a purpose built clinic should be found	This again is speculative. Only the merits of the application as submitted are in assessment.
The poor state of the existing premises is not justification and contradictory to other information. The applicant's assertions that there is lack of accessible consulting rooms on the ground floor on the existing premises is contrary to details on the website. The surgery have also remarked online in 2009 on the high quality of the surgery environment and has passed a CQC inspection in 2014. Nonetheless, refurbishments should be made to the existing premises.	The contradictory information in the application is noted however this does not serve to justify a refusal of the application. Irrespective of the condition of the existing premises at No36, the provision of the healthcare at No38 is acceptable.
Change of use would be contrary to covenants on the property	This is not a planning matter.
No waste facilities have been incorporated	This is noted. There is suitable space within this site to support bins likely to be required and condition 3 is recommended to secure this is provided.
<i>Traffic and parking</i>	
The premises are near a busy junction of the Avenue and Town Hall roundabout. Cars turning right into the site will need to cross often queuing traffic and result in a back-up of traffic at the roundabout.	Hertfordshire Highways have been consulted and have not raised any objection to the development. Owing to the scale of the premises, it is not considered that the highway impact would be significant.
The loss of the rear garden for parking is out of keeping and not common in the road as stated by the applicant.	Parking in the rear garden is indeed not typical for a residential property or for most of The Avenue, however in this cluster of non-residential properties there are several rear garden car parks

	including at Nos 34 and 30.
The development fails to include provision for drop off	The initial scheme proposed awkward parking at the front of the site. Following discussion with the agent/applicant, this has been amended to include a drop off area with soft landscaping.
The parking provision is insufficient; if the rear garden parking is for staff only, the development will result in parking on the road and in neighbours' driveways as already experienced.	Owing to the location of the development and the scale of its operation, the parking provision is reasonable and acceptable for staff and visitor use. Should further parking be required, the public car park is very close. The grant of planning permission does not warrant nor can it control illegal parking.
The on site parking provision is not necessary as there is free on road parking and public car park in the vicinity.	This is the opposite to the assertions of other objectors. It is preferable to have some on site parking however the other parking and public transport options and the central location of the premises support that the 6 spaces are sufficient.
The rear car park would have environmental impacts, contributing to loss of wildlife habitats and flooding.	The development does not result in the loss of any substantial trees. The layout of the rear area has been amended to minimise the hard landscaping and include soft landscaping and shrubs. All hardstanding is bordered by soft landscaping or permeable shingled areas so that drainage of surface water within the site is possible. Condition 5 is recommended to secure this.
<i>Impact to neighbouring properties</i>	
Disruption to family life arising from the change of use and increased use of the premises by the public coming and going.	It is noted that the change of use will result in increased activity at the site during weekday, daytime hours however as set out in the report, it is not considered that the nature or scale of the use would result in undue

	<p>disturbance to neighbouring properties. Owing to the edge of town centre location and the existing activities of the non-residential uses in this cluster, the activities of the GP practice would not be incongruous or harmful to residential amenity.</p>
<p>Contrary to 5.12 of the Local Plan Part 2: Site Allocation and Development Management Policies 2006-2013 which seeks to maximise the quality of residential environment.</p>	<p>As discussed it is not considered that the nature, scale or times of the use would result in activity, traffic, noise or other factors that would adversely affect the amenity of the residential neighbours.</p>
<p>The proposed opening hours of 08:30-18:00 Monday to Friday are inconsistent with the opening hours detailed on the existing practice website (08:00-18:30 and to 20:00 on Tuesdays). These hours are likely to be rapidly extended and extend to 24/7 to meet NHS objectives.</p>	<p>This inconsistency is noted. Condition 10 is recommended to secure the hours of use to those stated in the application which are acceptable. Any further expansion of these opening hours would require further assessment. Informative 10 is also added to draw the applicant's attention to the likely conflict between extended opening hours and the amenities of neighbours.</p>
<p>The extension would result in loss of light and overshadowing to neighbouring property and garden.</p>	<p>The extension is over the RDG guidance depth however due to the 4.2m set in from the boundary with No40, the proposed extension would not infringe upon the 45 degree lines taken on plan or elevation from the nearest ground floor, rear windows of No40. This is compliant with the RDG (section 8.4.3). As the extension would also be set in 4.2m from the boundary with No40, it is not considered that it would create a notable overbearing or overshadowing impact to the rear garden of No40.</p>
<p>Loss of privacy from the extension and public use of the premises.</p>	<p>The two storey extension would not include first floor side windows meaning that it would not create overlooking to the adjacent side</p>

	<p>properties. The extension would maintain a minimum rear garden depth of 20m and a minimum back to back distance of 35m to the rears of the Essex Road properties. These are well in excess of the minimum distances of 11m and 27.5m stated respectively in the RDG and confirm that the two storey extension would not result in overlooking or loss of privacy to properties at the rear.</p>
<p>The side access for cars and rear car parking will result in noise and light disturbance and nuisance to surrounding and opposite properties and loss of privacy. No detail of boundary treatments or protective screening is included. There are no means proposed to secure the rear car park for out of hours access.</p>	<p>The introduction of car noise, lights and activity in the rear garden area, adjacent to residential gardens is noted. Due to the proposed hours of use, this activity and impact is unlikely to be harmful to the neighbouring properties. For instance, there would be no activity at evenings and weekends which are the peak times for garden use. The potential for impact from car headlights would occur in limited winter hours at the start and end of the opening day. Being in an edge of town centre location, it is not considered that the increased activity at these times would be unduly harmful. Nonetheless, to further protect the amenities of neighbour, amendments were sought to the layout to include solid acoustic fences to all rear garden boundaries and maximise the soft landscaping along boundaries. These measures will minimise the potential noise and light impact to neighbouring properties and gardens.</p>
<p>MPs should not comment on planning matters. Richard Harrington MP has failed to canvass the opinion of local</p>	<p>Noted. The application consultation process is carried out to Provide an opportunity for interested party to</p>

residents prior to his letter of support.	comment on applications and for those comments to be considered. The process is open to any person who wishes to comment.
The Council should reflect upon Human Rights Act including a person's right to peaceful enjoyment and substantive right to respect for their private and family life.	Noted, there is a balance between the Human rights of the applicant and other parties. This is considered in full in section 9 of the report.

5.3 Statutory publicity

No statutory advertisement was required for this application.

5.4 Technical consultations

The following responses have been received from technical consultees:

Hertfordshire County Council (Highway Authority)

Notice is given under article 18 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that the Hertfordshire County Council as Highway Authority does not wish to restrict the grant of permission subject to the following conditions:

Condition 1: Before being brought in to use the new parking areas hereby approved shall be surfaced in tarmacadam or similar durable bound material and arrangements shall be made for surface water from the site to be intercepted and disposed of separately so that it does not discharge in to highway.

Reason: To avoid the carriage of extraneous material surface water from the site into the highway so as to safeguard the interest of highway safety.

Informative:

I recommend inclusion of the following advisory note to ensure that any works within the highway are to be carried out in accordance with the provisions of the highway Act 1980.

AN1 .Best practical means shall be taken at all times to ensure that all vehicles leaving the development site during construction of the development are in condition such as not to emit dust or deposit mud, slurry or other debris in the highway. This is to minimise the impact of construction vehicles and to improve the amenity area.

AN2. The applicant is advised that storage of materials associated with the development should take place within the site and not extend into within the public highway without authorisation from the highway authority, Hertfordshire County Council. If necessary further details can be obtained from the County Council highways via either the website <http://www.hertsdirect.org/services/transtreets/highways/> or telephone 0300 1234047 to arrange this

AN3. The developer should be aware that the required standards regarding the maintenance of the public right of way and safety during the construction. The public rights of way along the carriageway and footways should remain unobstructed by vehicles, machinery, materials and other aspects of construction works.

Reason: In the interest of highway users safety

Planning Application:

The development proposal is for two storey rear and part single storey rear extension, conversion from a single occupancy dwelling to a general practice doctors surgery (class D1) demolition of a single storey garage and formation of a vehicular access and car parking.

Site and surrounding:

The site is a detached dwelling and located within the residential neighbourhood of detached houses. The site is located at 38 The Avenue.

Local Road Network

The Avenue is an unclassified local access road from Hyde Road to Stanford road some 340m in length. The road originates from Watford Town Hall Roundabout and run parallel to A411 Hempstead Road up to Stanford Road. There are on-street parking restrictions by means of single and double yellow line.

Accessibility

The site is in a recognised residential neighbourhood near to Watford Town Hall. The area is in a highly sustainable location and the adjoining site 36 The Avenue is an existing Doctors surgery.

Access and parking

The applicant is not proposing to alter the existing vehicular and pedestrian access. But the proposal is to provide 9 car parking spaces from existing 2 car parking spaces 3 spaces at the front and 5 at the rear and 1

disable parking. Most rear parking is likely to be occupied by doctors and admin staff and I would expect the front parking is reserved for patients pick up/drop off facility.

Conclusion

Highway Authority does not wish to restrict the grant of consent subject to the above condition and advisory note.

Planning Policy, Watford Borough Council)

This proposal is within a central location of Watford just outside the town centre boundary designation. Whilst this would normally be sought to be retained as residential dwelling use, the balance for GP premises within Watford in this occasion overrides the housing need

NHS England have previously updated Watford's Infrastructure Delivery Plan with information regarding GP premises:

There are 13 GP practices in Watford. Of these practices:

- *1 is at general capacity (fewer than 20 patients per m²)*
- *6 are 'constrained' (between 20 - 25 patients per m²)*
- *5 are 'very constrained' (25+ patients per m²)*

They have also stated that during the plan period to 2031 there is a requirement for over 5 new GP premises.

As the location of this proposed GP premise is also in a constrained area it would, subject to other planning policies, be acceptable to convert to a GP practice and subsequently the loss of 1 housing unit.

[NB: Information obtained amendments to a draft health chapter for inclusion in the latest Watford Infrastructure Delivery Plan, submitted by NHS Herts Valley CCG to Watford Borough Council Planning Policy on 01 November 2016 following Local Plan Consultation.]

Arboricultural Officer, Watford Borough Council)

There does not appear to be much in the rear garden but there are a couple of reasonable sized and visible trees (looking between the two existing buildings) located in the existing doctors surgery close to the rear boundary. These may be affected by the proposed car parking spaces,

however this incursion will only be 2.5m² out of a total root protection area of 55m² this should not have a significant effect upon the trees.

6.0 Appraisal

6.1 Main issues

The main issues to be considered in the determination of this application are:

- (a) Provision of healthcare facilities
- (b) Loss of housing
- (c) Integration with the character of the area
- (d) Design
- (e) Impact on amenity of adjoining residential properties.
- (f) Impact on setting of Conservation Area
- (g) Highways impacts and car parking provision.
- (h) Impact to trees

6.2 (a) Provision of healthcare facilities

'Saved' policy CS9 of the Watford District Plan 2000 states that

The Council will assist all health care providers to make provision for local health care facilities. Development proposals, providing health care facilities, will be acceptable in principle:

- a) on existing sites or adjacent to existing premises providing health care or social services;*
- b) in other locations in close proximity to existing community facilities or local shopping facilities, which are easily accessible by passenger transport; or*
- c) within the Town Centre*

6.3 The facilities are proposed on a site adjacent to an existing health care facility, close to other community facilities, including a dentists surgery and easily accessible by public transport. The site is not within the zone classified as the town centre by the Local Plan Part 1- Core Strategy 2006-31, however with the boundary of the town centre on the opposite side of The Avenue, including The Avenue car park, the site is on the immediate edge of the town centre.

6.4 As such, the provision of the health care facility is fully supported by saved

policy CS9 of the Watford District Plan 2000 and the emerging policy TLC12 of the Local Plan- Part 2, Site Allocations and Development Management Policies 2006-31.

6.5 (b) Loss of housing

The application states that the applicant's intention is for this to be a move of their current practice and to convert the existing practice at No36 back to a single house. This is not however formally included as part of this application and indeed the change of use of No36 from D1 to any other use would require planning permission in its own right. The proposed development of this application would therefore result in the loss of the family dwellinghouse at No38.

6.6 The loss of the family dwellinghouse is contrary to policies HS1 and HS2 of the Local Plan Part 1- Core Strategy as well as Council and national objectives to provide housing. There is however a great benefit in provided a new GP surgery. As identified by the Council's planning policy team, NHS England has submitted information to Watford Borough Council in relation to the updating Watford Delivery Plan which outlines the constrained operation of existing practices and asserts the need for additional practices (stated as being over 5 needed by 2031). This is therefore a careful balance however it is considered that the loss of the house is far outweighed by the benefit of the provision of the healthcare facility which will serve many local patients.

6.7 It is once again noted that the practice subject to the application, 'The Elms Surgery' intend to relocate to No38, leaving No36 vacant with potential to convert back to a house. This is however not included as part of this application which, if approved, would create a new D1 GP practice at No38 alongside the existing authorised D1 use at No36. The application can therefore only be assessed on the development proposed and other matters are speculative.

6.8 (c) Integration with the character of the area

The site is within an area identified as predominantly residential however at this end of the Avenue there is a cluster of non-residential uses. The adjacent No36 is an existing D1 Doctors practice and other non-residential uses in this group a clinic at No34, a dental surgery at No32 and offices at No30. The site is also on the immediate edge of the designated town centre area with the Civic Core located on the opposite side of the Avenue

- car park consisting of the library, Town Hall, medical services, leisure facilities, Hertfordshire college and Watford Registry Office. As such it is considered that the proposed D1 use at this site is entirely suited within the context and would be consistent with the established character.
- 6.9 Notwithstanding this, it is considered that the GP practice, of this nature and scale is a complementary and appropriate use for a residential area. The activity of the use is not one which conflicts with residential occupation and indeed the practice is likely to serve many local residents.
- 6.10 It is therefore considered that the proposed non-residential use in this predominantly residential area is of a nature and scale that is appropriate and would not create harm to the character of the area, compliant with 'saved' policy H15 of the Watford District Plan 2000, policies SS1 and UD1 of the Local Plan Part 1- Core Strategy and emerging policy HS8 of the Local Plan- Part 2.
- 6.11 (d) Design
The development includes building works of the part demolition of the single storey element to the side of the house, construction of a two storey rear extension and landscaping works to the front and rear to create access and a parking area at the rear of the building. The elevations are shown at *Figure 4*.
- 6.12 The demolition of the single storey garage to the side of the house is acceptable and not detrimental to the appearance of the building. The two storey extension, at 6m deep, would be significantly larger than the 3m depth that would typically be sought as stated in the Residential Design Guide. However, due to the shallow and wide nature of the existing building, the large scale of the plot and the large scale and depth of the surrounding buildings, this depth is suitable in this instance. The extension overall would be suitably designed for the building and streetscene.
- 6.13 The development includes significant landscaping works to the front and rear to create a drop off area at the front of the building. The loss of the rear garden area to mostly hardstanding for parking is a significant change to the rear of the site and is not normally supported, however this arrangement is seen at other premises in this group including at Nos34 and 30. The rear parking area is therefore not incongruous or visually harmful to the area and would result in a significant benefit in providing

off road parking for the practice. Suitable measures have been incorporated into the scheme and conditions to ensure the rear garden parking area does not adversely affect the amenities of residential neighbours.

- 6.14 The soft landscaping of these areas is also important to achieve a successful finish of this area of the development. Following amendments to the landscaping layout, the size of the parking and turning area has been reduced to the minimum required for the 6 spaces provided and soft landscaping has been included around the areas of hardstanding. The amendments have also improved the front area to be a drop off area only with soft landscaping.
- 6.15 The layout of the hard and soft landscaping ensures that there is some visual softening of the area and that the hard surfacing of the parking area does not extend to the boundaries with adjacent properties. The soft landscaping or shingle to all sides will allow for water drainage within the site and this is secured by condition. The soft landscaping of these areas will also negate the opportunity for the informal use of these areas for additional parking.
- 6.16 The design of the extensions, works to the building and the design of the front and rear landscaping are therefore appropriate for the building, site and context and would not result in any notable negative impact.
- 6.17 (e) Impact on amenity of adjoining residential properties
The proposed use will result in more activity at the premises with cars, staff and visitors to the premises however, due to the nature of the use and activities to be undertaken, it is not considered that this would create undue noise or disturbance. The hours of use proposed are outside of sensitive evening and weekend times when the increased activity would have more potential to harm neighbouring quiet enjoyment.
- 6.18 The use of the rear garden as a car parking, with associated noise, light and activity from cars, has the potential to undermine the reasonable enjoyment of the rear gardens of the neighbouring residential occupiers to the side and rear of the premises. Amendments and additional measures have been included to minimise any potential impact with the provision of solid acoustic fences to all rear boundaries and soft landscaping to the boundaries. The potential for car noise and car headlights to impact upon

neighbouring properties and gardens to the rear of the premises is therefore minimised. The proposed hours of use of the practice for weekdays only will also again preserve reasonable amenity for neighbouring gardens for whom the quiet enjoyment at evenings and weekends would be unaffected. Measures to secure the rear car park are also sought by condition to seek to prevent unauthorised use of the land.

- 6.19 The proposed extension at 6m deep would be in excess of the 3m guidance of the Residential Design Guide. However due to the relative depth and position to neighbouring properties this would not create any notable harm. The extension would be approximately level with the building at No36 and so the occupiers/users of this building would not be affected. The extension would be to the south east of No40 and would be approximately 6m in depth to the original two storey building at No40 however due to the 4.2m set in from the boundary, the proposed extension would not infringe upon the 45 degree lines taken on plan or elevation from the nearest ground floor, rear windows of No40. This is compliant with the RDG (section 8.4.3). There is a small window and a glazed door on the side elevation of No40 however these are considered to be secondary windows to the dwelling and impact to these windows would not unreasonably affect the amenity of the living environment. As the extension would also be set in 4.2m from the boundary with No40, it is not considered that it would create a notable overbearing or overshadowing impact to the rear garden of No40. The proposed extension would therefore not unduly affect the light or outlook to the neighbouring properties.
- 6.20 The two storey extension would not include first floor side windows meaning that it would not create overlooking to the adjacent side properties. The extension would maintain a minimum rear garden depth of 20m and a minimum back to back distance of 35m to the rears of the Essex Road properties. These are well in excess of the minimum distances of 11m and 27.5m stated respectively in the RDG and confirm that the two storey extension would not result in overlooking or loss of privacy to properties at the rear.
- 6.21 The proposed development would therefore not result in harm to the amenities of neighbouring occupiers or the reasonable quiet enjoyment of their properties compliant with the Residential Design Guide, 'saved' policy H15 of the Watford District Plan 2000 and policies SS1 and UD1 of

the Local Plan Part 1- Core Strategy.

6.22 (f) Impact on setting of Conservation Area

The site backs onto the rear gardens of properties within the Nascot Conservation Area. The development would not be visible from the public domain of the Conservation Area. Due to the separation and distance between the development and the properties within the Conservation Area, it is not considered that the development of the extensions would adversely affect the setting of the Conservation Area.

6.23 (g) Highways impacts and car parking provision.

The development's proposed 6 on site parking spaces include one disabled space. Owing to the small nature of the practice with 2 consulting rooms, 1 treatment room and 1 community services room, it is considered that this is reasonable and compliant with the maximum standards of the 'saved' policy T22 of the Watford District Plan 2000. Furthermore, the site is a highly sustainable location, immediately adjacent to the boundary of the designated town centre, near public transport links and almost directly opposite The Avenue public car park. As such it is considered that this is highly and easily accessible.

6.24 The application initially proposed a further 4 car spaces in the front of the building however access to these would have been impracticable and unattractive to the front of the building and streetscene. It was not considered that these were required to support the development and this has been amended to a drop off area with appropriate soft landscaping.

6.25 The application proposes hard standing with kerb edges for the car parking areas. All boundary borders will be of soft landscaping or shingled areas. Due to the mix of hard surfacing materials in the context, it is not deemed necessary to condition the material finish of this hard standing for aesthetic purposes however condition 5 is recommended to ensure all drainage is within the site to reduce potential surface water flooding.

6.26 The vehicle access points proposed are to use the two existing crossovers to the site with no new highway access required. The site access arrangements and the layout of the parking, with turning area at the rear, will allow for all cars visiting the site to enter and leave the site in forward gear. The designated drop off area at the front of the site will enable vehicles to drop off or pick up visitors without stopping on the highway. It

is therefore not considered that the development would result in any undue impact to the safety or convenience of the highway.

6.27 (h) Impact to trees

As stated by the Arboricultural officer, there are no notable trees in the rear garden of No38. The existing surgery (No36) does however contain reasonable sized trees which are visible from the public domain and contribute to the amenity of the area. These are located near to the boundary with No38 however the car park would create an incursion impact of only 2.5m² into the total root protection area of 55m² meaning that this should not have a significant effect upon the trees.

7.0 Community Infrastructure Levy and Planning Obligation

7.1 Community Infrastructure Levy (CIL)

The Council introduced the Community Infrastructure Levy (CIL) with effect from 1 April 2015. The CIL charge covers a wide range of infrastructure as set out in the Council's Regulation 123 list, including highways and transport improvements, education provision, youth facilities, childcare facilities, children's play space, adult care services, open space and sports facilities. CIL is chargeable on the relevant net additional floorspace created by the development. The charge is non-negotiable and is calculated at the time that planning permission is granted.

Liability to CIL does not arise in the case of a development where the increase in gross internal area is less than 100sqm, unless the development comprises one or more dwellings. Accordingly, no liability to CIL arises in the case of the development proposed in this application.

In accordance with s.70 of the Town and Country Planning Act 1990, as amended by s.143 of the Localism Act 2011, a local planning authority, in determining a planning application, must have regard to any local finance consideration, so far as material to the application. A local finance consideration is defined as including a CIL charge that the relevant authority has received, or will or could receive. Potential CIL liability can therefore be a material consideration and can be taken into account in the

determination of the application.

The development, including the demolition of the side garage, creates a net increase of floor area of 88sqm which is less than the 100sqm threshold. The development would therefore not be liable for CIL.

7.2 **S.106 planning obligation**

The Council introduced the Community Infrastructure Levy (CIL) with effect from 1 April 2015. On and from this date, s.106 planning obligations can only be used to secure affordable housing provision and other site specific requirements, such as the removal of entitlement to parking permits in Controlled Parking Zones and the provision of fire hydrants.

The site is not within a Controlled Parking Zone and no other site specific measures are required to be secured by planning obligation.

8.0 **Conclusion**

- 8.1 It is considered that the loss of the dwelling house is outweighed by the benefit of the provision of the healthcare facility which will serve many local patients pursuant to saved policy CS9 of the Watford District Plan 2000. The site is on the edge of the designated town centre, in an accessible and sustainable location well suited for the proposed use. The use and parking arrangement is of a nature and scale that is consistent with the other non-residential uses in this cluster of offices and clinics at the south-eastern end of The Avenue. The extension will result in a depth and scale of building that is appropriate and suitable for this context. As such the use and development are appropriate and would not create harm to the character of the area, compliant with 'saved' policy H15 of the Watford District Plan 2000, policies SS1 and UD1 of the Local Plan Part 1- Core Strategy and emerging policy HS8 of the Local Plan- Part 2.
- 8.2 The relationship and position of the extension to the neighbouring residential properties is compliant with the 45 degree rule and the minimum back to back distances set in the RDG. The extensions would therefore not result in loss of light, outlook, privacy or amenity to the neighbouring residential occupiers.
- 8.3 The proposed use and rear parking area will result in more activity at the site with cars, staff and visitors to the premises however, due to the

nature of the use, the activities to be undertaken and the weekday hours proposed, it is not considered that this would create undue noise or disturbance that would unreasonably harm the quiet enjoyment of the neighbouring properties.

- 8.4 As such, the proposal is considered to be a sustainable development which accords with the Development Plan and National Planning Policy Framework and it is therefore recommended that the application should be approved subject to the detailed conditions.
-

9.0 Human Rights Implications

- 9.1 The Local Planning Authority is justified in interfering with the applicant's human rights in order to alleviate any adverse effect on adjoining properties and their occupiers and on general public amenity. With regard to any infringement of third party human rights, these are not considered to be of such a nature and degree as to override the human rights of the applicant and therefore warrant refusal of planning permission.
-

10.0 Recommendation

- (A) That planning permission be **granted** subject to the conditions listed 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 permission.

Reason: To comply with the requirements 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 shall be carried out in accordance with the following drawings, unless otherwise approved in writing by the Local Planning Authority. The following drawings are hereby approved: Site Location Plan 1:1250, Site Block Plan 1:500, 505 042 001A, 505 042 101B, 505 042 201B, 505 042 210A, 505 042 205B and J7/01166.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 Prior to the commencement of the development, details of the size, type, siting and finish of refuse storage enclosures for the premises shall be submitted to and approved in writing by the Local Planning Authority. The stores approved under this condition shall be installed and made available for use prior to the commencement of the approved use, they shall be retained at all times for refuse only and shall not be used for any other purpose.

Reason: In the interests of the visual appearance of the site and surroundings and to ensure that adequate waste storage facilities are provided for the use, in accordance with 'saved' policies SE7 of the Watford District Plan 2000 and Policies UD1 and SD4 of the Watford Local Plan Core Strategy 2006-31.

- 4 Prior to the commencement of the development, details of a means to secure the access to the rear parking area shall be submitted to and approved in writing by the Local Planning Authority. The security measures approved under this condition shall be installed and made available for use prior to the commencement of the approved use and they shall be retained in operational order at all times unless otherwise approved in writing by the Local Planning Authority.

Reason: In the interests of the security of the site and to safeguard the amenities and quiet enjoyment of neighbouring properties pursuant to 'saved' policy H15 of the Watford District Plan 2000 policies UD1 and SS1 of the Watford Local Plan, Part 1: Core Strategy 2006-31.

- 5 Notwithstanding the details already submitted, all new and replacement hard surfacing shall be either of a porous material, or provision is made to direct run-off water from the hard surfacing to a permeable or porous area or surface within the curtilage of the site.

Reason: To prevent the increased risk of flooding both on and off the site.

- 6 The soft landscaping proposals shall be implemented as shown on approved drawing number 505042205B, in the first available planting season following the completion of the development. Any new plants which, within a period of five years die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, or in accordance with details approved by the Local Planning Authority.

Reason: In the interests of the visual appearance of the site, and to provide softening to the boundaries with residential premises, in accordance with 'saved' policy H15 of the Watford District Plan 2000 and policies SD1 and UD1 of the Watford Local Plan Part 1.

- 7 All the external surfaces of the extension and works to the building shall be finished in materials to match the colour, texture and style of the existing building. In the event of matching materials not being available, details of any alternative materials shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development and the development shall only be carried out in accordance with any alternative details approved by this Condition.

Reason: In the interests of the visual appearance of the site, pursuant to Policy UD1 of the Watford Local Plan: Core Strategy 2006 - 31.

- 8 The use hereby permitted shall not be operated until the boundary acoustic fencing has been installed in accordance with the approved specification and as shown in approved drawings J7/01166 and 505042205B. This shall be retained and maintained as such unless otherwise approved in writing by the Local Planning Authority.

Reason: To safeguard the amenities and quiet enjoyment of neighbouring properties pursuant to 'saved' policy H15 of the Watford District Plan 2000 and Policy SS1 of the Watford Local Plan, Part 1: Core Strategy 2006-31.

- 9 The use hereby permitted shall not be operated until the car parking, drop off area and cycle storage as shown in approved drawing 505042205B has been installed and made available for use. These facilities shall be retained as such unless otherwise agreed in writing by the Local Planning Authority.

Reason: In to ensure suitable on site car parking and cycle storage facilities are provided for the premises in accordance with 'saved' policies T10 and T22 of the Watford District Plan 2000 and Policy UD1 of the Watford Local Plan Part 1 Core Strategy 2006-31.

- 10 The use hereby permitted shall not be operated on these premises before 8:30am or after 6pm Monday to Friday and not at all on Saturdays, Sundays and Bank Holidays unless otherwise approved in writing by the Local Planning Authority.

Reason: To safeguard the amenities and quiet enjoyment of neighbouring properties pursuant to Policy SS1 of the Watford Local Plan, Part 1: Core Strategy 2006-31.

- 11 The premises shall be used only as a General Practice Doctors Surgery within Use Class D1 and shall be used for no other purpose, including any other purposes within Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, as amended by the Use Classes (Amendment) Order 2005 unless otherwise approved in writing by the Local Planning Authority.

Reason: Other uses including other D1 uses may not be suitable for the premises and location and would require consideration on their own merits pursuant to the 'saved' policy H15 of the Watford District Plan 2000 and policies SS1, SD1 and UD1 of Watford Local Plan, Part 1: Core Strategy 2006-31.

Drawing numbers

Site Location Plan 1:1250

Site Block Plan 1:500

505 042 001A

505 042 101B

505 042 201B

505 042 210A

505 042 205B

J7/01166.

INFORMATIVES :-

- 1 In dealing with this application, Watford Borough Council has considered the proposal in a positive and proactive manner having regard to the policies of the development plan as well as paragraphs 186 and 187 of the National Planning Policy Framework and other material considerations, and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.
2. The application details the intention to convert the existing Practice Surgery at No 36 back to residential use. The applicant is advised that planning permission would be required for any such development at No36 and this is not included in this application.
- 3 This permission does not remove the need to obtain any separate consent, which may be required under the Buildings Act 1984 or other building control legislation. Nor does it override any private rights which any person may have relating to the land affected by this decision.

To find out more information and for advice as to whether a Building Regulations application will be required please visit www.watfordbuildingcontrol.com.

- 4 This planning permission does not remove the need to obtain any separate consent of the owner of the adjoining property prior to commencing building works on, under, above or immediately adjacent to their property (e.g. foundations or guttering). The Party Wall Etc Act 1996 contains requirements to serve notice on adjoining owners of property under certain circumstances, and a procedure exists for resolving disputes. This is a matter of civil law between the two parties, and the Local Planning Authority are not involved in such matters. A free guide called "The Party Wall Etc Act 1996: Explanatory Booklet" is available on the website of the Department for Communities and Local Government at https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/393927/Party_Wall_etc__Act_1996_-_Explanatory_Booklet.pdf
- 5 You are advised of the need to comply with the provisions of The Control of Pollution Act 1974, The Health and Safety at Work Act 1974, The Clean Air Act 1993 and The Environmental Protection Act 1990.

In order to minimise impact of noise, any works associated with the development which are audible at the site boundary should be restricted to the following hours:

Monday to Friday 8am to 6pm

Saturdays 8am to 1pm

Noisy work is prohibited on Sundays and bank holidays

Instructions should be given to ensure that vehicles and plant entering and leaving the site comply with the stated hours of work.

Further details for both the applicant and those potentially affected by construction noise can be found on the Council's website at: https://www.watford.gov.uk/info/20010/your_environment/188/neighbor_complaints_%E2%80%93_construction_noise

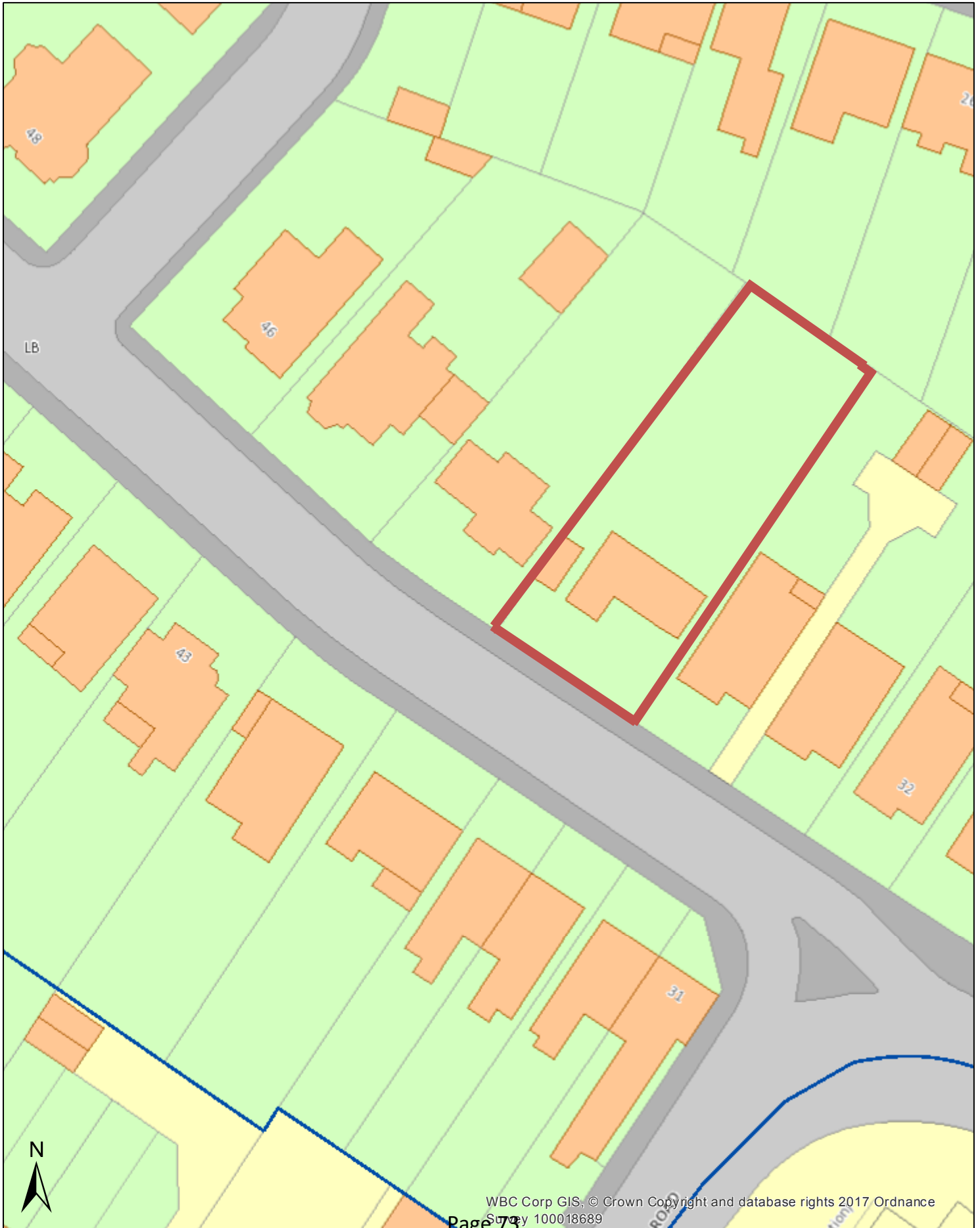
6. Best practical means shall be taken at all times to ensure that all vehicles leaving the development site during construction of the development are in condition such as not to emit dust or deposit mud, slurry or other debris in the highway. This is to minimise the impact of construction vehicles and to improve the amenity area.
7. The applicant is advised that storage of materials associated with the development should take place within the site and not extend into within the public highway without authorisation from the highway authority, Hertfordshire County Council. If necessary further details can be obtained from the County Council highways via either the website <http://www.hertsdirect.org/services/transtreets/highways/> or telephone 0300 1234047 to arrange this
8. The developer should be aware that the required standards regarding the maintenance of the public right of way and safety during the construction. The public rights of way along the carriageway and footways should remain unobstructed by vehicles, machinery, materials and other aspects of construction works.
9. The applicants' attention is drawn to condition 10 which limits the hours of use of the surgery to those proposed in the application. Prior written

consent would be required to extend these hours of use. The applicant is however advised that due to the predominantly residential nature of the context, the extension of the hours of use to early morning, late evening or weekends is unlikely to be acceptable.

Case Officer: Alice Reade

Email: alice.reade@watford.gov.uk

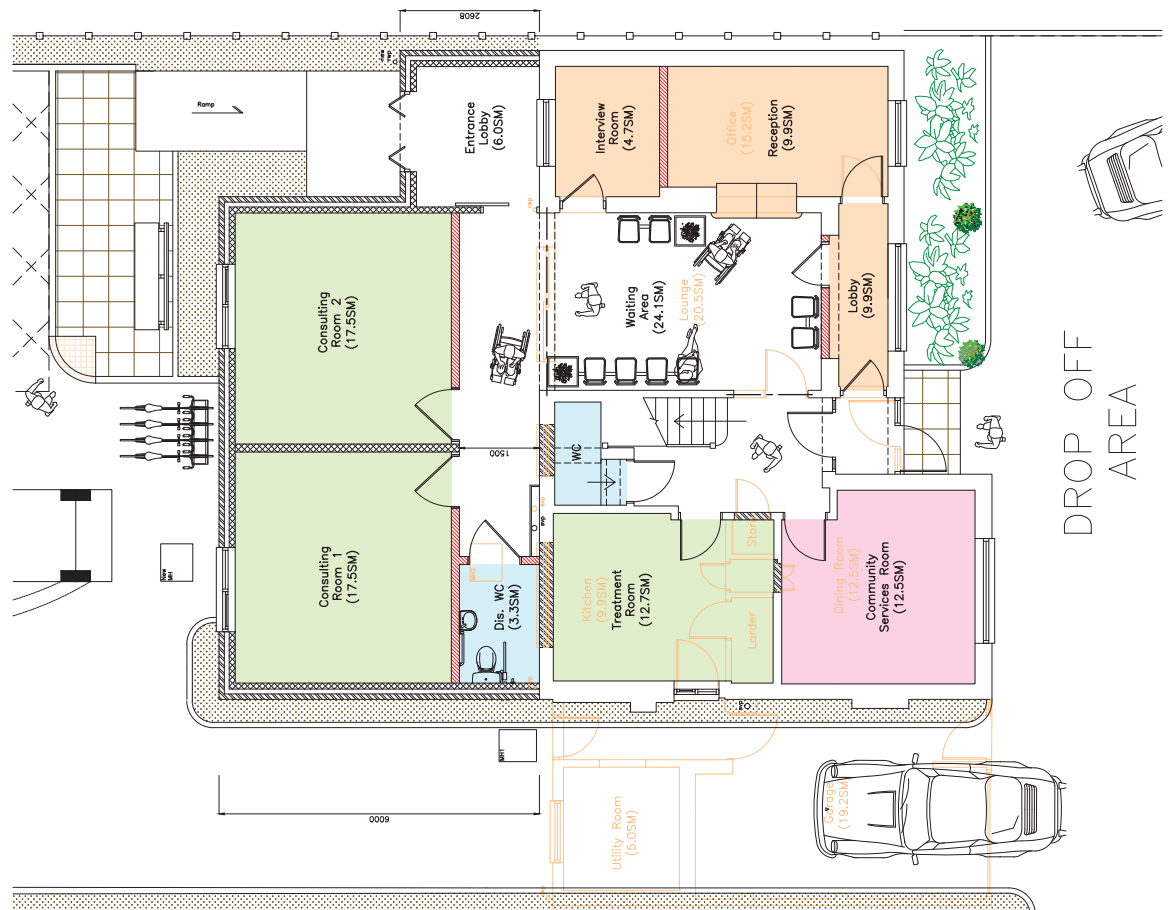
Tel: 01923 278279



NOTES

- Check all dimensions, errors and omissions
- Verify all dimensions on site before commencing any work or preparing shop drawings
- All materials, components and workmanship are to comply with all the relevant Building Regulations and standards.
- For all specialist work, use relevant drawings.

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PRELIM

A		B		Title	Date
REV	Description	REV	Description		
1	PRELIMINARY				
2	REVISED				



Pellings LLP
 30 The Avenue, Watford, Hertfordshire, WD17 4NT
 www.pellings.com
 01919 200000
 Project Management

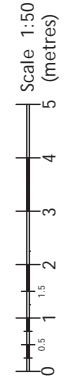
Dr A Ahmad
 The Elms Surgery
 38 The Avenue, Watford, WD17 4NT

PROJECT
 38 The Avenue
 Watford
 WD17 4NT

TITLE
 Proposed Floor Plans
 (PLANNING)

DATE	25/01/22	SCALE	1:50	DATE	08/01/21
DRAWN BY				ISSUED BY	

505 042 1201 | B



NOTES

Bear in mind all dimensions are in millimetres unless otherwise stated.
 Verify all dimensions on site before commencing any work or preparing shop drawings.
 All materials, components and workmanship are to comply with all the relevant standards and specifications.
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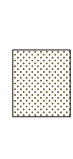
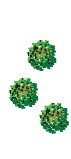
Car Park Construction



Option 1: Full Infiltration
Car & Light Vehicle Lane

Soft Landscaping

- Low maintenance dense shrub
- Low maintenance tall shrub
- Low maintenance shrub
- Raised kerb line lined with shingle
- All shrub areas covered with mulch



Acoustic Fencing (all boundaries)

PRELIM

Rev	Date	Description
A	18/11/2024	PRELIMINARY
B	18/11/2024	PRELIMINARY



Pellings
 38 The Avenue, Watford, WD17 4NT
 Dr A Ahmad
 The Elms Surgery
 38 The Avenue, Watford, WD17 4NT

PROJECT
 38 The Avenue
 Watford
 WD17 4NT

TITLE
 Proposed Site Plan
 (PLANNING)

DATE	25/01/24	SHEET	01A1	TOTAL	01
DRAWN BY					



Scale 1:100
10 (metres)

NOTES

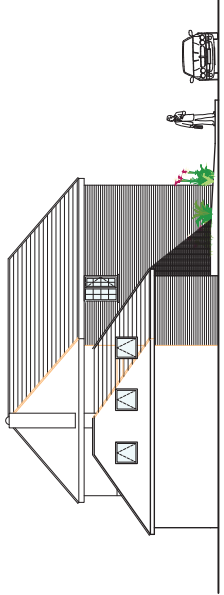
Report all discrepancies, errors and omissions.
 Verify all dimensions on site before commencing any work or preparing shop drawings.
 All materials, components and workmanship are to comply with all the relevant building regulations and standards.
 For all specialist work, use relevant drawings.
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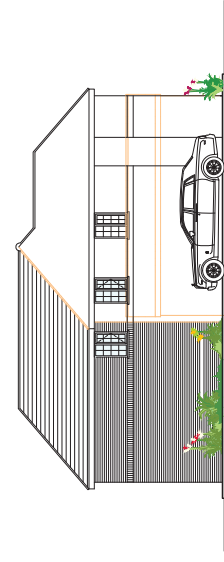
Rear Elevation (1:100)



Front Elevation (1:100)



Flank Elevation (1:100)



Flank Elevation (1:100)

PRELIM

REV	DATE	DESCRIPTION
A	18/07/16	PROPOSED ELEVATIONS



Pellings
 38 The Avenue, Watford, WD17 4NT

Dr A Ahmad
 The Elms Surgery
 38 The Avenue, Watford, WD17 4NT

PROJECT
 38 The Avenue
 Watford
 WD17 4NT

TITLE
 Proposed Elevations
 (PLANNING)

DATE	SCALE	BLANK	IN
18/07/16	1:100	0/A1	1000MM
DRAWING NO.			
505 042 210 A			





DEVELOPMENT MANAGEMENT SECTION

	PART A	Item Number
Report to: Development Management Section Head		
Delegated	Date of Committee: 10th May 2017	
Site address:	1 Bovingdon Crescent Watford Hertfordshire, WD25 9RA	
Reference no.	17/00368/FULH	
Description of development:	Erection of extensions: double storey at the rear, single storey at the side and the front.	
Applicant:	Mr Khurram Hussain Watford Hertfordshire, WD25 9RA	
Date received:	20th March 2017	
8 week date (minor):	15th May 2017	
Ward:	Meriden	

Summary

Following the refusal (under delegated powers) of application 16/01694/FULH in January of this year, the applicants have applied again for planning permission to extend their house at the front, the side and the rear. This revised scheme takes account of the reason for which the previous proposal was refused, which related mainly to the poor design of a first floor side extension – that element has been deleted from the new design.

The revised design is considered acceptable. It complies with the guidelines on good design that are set out in the Residential Design Guide supplementary planning document, and it will not cause significant harm to the amenity of any neighbours.

The Development Management Section Head recommends to the Development Management Committee that the application be **approved** as set out in the report.

Background

Site and Surroundings

The site is an end of terrace, two storey house in North Watford. The attached neighbour to the right is number 3. Because this is the first house in Bovingdon Crescent there is no house immediately to its left, but the ends of the rear gardens of several houses on Codicote Drive abut the side boundary of this site.

Neither this house nor its attached neighbour has been extended. However this house was built with some outbuildings to its left side (for use as stores and as an outdoor toilet) and a clear plastic roof has subsequently been installed over what was formerly an open passage between those outbuildings and the side of the house.

This is not a Conservation Area. The site is neither locally nor nationally listed, and there are no Tree Preservation Orders on the site.

Building Works Currently Underway In The Rear Garden

Some of the objectors who have written to the Council have been worried by the fact that builders have been seen coming and going from the site. They are worried that works might be starting prematurely on the proposed extensions, prior to the planning application having been determined. In fact builders are currently at work in the rear garden, but at the time of writing this report (20.04.2017) they have not started work on the extensions that are the subject of this report.

They have cleared the rear garden, and they are building a detached outbuilding out of concrete blockwork at the end of the garden. That will have a flat roof. A planning officer inspected it on 20.04.2017, when the roof joists were already in situ, and established that it would be slightly less than 2.5m tall, as measured from the original ground level. The ground has been excavated by a few centimetres in front of the outbuilding, but it remains at its original level in the gap that has been retained behind it. As it will not be more than 2.5m tall (from the original ground level) this outbuilding is Permitted Development – i.e. it is the type of development that does not require planning permission.

Apparently the applicant intends to use it as his home office. He would be working alone, without staff or customers visiting, and such a use is considered to be ancillary to the use of the main house as a single family dwelling – meaning that it is not necessary to seek planning permission for a change of use.

Proposed Development

Full planning permission is sought for extensions to the house, which would be partly single and partly double storey. This would involve a wrap-around side and rear extension covering the whole of the side (replacing the existing outbuildings) and the whole of the rear at ground floor;

and also a first floor element covering part of the rear. A separate front porch is also proposed.

On the first floor a new bedroom would be created. An existing bathroom would be altered, and a new flank window would be inserted in an existing side wall to serve it. That bathroom would lose some of its existing space to allow for an entrance corridor to the new bedroom. On the ground floor the existing rooms at the rear (a lounge and a kitchen) would be enlarged. A new study and a new bathroom would be included in the side element of the ground floor extension.

Differences Between This And The Previously Refused Design (16/01694/FULH)

The two designs are identical as regards the ground floor.

The differences on the first floor are that the first floor extension would now only be at the rear of the original house – it is no longer proposed that a first floor side extension would be included. The way in which the first floor bathroom is to be reconfigured is also somewhat different.

The double storey rear extension is to have a gable end facing the rear garden, which would be more in keeping with the character of the original house than the hip that was previously proposed.

Planning History

Case No	Description	Decision	Decision Date
16/00999/HPD	The erection of a single storey rear extension which would extend beyond the rear wall of the original house by 6.0m for which the maximum height would be 3.5m and the height of the eaves would be 2.8m	Refuse Householder Permitted Development Prior Approval application.	24.08.2016
16/01694/FULH	Erection of a single storey front and double storey rear and side extensions.	Refuse Planning Permission	31.01.2017

The sole reason for which application 16/01694/FULH was refused was as follows:

The first floor element of the proposed extension would have a roof that would not be well integrated with the original house, and the design of that roof would be out of keeping with the character of the original house. As this would be clearly visible at an angle and in profile from the

western end of the street, as well as from the rear windows and rear gardens of numerous neighbouring houses, it would be harmful to the visual amenity of the site and to the character of the area. The proposal is therefore contrary to the principles of good design that are set out in the Residential Design Guide supplementary planning document (section 8.2.1 and 8.3.1 and 8.11), and contrary to Policy UD1 (Delivering High Quality Design) of the Watford Local Plan Part 1, and contrary to section 64 of the National Planning Policy Framework.

Relevant Policies

National Planning Policy Framework

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and seeks to make the planning system less complex and more accessible, to protect the environment and to promote sustainable growth. The NPPF was published on 27th March 2012 and is a material consideration in planning decisions. It does not change the statutory status of the development plan as the starting point for decision making. Planning Policy Guidance Notes and Statements have been cancelled and replaced by the NPPF. Particularly relevant sections are:

- Requiring Good Design
- Decision Taking

The Development Plan

In accordance with s.38 of the Planning and Compulsory Purchase Act 2004, the Development Plan for Watford comprises:

- (a) *Watford Local Plan Part 1: Core Strategy 2006-31 (adopted Jan 2013)*
- (b) the continuing "saved" policies of the *Watford District Plan 2000*
- (c) the *Hertfordshire Waste Core Strategy And Development Management Policies Document 2011-2026*
- (d) the *Hertfordshire Minerals Local Plan Review 2002-2016*

Watford Local Plan, Part 1: Core Strategy 2006-2031

This document was adopted on 30th January 2013. The following sections are particularly relevant to this case:

- UD1 Delivering High Quality Design

The Watford District Plan 2000 (saved policies)

Many of the policies in this plan were replaced on 30th January 2013 when the Watford Local Plan, Part 1 was adopted, but some of them were saved. None of those are particularly relevant to this application.

Hertfordshire Waste Core Strategy & Development Management Policies Document 2011-2026

There are no policies that are relevant to this case.

Hertfordshire Minerals Local Plan (saved policies)

There are no policies that are relevant to this case.

Supplementary Planning Guidance

The following Supplementary Planning Documents are relevant to this application:

- Residential Design Guide (SPD adopted 2014, amended 2016)
- Watford Character Of The Area Study (SPD adopted Dec 2011)

Neighbour consultations

Notification letters were sent to 10 properties on Bovingdon Crescent and on Codicote Drive. Five responses were received from local residents. Four of those were letters that were identical except for the names, addresses and signatures. A table summarising the points that were raised is given below in the section of this report entitled Consideration of Objections Received.

Appraisal

This application for planning permission relates to the proposed extensions to the house. It does not include the outbuilding that is nearing completion at the end of the garden – that is *permitted development* (i.e. it does not require planning permission).

Design

The reason for which the previous application was refused (under delegated powers) related to a first floor element of the extension which would have projected out to the side of the original flank wall - its roof was not well integrated with that of the main house, and it would have looked awkward and obtrusive. The planning officer's report also noted that the rear first floor extension was shown as having a hipped roof above it, which would have been at odds with the gables that currently face forwards and rearwards on either end of this terrace. Since that application was refused the applicant's agent has sought advice from the planning officer, and both of those problems have been addressed in this revised design. There is no longer any first floor side extension proposed – the only part of the development that would be double storey would be at the rear – not at the side. The roof above the rear first floor extension is now to have a gable rather than a hip.

The proposal complies with the principles of good design that are set out in the Residential Design Guide supplementary planning document. That recommends that double storey extensions should not usually exceed a depth of 3m, and that is the depth that is proposed in this case. Most of the development will be single storey only, and it will not appear unduly large or out of scale.

The ground floor elements of the extension would have flat roofs, they would be relatively unobtrusive, and the part that would be at the side would be replacing some existing outbuildings. These elements of the proposal are considered acceptable.

The porch is considered acceptable, being only 1.5m deep, and with a front gable proposed to

replicate the gable that characterises the front of the existing property. It is copying a porch that has already been added to the other end of the terrace in the equivalent position at 7 Bovingdon Crescent, and this will mean that symmetry is restored to the terrace.

Impact on neighbouring properties

The site stands to the east of its nearest neighbours on Codicote Drive, which are numbers 34 and 36, so any shadow that the extensions cast would only affect those neighbours in the early morning, and even then the shadow would only lie over the far ends of their gardens. It would not affect their rear windows or any conventional patios (i.e. patios located in the usual place at the immediate rear of a house). In the case of 34 Codicote Drive their patio is in an unusual location because it is at the far end of their garden so that it would be close to the proposed extension. However, as the shadow cast would be modest (the double storey element of the extension being relatively small) and only in the early morning, when a patio is not likely to be used, it is not considered that the fact that the neighbours have chosen to put their patio in this unusual position amounts to a justifiable reason to refuse planning permission.

The rear extension would be 3m deep, which complies with the design guidance for double storey rear extensions that is set out in the Residential Design Guide supplementary planning document (section 8.5.2). The part that would be closest to the attached neighbour at 3 Bovingdon Close would be single storey only: a ground floor extension 3m deep is unlikely to have a significant impact on the amenity of that neighbour (and indeed it would be lawful to build a ground floor only extension of that depth without having to apply for planning permission). The first of two applications that were submitted in 2016 (16/00999/HPD), and which was refused on account of its likely harm to this neighbour's amenity, would have been twice as deep at 6 metres.

There would be no unreasonable overlooking of neighbours on either side of the extensions. There are no side windows proposed that would face the attached neighbour at 3 Bovingdon Close, and the only side window that is proposed facing 34 Codicote Drive is a bathroom window inserted in the existing side wall, which would be obscurely glazed. This can be controlled by a condition.

A tall and dense belt of fir trees stands just beyond the rear boundary, protecting the privacy of neighbours to the rear. In any case, the rear first floor window would be 15 metres from the rear boundary, which exceeds the minimum distance of 11m that is recommended in the Residential Design Guide.

Consideration of objections received

Notification letters were sent to 10 properties on Bovingdon Crescent and on Codicote Drive. Five responses were received from local residents: all of which were objections. Four of those were letters that were identical except for the names, addresses and signatures. The following table summarises the points that were raised:

Points Raised	Officer's Response
Site notices have not been displayed in the street for this application, nor for either of the previous applications in 2016.	Site notices are not usually displayed for applications of this type. They are only displayed for major applications, or for minor applications that are in Conservation Areas or affecting Listed Buildings. Immediate neighbours (those whose boundaries touch the site) are sent notification letters.
Building work has already started on site, although the planning application has not yet been determined.	The builders are not working on the extensions that are the subject of this application. They have been clearing the garden, and building an outbuilding at the end of the garden, which does not require planning permission.
The proposed extensions would be out of character with the street, and its visual impact would be harmful.	The front porch would look the same as one that already exists in the equivalent place at the other end of this terrace. The side extension, when seen from the street, would be low and unobtrusive, and would not look very different to the existing outbuildings that it would replace. The double storey rear extension will not affect the street-scene, and its design is considered acceptable as regards the view of it from the rear.
Some houses on Codicote Drive fear that their views would be harmed.	There is a distinction to be made in Planning terms between an <i>outlook</i> and a <i>view</i> . Serious harm to an <i>outlook</i> may be a reason for the refusal of planning permission, but case law has ruled that there is no right to a <i>view</i> in Planning law. In this case it is clear that the views of those neighbours would be affected in the sense that they would be able to see the development when they look from their rear windows or from their gardens; but the fact that they would be able to see it does not amount to a legitimate reason to refuse planning permission. It is rare that any development is proposed that would be invisible. <i>Outlook</i> is a consideration for example in cases where an extension would be built right in front of a neighbour's main window at close quarters; but that would not happen in this case. The nearest neighbours on Codicote Drive are 34 and 36, but they would be separated from the development by the full lengths of their own rear gardens, which are approximately 15m long.
Extending at the front and the side and the rear is excessive. It might be acceptable to extend the property on one of its elevations, but not on all three.	The house is quite well set back from the street, and it has a fairly large rear garden. The extensions are not necessarily considered to be unduly large in themselves. The double storey rear extension would be only 3m deep (which complies with the design guidance in the RDG). The front porch and the

This is over-development of the site. It would be overbearing and out of scale.	rear extension will not be seen together. The only element that will be forward of the original front building line will be a modest porch.
Four neighbours on Codicote Drive wrote to express their concern that their properties would be overshadowed.	The first floor element of the extension would not be particularly large, and any shadow that it cast over those neighbours would only be in the mornings, as the site is to their east. That shadow would be small, and it would only affect the far ends of their rear gardens, not their rear windows.
Subsidence is thought to have occurred at this site in the past.	This would be a matter for Building Control, rather than being a material Planning consideration.

Conclusion

The revised design is considered acceptable: it has addressed the reasons for which the previous application was refused. It complies with the guidelines on good design that are set out in the Residential Design Guide supplementary planning document, and it will not cause significant harm to the amenity of any neighbours.

The Development Management Section Head recommends to the Development Management Committee that the application be **approved**.

Human rights implications

The Local Planning Authority is justified in interfering with the applicant’s Human Rights in order to alleviate any adverse effect on adjoining properties and their occupiers and on general public amenity. With regard to any infringement of third party Human Rights, these are not considered to be of such a nature and degree as to override the Human Rights of the applicant and therefore warrant refusal of planning permission.

Decision Level: Committee Decision (meeting of 10th May 2017)

Recommendation: Conditional Planning Permission

Conditions

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

Reason: To comply with the requirements 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 shall be carried out in accordance with the following drawings, unless otherwise approved in writing by the Local Planning Authority:

Site location plan

Un-numbered drawing dated as 'amended 23/11/16'

Reason: For the avoidance of doubt and in the interests of proper planning.

3 The walls shall be finished in bricks to match the colour, texture and style of the existing building. The roof tiles shall resemble those used on the existing house. The window frames shall be white to resemble those of the existing house.

Reason: In the interests of the visual appearance of the site and the character of the area, pursuant to Policy UD1 (Delivering High Quality Design) of the Watford Local Plan Part 1.

4 No windows or doors, other than those shown on the plans hereby approved, shall be inserted in the walls of this development unless otherwise approved in writing by the Local Planning Authority. The proposed new first floor bathroom window in the existing flank wall shall be fitted with obscured glass at all times, and no part of that window shall be capable of being opened other than parts that are at least 1.7m above the floor of the room in which the window is installed.

Reason: To prevent overlooking and consequent loss of privacy to neighbouring premises pursuant to Policy UD1 (Delivering High Quality Design) of the Watford Local Plan (Core Strategy) 2006-2031, and in accordance with the principles of good design that are set out in the Residential Design Guide supplementary planning document (section 7.3.16) as referenced in paragraph 12.1.5 supporting Policy UD1.

5 No part of the flat roof of the development hereby permitted shall be used as a terrace, balcony or other open amenity space.

Reason: To prevent overlooking and consequent loss of privacy to neighbouring premises pursuant to Policy UD1 (Delivering High Quality Design) of the Watford Local Plan (Core Strategy) 2006-2031, and in accordance with the principles of good design that are set out in the Residential Design Guide supplementary planning document (volume 2 Extending Your Home, section 3.3.1c) as referenced in paragraph 12.1.5 supporting Policy UD1.

Informatives

1 For details of how the Local Planning Authority has reached its decision on this application please refer to the planning officer's report, which can be obtained from the Council's website

www.watford.gov.uk, where it is appended to the agenda of the Development Management Committee meeting of 10 May 2017; and please refer also to the minutes of that meeting.

2 In dealing with this application, Watford Borough Council has considered the proposal in a positive and proactive manner having regard to the policies of the development plan as well as paragraphs 186 and 187 of the National Planning Policy Framework and other material considerations, and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

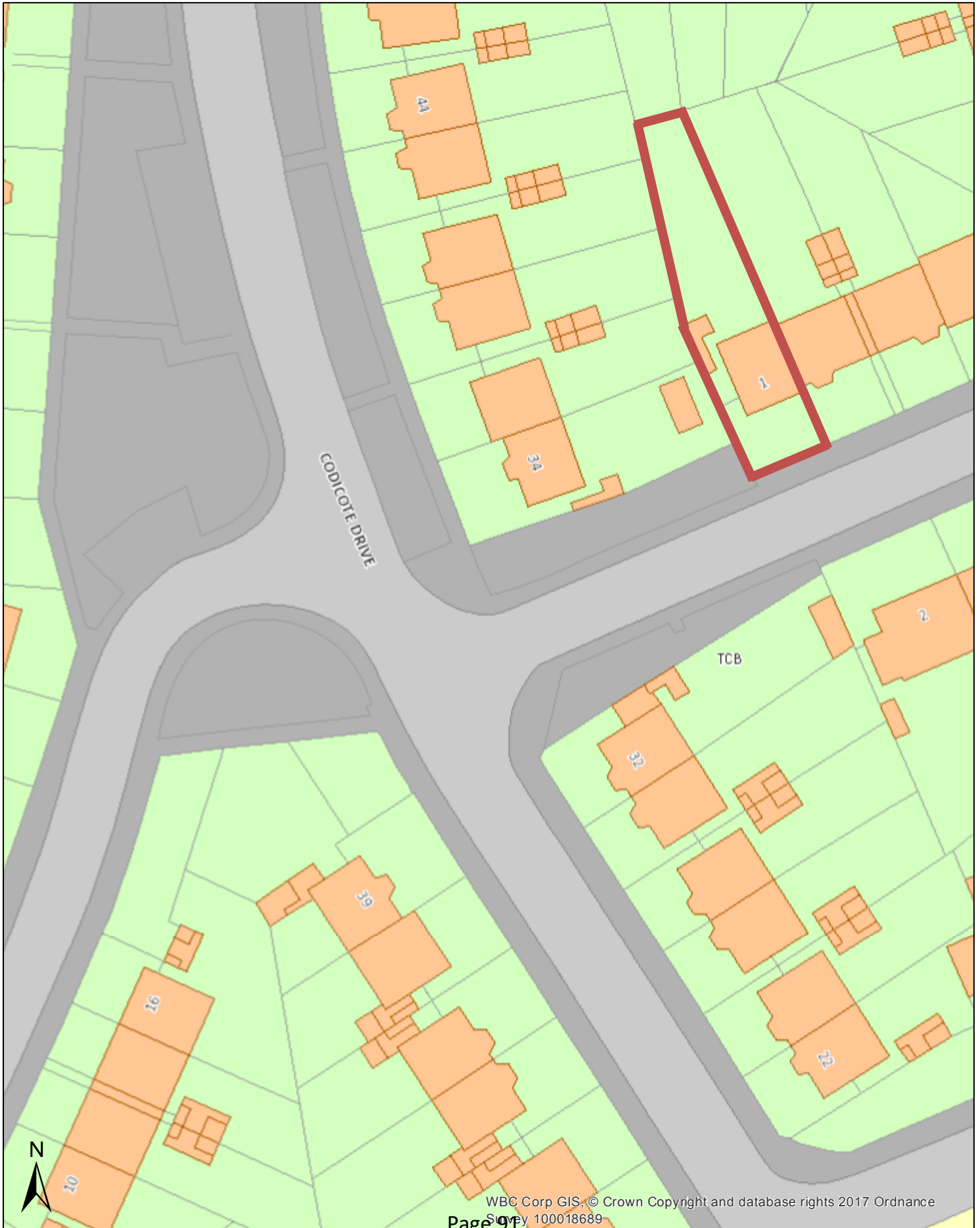
3 This permission does not remove the need to obtain any separate consent, which may be required under the Buildings Act 1984 or other building control legislation. Nor does it override any private rights which any person may have relating to the land affected by this decision. To find more information and for advice as to whether a Building Regulations application will be required please visit www.watfordbuildingcontrol.com.

4 This planning permission does not remove the need to obtain any separate consent of the owner of the adjoining property prior to commencing building works on, under, above or immediately adjacent to their property (e.g. foundations or guttering). The Party Wall Etc Act 1996 contains requirements to serve notice on adjoining owners of property under certain circumstances, and a procedure exists for resolving disputes. This is a matter of civil law between the two parties, and the Local Planning Authority are not involved in such matters. A free guide called "The Party Wall Etc Act 1996: Explanatory Booklet" is available on the website of the Department for Communities and Local Government at https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/393927/Party_Wall_etc__Act_1996_-_Explanatory_Booklet.pdf

5 You are advised of the need to comply with the provisions of The Control of Pollution Act 1974, The Health and Safety at Work Act 1974, The Clean Air Act 1993 and The Environmental Protection Act 1990. In order to minimise impact of noise, any works associated with the development which are audible at the site boundary should be restricted to the following hours: Monday to Friday 8am to 6pm, Saturdays 8am to 1pm. Noisy work is prohibited on Sundays and bank holidays. Instructions should be given to ensure that vehicles and plant entering and leaving the site comply with the stated hours of work. Further details for both the applicant and those potentially affected by construction noise can be found on the Council's website at: https://www.watford.gov.uk/info/20010/your_environment/188/neighbour_complaints_%E2%80%93%93_construction_noise

Case Officer: Mr Max Sanders

Tel. 01923 27 8288 E-mail: max.sanders@watford.gov.uk

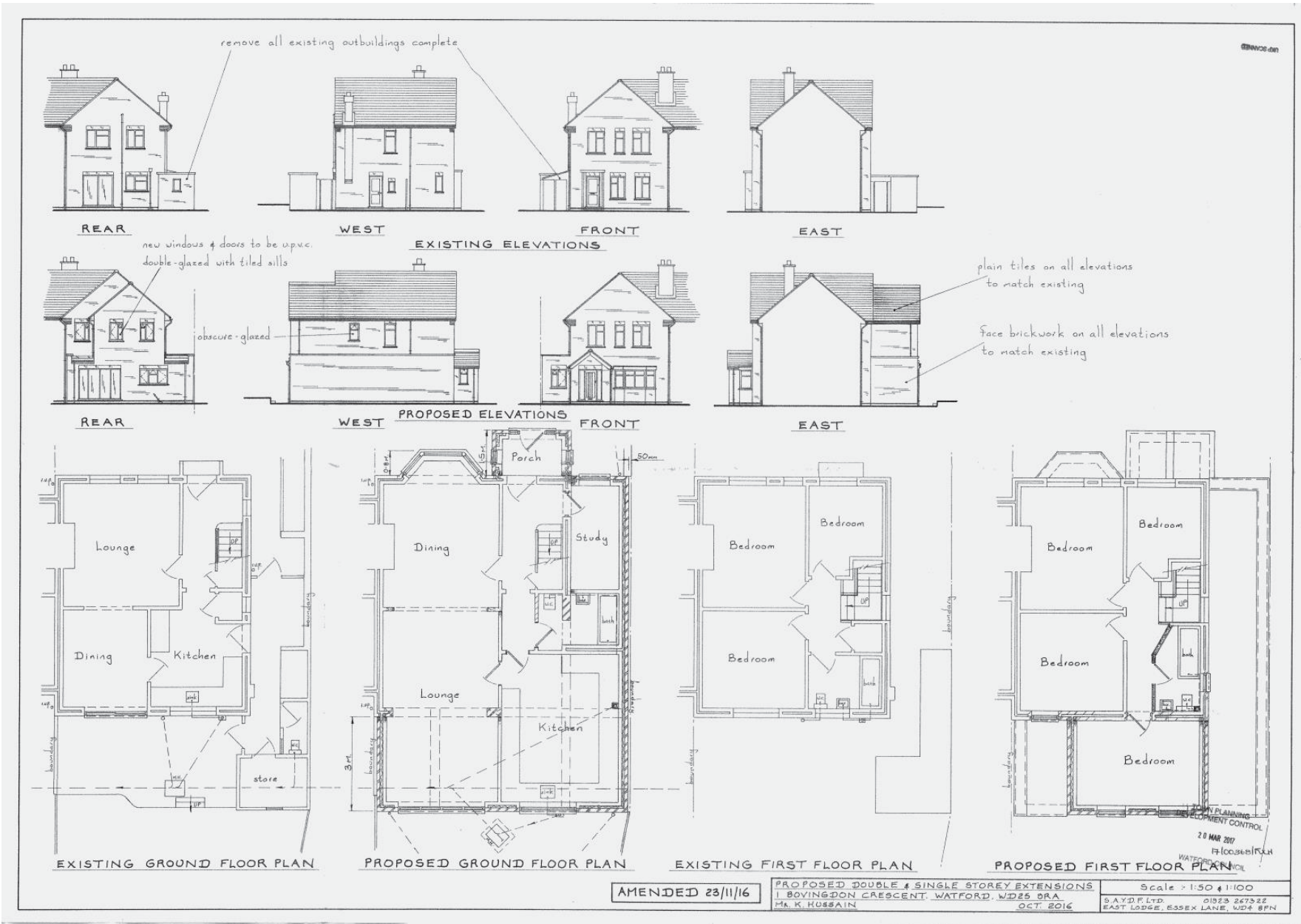












PART A	
Report of: Head of Development Management	
Date of committee:	10th May 2017
Site address:	32, Clarendon Road
Reference Number:	17/00279/FUL
Description of Development:	Erection of a 3 storey building to provide a new primary school (Class D1) with roof top play area, hard and soft landscaping, 2 blue badge parking bays and cycle parking.
Applicant:	Bowmer and Kirkland/EFA
Date Received:	6th March 2017
13 week date (major):	5th June 2017
Ward:	Central

1.0 Site and surroundings

- 1.1 The site is located on the eastern side of Clarendon Road to the north of the junction with Beechen Grove. It is approximately rhomboid in shape and has an area of 1,897m². It has a frontage of 32m to Clarendon Road and a depth of 50m. The site formerly contained a 3 storey office building occupied by Barclays Bank but this was demolished in 2015. The site is currently cleared and vacant.
- 1.2 To the north the site is adjoined by 34, Clarendon Road comprising a 4 storey, refurbished office building of grey cladding panels and terracotta tiling. To the south is 30, Clarendon Road comprising a 4 storey, 1980's office building of brick and stone. Opposite the site to the west is Jury's Inn. To the east, the rear of the site adjoins 2 storey detached and terraced properties on Estcourt Road within the Estcourt Conservation Area.
- 1.3 Clarendon Road forms a direct link between the town centre and Watford Junction station. It is the main office employment area within the Borough and is characterised by multi-storey commercial buildings up to 8 storeys high but typically 4-6 storeys high. The buildings vary in age from the 1960's through to the 2000's and exhibit a very varied range of designs and materials.

2.0 Proposed development

- 2.1 To erect a 3 storey, L-shaped building on the site to form a 2 form entry primary school. The building is to be occupied by St John's Church of England Primary School, a Free School established in 2016. When at full capacity in 2022 it will accommodate 420 pupils. It currently runs reception classes for 30 pupils from St John's Church Hall on Estcourt Road, a short distance to the east.
- 2.2 The main element of the building will be sited on the Clarendon Road frontage with a 3 storey wing extending along the southern boundary of the site. At ground floor level, the building will incorporate 2 halls, a kitchen, stores, reception and offices in the front element with 2 reception classrooms in the rear wing. The first floor of the whole building will provide classrooms for Years 1, 2 and 3 with a library and staffroom. The second floor will provide classrooms for Years 4, 5 and 6 with various resource rooms and a kitchen classroom (food/DT). At roof level there is a play area on the main element of the building.
- 2.3 To the rear of the building are the main, hard play areas for children. To the front of the building, the frontage is split into 2 distinct areas. The southern half incorporates a paved area in front of the main entrance with 2 blue badge parking bays. The northern half includes a gated service yard which can also be used as an additional hard play area. This area is secured by fencing. Pedestrian access routes for parents and children are provided along the southern and northern boundaries of the site.
- 2.4 The school is being funded and commissioned on behalf of St John's Primary School by the Education and Skills Funding Agency (ESFA), an executive agency of the Government sponsored by the Department for Education. It is responsible for funding education and training for children, young people and adults. This agency replaced the Education Funding Agency and the Skills Funding Agency in April 2017.

3.0 Relevant planning history

- 3.1 The former Barclays Bank building was constructed on the site in the late 1960s. The following planning history is relevant to this application:

13/00863/FULM – Planning permission granted in November 2013 for the demolition of the existing building and redevelopment of site to provide 1,632m² of office (Class B1a) floorspace and 22 residential flats with associated surface and basement car parking, cycle and bin storage and landscaping. This permission was not implemented and has now expired.

15/01575/DEM – Prior approval not required for the demolition of the existing bank building.

4.0 Planning policies

Development plan

4.1 In accordance with s.38 of the Planning and Compulsory Purchase Act 2004, the Development Plan for Watford comprises:

- (a) *Watford Local Plan Core Strategy 2006-31*;
- (b) the continuing “saved” policies of the *Watford District Plan 2000*;
- (c) the *Hertfordshire Waste Core Strategy and Development Management Policies Document 2011-2026*; and
- (d) the *Hertfordshire Minerals Local Plan Review 2002-2016*.

4.2 The *Watford Local Plan Core Strategy 2006-31* was adopted in January 2013. The *Core Strategy* policies, together with the “saved policies” of the *Watford District Plan 2000* (adopted December 2003), constitute the “development plan” policies which, together with any relevant policies from the County Council’s *Waste Core Strategy* and the *Minerals Local Plan*, must be afforded considerable weight in decision making on planning applications. The following policies are relevant to this application.

4.3 The *Watford Local Plan Part 2: Publication Version* was published in July 2016. This has been subject to 3 rounds of public consultation – Nov-Dec 2013, Dec 2014-Feb 2015 and Dec 2015-Feb 2016. It contains development management policies and site allocations. The emerging policies and site allocations in this document can be given limited weight at this time.

4.4 Watford Local Plan Core Strategy 2006-31

- WBC1 Presumption in favour of sustainable development
- SS1 Spatial Strategy
- SPA1 Town Centre
- SD1 Sustainable Design
- SD2 Water and Wastewater
- SD3 Climate Change
- SD4 Waste
- EMP1 Economic Development
- EMP2 Employment Land
- T2 Location of New Development
- T4 Transport Assessments
- UD1 Delivering High Quality Design

UD2 Built heritage Conservation

4.5 Watford District Plan 2000

SE7 Waste Storage, Recovery and Recycling in New Development

SE22 Noise

SE39 Tree and Hedgerow Provision in New Development

T10 Cycle Parking Standards

T21 Access and Servicing

T22 Car Parking Standards

E1 Employment Areas

U17 Setting of Conservation Areas

4.6 Hertfordshire Waste Core Strategy and Development Management Policies Document 2011-2026

1 Strategy for the Provision of Waste Management Facilities

2 Waste Prevention and Reduction

12 Sustainable Design, Construction and Demolition

4.7 Hertfordshire Minerals Local Plan Review 2002-2016

No relevant policies.

4.8 Supplementary Planning Documents

The following Supplementary Planning Documents are relevant to the determination of this application, and must be taken into account as a material planning consideration.

4.9 *Watford Character of Area Study*

The Watford Character of Area Study was adopted in December 2011. It is a spatial study of the Borough based on broad historical character types. The study sets out the characteristics of each individual character area in the Borough, including green spaces. It is capable of constituting a material consideration in the determination of relevant planning applications.

4.10 National Planning Policy Framework

The National Planning Policy Framework sets out the Government's planning policies for England. The following provisions are relevant to the determination of this application, and must be taken into account as a material planning consideration:

Achieving sustainable development

The presumption in favour of sustainable development

Core planning principles

- Section 7 Requiring good design
 - Section 8 Promoting healthy communities
 - Section 10 Meeting the challenge of climate change, flooding and coastal change
 - Section 12 Conserving and enhancing the historic environment
- Decision taking

5.0 Consultations

5.1 Neighbour consultations

Letters were sent to 24 properties in Clarendon Road, Gartlet Road and Estcourt Road.

5.2 The following is a summary of the representations that have been received:

Number of original notifications:	24
Number of objections:	0
Number in support:	4
Number of representations:	0
TOTAL REPRESENTATIONS:	4

No objections have been received to the application. The Committee will be advised of any additional representations received after the date this report was written.

5.3 Statutory publicity

The application was publicised by site notice posted on 17th March 2017. The site notice period expired on 7th April 2017.

5.4 Technical consultations

The following responses have been received from technical consultees:

5.4.1 Hertfordshire County Council (Highway Authority)

Hertfordshire County Council (HCC) as Highway Authority recommends that the proposed development be refused due to a lack of sufficient information to support that the proposed development would not have a severe impact on the safety and operation of the local highway network.

The following information is required by HCC for consideration:

- The location of the proposed park and stride scheme should be agreed as the impact of the park and stride at the location agreed would need to be considered. If

a formal park and stride location is adopted, the applicant is required to provide formal evidence of the agreement for the use of the chosen location as a park and stride by the owner/occupier.

- Whilst the site is unlikely to generate traffic to this location due to the proposals not including on-site parking, it was demonstrated in the TA that there will be trips associated with pupil drop-off and pick-up and staff arrivals and departures. Therefore, the impact of the drop-off and pick-up trips on the network will need to be assessed, whether the trips are associated with a specific park and stride location or distributed through the available existing car parks.

- Traffic surveys will be required in order to demonstrate the likely impact of the proposed park and stride traffic at the chosen location or to demonstrate the impact of the traffic associated with pupil drop-off and pick-up and staff arrivals and departures to local parking areas. The applicant is required to provide junction capacity assessments for the junctions surrounding the location of the park and stride scheme, or in the vicinity of the site if pupil drop-off and pick-up will not be formalised, in order to demonstrate the impact of the proposed school on the local highway network. Alternatively, the applicant will need to provide suitable justification as to why they are not necessary.

- The applicant is required to provide information about the condition, safety and accessibility of the pedestrian routes to be used by school children walking from the proposed park and stride location to the school.

- The applicant is required to provide the survey data used for the modal split profile for HCC consideration. This information is required in order to determine if the survey data is robust and suitable to establish the mode of travel profile for the proposed development. There is no evidence of the survey methodology or a summary of the data collected within the TA.

At the time of preparing this report, the applicant was in the process of submitting further information to address these points. The formal comments of the Highway Authority on this additional information will be provided at the meeting.

5.4.2 Hertfordshire County Council (Lead Local Flood Authority)

Following a review of the Flood Risk Assessment carried out by BWB reference JCE-BWB-EWE-RP-EN-0001-FRA dated November 2011 and the SuDS Statement reference JCE-BWB-HDG-XX-RP-PD-0001-SDS dated December 2016, we can confirm that we have no objection in principle on flood risk grounds and advise the LPA that the proposed development site can be adequately drained and mitigate any potential existing surface water flood risk if carried out in accordance with the

overall drainage strategy.

The drainage strategy is based upon attenuation and discharge into existing Thames surface water sewer on Clarendon Road. Thames Water have confirmed in principle that they would be satisfied with the proposed connection with a 50% reduction in run-off rate. The drainage strategy includes permeable paving and attenuation to provide approximately 100m³ attenuation volume required with discharge restricted to 5l/s.

Detailed calculations have been provided to support the drainage strategy and ensure that there is no flooding on site up to and including the 1 in 100 year event plus 40% climate change allowance.

We therefore recommend the following conditions to the LPA should planning permission be granted.

Condition 1: The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment carried out by BWB reference JCE-BWB-EWE-RP-EN-0001-FRA dated November 2011 and the SuDS Statement reference JCE-BWB-HDG-XX-RP-PD-0001-SDS dated December 2016, the following mitigation measures detailed within the FRA:

1. Providing attenuation to ensure no increase in surface water run-off volumes for all rainfall events up to and including the 1 in 100 year + climate change event.
2. Limiting the surface water run-off to 5l/s with discharge in Thames Surface water sewer.
3. Implementing appropriate SuDS measures as shown on the drainage strategy plan, drawing no. JCE-BWB-HDG-00-DR-PD-0001

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To prevent flooding by ensuring the satisfactory disposal and storage of surface water from the site and to reduce the risk of flooding to the proposed development and future occupants.

Condition 2: No development shall take place until a detailed surface water drainage scheme for the site based on the approved FRA and sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local

planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including 1 in 100 year + climate change critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

1. Detailed engineered drawings of the proposed SuDS features including their size, volume, depth and any inlet and outlet features including any connecting pipe runs.
2. Final detailed management plan to include arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.

Reason: To prevent the increased risk of flooding, both on and off site.

5.4.3 Arboricultural Officer

The proposals only indicate the loss of one small tree. The plans indicate the planting of nine replacement trees and areas of soft landscaping. The details submitted regarding the landscape planting plan (ref EFASJ-ALA-00-22-P-L 0006 Rev.PLO) is considered acceptable and no additional information will be required if the proposals are granted permission.

5.4.4 Planning Policy

Land use issues:

Whilst a school use here will not provide the office use normally expected on redevelopment sites on Clarendon Road, the use will deliver some additional employment use and will meet a much needed demand for school provision within the central part of Watford. It is considered that this use is acceptable in principle on the site.

Design issues:

A number of meetings have taken place between the applicant and planning officers which have included discussions regarding the design of the building and the landscape areas around it. Officers have encouraged the applicant to consider a taller building in this location as it is considered that site could be carry a taller building than 3 storeys; consideration of the future redevelopment along Clarendon suggests that the building heights along the road are going to be higher than currently found and that in a relatively short time this building will appear uncharacteristic for the road. The applicants consider that the height proposed is a better height for a school building despite examples from London being discussed where taller buildings have been constructed on constrained sites to deliver good quality school provision. A taller building would use less of the site area allowing

more ground level open space to the rear of the building.

At the meetings, the materials and detailed design aspects of the building were also considered and suggestions made to improve the front elevation in terms of the fenestration arrangement and to use brick as the principal material. The drawings show a buff brick as the main material for most of the front elevation but there is a significant section which is shown as dark grey render. The applicants were encouraged to consider the use of brick patterns created through the use of different bond arrangements to add interest and to align the upper floor windows to the ground floor (done in part of the elevation). Two areas of glazing are shown around the stairwell and above the entrance canopy, which if done well will enliven the elevation. We will need to see details of the coloured glazed panels as well and the framing system.

The overall impression from the front is somewhat underwhelming and of a missed opportunity to create a more imaginative building in which children will learn. It is a stern and stark building with little or no finesse or detailing to relieve the very simple and stark form. Care will be needed to select a palette of materials which will work together in terms of colour and to ensure details such as window reveals are used to create a bit of movement across the elevation. As mentioned before the framing system for the windows and doors is important and will make a difference to the finish of the building. There are concerns regarding the extent of the use of render and how that will look over time – avoiding staining from weather.

Open/play Space:

Most of the open space and play areas are located to the rear of the building which makes sense but they could be more creative in design. There is a small area to the front of the building which doubles up as a service area which should work with careful management by the school regarding their deliveries. There is also a MUGA on the roof which should work providing the relevant safety measures are in place, which seems to be the case.

Landscape:

There are some good points here such as the inclusion of trees along the frontage and to the rear to provide a soft edge to the residential properties backing onto the site. Also, the use of town railing behind the hedges to provide a secure area to the frontage is welcomed – I would like to see details of this and the gates to be used around the site. However, the hard surface materials are basic with too much tarmac used and little variation in materials or colours for the main play area to the rear. It would be good to see edges being picked out in a different material and the inclusion of some other materials or feature colours to encourage and stimulate play in the main play area to the rear.

Signage:

The approach to the main sign on the building is acceptable and could include some simple lighting. Other signage may be needed at ground level on the frontage and this should be considered at this stage.

Conclusion:

The building does not really meet the Council's design aspirations for high quality design for all buildings in the Borough, but it does deliver a much needed school to the town centre. It is a shame that efforts to improve the design quality of the building have not been taken on board by the applicant, as in the future schools will have to be delivered on increasingly constrained sites which should create an opportunity for something special. It was hoped that this development would set a high standard for others to follow but this is not the case.

6.0 Appraisal

6.1 Main issues

The main issues to be considered in the determination of this application are:

- (a) Principle of the use.
- (b) Scale and design.
- (c) Impact on adjoining properties.
- (d) Transport and access.
- (e) Landscaping.
- (f) Heritage assets.
- (g) Other environmental matters.

6.2 (a) Principle of the use

The site is within the wider Town Centre SPA in the Core Strategy and within an allocated employment area (E7a) in the Watford District Plan 2000. The Core Strategy sets out the requirement for the provision of at least 7000 new jobs by 2031 to meet strategic objectives and maintain Watford's role as a regional employment centre.

- 6.2.1 The GVA Employment Study 2010 (forming part of the evidence base for the Core Strategy) identified potential demand for up to 90,000m² of B1a office floorspace to 2031. This study also highlighted the fact that the quality of floorspace is equally important as the quantity. Clarendon Road/Station Road is identified as needing improvement in the quality of stock to compete effectively and attract occupiers. As a regional centre, it is important that Watford remains an employment destination and does not become merely a commuter town.

- 6.2.2 The latest Economic Growth and Delivery Assessment (EGDA) prepared by Nathaniel Lichfield and Partners (2014) has identified a significantly greater predicted growth in employment at 13,290 new jobs, almost double the predicted 7,000 new jobs in the 2010 Employment Study. Some 11,630 of these are forecast to be in Class B1(a) and B1(b) office jobs. Even allowing for some adjustment and refinement of these figures, these figures are a magnitude greater than that planned for in the Core Strategy.
- 6.2.3 Emerging Policy EMP5 of the Local Plan Part 2 states that development within the Clarendon Road, Station Road and Bridle Path office area should deliver modern, high quality Class B1a and B1b office floorspace to meet these identified needs. However, it also states that an element of small scale supporting uses (such as coffee shops, conference facilities, gyms and crèches) will be supported where these add to the vitality and viability of the office area. This policy does not consider community uses such as schools to be acceptable within the employment area.
- 6.2.4 In the context of these policies and the employment evidence base, Clarendon Road would not be considered an appropriate location for a new primary school. The use of the site for a primary school will result in the loss of a site which could provide new office floorspace in the future to meet predicted employment demand. Exceptional circumstances will therefore need to be demonstrated to set aside these employment policies and the need for the provision of new office floorspace within the employment area.
- 6.2.5 The NPPF states that the Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement. They are encouraged to give great weight to the need to create, expand or alter schools and work with school promoters to identify and resolve key planning issues.
- 6.2.6 In this policy context, the Government has, in recent years, introduced many permitted development provisions through the planning regulations to facilitate the temporary and permanent use of buildings by schools, without the need for planning permission.
- 6.2.7 There has been an identified need for a new primary school in central Watford for many years. This was the justification for establishing St John's Primary School in 2016 with the support of the Department for Education. It has subsequently received funding and support from the Education and Skills Funding Agency (ESFA), which has purchased the site and is commissioning the school. Given the high

density of development within the central Watford area, the availability of potential sites for a school is extremely limited. This site is one of only 2 potential sites considered appropriate and available in recent years, both within the employment area. Even still, a significant compromise has had to be made in the site area. A 2 form entry (2FE) primary school would normally require a site area of at least 0.7 hectare. In this case, the site is less than 0.2 hectare. However, this is the significant level of compromise that is often required in order to provide new schools within high density urban areas. It is also a reflection of the often high land values of employment sites.

6.2.8 The proposal can be considered a unique situation. It is not envisaged that any similar proposals will come forward in the short or medium term. The proposal meets the identified need for a new primary school in central Watford, accords with the Government's policies in the NPPF, and has the support of the ESFA in acquiring the site and commissioning the school. There is also a lack of available alternative sites within the area. In this context, in weighing the planning balance of economic and social need, it is considered that the proposal represents an exceptional circumstance that merits setting aside the Council's employment policies in this case.

6.3 (b) Scale and design

The proposed building is 3 storeys high with an L-shaped footprint, with a projecting wing along the southern boundary. On the roof of the front element of the building facing Clarendon Road a multi-sports play area is proposed within a fenced enclosure. In discussions with the applicant and their agents, it has become clear that the school must be designed to the strict internal space standards and requirements of the Education and Skills Funding Agency (ESFA) as well as meeting strict funding requirements. This has had an inevitable impact on various aspects of the design of the building.

6.3.1 The 3 storey scale of the building is of a similar scale to the previous building on the site but still lower than all other buildings on Clarendon Road (at 4-6 storeys). It is anticipated that the future redevelopment of sites on Clarendon Road will produce even taller buildings (such as the 11 storey building recently approved at 53, Clarendon Road). In this context, the proposed building will not be in keeping with the scale of buildings on Clarendon Road and will be seen as being out of keeping with the overall character of the road. However, it is important to note that the 3 storey scale is a reflection of operational requirements as well as funding constraints.

6.3.2 The proposed 3 levels of accommodation allow the main halls, kitchen, offices and reception classes to be located at ground floor; all the Key Stage 1 classes (Years 1,

2 and 3) to be located at first floor; and all the Key Stage 2 classes (Years 4, 5 and 6) to be located at second floor. The applicant has stated that this is the most efficient way to organise the various classrooms and that to increase the height of the building (to 4 or 5 storeys) will make the building less efficient to operate and will add significant additional cost for no benefit. Within the funding restrictions of the scheme this cannot be justified and would not be approved by the ESFA.

6.3.3 In terms of design, this is a simple, contemporary approach with brickwork as the main material on the front elevation and coloured render for the rest of the building. The window fenestration reflects the internal arrangement of rooms within the building. The design and materials again reflect the constraints of funding. Many recently constructed schools exhibit a simple, contemporary style with flat roofs and rendered elevations (i.e. Garston Manor School, Ascot Road Community School). In this case, whilst a contemporary style is considered acceptable, your officers have sought a building where the main material is brick, to be high quality and robust in appearance, in this very prominent location between the town centre and Watford Junction station. However, they have repeatedly been told that the financial constraints of the scheme will not support this approach. The applicant has quoted many examples of recently completed schools with contemporary design where render is the main external material.

6.3.4 The submitted design does incorporate brick as the main material on the front elevation and this is welcomed. The windows have been aligned to give a vertical emphasis and rhythm to the elevation with the stair core at the northern end and the main entrance at the southern end being highlighted in dark coloured render. The use of dark coloured render along the side elevations will prevent any discolouring where limited sunlight will be received whilst coloured render will be used on the elevations facing the hard play area to add colour and interest commensurate with the use as a school.

6.3.5 The Council's Urban Design and Conservation Manager has expressed her concerns over the scale and design of the building and these are detailed in paragraph 5.4.4 of this report. Nevertheless, the applicant does not agree with this assessment. The constraints within which the scheme has had to be designed, both operational and financial, are not inconsiderable and it is accepted by your officers that this will require a level of compromise if the school is to be delivered. Having regard to the overriding need for a new primary school in this area and the policy advice in the NPPF that requires local planning authorities to give great weight to the creation of new schools, it is considered that the benefits of delivering the school outweigh any perceived shortfall in the quality of the design.

6.4 (c) Impact on adjoining properties

The adjoining office buildings to the north and south of the site have no windows in their flank elevations. Although the school building will be visible from the windows in the front and rear elevations of 30, Clarendon Road to the south, due to the presence of the rear wing sited along this boundary and the greater depth of the building, this will have no adverse impact on the use of these offices.

- 6.4.1 The rear boundary of the site adjoins a small office building (Henry Smith House, 3-5, Estcourt Road) and several residential properties (nos. 7-15, odds, Estcourt Road). The rear wing of the proposed building will be sited 5.0-8.5m from the rear boundary of Henry Smith House, which comprises a car parking area to the rear. Given the use of the building, the proposed school building will have no adverse impacts on this property.
- 6.4.2 With regard to the residential properties, the windows in the northern elevation of the rear wing will give rise to some oblique overlooking of the rear garden areas of these houses. However, any loss of privacy will be mitigated by the limited hours of use of the school (9am to 3.30pm during school terms) and the fact that only the rear part of the gardens will be affected. As such, it is not considered any overlooking of the garden areas of these houses would be significant or harmful to the occupiers. There will be no direct overlooking of the windows of the houses.
- 6.4.3 The windows in the eastern elevation of the main building will directly face the rear elevations of the houses, however, with a distance of 21m to the rear boundary and 41m to the rear windows of the houses, they will give rise to no loss of privacy.
- 6.4.4 In terms of potential noise impacts from the school, a Noise Assessment Report has been submitted with the application. This identifies 2 sources of noise – from children playing in the play area and from mechanical plant.
- 6.4.5 The main playground is located to the rear of the building adjoining the boundary with the residential properties. This will inevitably give rise to some noise from children playing outside but will be limited to break times and lunchtimes on school days only. This will limit the frequency and duration of noise from children playing and is not considered likely to have a significant adverse impact. Furthermore, there is an existing 2m high wall along the boundary that will provide some level of mitigation (7dB(A)). This will give a predicted sound level of 53dB LAeq within the adjoining gardens which will be within the guideline sound level of 55dB LAeq for residential gardens.
- 6.4.6 The majority of primary schools in the borough are located in residential areas with many adjoining residential properties. This is not, therefore, considered to be an unusual or unacceptable situation. Given the predicted sound levels and the limited

periods of time children will be outside, it is not considered this will have a significant adverse impact on the adjoining properties.

6.4.7 The mechanical plant will largely be located within a ground floor plant room sited on the northern elevation. No external plant is currently shown on the drawings. Where external plant is to be installed, the noise assessment gives maximum noise levels at the nearest residential properties that should be achieved. Details of any external plant can be secured by condition.

6.5 (d) Transport and access

The site is located in a highly sustainable and accessible location within walking distance of Watford Junction station and bus interchange to the north and the town centre to the south, also served by numerous bus routes. In addition, Sutton car park is located a short distance to the south-east and provides short term and long term car parking. Given the limited site area, it is not possible to provide on-site car parking or drop-off facilities other than 2 spaces for blue badge holders.

6.5.1 It is intended that the school will serve the local area within central Watford. It should therefore be possible for parents and children to walk or cycle to the site. Vehicles stopping or parking on Clarendon Road outside the site is prohibited by double yellow lines. The surrounding roads are within a controlled parking zone to prevent parking by non-permit holders. The lack of on-site parking, the presence of double yellow lines outside the site and the controlled parking zone on surrounding streets will be significant disincentives to any car based travel to the site. Where car travel is unavoidable, Sutton car park is available for short term parking. This can also be used for long term parking by staff and visitors. Cycle parking is provided on-site for 54 cycles for children and 10 cycles for staff and visitors.

6.5.2 The school currently operates from the St John's Church Hall on Estcourt Road in similar circumstances, within the controlled parking zone, with no on-site parking and double yellow lines outside the site. A school travel plan will be provided by the school to manage the expectations of parents and to encourage non-car travel to the site by staff, parents and children. This can be secured by condition.

6.5.3 As part of the submitted Transport Assessment, the applicant has proposed a 'Park and Stride' scheme to operate from Sainsbury's car park in the town centre. This would allow parents who travel by car to drop their children off at Sainsbury's to then be walked to the school by school staff. This is considered acceptable in principle and could form part of the school's travel plan. However, at this stage, it is not known whether there is any agreement with Sainsbury's for this to operate from their car park.

- 6.5.4 The County Council as the Highway Authority have requested additional information to supplement the Transport Assessment, in particular around the proposed 'Park and Stride' scheme and the potential impacts this could have on traffic generation in the location of Sainsbury's. Whilst these concerns are noted, the Council cannot require this to be provided as it involves third party land not within the control of the applicant.
- 6.5.5 Notwithstanding the concerns raised by the Highway Authority, it is considered appropriate that the school should be car free in this location to minimise any traffic generation and encourage non-car travel to the school. It is also worth noting that any commercial development of the site for offices would have some car parking provision and would generate a level of traffic at peak times. The previous planning permission for mixed-use development at the site (ref. 13/00863/FULM) included 36 car parking spaces and was considered acceptable.
- 6.5.6 Overall, it is not considered that the concern of the Highway Authority regarding the proposed 'Park and Stride' would merit a refusal of permission.
- 6.5.7 All servicing to the site will have to take place from Clarendon Road. Smaller vehicles will be able to enter the service yard to park clear of the highway. Larger vehicles (i.e. refuse lorries) will have to park on Clarendon Road but it is anticipated these will be only occasional and for very short periods of time. The timing of deliveries and collections will need to be managed by the school to avoid peak traffic times and times when the children are arriving at or leaving the school.
- 6.6 (e) Landscaping
There is limited opportunity for soft landscaping due to the limited area of the site and its proposed use as a primary school, particularly the need for outdoor play areas. The proposal includes 3 trees and shrub planting on the Clarendon Road frontage and 6 trees and shrub planting on the eastern (rear) boundary. The proposed trees are Common Hornbeam (*Carpinus betulus*) to the front and Sweet Gum (*Liquidambar styraciflua*) to the rear. This is considered an acceptable level of planting in the circumstances.
- 6.6.1 Hard landscaping will comprise block paving to the southern part of the frontage on Clarendon Road (main entrance and blue badge parking) and tarmac to the northern part of the frontage (service yard), the pedestrian routes along the northern and southern boundaries and to the hard play areas. The site will be secured with 2.4m high weldmesh fencing along the northern, eastern and southern boundaries from the line of the front elevation of the building. The Clarendon Road frontage will be unfenced on the southern half with 2.4m hoop top fencing around the northern part. This is acceptable in principle given the need to

ensure the site is secure for the safeguarding of the children. Details can be secured by condition.

6.7 (f) Heritage assets

There are 2 heritage assets adjoining the site, the Estcourt Conservation Area and the locally listed Henry Smith House at 3-5, Estcourt Road. The western boundary of the Estcourt Conservation Area adjoins the commercial office sites along its whole length. As such, this boundary is characterised by the sharp transition between the 2 storey Victorian terraced houses within the conservation area and the 4-6 storey modern office blocks along Clarendon Road. This forms the setting for the conservation area along this boundary and has been the case since it was first declared in 2001. The previous building on the site was the 3 storey Barclays Bank of a similar scale to the proposed school building, although set centrally within the site and slightly further away from the eastern boundary with the conservation area. However, all of the other office buildings that adjoin the conservation area boundary are 4-6 storeys high. In this context, the proposal will have no adverse impact on the setting of the conservation area.

6.7.1 With regard to Henry Smith House, this directly adjoins the 4 storey modern office building at Beechen Grove Baptist Church and is opposite the 5 storey Sutton multi-storey car park. Although both of these buildings are just outside the conservation area (which runs along the southern boundary of Henry Smith House) they form a significant part of the setting of the building. The setting of this building is already dominated by these larger buildings and the proposed school building is lower than both of these buildings. The school building will, therefore, not have an adverse impact on the setting of Henry Smith House.

6.8 (g) Other environmental matters

6.8.1 *i) Surface water drainage*

A sustainable surface water drainage scheme has been designed as part of the development. The whole of the site is currently impermeable and this will remain the case with the proposed school. The development will incorporate a 100m³ attenuation tank underneath the playground which is designed to accommodate surface water flows for the predicted 1 in 100 year storm event plus a 40% addition to account for climate change. Current peak flows to the public sewer are calculated at 14 litres/second. The proposed scheme will incorporate a hydrdobrake which will limit flows to 5 litres/second. This is equivalent of greenfield rates and is acceptable to Thames Water and the County Council as the Lead Local Flood Authority.

6.8.2 *ii) Energy and water efficiency*

An Energy and Water Efficiency Plan has been submitted with the application. The

design approach to the building is to incorporate various 'Be Lean' and 'Be Clean' measures to reduce energy and water use. These include high levels of building fabric thermal efficiency, limiting the need for mechanical ventilation and air conditioning, water efficient fittings, heat recovery ventilation and efficient gas condensing boilers. This brings the building very close to compliance with the Building Regulations Part L 2013. A small area of photovoltaic solar panels (approx. 25m²) may be required to fully achieve this requirement.

7.0 Community Infrastructure Levy and Planning Obligations

7.1 Community Infrastructure Levy (CIL)

The Council introduced the Community Infrastructure Levy (CIL) with effect from 1 April 2015. The CIL charge covers a wide range of infrastructure as set out in the Council's Regulation 123 list, including highways and transport improvements, education provision, youth facilities, childcare facilities, children's play space, adult care services, open space and sports facilities. CIL is chargeable on the relevant net additional floorspace created by the development. The charge is non-negotiable and is calculated at the time that planning permission is granted.

The CIL charge applicable to the proposed development (Other Uses) is £0m. Accordingly, there will be no CIL charge in respect of the proposed development.

7.2 S.106 planning obligation

The Council introduced the Community Infrastructure Levy (CIL) with effect from 1 April 2015. On and from this date, s.106 planning obligations can only be used to secure affordable housing provision and other site specific requirements, such as the removal of entitlement to parking permits in Controlled Parking Zones and the provision of fire hydrants. As such, there is no requirement for a planning obligation in this case.

8.0 Conclusion

8.1 The proposed primary school will meet an identified need for a new school in the central area of Watford. It is being promoted by the Education and Skills Funding Authority on behalf of the St John's Church of England Primary School which was established in 2016. The application site is within employment area of Clarendon Road where local plan policies focus on the provision of new office employment floorspace to meet predicted employment demand. As such, the proposal is contrary to the policies of the Core Strategy and the latest employment evidence base which highlights a significant shortfall in employment floorspace to 2031.

8.2 The scale of the proposed building at 3 storeys is also considered to be out of

keeping with the larger scale office buildings in Clarendon Road (4-6 storeys) and the taller buildings being promoted through the Council's emerging tall buildings policies. However, there are a number of relevant operational and funding factors that have heavily dictated the scale and design of the building, and these are acknowledged.

- 8.3 Overall, a planning balance has to be made between the need for the primary school, to which the NPPF states local planning authorities should give great weight, the loss of an employment site suitable for office development, and the scale and design of the building, having regard to the operational and funding constraints of the scheme. This balance of economic, social and environmental issues is considered to favour the provision of the new school in this case as a unique opportunity to provide a new primary school, having regard to the identified need for the school, the very limited availability of suitable sites in the central area of Watford, and the support of the Education and Skills Funding Authority in commissioning the school.
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9.0 Human Rights implications

- 9.1 The Local Planning Authority is justified in interfering with the applicant's human rights in order to alleviate any adverse effect on adjoining properties and their occupiers and on general public amenity. With regard to any infringement of third party human rights, these are not considered to be of such a nature and degree as to override the human rights of the applicant and therefore warrant refusal of planning permission.
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10.0 Recommendation

That planning permission be granted subject to the following conditions:

Conditions

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

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004 and having regard to paragraph 2.41 of Fixing our Broken Housing Market alongside the time sensitivities of the

assessment that has been carried out in terms of development viability and affordable housing.

2. The development hereby permitted shall be carried out in accordance with the following approved drawings:-

SJW-PE-XX-00-DR-A-9201 P01
SJW-PE-XX-01-DR-A-9202 P02
SJW-PE-XX-02-DR-A-9203 P02
SJW-PE-XX-03-DR-A-9204 P03
SJW-PE-XX-ZZ-DR-A-9250 P03, 9251 P02
EFASJ-ALA-00-ZZ-P-L-0001 PLO

Reason: For the avoidance of doubt and in the interests of proper planning.

3. No construction works shall commence until full details and samples of the materials to be used for the external surfaces of the building and the roof top play area have been submitted to and approved in writing by the Local Planning Authority.

Reason: This is a pre-commencement condition as materials will need to be agreed in the interests of the visual appearance of the building and the character and appearance of the area, in accordance with Policy UD1 of the Watford Local Plan Core Strategy 2006-31.

4. No construction works shall commence until details of the window reveals and detailing around the windows have been submitted to and approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the approved materials.

Reason: This is a pre-commencement condition as details will need to be agreed in the interests of the visual appearance of the building and the character and appearance of the area, in accordance with Policy UD1 of the Watford Local Plan Core Strategy 2006-31.

5. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment carried out by BWB reference JCE-BWB-EWE-RP-EN-0001-FRA dated November 2011 and the SuDS Statement reference JCE-BWB-HDG-XX-RP-PD-0001-SDS dated December 2016, the following mitigation measures detailed within the FRA:

- i) Providing attenuation to ensure no increase in surface water run-off volumes for all rainfall events up to and including the 1 in 100 year + climate change event.
- ii) Limiting the surface water run-off to 5l/s with discharge in Thames Surface water sewer.
- iii) Implementing appropriate SuDS measures as shown on the drainage strategy plan, drawing no. JCE-BWB-HDG-00-DR-PD-0001

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To prevent flooding by ensuring the satisfactory disposal and storage of surface water from the site and to reduce the risk of flooding to the proposed development and future occupants.

6. No development shall take place until a detailed surface water drainage scheme for the site based on the approved FRA and sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including 1 in 100 year + climate change critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

- i) Detailed engineered drawings of the proposed SuDS features including their size, volume, depth and any inlet and outlet features including any connecting pipe runs.
- ii) Final detailed management plan to include arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.

Reason: This is a pre-commencement condition to ensure an acceptable scheme is designed into the development in order to prevent the increased risk of flooding, both on and off site.

7. No part of the development shall be occupied until the refuse and recycling store to serve the development, as shown on the approved drawings, has

been constructed and made available for use. This facility shall be retained as approved at all times.

Reason: To ensure that adequate facilities exist for the proposed development, in accordance with saved Policy SE7 of the Watford District Plan 2000.

8. No part of the development shall be occupied until a detailed hard landscaping scheme for the site, including details of all site boundary treatments and external lighting, has been submitted to and approved in writing by the Local Planning Authority, and the works have been carried out in accordance with the approved details.

Reason: In the interests of the visual appearance of the site and the wider area, in accordance with Policy UD1 of the Watford Local Plan Core Strategy 2006-31.

9. No part of the development shall be occupied until cycle parking facilities for 54 cycles for children and 10 cycles for staff and visitors have been provided in accordance with the approved drawings. These facilities shall be retained at all times.

Reason: To encourage travel by cycle and to provide sustainable travel alternatives, in accordance with saved Policy T10 of the Watford District Plan 2000 and Policy T3 of the Watford Local Plan Core Strategy 2006-31.

10. The development shall not be occupied until a detailed Travel Plan for the school, based upon the Hertfordshire County Council document 'Hertfordshire Green Travel Plan Guidance', has been submitted to and approved in writing by the Local Planning.

Reason: To ensure that the development offers a wide range of travel choices to reduce the impact of travel and transport on the environment, in accordance with Policy T3 of the Watford Local Plan Core Strategy 2006-31.

11. The approved landscaping scheme (drawing no. EFASJ-ALA-00-ZZ-P-L-0006 PLO) shall be carried out not later than the first available planting and seeding season after completion of development. Any trees or plants whether new or existing which within a period of five years die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, or in accordance with details approved by the Local Planning Authority.

Reason: In the interests of the visual appearance of the site and the wider area, in accordance with Policy UD1 of the Watford Local Plan Core Strategy 2006-31.

12. No plant or equipment shall be sited on the external elevations of the building unless details of the plant or equipment have been submitted to and approved in writing by the Local Planning Authority. The details shall include size, appearance, siting and technical specifications relating to noise.

Reason: In the interests of the visual appearance of the site and the amenities of the residential occupiers, in accordance with Policy UD1 of the Watford Local Plan Core Strategy 2006-31.

Informatives

1. You are advised of the need to comply with the provisions of The Control of Pollution Act 1974, The Health & Safety at Work Act 1974, The Clean Air Act 1993 and The Environmental Protection Act 1990.

In order to minimise impact of noise, any works associated with the development which are audible at the site boundary should be restricted to the following hours:

- Monday to Friday 8am to 6pm
- Saturdays 8am to 1pm
- Noisy work is prohibited on Sundays and bank holidays

Instructions should be given to ensure that vehicles and plant entering and leaving the site comply with the stated hours of work.

Further details for both the applicant and those potentially affected by construction noise can be found on the Council's website at:
https://www.watford.gov.uk/info/20010/your_environment/188/neighbour_complaints_%E2%80%93_construction_noise.

2. All new developments granted planning permission and to be constructed require naming or numbering under the Public Health Act 1925. You must contact Watford Borough Council Street Naming and Numbering department as early as possible prior to commencement on streetnamenumbers@watford.gov.uk or 01923 278458. A numbering notification will be issued by the council, following which Royal Mail will

assign a postcode which will make up the official address. It is also the responsibility of the developer to inform Street Naming and Numbering when properties are ready for occupancy.

3. In dealing with this application, Watford Borough Council has considered the proposal in a positive and proactive manner having regard to the policies of the development plan as well as paragraphs 186 and 187 of the National Planning Policy Framework and other material considerations, and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2010, as amended. The Council also gave advice on the proposal and sought amendments during the application process.

Drawing numbers

SJW-PE-XX-XX-DR-A-9100 P01, 9101 P01, 9102 P01

SJW-PE-XX-00-DR-A-9201 P01

SJW-PE-XX-01-DR-A-9202 P02

SJW-PE-XX-02-DR-A-9203 P02

SJW-PE-XX-03-DR-A-9204 P03

SJW-PE-XX-ZZ-DR-A-9250 P03, 9251 P02

EFASJ-ALA-00-ZZ-P-L-0001 PLO, 0003 PLO, 0004 PL1, 0005 PLO, 0006 PLO, 0007 PLO

Case Officer: Paul Baxter

Email: paul.baxter@watford.gov.uk

Tel: 01923 278284

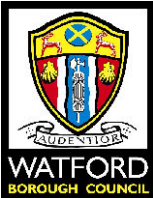




Image from Google Earth

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING.

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CDM - RESIDUAL RISKS
The following are considered to be significant risks relevant to this project and are subject to the right of revocation. Pick Everard has identified these risks in the Design Risk Assessments which may help to mitigate these and other identified risks further during the construction / maintenance process.

CDM - RESIDUAL RISKS

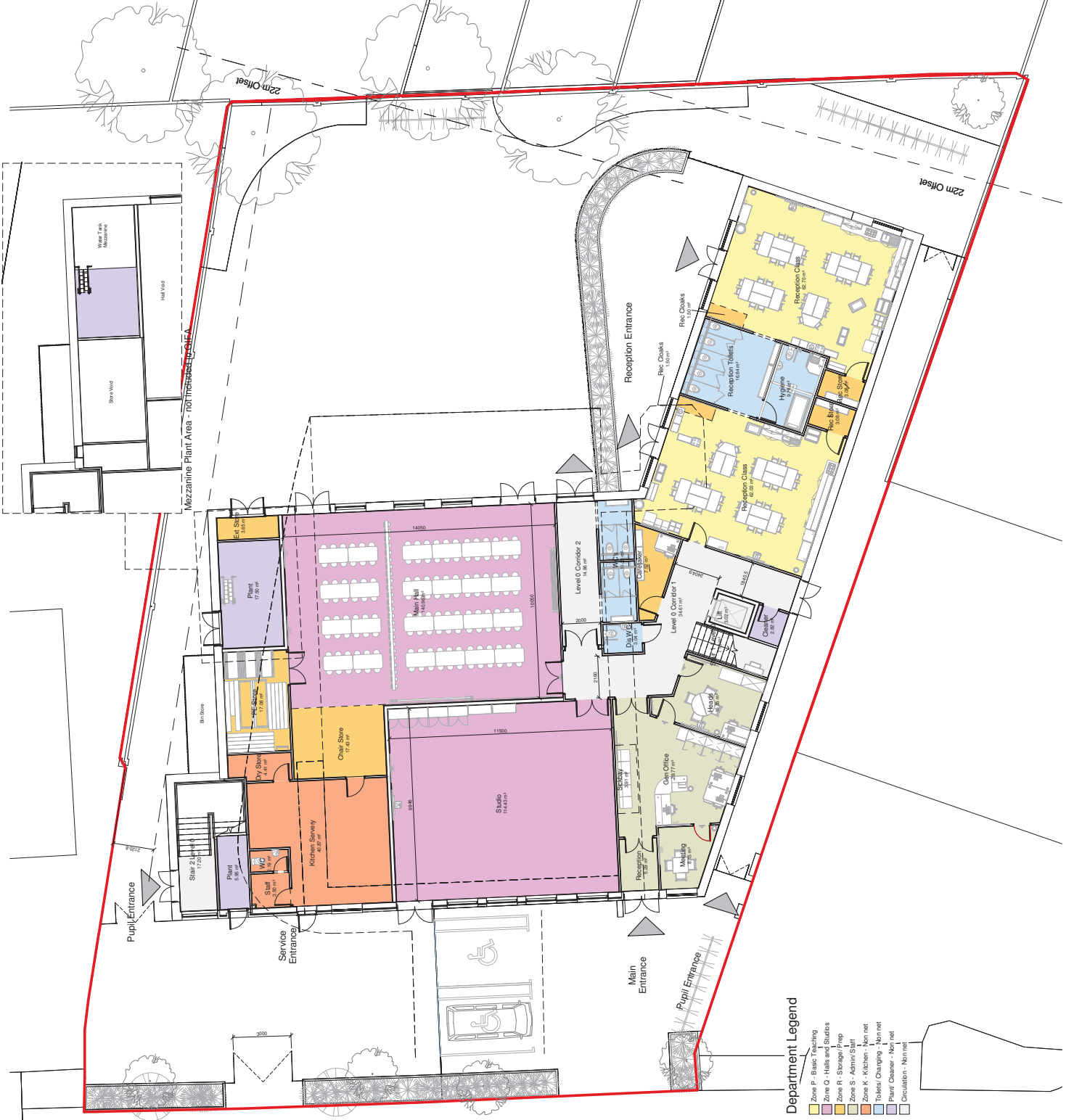
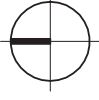
The following are considered to be significant risks relevant to this project and are subject to the right of revocation. Pick Everard has identified these risks in the Design Risk Assessments which may help to mitigate these and other identified risks further during the construction / maintenance process.

GIFA

GF 716,786
EF 674,842
SF 679,006

Total 2070,634

VISUAL SCALE 1:100 @ A1



Department Legend

- Zone P - Base Teaching
- Zone O - Halls and Studios
- Zone R - Storage Prep
- Zone S - Admin Staff
- Zone K - Kitchen
- Zone C - Changing
- Plant Cleaner - Non net
- Circulation - Nonnet

NO.	REV	DATE	BY	CHKD	STATUS
100		2020.07	JAW	JAW	CDM

The document references the following file:-

Reference Name: XXX-PE-XX-ZZ-M3-A-001
Status: \$0
Revision: PO1.1

CLIENT: Bowmer & Kirkland
Architects: Pick Everard
Project Managers: St Johns C of E
Surveyors: Primary School

PICK EVERARD

Halford House
64, Cambridge Road
Leicester
LE1 1HG
Tel: 01533 444666
Fax: 01533 2224411
consultants@pickeverard.co.uk
www.pickeverard.co.uk

PROJECT: Proposed Ground Floor Plan
SCALE: 1:100 (Overall) 1:50 (at A1)
STATUS: ISSUED FOR INFORMATION
DRAWING NUMBER: SJW-PE-XX-00-DR-A-9201
REVISION: P01

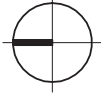
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VISUAL SCALE 1:100 @ A1

GIFA

GF 716.796
LF 674.842
SF 679.006

Total 2070.634



Department Legend

- Zone P - Basic Teaching
- Zone R - Storage/ Prep
- Zone S - Admin/ Staff
- Zone T - Learning Resource
- Toilets Changing - Non net
- Plant Cleaner - Non net
- Circulation - Non net

L1(First)

1 : 100

REV	DESCRIPTION	DATE	BY	CHECKED
00.03.17	7/5			
20.03.17	7/5			
20.03.17	7/5			

The document references the following file:-

Reference Name
XXX-PE-XZ-M3-A-001

Status
\$0

Revision
P01.1

CLIENT
Bowmer & Kirkland

Architects
Consulting Engineers
Project Managers
Surveyors

PICK EVERARD

Hilford House
Leicester
LE1 1HQ
Tel: 0116 222 4411
Fax: 0116 222 4411
consultants@pickeverard.co.uk
www.pickeverard.co.uk

PROJECT
St Johns C of E

Primary School

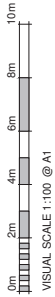
DRAWING TITLE	PROPOSED FIRST FLOOR PLAN
DRAWING NUMBER	SJW-PE-XX-01-DR-A-9202
PROJECT	OUTDOOR VISITOR LOCATION
DATE	16/12/27
SCALE	As Indicated
STATUS	S2 PLANNING
OF A1	
Rev	P02

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING
 Status Code Definition: **S2 - Issued for Information**

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CDM - RESIDUAL RISKS

The following are considered to be significant risks relevant to this project and have been identified by the Design Risk Assessment process. Further possible control measures have been identified within the Design Risk Assessments which may help to mitigate these and other identified risks further during the construction / maintenance process.



GIFA

GF 716,786
 FF 674,842
 SF 679,006

Total 2070,634



Department Legend

- Zone P - Basic Teaching
- Zone P - Specialist Practical
- Zone R - Storage Prep
- Zone S - Admin Staff
- Zone T - Learning Resource
- Toilets Changing - Non net
- Plant/Cleaner - Non net
- Circulation - Non net

L2(Second).
 1 : 100

REV	DESCRIPTION	DATE	BY	CHKD
03.03.17	FOR CHECK BY BUILDING CONTRACTOR PRIOR TO THE WORK	03.03.17	FSB	
20.03.17	FOR CHECK BY BUILDING CONTRACTOR	20.03.17	FSB	
			FSB	CHN

This document references the following file:-

Reference Name Status **Revision**
 XX-PE-XX-ZZ-M3-A-001 S0 P01.1

CLIENT
 Bowmer & Kirkland

Architects
 Consulting Engineers
 Project Managers
 Surveyors

PICK EVERARD

Hilford House
 100, The Parade
 Leicester
 LE1 1HQ
 Tel: 0116 222 4411
 Fax: 0116 222 44112233
 consultants@pickeverard.co.uk
 www.pickeverard.co.uk

PROJECT
 St Johns C of E
 Primary School

DRAWING TITLE	SCALE	DATE	STATUS
Proposed Second Floor Plan	1:161227	As Indicated	of A1
		S2	PLANNING

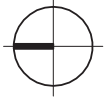
DRAWING NUMBER
SJW-PE-XX-02-DR-A-9203
 PROJECT: OUTDOOR VISITOR LOCATION - 100% 2016

REV
P02
 REVISION

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

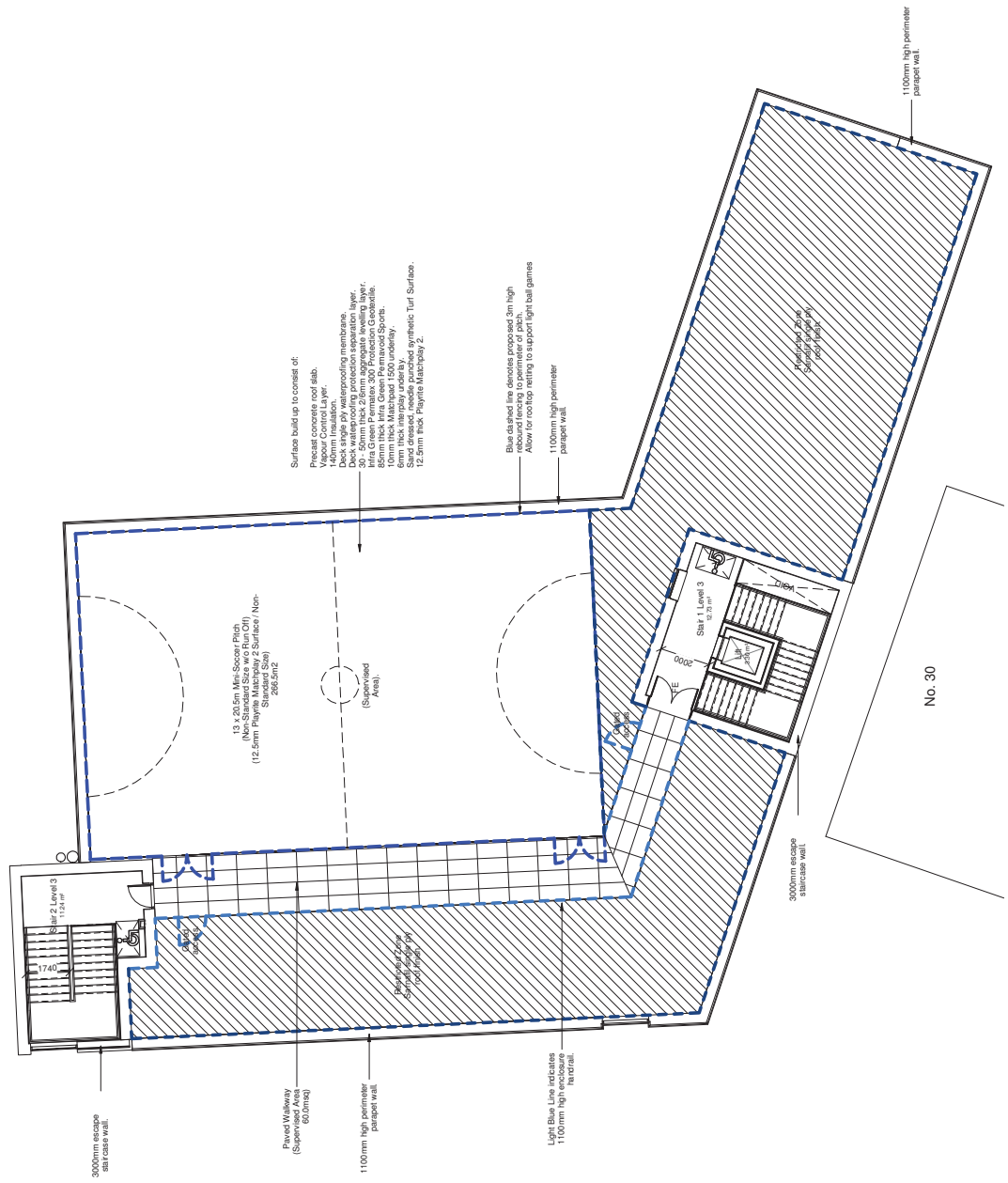
Status Code Definition **S2 - Issued for Information**
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CDM - RESIDUAL RISKS
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VISUAL SCALE 1:100 @ A1
 GIFA
 GF 716.708
 FF 677.642
 SF 679.006
 Total 2070.634

No. 34



L3(Roof).
 1 : 100

NO.	DESCRIPTION	DATE	BY	CHECKED
10.03.17	P.R.			
01.05.17	P.B.			
20.03.17	P.B.			
	DATE	BY	CHECKED	

The document references the following file:
Reference Name Status Revision
 XXX-PE-XX-ZZ-M3-A-001 \$0 P01.1

CLIENT
Bowmer & Kirkland

Architects
 Consulting Engineers
 Project Managers
 Surveyors

PICK EVERARD
 Hilford House
 100, High Street
 Leicester
 LE1 1HQ, UK
 Tel: 0116 222 4411
 Fax: 0116 222 44112233
 consultants@pick-everard.co.uk
 www.pick-everard.co.uk

PROJECT
St Johns C of E
 Primary School

NO.	DESCRIPTION	DATE	BY	CHECKED
161227				
	SCALE	DATE	BY	CHECKED
	As Indicated			
S2	PLANNING			

DRAWING TITLE
 Proposed Rooftop Playground

DRAWING NUMBER
SJW-PE-XX-03-DR-A-9204

PROJECT
 Outdoor Leisure / Recreation

DATE
 16/12/2017

SCALE
 1:100

STATUS
 As Indicated

DATE
 16/12/2017

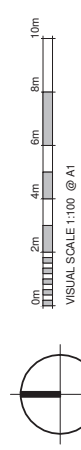
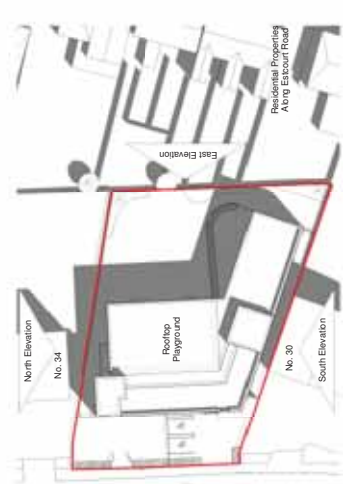
BY
 P.B.

CHECKED
 P.B.

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

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CDM - RESIDUAL RISKS
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VISUAL SCALE 1:100 @ A1

- Key
1. Principle Render - Buff (Colour TBC)
 2. Principle Render - Grey (Colour TBC)
 3. Accent Render - Green 1 (Colour TBC)
 4. Accent Render - Green 2 (Colour TBC)
 5. Accent Render - Green 3 (Colour TBC)
 6. Accent Render - Green 4 (Colour TBC)
 7. Accent Render - Green 5 (Colour TBC)
 8. Accent Render - Green 6 (Colour TBC)
 9. Accent Render - Green 7 (Colour TBC)
 10. Flaring Brickwork - Buff (Colour TBC)
 11. PPC Aluminium Doors/windows/curtain walling/boilers - Black Grey (Colour TBC)
 12. Spandrel - Black painted glass panel - Black Grey (Colour TBC)
- Note: Windows to be operable and restricted to self Building Services ventilation strategy.

REV	DESCRIPTION	DATE	BY	CHECKED
00.03.17	ISSUED FOR INFORMATION	03.03.17	PKB	
20.03.17	ISSUED FOR INFORMATION	20.03.17	PKB	
01.04.18	ISSUED FOR INFORMATION	01.04.18	PKB	

This document references the following file:-
 Reference Name: XXX-PE-XX-ZZ-M3-A-001
 Status: S0
 Revision: P01.1

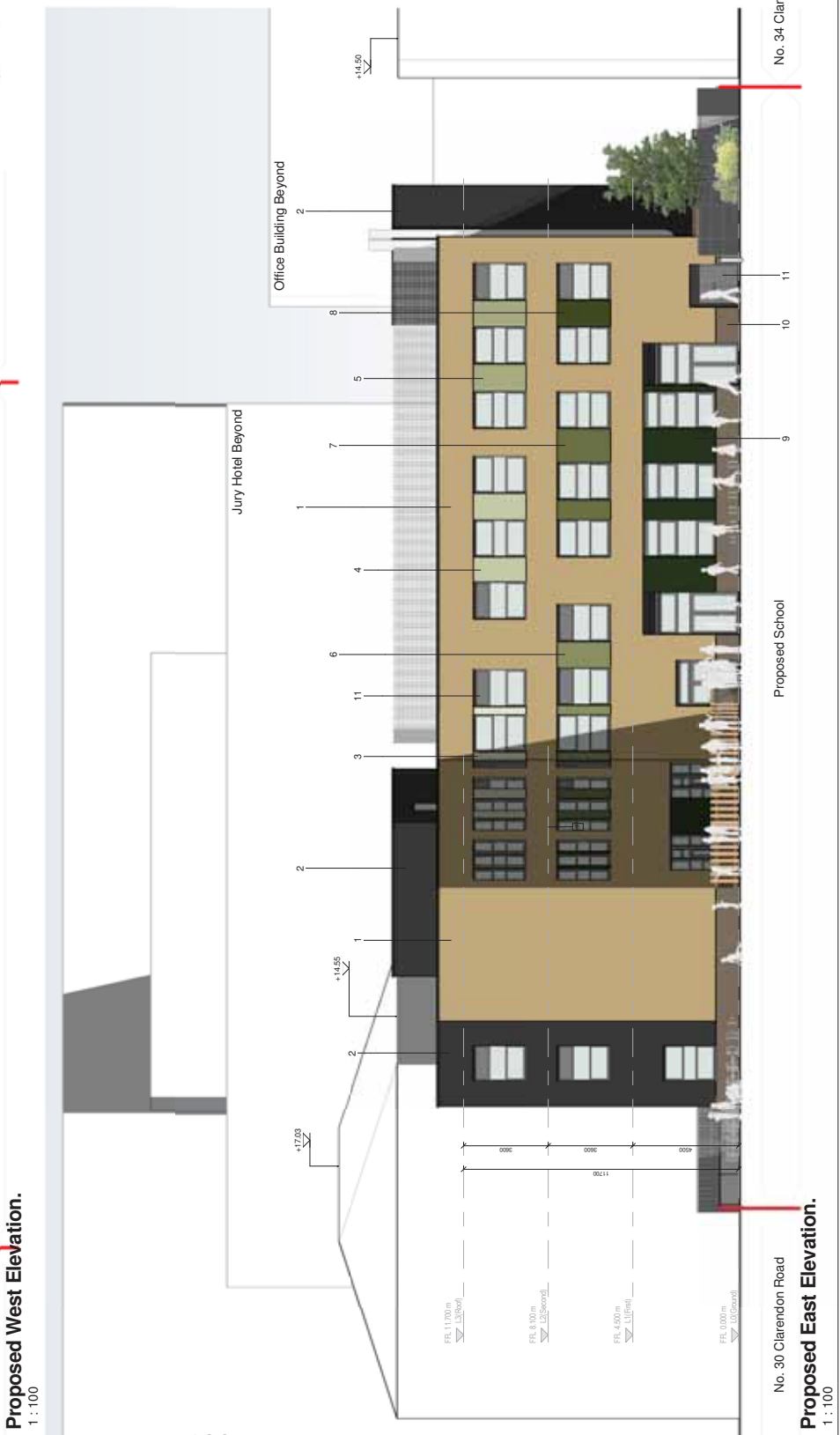
CLIENT: Bowmer & Kirkland
 ARCHITECTS: Pick Everard
 PROJECT: St Johns C of E Primary School
 SCALE: 1:100
 DRAWING NUMBER: SJW-PE-XX-ZZ-DR-A-9250
 PROJECT: CLARENDON ROAD, BOWMER & KIRKLAND

DATE	SCALE	STATUS	REVISION
16/12/27	As Indicated	S2	P01.1



No. 34 Clarendon Road
Proposed West Elevation.
 1 : 100

Proposed School
 No. 30 Clarendon Road



No. 30 Clarendon Road
Proposed East Elevation.
 1 : 100

Proposed School
 No. 34 Clarendon Road

