



**WATFORD
BOROUGH
COUNCIL**

DEVELOPMENT MANAGEMENT COMMITTEE

4 July 2018

7.00 pm

Town Hall

Contact

Ishbel Morren

legalanddemocratic@watford.gov.uk

01923 278375

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Publication date: 26 June 2018

Committee Membership

Councillor P Jeffree (Chair)

Councillor S Johnson (Vice-Chair)

Councillors N Bell, R Laird, M Mills, I Sharpe, R Smith, M Watkin and T Williams

Agenda

Part A – Open to the Public

1. **Apologies for absence/committee membership**
2. **Disclosure of interests**
3. **Minutes**

The [minutes](#) of the meeting held on 13 June 2018 to be submitted and signed.

CONDUCT OF THE MEETING

The committee will take items in the following order:

1. All items where people wish to speak and have registered with Democratic Services.
 2. Any remaining items the committee agrees can be determined without further debate.
 3. Those applications which the committee wishes to discuss in detail.
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4. **18/00248/FULM Former Happy Hour Public House, Eastbury Road** (Pages 4 - 37)

Demolition of existing building and erection of 37 dwellings, together with a means of access from Eastbury Road
 5. **18/00561/FULM Grafton Optical, Crown House, The Crescent** (Pages 38 - 62)

Demolition of existing warehouse/office/showroom building. Redevelopment for 21 no. flats comprising of 2 x studio flats, 16 x 1 bed flats and 3 x 2 bed flats in two buildings
 6. **18/00580/FUL 36A Purbrock Avenue** (Pages 63 - 76)

Erection of a single storey rear and side extension

PART A	
Report of: Head of Development Management	
Date of committee:	4th July 2018
Site address:	Former Happy Hour Public House, Eastbury Road Watford WD19 4JL
Reference Number:	18/00248/FULM
Description of Development:	Planning application for the demolition of existing building and erection of 37 dwellings, together with a means of access from Eastbury Road, provision of associated parking for 33 cars, amenity space and landscaping. (Amended plans and description)
Applicant:	Eastbury Road Developments Ltd.
Date Received:	23.02.2018
13 week date (major):	25.05.2018 (Extended by agreement to 11.07.2018)
Ward:	Oxhey

1.0 Site and surroundings

- 1.1 The site is positioned fronting Eastbury Road at the junction with Silk Mill Road. It currently contains a detached two storey building formally the Happy Hour Public House with access from Eastbury Road.
- 1.2 The site is elevated slightly from the adjacent Silk Mill Road and there is a bank verge between the site and Silk Mill Road.
- 1.3 Adjacent to the north-east of the site are semi detached houses fronting Eastbury Road with No88 immediately adjacent to the site. Nos 1a, 1b, 1c and 1d Silk Mill Road are a group of terraced houses which front onto Silk Mill Road and the south-west boundary of the site. Nos 77, 77a, 79a, 79, 79b and 81 Eastbury Road are a group of two storey houses which front onto the site. To the immediate rear of the site is a public footpath beyond which are the rears of two storey flats at Longcroft.
- 1.4 The immediate context is predominantly two storey houses although there is a single storey nursery building located nearby along Eastbury Road. Further up Eastbury Road to the north east is a cluster of 3 and 4 storey flats, opposite Oxhey Park and adjacent to Bushey train station.

- 1.5 The site is within a predominantly residential area. The site is not within a conservation area and there are no listed or locally listed buildings within or adjoining the site. No trees on the site are subject to a Tree Preservation Order.

2.0 Proposed development

- 2.1 Demolition of the existing building and erection of a residential building as follows:

- i) 37 residential units; (20 no 1B2P, 12 no. 2B4P and 5 no. 3B5P)
- ii) Part 3 storey and part 4 storey building
- iii) Car parking for 33 cars.
- iv) Communal and private amenity areas

- 2.2 The application is accompanied by the following supporting documents:

- Planning Statement
- Design and Access Statement
- Transport Statement February 2018 Ref 1519/2018 Final 1. Prepared by EAS
- SUDS Strategy February 2018. Prepared by EAS job number 1519
- Arboricultural Report (Arboricultural Impact Assessment and Arboricultural Method Statement) February 2018 prepared by David Clarke
- Preliminary Ecological Appraisal February 2018. Prepared by CSA Environmental Ref CSA/3556/01
- Bat Survey Report May 2018 Prepared by CSA

- 2.3 The scheme was amended during the course of the application (plans dated 25th May 2018). Amendment including:

- Part reduction of the building from 4 storeys to 3 storeys
- Reduction and layout amendments to reduce unit numbers from 43 to 37
- Increased parking provision from 30 to 33 spaces

3.0 Relevant background matters

- 3.1 Relevant Planning History

17/01468/PREAPP Pre-application enquiry for redevelopment to 53 apartments.

- 3.2 Other relevant history

A nomination for the public house to be listed as an Asset of Community Value was submitted under the Localism Act 2011 on 1st December 2017 to the property services team of WBC. This was reviewed by the property services team in accordance with the legislation and it was determined that the public house did not merit listing as an Asset of Community Value.

The retention of the public house was also supported by the submission of a petition with 329 signatures submitted to the property services department of WBC.

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 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.

Watford Character of Area Study 2011
Skyline – Watford’s Approach to Tall Buildings 2016
Residential Design Guide 2016

4.3 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 2 Ensuring the vitality of town centres
- Section 4 Promoting sustainable transport
- Section 6 Delivering a wide choice of high quality homes
- Section 7 Requiring good design
- Section 10 Meeting the challenge of climate change, flooding and coastal change decision taking

5.0 Consultations

5.1 Neighbour consultations

Letters were sent to 97 properties in the surrounding area in respect of the original application scheme (27.02.2018). All neighbours and contributors were also notified of the amendments to the scheme (29.05.2018).

186 representations were received with 185 in objection and 1 in support.

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

Representations	Officer's response
Objection to the loss of the pub which is a community asset.	The retention of the pub is not required in policy terms. An application for the protection of the pub as a community asset was made however this was refused as not appropriate.
The development is out of keeping with the area by virtue of the provision of flats, the design of the building and its architecture.	The immediate area is predominantly houses however the provision of flats is not harmful to this character. The design approach is contemporary and different to the immediate context however, as discussed in the report, the scaling and detailing of the building have been designed to integrate the building comfortably in the streetscene.
Four storey height is out of keeping and out of scale with the 2 storey buildings of the area	Following amendments, the main section of the building is 3 storeys. With a flat roof, this height would sit roughly level with the ridge of the 2 storey pitched roofs of the houses at 86-88 Eastbury Road. The tallest part of the building would be the 4 storey element on the corner. The main 3 storey building would step up to this tallest element and it would not appear as overly dominant or harmful comfortably in the street scene.
Insufficient parking provision that fails to meet parking standards of 1.5 spaces per dwelling and would be insufficient as most households have 2 cars.	The car parking standards referred to are maximum standards, not minimum. The car parking spaces of the development are within the maximum limits. The parking provision is considered to be sufficient on

	the basis of the site accessibility and evidence as demonstrated in the application. Census 2011 shows that car ownership in this area has an average of 0.55 cars per flat household. The provision would exceed the likely need for occupiers as shown in this evidence.
Existing problems of inconsiderate on road parking making it difficult for people to access their drives. Particularly bad on match days.	This is an existing situation and outside planning control. As set out in the report it is considered that the development would achieve the right balance of providing sufficient on site parking whilst not providing excessive parking that would worsen traffic and congestion in the area.
Development will lead to increased congestion, traffic and danger on the roads, particularly on match days.	The Highways Authority has confirmed that the development would not create harmful increased traffic or congestion.
Loss of privacy to neighbours	The relationships and minimum distances to all neighbours are fully compliant with the RDG guidance. Minimum distances of 11m to the boundary and 27.5m back to back are exceeded. The privacy arc to the adjacent No88 would not be infringed. There would therefore be no harmful loss of privacy to any neighbouring property.
Loss of light and outlook to neighbours	The relationship of the development with all neighbours is fully complaint with the RDG guidance. The development would not infringe the 45 degree lines taken on plan or elevation from No88 Eastbury Road. The building would not exceed the 25 degree line taken up on plane from the nearest windows of Longcroft and Silk Mill Road. The development would therefore not cause any notable or unreasonable harm to light and outlook of neighbours.
Harmful to the retirement community at Longcroft	The development exceeds the minimum back to back relationship of 27.5m to Longcroft. It would sit below the 25 degree line taken up from the nearest ground floor window of Longcroft. These relationships

	are fully compliant with the RDG and there would be no unreasonable harm to the amenities of the residents at Longcroft
Car park extension was refused in 1989	An application for additional parking for the pub was refused under 89/00139/FUL due to potential adverse impact to neighbour at No88. Significant policy change has occurred in that time however there are notable differences. Specifically, the parking proposed would serve residential properties, not a pub meaning that the use of the area is appropriate in a residential context. It is also noted that the scheme includes landscaping between the new parking areas and the boundary with No 88 which will protect amenity.
Too many trees to be lost	There are no trees subject to TPOs. Key trees on the site and on the adjacent verges are however to be retained and protected during the construction process. The majority of the trees lost are of a low quality and replacement planting will be secured by condition.
The development should include a coffee shop/café/restaurant for local residents	This preference is noted, but the Local Planning authority must consider the application before it.
Insufficient affordable housing provision	The development is offered with two potential affordable housing options. These have been negotiated to be equivalent of the policy requirements but with larger units at the most needed tenure types, the options better meet the most acute housing needs.
More appropriate developments in Eastbury road include replacement of bungalows with houses/two storey flats	Other developments are noted however the development proposed has to be considered on its own merits in respect of the adopted planning policies and guidance.
Greedy overdevelopment of the site	The development is within policy requirements and represents an efficient use of the site for housing is supported in accordance with local and national policy and objectives,

Bats are known to be in the area and no bat survey has been submitted to check presence of bats in the building	Ecological study and Bat survey have been submitted. As confirmed by Herts Ecology, there are no ecological or habitat objections.
Watford is overpopulated. Insufficient amenities- NHS/Schools/Trains.	National Government sets a presumption in favour of sustainable development and in particular emphasizes support for residential development. This objection cannot be considered as a material consideration against the application.
Noise and disturbance from the construction	This is not a material planning consideration.
De-value house prices in the area	This is not a material planning consideration.
Insufficient time provided for consultation responses.	The letters sent to 92 neighbours provided the statutory 21 days for comments. All representations received during the application process have been registered and considered.
A petition has been signed by 329 people	This is noted as being in relation to the retention of the public house prior to this planning application. It was not submitted to the Council in relation to the specific application proposals.

5.2 Other representations

The Council is in possession of a petition signed by residents seeking the retention of the pub prior to its closure. It is noted that this was collected prior to the submission of this application and it is not directly in response to this planning application.

5.3 Statutory publicity

The application was publicised by a site notice and by advertisement in the Watford Observer.

5.4 Technical consultations

The responses from consultees have been summarised and considered in the following table.

Consultee	Summary of response	Officer consideration
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Planning Policy, WBC	Principle of development is supported. The design approach, scale and massing are supported. Massing of the building is broken up well by the elevational treatment. Some detail improvements suggested.	Design support noted. Amendments have been undertaken and various improvements have been made to the amenity space.
Head of Housing, WBC	Initial proposed affordable housing was insufficient and not supported. In discussion with the developer, the housing teams preference was requested as being all 5 of the 3bed units to be provided as social rents to meet the most acute need (Option A). An alternative option for a policy compliant tenure mix (Option B) is also acceptable and presented to committee but option A would be preferred.	Agreed that initial affordable housing was insufficient in provision and tenure. Vacant Building Credit was claimed however this is not applicable. Two Options are presented to committee for AH provision.
Arboricultural Officer, WBC	No objection subject to tree replacement and tree protection measures.	Conditions included.

Waste & Recycling Team, WBC	Bin allocation should be 6 x 1100 bins for refuse, 6 x 1100 bins for recycling and 6 x 240 bins for green waste. If we are expected to collect the waste from the rear of the property, we need to see dimensions of the access road and turning area to ensure our vehicles will be able to manoeuvre in the area as we would not be happy to reverse in or out of this site onto the main road. Alternatively the bin store should be at the front of the property.	Bin storage is provided. Swept path analysis shows that refuse vehicles can turn within the site and so can enter and leave in forward gear.
HCC Property services	CIL relevant	Noted.
HCC Fire and rescue service	Fire Hydrants to be secured by s106	Noted and included in s106.
HCC Lead Local Flood Authority	Surface Water Drainage scheme supported. No objection. Conditions recommended	Noted and conditions added.
HCC Local Highway Authority	No objections subject to conditions and S106 to secure Travel Plan and Contributions. Suggestion also to create a new CPZ for the area and exempt development from this.	Noted. Travel Plan set by condition and s106. Other conditions recommended are however deemed to be in duplication of details already submitted and acceptable or requesting details that are not relevant to planning and covered by Highways
Herts Ecology	No significant ecological constraints on the site. No objections.	Noted

Herts Constabulary Crime Prevention Design Service	Support of crime prevention and secure by design recognition in the scheme. Concern raised over the provision of 30 car parking spaces for 43 flats and potential for increased parking conflict and illegal parking.	Scheme amended to increase parking provision to 33 for 37 dwellings (89% provision increased from 69%)
Thames Water	No objections. Comments made for developers.	Noted

6.0 Appraisal

6.1 Main issues

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

- (a) Principle of the development
- (b) Scale and design
- (c) Quality of residential accommodation
- (d) Impacts on surrounding properties
- (e) Affordable housing provision
- (f) Transport, access and servicing
- (g) Car and cycle parking
- (h) Environmental considerations

6.2 (a) Principle of the development

- 6.2.1 The site contains a vacant public house and the development would result in the loss of this premises. Saved policy CS3 of the Watford District Plan 2000 seeks to prevent the loss of community facilities. The policy does not include a public house as a community facility and refers to community, health, and education centres and churches. Nonetheless, the social benefits of a public house are acknowledged to provide community benefit.
- 6.2.2 The closure of the public house has however demonstrated that there may not have been sufficient demand to warrant its retention in the market. It is further noted that Watford does contain a variety of public houses. As such, it is considered that the loss of the public house would not warrant harm and is in accordance with policy CS7 of the Watford District Plan 2000.
- 6.2.3 It is also noted that a nomination was made under section 88 of the Localism Act 2011 to seek the retention of the Pub as an Asset of Community Value. This was

however not accepted as it did not meet the relevant criteria for designation due to its closure and lack of evidence to demonstrate its future success and viability as a pub. This unsuccessful application further supports that there is insufficient justification for the retention of the pub for community benefit.

6.2.4 The site is within a predominantly residential location and offers an opportunity for brownfield residential development pursuant to housing delivery required by the NPPF and also meeting housing needs pursuant to Priority 1 of the Corporate Plan for Watford Borough Council and the Core Strategy.

6.2.5 Policy HS1 of the Core Strategy lists the criteria that will be taken into account in assessing the suitability of sites for residential use. In this case, the site is brownfield land, is not at risk of flooding and has good access to public transport and a wide range of local services. Furthermore, the site has no heritage significance or biodiversity or landscape value. The residential provision would be in keeping with the residential use of the context. The development provides a suitable mix of 1, 2 and 3 bed homes, compliant with policy HS2 of the Core Strategy.

6.2.6 For these reasons, the loss of the pub and the residential development are acceptable in policy terms and are supported in principle.

6.3 (b) Scale and design

6.3.1 The immediate context of the development is predominantly two storey semi detached houses with pitched roof form. The provision of flatted development in this location would add to the mix of housing types in the area however the predominant character of houses remains and the provision of flats would not undermine or harm the residential form of the area. It is further noted that to the North-East of Eastbury Road, there is a cluster of 3 and 4 storey flat buildings meaning that within both the immediate and wider context, a flatted development on this site is acceptable.

6.3.2 The contemporary design approach is supported to make efficient use of the site and does not create demonstrable harm to the area. The three storey height of the main building has a flat roof meaning that this sits approximately level with the adjacent two storey buildings. This steps up to an element of 4 storeys which, being at the corner of the site with Silk Mill Road, creates a corner feature. The front building line of the development also respects that of Eastbury Road and the height and position of the building will be comfortable in the streetscene.

6.3.3 It is noted that the site is particularly prominent in the streetscene as seen when

traveling north-east on from Hampermill Lane from the south west. Coming into Watford from this approach, the context changes from an open field on the left into the urban area and this site is in an elevated position on the corner with Silk Mill Lane. The building is however sited back within the site and is set substantially behind the building line onto Eastbury Road set by the side of No1A Silk Mill Road. As such the prominence of the building would be minimised in this approach.

- 6.3.4 The design of the development as a four storey building has been assessed in detail by the Council's Urban Design Officer from the policy team of the council. They recognise the suitability of development in scale and massing for the site, stating "Undoubtedly a multi-unit apartment development is a change when compared to the character of the surrounding area; however the massing of the building has been broken up well by the approach to the elevation treatment."
- 6.3.5 This support was noted however at the request of the case officer, the massing has been reduced from full 4 storeys to part 3 and part 4 storeys to ensure a comfortably relationship between the building and the adjacent buildings on Eastbury Road.
- 6.3.6 The proposed development successfully responds to the constraints and opportunities of the site. The scale of the building, up to 4 storeys, will represent a significant intensification in scale at the site however an acceptable scale and design has been achieved and the approach is supported to make efficient use of the brownfield site.

6.4 (c) Quality of residential accommodation

- 6.4.1 The proposal will provide 37 residential units. All will comply with the minimum floorspace of the nationally described space standard. All comply with RDG guidance and would have good levels of outlook, natural light and privacy.
- 6.4.2 Communal amenity area for the development would be required at 605sqm in accordance with the RDG. The development includes communal areas of 76sqm of ground level amenity area and 222sqm of roof top amenity area. Every dwelling would also benefit from an area of private amenity space with ground floor garden areas for each ground floor unit and private balconies for all first, second and third floor units. The total of the private and communal amenity areas for the development would provide 760sqm of amenity area, in excess of the RDG guidance and is supported.
- 6.4.3 It is noted that Oxhey Park is a short walk away from the development and this will provide further amenity. However the provision of good quality private and communal amenity areas on site is supported particularly for use by the family sized

units.

- 6.4.4 The development would provide high quality residential accommodation and an appropriate mix of unit sizes, pursuant to policies HS1 and HS2 of the Local Plan Core Strategy.

6.5 (d) Impacts on surrounding properties

6.5.1 *Silk Mill Road*

Nos. 1a, 1b, 1c and 1d Silk Mill Road face north-east and front onto the south-west side of the application site. The application site is also slightly elevated in relation to these properties. There is a minimum distance of 27.5m between the nearest ground floor window of this group (at No1c) and the flank of the development. The 25 degree line taken up from this window would not be infringed and this relationship is compliant with the RDG guidance. By virtue of the distance and relationship of the development with the Silk Mill Road properties, it is not foreseen that there would be any unreasonable loss of light or outlook to the fronts of these properties. Due to the distance between the buildings and the northerly position of the development, it is not considered that it would create a dominant or overshadowing impact to the front of the Silk Mill Road properties.

- 6.5.2 The upper floors of the south west elevation of the development contain bedroom and habitable room windows. These would have a front to front relationship with the Silk Mill Road properties which is reasonable and indeed to be expected in a residential area and would not create harmful overlooking. Notwithstanding this, a minimum distance of 27.5m is maintained between the south west upper floor windows and the front windows of Nos1a, 1b, 1c and 1d Silk Mill Road and this is compliant with minimum privacy distances.

6.5.3 *No88 Eastbury Road*

The development would be adjacent to No 88 Eastbury Road. The three storey element of the building adjacent to this side would be set 12m from the boundary with No88. The building would be deeper than the building at No88 however it would not infringe the 45 degree lines taken on plan or elevation from the rear windows of No88. The relationship is fully compliant with the Residential Design Guide and would not create unacceptable loss of light, outlook or amenity for No88.

- 6.5.4 The north-east side elevation of the development contains side facing windows. At first floor and second floor 4 windows are secondary windows or not serving habitable rooms meaning they can be obscurely glazed/fixed closed if appropriate. At second floor, there are 2 windows which are the sole windows to bedrooms and

these will need to be clear glazed to allow for an outlook. All these side windows are however set in a minimum of 12m from the common boundary with the side garden boundary of No88 , exceeding the 11m minimum garden depth requirement of the RDG. These windows would also not fall within the privacy arc taken from the rear windows of No88 and as such, these side windows of the development are acceptable in accordance with the RDG and would not facilitate harmful overlooking or loss of privacy.

6.5.5 *Long croft*

The rear windows and balconies of the development would be sited 14m from the rear boundary of the site and 29m minimum from the rear of the Longcroft properties. These depths exceed the minimum depths of the 11m and 27.5m stated in the RDG. There is also a public footpath and row of mature trees between the two sites creating further separation and privacy. The development would sit substantially below the 25 degree line taken up from the nearest windows of the Longcroft properties (No11), compliant with the RDG. There is therefore no foreseen adverse loss of light, outlook or amenity to the Longcroft properties.

6.5.6 *Nos 77, 77a, 79a, 79, 79b and 81 Eastbury Road*

This group of houses on Eastbury Road are opposite the application site and will front onto the development. There is a minimum distance of 33m between the nearest ground floor window of this group (at No79b) and the front of the development. The 25 degree line taken up from this window would not be infringed and this relationship is compliant with the RDG guidance. By virtue of the distance and relationship of the development with the Eastbury Road properties, it is not foreseen that there would be any notable loss of light or outlook to the fronts of these properties.

6.5.7 The development includes upper floor windows and balconies on the front elevations. These would have a front to front relationship with the Eastbury Road properties which is reasonable and indeed to be expected in a residential area and would not create harmful overlooking. Notwithstanding this, a minimum distance of 27.5m is exceeded with a distance of 33m between the frontages of the development and the Eastbury Road group. There would therefore be no unreasonable overlooking to this group.

6.5.8 *Conclusion*

All relationships between the development and surrounding properties are fully compliant with the guidance of the RDG. Although the development will represent a notable change for neighbouring residents, compliance with all RDG guidance means that this change would not constitute harm to their amenity or reasonable enjoyment of their properties.

6.6 (e) Affordable housing provision

6.6.1 The development is presented with two supported options for affordable housing provision. The two options do not provide the policy requirement for 35% affordable housing based on unit numbers however this has been actively encouraged by planning and housing officers to seek the most needed and genuinely affordable provision from the development. The two options offer provision equivalent in cost to the development to the requirements of policy HS3 of the Core Strategy and no viability assessment or consideration is required.

6.6.2 *Option A*

The housing officers have identified a unique opportunity for this development to provide all 5 of the 3 bed units as social rented units and have expressly requested this as the affordable housing provision. This would include all 4 ground floor, 3 bed duplex units each with independent access. Family sized social rented units are the most needed provision of affordable housing to meet growing housing demand and there is an acute shortage of this provision for families currently in temporary accommodation.

6.6.3 It is recognised that although option A provides a proportion of affordable housing of 21% based on habitable rooms, the provision of larger social rented units is however the most expensive type of affordable housing for the developer. Option A would therefore come at a cost to the developer comparable to a policy compliant provision and tenure mix and so would not represent any deficiency in provision. However, as set out by the housing officers, option A would provide a unique benefit in the provision of 5 new, well located and genuinely affordable homes for Watford families.

6.6.4 *Option B*

Option B has also been offered by the developer in accordance with the tenure split of policy HS3. This option provides a 35% affordable provision based on habitable rooms and floor space and is an acceptable approach to provide larger units within the 35% policy for provision. A policy compliant tenure mix would provide as follows:

	Units	Habitable room provision	Unit number
Social Rent	1 x 3 bed 1 x 2 bed	7	2
Affordable Rent	4 x 3 bed 1 x 2 bed 1 x 1 bed	21	6

Shared Ownership	1 x 1 bed 1 x 2 bed	5	2
		33	10

6.6.5 Option B would mean a higher number of units provided in the scheme, however only 2 of these would be the most affordable social rent. Option A is therefore presented as the housing team request for this development and is supported by planning officers pursuant to policy HS3.

6.7 (f) Transport, access and servicing

6.7.1 The site is located in an accessible location. The location is suited for new development in accordance with policy T2 of the Location of New Development. As supported by the Transport Assessment and response for the Highways Authority, there are no concerns or objections to the development in highway terms.

6.7.2 The development would see the replacement of two site entrances with the provision of one access/egress point. Swept Path analysis demonstrates that cars from all parking spaces, as well as a refuse lorry, will be able to turn within the site allowing for vehicles to always enter and leave in forward gear.

6.7.3 Hertfordshire County Council as the Highway Authority has raised no objection to the development subject to recommended conditions and s106 agreement for a travel plan statement. Some of the conditions recommended have not been included as the content of these is in duplication of details already submitted and agreed, duplicate other controls (for example under the highways act), or do not meet the relevant tests for conditions

6.8 (g) Car and cycle parking

6.8.1 The development would have 33 car spaces to serve the 37 units (0.89 per flat). This has been increased from the initial proposal of 30 spaces for 43 units (0.69 spaces per flat).

6.8.2 The site is identified with zone 4 of the Car and Cycle Parking Standards Map of the Watford District Plan 2000. Appendix 2 of the Watford District Plan sets maximum standards for car parking provision based on the identified zone. In accordance with these standards, the development of 37 units should not have more than 54.25 car spaces. The proposed 33 spaces is within that maximum standard and is compliant with 'saved' policy T22 of the Watford District Plan 2000.

6.8.3 'Saved' policy T22 sets parking standards as a maximum to restrict over provision, over capacity and to encourage the use of alternative transport modes to assist in reduction of traffic and congestion. This is however applied along side 'saved' policy

T24 which states that “significantly lower levels of parking provision may be acceptable where demand for parking is likely to be less and any tendency for overspill onstreet is or can be controlled.”

- 6.8.4 The application site is not within a controlled parking zone (CPZ) and so residents of the development cannot be excluded from on road parking, however the site does meet the criteria of ‘saved’ policy T24 to support lower parking provision. Specifically, the site is 2km from the town centre, it is 1km from Bushey Train Station and has bus stops 110m and 120m away on the main bus route on Eastbury Road.
- 6.8.5 Other support for non-car use for the development is provided by the provision of secure cycle parking for the development pursuant to ‘saved’ policy T10. The conditions and s106 agreement of the application also secure a Travel Plan Statement and required contributions to facilitate non-car travel options for future residents.
- 6.8.6 This provision of parking lower than the maximum standards is further supported by the Transport Assessment submitted with the application (Dated Feb 2018, prepared by EAS, Ref 1519/2018 Final 1). Sections 4.10 to 4.20 of the report consider the local evidence for parking needs appropriate to the development. This identifies that in this character area, the 2011 Census revealed car ownership as 0.55 per flat household. The original scheme proposing 0.69 spaces per flat, was therefore in excess of the expected need and was supported by the Transport Assessment.
- 6.8.7 Notwithstanding this evidence, local concern was recognised and it was noted that the development included 2 and 3 bedroom flats. As such the increased parking ratio of the amended scheme of 37 flats with 33 car parking spaces (0.89 spaces per flat) is welcomed and would be far in excess of the expected demand of 20 spaces for the 37 units based on the Census car ownership data.
- 6.8.8 For these reasons, it is considered that the development would achieve the right balance of providing sufficient on site parking whilst not providing excessive parking that would worsen traffic and congestion in the area. It is therefore considered that the car parking provision of the development is fully compliant with the standards and objectives of ‘saved’ policies T22 and T24.

6.9 (h) Environmental considerations

6.9.1 i) Environmental Impact Assessment

The development does not constitute a Schedule 2 or Schedule 3 development under the Town and Country Planning (Environmental Impact Assessment)

Regulations 2017 and an EIA was not required for the proposed development.

6.9.2 ii) Trees and landscaping

The comments of the Arboricultural officer (as below) are agreed.

Whilst the proposals indicate the loss of a number of trees, these are generally poor quality or do not add much to the character of the area as most boundary trees are retained. The main exceptions to this are the small group of trees adjacent to the boundary with no. 88 Eastbury Road and the Eucalyptus (t5 on survey): replacement planting for these is shown on the submitted landscape plan. The loss of the former will expose the neighbouring garden.

Should permission be granted conditions requiring the recommendations in the submitted Arboricultural Method Statement (AMS) incorporating the tree protection, 'no-dig' construction and ground protection should be applied.

The landscaping scheme (Drawing Ref LP/THHERWH/020 A) is generally acceptable; however I would wish to see the planting size of the two trees that are replacing Group G8 increased from 10-12 cm girth to 14-16 cm girth to provide more instant screening.

In accordance with these comments, conditions are recommended for a final landscaping scheme to be submitted and approved and the securing the AMS.

6.9.3 iii) Surface water drainage

The Lead Flood Authority (HCC) has raised no objections subject to condition to secure surface water drainage strategy.

6.9.4 iv) Bats

Ecological and full bat surveys have been carried out by a suitably qualified Environmental Consultant. These have been reviewed by Herts Ecology who has confirmed there is no evidence of bats on site and no ecological objection to the development.

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 is:

Watford Charging Schedule

Type of Development	CIL Rate
Residential	£120 per sqm

The charge is based on the net increase of the gross internal floor area of the proposed development. Exemptions can be sought for charities, social housing and self-build housing. If any of these exemptions is applied for and granted, the CIL liability can be reduced.

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.

In this case, the development requires planning obligations to secure:

- i) the provision of affordable housing,
- ii) to secure a monitoring fee for the proposed Travel Plan and
- iii) to secure any necessary fire hydrants to serve the development

These requirements meet the tests in Regulation 122 of the Community Infrastructure Regulations 2010, and, consequently, these planning obligations can be taken into account as material planning considerations in the determination of the application.

8.0 Conclusion

- 8.1 The pub is not of a sufficient community asset that requires its retention. The site is brownfield land, is close to the town centre, is not at risk of flooding and has good access to public transport and a wide range of services. The residential development of the site in the residential location, is welcomed.
- 8.2 The development is of a scale and design that would make efficient use of the site for residential development. Following the reduction of the main building to 3 storeys with flat roof, it is considered that this will sit comfortably adjacent to the height of the 2 storey pitched roof context. The 4 storey element will provide a

corner feature.

- 8.3 The development will represent a change to surrounding properties however, as assessed in detail, the relationships of the development with neighbours are fully compliant with the RDG and would not constitute unreasonable harm to light, outlook or privacy of neighbours.
- 8.4 The scheme has been amended to increase parking provision and this provision is supported by the full transport assessment including evidence of car ownership for flats in the area. It is considered that the development would achieve the right balance of providing sufficient on site parking whilst not providing excessive parking that would worsen traffic and congestion in the area, compliant with the 'saved' policies T22 and T24.
- 8.5 The development will provide a high quality affordable housing provision under either option for s106 Heads of Terms presented. Option A would be equivalent to a policy compliant provision however would have significant benefit in providing family sized social housing units.
-

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, pursuant to a planning obligation under s.106 of the Town and Country Planning Act 1990 having been completed to secure the Heads of Terms of **Option A**, planning permission be granted subject to the conditions listed below:

Section 106 Heads of Terms – Option A

- i) To secure 5 units of the development to be Affordable Housing units comprising 5 no. social rented units (5 no. 3B5P) and one car parking space allocated for each of the 5 units.

- ii) To secure a financial payment to Hertfordshire County Council of £2,000 for the long term monitoring of the proposed Travel Plan for the site;
 - iii) To secure the provision of fire hydrants to serve the site as required by Hertfordshire County Council.
-

B) That, pursuant to a planning obligation under s.106 of the Town and Country Planning Act 1990 having been completed to secure the Heads of Terms of **Option B**, planning permission be granted subject to the conditions listed below:

Section 106 Heads of Terms – Option B

- i) To secure 10 units of the development to be Affordable Housing units comprising 2 no. social rented units (1 no. 3B5P, and 1 no. 2B4P), 6 no. Affordable Rented units (4 no. 3B5P, 1 no. 2B4P and 1 no. 1B2P) and 2 no. Shared Ownership units (1 no. 2B4P and 1 no. 1B2P) and 9 car parking spaces allocated for use by the 10 units.
 - ii) To secure a financial payment to Hertfordshire County Council of £2,000 for the long term monitoring of the proposed Travel Plan for the site;
 - iii) To secure the provision of fire hydrants to serve the site as required by Hertfordshire County Council.
-

Conditions

1. Time Limit

The development to which this permission relates shall be begun within a period of 3 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. Approved Drawings

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

Drawing number	Rev	Title
PL-001	-	Site Location Plan
PL-002	-	Demolition Plan

SK-180219-i	-	Existing Building Areas
TS17-358M\1	-	Topographical Survey
TS17-358M\2	-	Floor Plans 1 of 4
TS17-358M\3	-	Floor Plans 2 of 4
TS17-358M\4	-	Floor Plans 3 of 4
TS17-358M\5	-	Floor Plans 4 of 4
TS17-358M\6	-	Existing elevations
PL-16	F	Proposed site plan
PL-15	B	Proposed Basement Plan
PL-10	H	Proposed Ground Floor
PL-11	H	Proposed First Floor
PL-12	H	Proposed 2 nd floor
PL-20	E	Front elevation
PL-21	D	Rear elevation
PL-22	D	East elevation
PL-23	B	West elevation
LP/THHERWH/020 A	-	Landscaping Scheme
SK05	E-	Refuse Vehicle Swept Path Analysis
SK06	E	Swept Path Analysis

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

3. Drainage Strategy

Development shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

Reason - The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community.

4. Facing Materials

No external facing materials shall be installed on any building of the development until full details and samples of all the materials to be used for the external surfaces of the buildings have been submitted to and approved in writing by the Local Planning Authority.

Reason: 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. Travel Plan

No dwelling shall be occupied until a detailed Travel Plan Statement for the has been submitted to and approved by the Local Planning The Travel Plan Statement for the residential development shall consist of a written agreement with the County Council setting out a scheme to encourage, regulate and promote green travel measures for residents, in accordance with the provisions of the County Council's 'Travel Plan Guidance for Business and Residential Development'. The approved Travel Plan Statement shall be implemented at all times.

Reason: To ensure the development encourages a wide range of sustainable 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.

6. Hard Landscaping

No part of the development shall be occupied until a detailed hard landscaping scheme for the site, including details of the roof gardens, hard standing, site boundary treatments, play area 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.

7. Soft Landscaping

No part of the development shall be occupied until a detailed soft landscaping scheme for the site, including details of all trees to be lost and retained, all new replacement trees, details of the roof gardens and appropriate irrigation systems, and a landscape management and maintenance plan, has been submitted to and approved in writing by the Local Planning Authority. The detailed scheme shall be based upon the Landscape Proposals of the approved drawings. The approved soft landscaping scheme 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.

8. Piling

No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.

9. Surface water drainage scheme

The development permitted by this planning permission shall be carried out in accordance with the approved SUDS Strategy carried out by EAS job number 1519 dated February 2018 the following mitigation measures:

1. Limiting the surface water run-off to a maximum of 5 l/s with discharge into the Thame Water sewer.
2. 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.
3. Undertake a drainage strategy to include the use oversized pipes permeable paving and geo-cellular attenuation system.

Reason:

1. To reduce the risk of flooding to the proposed development and future occupants.

10. Tree Protection

The measures of the Arboricultural Method Statement of the Arboricultural Report February 2018 prepared by David Clarke, including *tree protection*, *'no-dig' construction* and *ground protection shall be applied*. No materials,

vehicles, fuel or any other ancillary items shall be stored or buildings erected inside the protection fencing; no changes in ground level may be made within the spread of any tree or shrubs (including hedges) without the previous written consent of the Local Planning Authority.

Reason: To safeguard the existing trees and shrubs (including hedges) which represent an important visual amenity during the period of construction works in accordance with Policy SE37 of the Watford District Plan 2000.

11. Access

No part of the development shall be occupied until the modified proposed access and egress arrangements from Eastbury Road, as shown in principle on the approved drawings has been completed in full.

Reason: In the interests of the safe operation of the site and the surrounding highway, in accordance with saved Policies T21 and SE7 of the Watford District Plan 2000.

12. Bin and bicycle storage

No dwelling within the development shall be occupied until the bin and bicycle storage has been provided for the use of residents, in accordance with the approved drawings. These facilities shall be retained at all times for the use of the residential occupiers of the dwellings.

Reason: To ensure that adequate facilities exist for the future occupiers of the dwellings, in accordance with saved Policies T10 and SE7 of the Watford District Plan 2000, Policy UD1 of the Watford Local Plan Core Strategy 2006-31 and the Residential Design Guide 2016.

13. Aerials/Satellite Dishes

No dwelling shall be occupied until details of a communal terrestrial television aerial(s) and satellite dish(es) have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the character and appearance of the building, in accordance with Policy UD1 of the Watford Local Plan Core Strategy 2006-31.

14. Car Parking allocation

No dwelling shall be occupied until the details of car parking allocation have been submitted to and approved in writing by the Local Planning Authority.

Reasons: To ensure a suitable allocation of car parking spaces to the units.

15. Communications Development

For the avoidance of doubt, no communications development permitted by Class B or Class C of Part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 shall be undertaken on the building.

Reason: In the interests of the character and appearance of the building, 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. This development may be considered a chargeable development for the purposes of the Community Infrastructure Regulations 2010 (as amended). The charge is non-negotiable and is calculated at the time planning permission is granted. The charge is based on the net increase of gross internal floor area of the proposed development.

A person or party must assume liability to pay the levy using the assumption of liability form 1 which should be sent to the CIL Officer, Regeneration and Development, Watford Borough Council, Town Hall, Watford, WD17 3EX or via email (semeta.bloomfield@watford.gov.uk).

If nobody assumes liability to pay the levy this will default to the land owner. A Liability Notice will be issued in due course. Failure to adhere to the Regulations and commencing work without notifying the Council could forfeit any rights you have to appeal or pay in instalments and may also incur fines/surcharges.

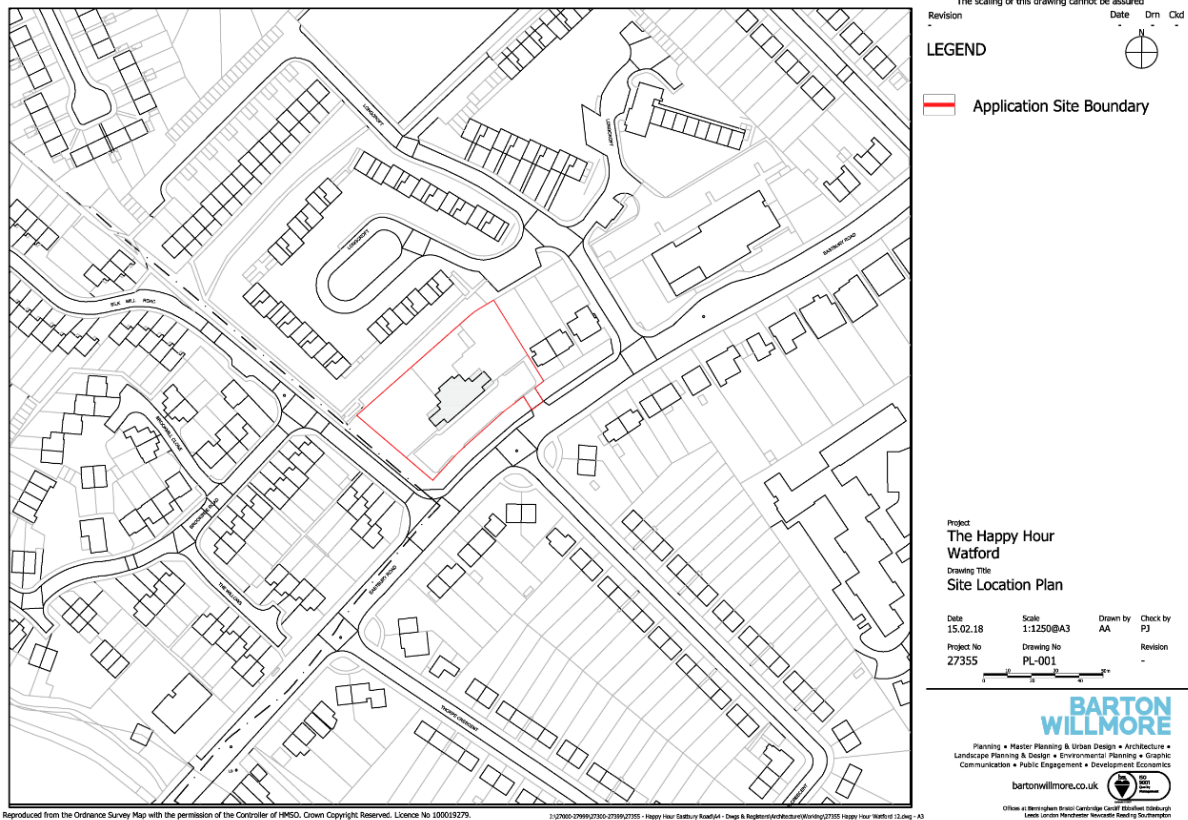
3. This planning permission is accompanied by a unilateral undertaking under Section 106 of the Town and Country Planning Act 1990 to secure the provision of affordable housing in the Borough, a financial payment towards the monitoring of a Travel Plan and the provision of necessary fire hydrants to serve the development.
4. 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.
5. 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 entered into extensive pre-application discussions with the applicant and completed a Planning Performance Agreement for the application.
6. All works required to be undertaken on the highway network will require an Agreement with the Highway Authority. Before commencing the development the applicant shall contact HCC Highways Development Management, County Hall, Pegs Lane, Hertford, SG13 8DN to obtain their permission and requirements. This is to ensure any work undertaken in the highway is constructed in accordance with the Highway Authority's specification and by a contractor who is authorised to work in the public highway.

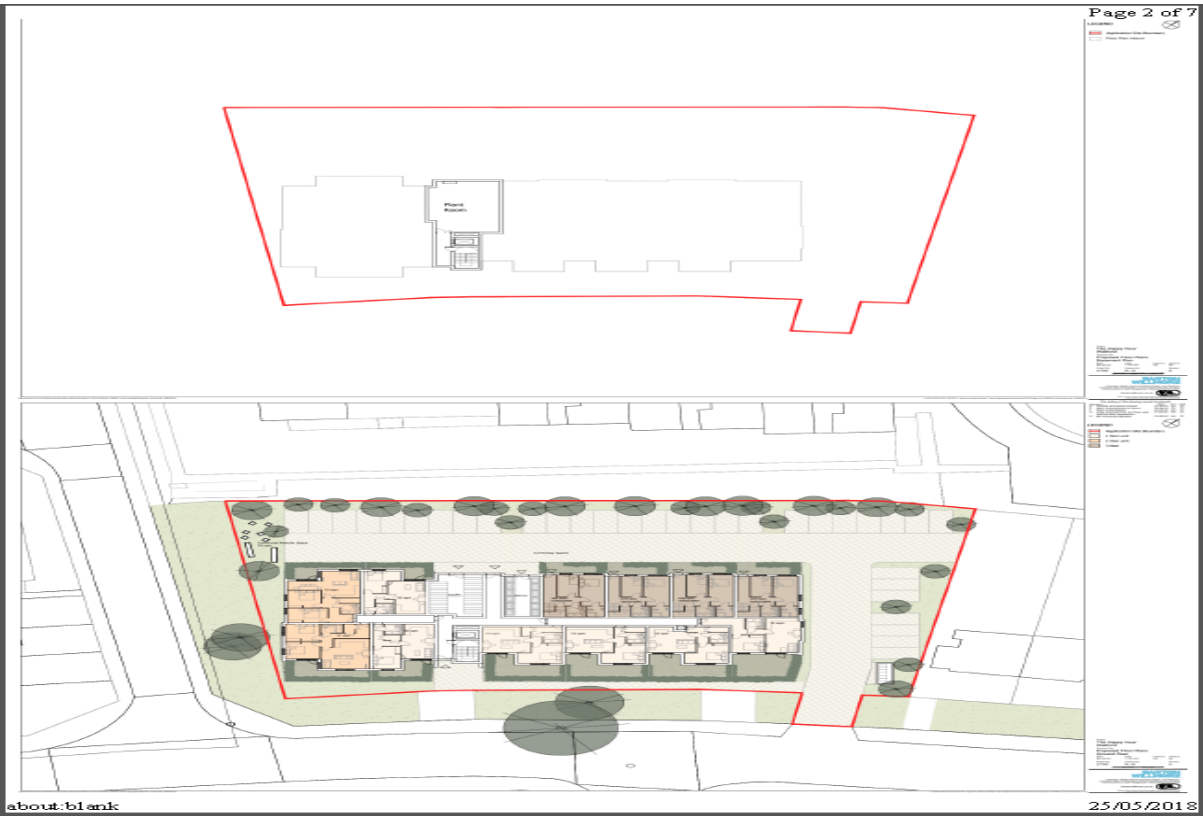
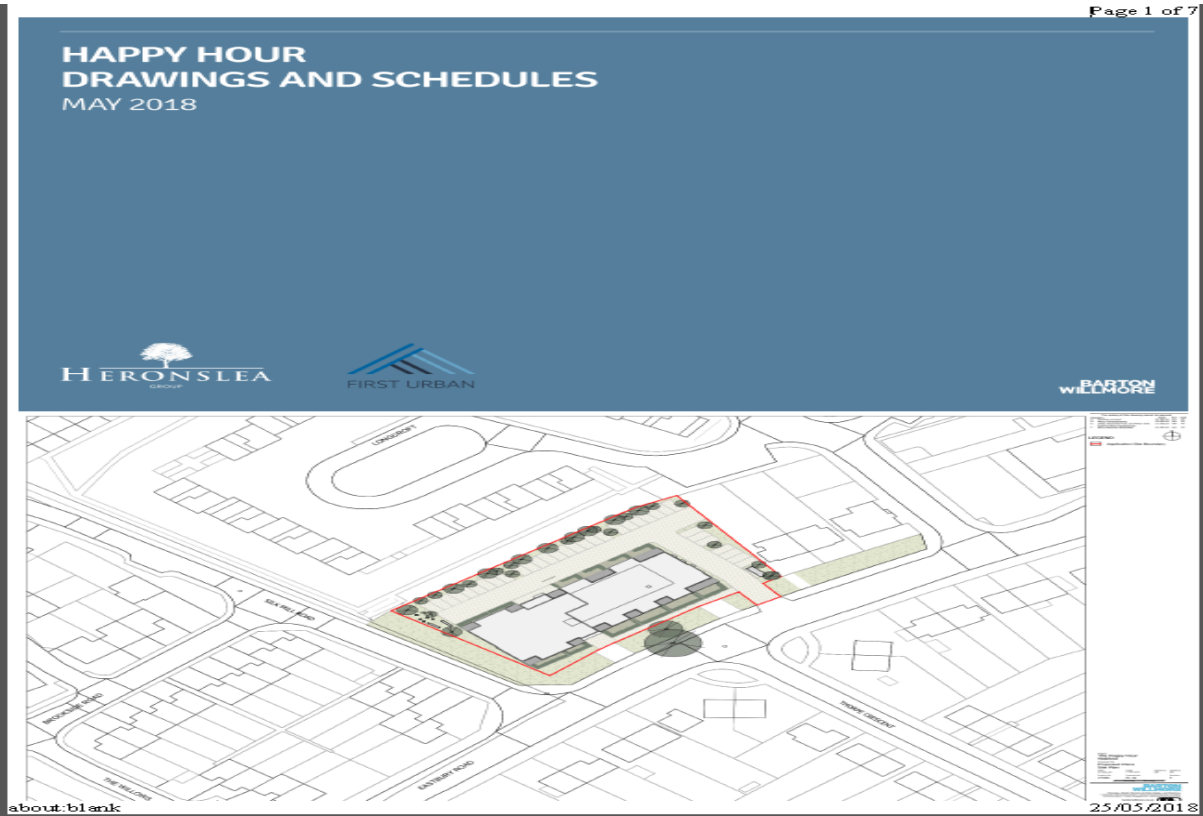
Case Officer: Alice Reade

Email: alice.reade@watford.gov.uk

Tel: 01923 278279

Happy hour Site Location









short blank

25/05/2018



Name: The Maple House
 Address: 1000
 Proposed Elevations
 East Elevation
 Date: 05/18/2018
 Scale: 1/8" = 1'-0"
 Project: 1000
 Sheet: 6 of 7



Name: The Maple House
 Address: 1000
 Proposed Elevations
 West Elevation
 Date: 05/18/2018
 Scale: 1/8" = 1'-0"
 Project: 1000
 Sheet: 6 of 7



The Happy House Workshop Schedule of Accommodation (HWA) 17.05.18

Summary Schedule				
	1 Bed Flat	2 Bed Flat	3 Bed Flat/Workshop	Total
Ground Floor	2	2	2	6
First Floor	4	4	0	8
Second Floor	2	2	1	5
Third Floor	2	2	0	4
Total	10	10	3	23
Total HWA (17.05.18)	10	10	3	23
Total HWA (17.05.18)	10	10	3	23
Total HWA (17.05.18)	10	10	3	23

Full Breakdown of Residential Accommodation

Floor	Floor	Unit Number	Unit Type	Room	Room	Room	Room	Room	Room
Basement	0	1	1001	1	24	24	24	24	24
Ground	0	2	2001	2	24	24	24	24	24
	0	3	2002	3	24	24	24	24	24
	0	4	2003	4	24	24	24	24	24
	0	5	2004	5	24	24	24	24	24
	0	6	2005	6	24	24	24	24	24
	0	7	2006	7	24	24	24	24	24
	0	8	2007	8	24	24	24	24	24
	0	9	2008	9	24	24	24	24	24
	0	10	2009	10	24	24	24	24	24
	0	11	2010	11	24	24	24	24	24
1st	1	12	3001	12	24	24	24	24	24
	1	13	3002	13	24	24	24	24	24
	1	14	3003	14	24	24	24	24	24
	1	15	3004	15	24	24	24	24	24
	1	16	3005	16	24	24	24	24	24
	1	17	3006	17	24	24	24	24	24
	1	18	3007	18	24	24	24	24	24
	1	19	3008	19	24	24	24	24	24
	1	20	3009	20	24	24	24	24	24
	1	21	3010	21	24	24	24	24	24
2nd	2	22	4001	22	24	24	24	24	24
	2	23	4002	23	24	24	24	24	24
	2	24	4003	24	24	24	24	24	24
	2	25	4004	25	24	24	24	24	24
	2	26	4005	26	24	24	24	24	24
	2	27	4006	27	24	24	24	24	24
	2	28	4007	28	24	24	24	24	24
	2	29	4008	29	24	24	24	24	24
	2	30	4009	30	24	24	24	24	24
	2	31	4010	31	24	24	24	24	24
3rd	3	32	5001	32	24	24	24	24	24
	3	33	5002	33	24	24	24	24	24
	3	34	5003	34	24	24	24	24	24
	3	35	5004	35	24	24	24	24	24
	3	36	5005	36	24	24	24	24	24
	3	37	5006	37	24	24	24	24	24
	3	38	5007	38	24	24	24	24	24
	3	39	5008	39	24	24	24	24	24
	3	40	5009	40	24	24	24	24	24
	3	41	5010	41	24	24	24	24	24
TOTAL					24	24	24	24	24

* Includes provision for kitchen, refuse and cycle stores, etc.

27010 Happy House Breakdown of Amenity Space 17.05.18

Floor	Floor	Unit Number	Unit Type	Type of Amenity	Area (sqm)	Area (sqm)	Total (sqm)	Total (sqm)
Ground	0	1	1001	Private Garden	16	172		
	0	2	2001	Private Garden	16	204		
	0	3	2002	Private Garden	28	361		
	0	4	2003	Private Garden	28	215		
	0	5	2004	Private Garden	28	387		
	0	6	2005	Private Garden	28	387		
	0	7	2006	Private Garden	28	387		
	0	8	2007	Private Garden	28	430		
	0	9	2008	Private Garden	18	108		
	0	10	2009	Private Garden	9	87		
1st	1	11	3001	Private Garden	18	108		
	1	12	3002	Private Garden	9	87		
	1	13	3003	Balcony	6	65		
	1	14	3004	Balcony	7	75		
	1	15	3005	Balcony	7	75		
	1	16	3006	Balcony	6	65		
	1	17	3007	Balcony	7	75		
	1	18	3008	Balcony	7	75		
	1	19	3009	Balcony	7	75		
	1	20	3010	Balcony	13	141		
2nd	2	21	4001	Balcony	8	86		
	2	22	4002	Balcony	6	65		
	2	23	4003	Balcony	7	75		
	2	24	4004	Balcony	7	75		
	2	25	4005	Balcony	6	65		
	2	26	4006	Balcony	7	75		
	2	27	4007	Balcony	7	75		
	2	28	4008	Balcony	13	141		
	2	29	4009	Balcony	14	151		
	2	30	4010	Balcony	13	141		
3rd	3	31	5001	Balcony	8	86		
	3	32	5002	Balcony	6	65		
	3	33	5003	Balcony	7	75		
	3	34	5004	Balcony	7	75		
	3	35	5005	Balcony	6	65		
	3	36	5006	Balcony	7	75		
	3	37	5007	Balcony	22	217		
Total Private Gardens					240	2804		
Total Balconies					210	2312		
TOTAL Private Amenity					450	5116		
Estimated Common Amenity Area (Split between Ground Floor and Roof)					290	3206		
TOTAL Amenity					740	8322		

PART A	
Report of: Head of Development Management	
Date of committee:	4th July 2018
Site address:	Grafton Optical, Crown House, The Crescent
Reference Number:	18/00561/FULM
Description of Development:	Demolition of existing warehouse/office/showroom building. Redevelopment for 21 no. flats comprising of 2 x studio flats, 16 x 1 bed flats and 3 x 2 bed flats in two buildings. Provision of two parking spaces, integrated bin and cycle store and associated landscaping.
Applicant:	Standard Estates Limited
Date Received:	8th May 2018
13 week date (major):	7th August 2018
Ward:	Central

1.0 Site and surroundings

- 1.1 The site is located on the northern side of The Crescent between Smith Street and High Street. It is L-shaped and has an area of 0.13 hectare. It has a frontage to The Crescent and also adjoins Crown Passage which links The Crescent to High Street. The site currently comprises a large, single storey industrial/warehouse building with a parking area to the front.
- 1.2 The site is within the High Street/King Street Conservation Area and also adjoins 2 listed buildings on High Street (nos. 156 and 158), 4 locally listed buildings on High Street (nos. 146, 146a, 148 and 150) and 2 locally listed buildings on Smith Street (nos. 11 and 12).

2.0 Proposed development

- 2.1 To demolish the existing building and erect 2 buildings to provide 21 residential flats comprising 2 studio flats, 16 x 1 bed flats and 3 x 2 bed flats. A 4 storey building (Block A) is sited towards the site frontage with The Crescent and comprises 15 flats with a 3 storey building (Block B) to the rear comprising 6 flats. A communal amenity area is provided between the two buildings. Two car parking

spaces are provided.

- 2.2 This is an amended scheme following the refusal of a previous scheme under ref. 17/01281/FULM (see planning history below).

3.0 Relevant planning history

- 3.1 The existing building originally dates from the 1930s. Although the building has had new cladding to the elevations and new roofing, there is no other relevant planning history since this time.

17/01281/FULM – Planning permission refused on 28th February 2018 for the demolition of existing warehouse/office/showroom building and erection of two buildings comprising 21 residential units, 2 parking spaces, bin and cycle stores and associated landscaping. The sole reason for refusal was:

By nature of its design and external appearance, in particular the poor quality side elevation and uninspiring elevation to The Crescent and the zinc roof materials, the proposal fails to preserve or enhance the character and appearance of the High Street King Street Conservation Area, contrary to Policies UD1 and UD2 of the Watford Local Plan Core Strategy 2006-31.

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 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.

Residential Design Guide 2016

Watford Character of Area Study 2011

High Street/King Street Conservation Area Character Appraisal (adopted June 2013)

4.3 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 6 Delivering a wide choice of high quality homes

Section 7 Requiring good design

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 91 properties in the surrounding area. Four letters of reply have been received. The objections that have been raised are summarised and considered in the table below.

Representations	Officer's response
2 parking spaces inadequate for number of flats.	See section 6.8 of the report.
Proposal will create traffic and parking chaos on surrounding streets.	Traffic will be reduced to a minimum due to only 2 parking spaces being provided. The surrounding roads are subject to an extended controlled parking zone (8.00am to 10.00pm) and the proposed development will be excluded from the CPZ.
No affordable housing provision.	See section 6.6 of the report.

One letter of comment has also been received, referring to a well previously known to have been on the site. *[A condition requiring an archaeological investigation is proposed in the recommendation]*

5.2 **Statutory publicity**

The application was publicised by site notice posted on 18th May 2018 and by advertisement in the Watford Observer published on 18th May 2018. The statutory periods both expired on 8th June 2018.

5.3 **Technical consultations**

The following responses have been received from technical consultees:

Hertfordshire County Council (Highway Authority)

No comments received, however, they raised no objection to the previous scheme which has the same access arrangements as the current scheme.

Hertfordshire County Council (Lead Local Flood Authority)

An acceptable surface water drainage scheme has been submitted. No objection to the proposed scheme subject to appropriate conditions.

Thames Water

No objection to the proposed scheme in respect of sewerage capacity.

Housing

The Housing Service does not support this application for planning as all 21 units have been proposed as market housing, with no provision of affordable housing. On a site of 21 units, in line with Council policy, we would expect 7 units (35%) affordable housing. The policy then requires the majority (85%) of those affordable housing units to be rented affordable housing (60% affordable rents and 15% social rents), then just 15% LCHO.

That would be:

5 x Affordable Rent, 1 x Social Rent, and 1 X LCHO

The households on our housing register are seeking assistance from the Council as they are homeless or in housing need i.e. living in inadequate housing. They are seeking housing assistance as they cannot find suitable and affordable housing on the private market. The proposed 21 market housing units will provide no assistance to those in housing need who the Council has a duty to assist.

Planning Policy

No comments received.

Arboricultural Officer

The proposal indicates the retention of the large tree at the rear of 156, High Street, providing this has adequate protection during construction in accordance with BS:5837 the tree should be safely retained. The landscaping plan also indicates

planting of seven new trees which is welcomed.

Environmental Health

No comments have been received from Environmental Health on the current scheme, however, their comments on the previous scheme remain valid where they had no objection to the proposed scheme subject to appropriate conditions relating to noise mitigation measures and land remediation. One of these measures was that the windows of the flats should be unopenable in order to adequately mitigate noise and odours from the adjoining commercial uses.

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 the conservation area and other heritage assets
- (d) Quality of residential accommodation
- (e) Affordable housing provision
- (f) Impacts on surrounding properties
- (g) Transport, servicing and parking

6.2 (a) Principle of the use

The site has a history of employment use although is not allocated as an employment site, as it is an isolated site within a largely residential enclave to the rear of the High Street. The building is currently vacant and dates from the early 1950s. The previous occupier, Grafton Optical, has moved to more modern facilities. The existing building is no longer considered suitable for continued employment use in the medium to long term.

- 6.2.1 Policy HS1 of the Core Strategy sets out criteria for the consideration of windfall sites. The site is considered appropriate for residential use as it is brownfield land and in a highly accessible location within the town centre, which is well served by bus services and the nearby High Street Station. A wide range of shops, services and facilities are within walking distance of the site. The site is not at risk of flooding and has no biodiversity value. The residential use is also compatible with the surrounding residential uses. The principle of the loss of the employment use and redevelopment for residential use is therefore acceptable.

6.3 (b) Scale and design

The existing building is an industrial warehouse that is of a different scale, design and appearance to the surrounding residential properties. It is essentially a large single storey building, incorporating some office floorspace within a mezzanine level, with a roof comprising 3 large pitched roofs with ridges running across the width of the building. The walls and roof comprise metal cladding and the building is typical of buildings seen within industrial areas. The building is set well back from the road frontage behind a tarmac car park, enclosed by a wall and railings. As such, it presents a dead frontage to The Crescent and is not in keeping with the general character and appearance of the street or the wider conservation area.

- 6.3.1 The surrounding residential properties on Smith Street and The Crescent vary in their age, style and materials. The houses on Smith Street are typical Victorian terraces in a yellow stock brick, although several have been painted. Houses on The Crescent date from the 1920s and are finished in brown pebbledash render, although again several have been painted. The Mews adjoining the site is a small terrace of houses built in the 1960s in a dark red brick, replacing a Victorian terrace that previously occupied the site.
- 6.3.2 The proposed buildings are 4 storey to the front (Block A) and 3 storey to the rear (Block B) and are of the same scale as in the previously refused scheme. Both also remain of a contemporary design, incorporating flat roofs with parapets. In refusing the previous application, the Committee were particularly concerned by the appearance of the main front elevation of Block A fronting The Crescent and did not consider the proposed use of zinc cladding for the roof element to be appropriate. As such, the Committee considered the proposal to be harmful to the conservation area. The revised design has sought to overcome these concerns through the following amendments:
- i) The introduction of more articulation into the front elevation of Block A fronting The Crescent. This has included a stronger, more regular vertical rhythm through the use of 3 projecting bays, with balconies included within the recesses to add further interest and animation. This façade (together with the rear façade) will be in a red multi brick.
 - ii) Replacing the zinc cladding on the roof element with a lighter buff brickwork, which links into the brickwork on the side elevation to form a central projecting element.
 - iii) A significant improvement to the north-east side elevation facing Crown Passage, to include more fenestration, a reduction in the areas of blank brickwork and including a central projecting element containing the stair core that links to the roof element in the same lighter buff brickwork.
 - iv) Introducing more brick detailing.

- 6.3.3 Overall, the proposed changes achieve a greater integration of the different elements of the building with improved articulation and fenestration on the front and side elevations. The amended design is considered to be a significant improvement over the previous scheme and to overcome the previous reason for refusal.
- 6.3.4 As with the previous scheme, the height of the parapet on each building is just slightly higher (approx. 1m) than the ridgeline of the existing industrial building and the adjoining houses. Although they will read as a different style of building compared to the surrounding houses, with a higher eaves level and no pitched roof, they still reflect the overall height of these houses. They also reflect the overall height of the industrial warehouse although, as 2 buildings, will have a significantly reduced overall scale, mass and bulk.
- 6.3.5 The scale of the proposed buildings at 3 storeys is considered acceptable and appropriate for this site, having regard to the scale of the existing building on the site and the scale of surrounding buildings. Although the surrounding houses are 2 storey they all incorporate pitched roofs and the proposed buildings are very similar in height. The scale, design and materials is also considered to be a significant improvement over the existing large scale industrial building and it's prominent car park on the street frontage.

6.4 (c) Impact on the conservation area and other heritage assets

i) High Street/King Street Conservation Area

The conservation area is divided into 4 character areas. The site lies at the transition between the commercial High Street and the quieter residential area behind. The existing industrial warehouse building is not in keeping with the residential character area in its scale, appearance or use. The proposed residential use, the residential style of the buildings and the use of brick as the main material will not only complement the surrounding residential dwellings but enhance the character of this part of the conservation area. Furthermore, the siting of the proposed buildings will reflect the historic siting of 2 rows of residential terraces on the site up to the 1930s, with the front building also recreating much of the enclosure of The Crescent and Crown Passage that existed until this time. The dead frontage of the walled car park will be replaced with pedestrian entrances to the front building and the area of parking significantly reduced and sited to the side of the building.

- 6.4.1 One of the main views into and out of the conservation area along Crown Passage will be retained although it will appear more enclosed by virtue of the siting of the front building. Again, this reflects the historic context of Crown Passage and is not considered harmful. The north-eastern elevation facing Crown Passage has been significantly improved as part of the current application. Overall, it is considered

that the proposal, through the removal of the existing industrial warehouse and the proposed residential development, will not cause harm and will afford a degree of enhancement to the character and appearance of the conservation area.

6.4.2 *ii) Listed and locally listed buildings*

There are a number of listed and locally listed buildings fronting the High Street. The most important in relation to the site is the small cluster of listed buildings around the High Street entrance of Crown Passage (nos. 156, 158 and 160). These are seen not only in their High Street context but their rear elevations and sequential extensions over several centuries can be seen from Crown Passage and The Crescent. Although the proposed development will have no direct impact on these buildings, it will be seen in the immediate setting of these buildings from The Crescent.

6.4.3 The site is at the transition between 2 character areas within the conservation area, the commercial High Street and the quieter residential area behind. At present, the siting of the building and the car park give a very open aspect and clear views of the rear of the listed buildings. Although the proposed front building will give much greater enclosure to the street on The Crescent, it will not obstruct views of the rear of the listed buildings or detract from their appreciation. It is also set away from the rear boundaries allowing the listed buildings to continue to be seen in their historic context as part of the original development of the town along High Street.

6.4.4 In conclusion, the proposed development will not cause harm to the significance of the listed buildings.

6.5 (d) Quality of residential accommodation

All of the flats within both buildings are essentially single aspect (although 4 flats in Block A do have secondary windows on the north-east facing side elevation), facing either The Crescent (Block A) or the communal amenity area (Blocks A and B), and all accord with the internal floorareas of the Residential Design Guide. All of the flats have a good internal layout and will have good levels of outlook and natural light. Three of the flats in Block A (this has been reduced from 7 in the previous scheme) will have a north facing aspect only over the communal amenity area and therefore will receive no direct sunlight into the rooms. This is often unavoidable in higher density urban schemes and is not considered to merit a refusal of permission in this case. Overall, the development will achieve acceptable levels of natural light.

6.5.1 In respect of privacy, the distance between the two buildings and their respective facing windows is 22m. This accords with the Residential Design Guide which states that a distance of 22m between facing windows is acceptable between new

buildings within a development. The normal distance of 27.5m applies between new and existing buildings, principally to protect the existing level of privacy enjoyed by existing properties adjoining a new development. In this case, none of the habitable room windows in the development will face towards the properties in Smith Street to the west or High Street to the east.

- 6.5.2 The site adjoins the rear of the High Street commercial properties along its eastern boundary. One of these, 152-154, High Street, has several kitchen extract flues towards the rear of the site on the roof of the single storey rear extension. Other plant and equipment is also located on the rear extensions of other buildings along the eastern boundary of the site. The Environmental Health team have expressed concerns regarding potential nuisance from noise and odours to the proposed flats. As such, they have requested conditions to secure noise mitigation to the proposed flats (in accordance with the submitted noise report) and also that the windows of the flats be non-opening. Whilst this would ensure noise and odours would be mitigated, it is considered unreasonable to require the windows to the flats to be non-opening. This would effectively create sealed flats relying solely on mechanical ventilation which is not considered to provide an acceptable living environment. It is the opinion of your officers that future residents should have the option of opening their windows, which may be particularly desirable at times when there is no significant noise or odours from the adjoining uses. Conditions can be used to secure appropriate noise mitigation measures and mechanical ventilation.

6.6 (e) Affordable housing provision

Policy HS3 of the Core Strategy requires a 35% provision of affordable housing in all schemes of 10 units or more. In the case of the proposal, for 21 units, this would require the provision of 7 affordable units. This provision should have a tenure mix of 65% affordable rent, 20% social rent and 15% intermediate tenures. Only in exceptional circumstances will a lower level of provision be considered through submission of a development viability assessment.

- 6.6.1 A viability assessment was submitted with the previous application and was the subject of detailed review by consultants GL Hearn on behalf of the Council. The outcome of this review and subsequent negotiations with the applicant was that a reduced affordable housing provision was justified in this case on viability grounds. It was also agreed with the Housing team and the applicant that, due to the reduced provision, a commuted payment of £260,928 be provided. Based upon the Council's adopted commuted sums SPD this was the equivalent of an 11% provision.
- 6.6.2 The previously agreed sum of £260,928 equated to £207.12m² of floorspace. The revised scheme is very similar to the previous scheme with a small increase in floorspace of 45m². Given this small change, the same rate of payment has been

applied to the revised scheme, with the additional 45m² equating to £9,403. The revised commuted sum for the current scheme is therefore £270,331 and has been agreed with the applicant. This sum can be secured by a s.106 planning obligation.

6.7 (f) Impacts on surrounding properties

6.7.1 *High Street properties (nos. 144-154, evens)*

The properties fronting High Street have narrow, long plots reflecting their medieval origins. All have commercial uses at ground floor and all have been extended to the rear in modern times, most of them at single storey level to the full depth of the plots. Some have residential uses at first floor level within the original buildings at the front of the plots. The existing industrial warehouse extends across the rear of all of these properties with the 3 gables of the pitched roof form facing towards these properties. In the proposed development, only the rear building will sit to the rear of nos. 144-146a with the new amenity area sited to the rear of nos. 148-154. The proposed rear building will have no adverse impacts on these properties.

6.7.2 *The Mews*

This is a short terrace of 4 houses unusually sited at right-angles to the site and the terraced housing in Smith Street. Their front elevations face the flank elevation of 6, Smith Street with their rear gardens facing The Crescent. The proposed front building has been designed to maintain a 45 degree angle of view from the front and rear facing windows in the nearest house, no.4. This accords with the guidelines in the Residential Design Guide and will ensure no adverse impact on outlook or natural light to this house. Privacy will be unaffected.

6.7.3 *Smith Street properties (nos. 6-12, inclusive)*

These are 2 storey Victorian terraces with short rear gardens. The existing industrial warehouse extends across the rear of all of these properties with the 3 gables of the pitched roof form facing towards these properties. In the proposed development, only the rear building will sit to the rear of nos. 11 and 12 with the new amenity area sited to the rear of nos. 6-10. In respect of nos. 11 and 12, the flank elevation of the proposed building will have a greater mass than the gable roof form of the existing building but it is not considered this will give rise to any significant loss of outlook or natural light. Although some small secondary windows are shown in this elevation, they are to be obscured glazed to prevent overlooking and loss of privacy. This can be secured by condition. In respect of nos. 6-10, some oblique overlooking of the gardens will occur from the upper floor windows of the building. This additional impact (the industrial building has no windows on the flank elevation) it is not uncommon in urban areas and is not considered unduly harmful.

6.8 (g) Transport, servicing and parking

The site is well located for access to public transport, being very close to High Street Station and the various bus services that serve the town centre. There is a wide range of shops and services within the town centre and the nearby Lower High Street. In this context, a higher density, largely car-free residential development is in accordance with national and local policy to encourage sustainable development. The proposal is therefore considered acceptable in principle. The relative lack of on-site parking will mean that the proposal will not add to existing traffic flows on the surrounding roads.

- 6.8.1 It is acknowledged that the surrounding residential roads experience high levels of parking congestion at all times. However, the site is within a controlled parking zone so the development can be excluded from the CPZ to prevent future residents from entitlement to parking permits. This can be secured by a s.106 planning obligation.
- 6.8.2 The site layout incorporates a facility for service and delivery vehicles to access the site from The Crescent and service the development without parking on the highway. This is acceptable.
- 6.8.3 The scheme incorporates external cycle stores for 21 cycles. This is acceptable in principle subject to details of the proposed stores and racking system to ensure adequate space is provided.

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 is £120m².

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 proposed development is one where affordable housing should be provided, in accordance with Policy HS3 of the Watford Local Plan Part 1 Core Strategy 2006-31. In this case, it has been agreed that a financial payment of £270,331 shall be made in lieu of on-site provision. It is also necessary that the development be excluded from the local controlled parking zone and that any required fire hydrants be provided to serve the development.

8.0 Conclusion

- 8.1 The site comprises an out-dated industrial building that has now reached the end of its useful life and is vacant. It is located in a highly accessible location in the town centre and close to High Street Station with a wide range of shops and services nearby. The existing building detracts from the streetscene and from the conservation area and is not compatible with the surrounding residential uses. The development of the site for residential use is therefore acceptable in principle.
- 8.2 The proposed design is contemporary with brick as the main facing material. The design has been amended to overcome the previous reason for refusal and now incorporates a more refined and animated front elevation to The Crescent and a significantly improved side elevation to Crown Passage. The previously proposed zinc cladding for the roof element has also been removed and two complimentary types of brick are now proposed as the main facing materials.
- 8.3 It is considered that the proposed buildings are an appropriate response for this site and will enhance both the streetscene and wider conservation area. The buildings will provide good levels of accommodation for future occupiers and will have no significant adverse impacts on adjoining properties. The development is virtually car-free which is acceptable in this highly accessible location.

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

That, pursuant to a planning obligation under s.106 of the Town and Country Planning Act 1990 having been completed to secure the following Heads of Terms, planning permission be granted subject to the conditions listed below:

Section 106 Heads of Terms

- i) To secure a financial payment of £270,331 towards the provision of affordable housing in the Borough of Watford.
- ii) To secure a financial payment to the Council of £2,000 towards the variation of the Borough of Watford (Watford Central Area and West Watford Area) (Controlled Parking Zones) (Consolidation) Order 2010 to exclude the site from the controlled parking zone, thereby preventing residents' parking permits being issued to this site.
- iii) To secure the provision of fire hydrants to serve the site as required by Hertfordshire County Council.

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 hereby permitted shall be carried out in accordance with the following approved drawings:-

GOW/18/PL/2/LP01, L01, L02, L10, L12, L15, L20, L21, L22, L23, L25, L26, L27, L28

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

3. No demolition of the existing buildings or construction of the development shall commence until a detailed scheme to deal with the risks associated with the potential contamination of the site has been submitted to and approved in writing by the Local Planning Authority. That scheme shall include

- i) a site investigation scheme, based on the Desk Study Report by JNP Group dated (ref. M42180/RE001/Rev A), to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site;
- ii) the results of the site investigation and risk assessment referred to in (i) above and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken;
- iii) a verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (ii) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

No changes to these components shall be undertaken without the written approval of the Local Planning Authority. All works shall be carried out in accordance with the approved details.

Reason: This is a pre-commencement condition to ensure any contamination of the ground is identified and remediated in the interests of the health of the future occupiers of the site, in accordance with Policy SE24 of the Watford District Plan 2000.

- 4. No construction works shall commence until a verification report demonstrating completion of the works set out in the approved remediation strategy (see Condition 3 above) and the effectiveness of the remediation has been submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reason: This is a pre-commencement condition to verify that all contamination has been successfully removed from site following all remediation works in the interests of the health of the future occupiers of the site, in accordance with Policy SE24 of the Watford District Plan 2000.

- 5. If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted to, and obtained written approval from, the Local Planning Authority for a remediation strategy detailing how this

unsuspected contamination is to be dealt with. All works shall be carried out in accordance with the approved details.

Reason: In the interests of the health of the future occupiers of the site, in accordance with Policy SE24 of the Watford District Plan 2000.

6. No development shall commence until an Archaeological Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of archaeological significance and research questions; and
- i) The programme and methodology of site investigation and recording;
 - ii) The programme and methodology of site investigation and recording as suggested by the archaeological evaluation;
 - iii) The programme for post investigation assessment;
 - iv) Provision to be made for analysis of the site investigation and recording;
 - v) Provision to be made for publication and dissemination of the analysis and records of the site investigation;
 - vi) Provision to be made for archive deposition of the analysis and records of the site investigation;
 - vii) Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.

The development shall only be carried out in accordance with the programme of archaeological works set out in the approved Written Scheme of Investigation.

Reason: This is a pre-commencement condition to ensure that any archaeological remains are properly recorded, in accordance with Policy UD2 of the Watford Local Plan Core Strategy 2006-31. This needs to take place before development commences in order to ensure any remains present are not damaged or destroyed before they are recorded.

7. No demolition of the existing buildings shall commence until details of the boundary walls to be retained and/or rebuilt, including their height, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure an acceptable relationship with the adjoining properties.

8. The development permitted by this planning permission shall be carried out in accordance with the approved Drainage Strategy (ref. 170964/DS/TS/RS/01 RevA, dated April 2018) by Lanmor Consulting and the following mitigation measures:

- i) Implement appropriate drainage strategy based on attenuation and discharge into Thames Surface water sewer.
- ii) Limiting the surface water run-off to a maximum of 5l/s generated by the 1 in 100 year + climate change critical storm so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.
- iii) Providing a minimum of 70.22m³ (or such storage volume agreed with the LLFA) of total storage volume 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.
- iv) Implement drainage strategy as indicated on the proposed drainage strategy drawing 170964/DS/01A utilising permeable paving and underground attenuation basin.

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.

9. No development (excluding demolition works) shall take place until the final design of the drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- i) Detailed engineered drawings of the proposed SuDS features including their location, size, volume, depth and any inlet and outlet features including any connecting pipe runs and all corresponding calculations.
- ii) Final design should incorporate silt traps and appropriate pollution prevention methods to ensure surface water run-off from the proposed car parking and roads can be treated in a sustainable manner and reduce the requirement for maintenance of underground features.

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

10. No development (excluding demolition works) shall commence until a noise mitigation scheme for each of the residential dwellings, based upon the recommendations of the Environmental Noise Survey by AIRO (Report No. DLW/7120 dated 23rd October 2017), has been submitted to and approved by the Local Planning Authority. The scheme shall include the details and specifications of the sound reduction performance of all glazed and non-glazed elements of the building facades. An updated noise assessment shall be submitted to demonstrate that the proposed measures achieve the required internal noise levels. No dwelling shall be occupied until the approved mitigation measures have been installed in full, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure good indoor ambient noise levels are achieved in accordance with BS 8233:2014 for the future occupiers of the dwellings.

11. No development (excluding demolition works) shall commence until the specification of a mechanical air supply/extract system for each of the residential dwellings has been submitted to and approved in writing by the Local Planning Authority. The system must be capable of providing background and rapid ventilation for cooling with the windows of the respective dwelling remaining closed. The system must not compromise the sound insulation of the façades. Details of the siting of any air intake; extraction units; generators and other mechanical equipment serving this system that are likely to give rise to noise should be submitted, along with details of noise attenuation measures to be incorporated to ensure these units do not give rise to a noise nuisance. Noise from the external plant associated with this system, when combined with any building services plant, must not exceed limit of 39dB(A) during the daytime and 27dB(a) night time, one metre from the nearest residential façades. In addition, when in operation, the sound pressure level within each flat shall not exceed the internal noise levels contained in BS8233:2014 1 metre from any associated inlet or outlet. No dwelling shall be occupied until the approved ventilation system has been installed in full, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure good indoor ambient noise levels are achieved in accordance with BS 8233:2014 and an acceptable level of air quality is achieved in accordance with EU and national air quality limit values for the future occupiers of the dwellings.

12. No development (excluding demolition works) shall commence until full details and samples of the materials to be used for the external surfaces of the building (including walls, roofs, windows, doors, balconies) have been submitted to and approved in writing by the Local Planning Authority.

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

13. No dwelling shall be occupied until a detailed soft landscaping scheme for all the land within the site has been submitted to and approved in writing by the Local Planning Authority. This shall include new tree and shrub planting to replace trees to be lost. The approved landscaping scheme 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.

14. No dwelling shall be occupied until a detailed hard landscaping scheme for all the land within the site 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.

15. No dwelling shall be occupied until details of the design and materials of the external bin store and cycle stores to serve the dwellings, as shown on the approved drawings, have been submitted to and approved in writing by the Local Planning Authority and have been constructed in accordance with the approved details. These facilities shall be retained as approved at all times.

Reason: To ensure that adequate facilities exist for residents of the proposed development, in accordance with Policies SE7 and T10 of the Watford District Plan 2000.

16. No dwelling shall be occupied until the following works have been completed in full:

- i) the existing vehicular crossover on The Crescent at the western end of the site frontage has been removed, the footpath has been reinstated and the controlled parking zone bay has been extended to incorporate this part of the highway;
- ii) the existing vehicular crossover on The Crescent at the eastern end of the site frontage has been improved and the controlled parking zone bay has been modified and any necessary additional yellow lines have been installed;
- iii) the existing lamppost and parking payment meter adjacent to the existing vehicular crossover on The Crescent at the eastern end of the site frontage have been relocated.

Reason: In the interests of highway safety and convenience, in accordance with saved Policy T21 of the Watford District Plan 2000.

17. No dwelling shall be occupied in either block until details of a communal terrestrial television aerial(s) and satellite dish(es) for the respective block have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the character and appearance of the building, in accordance with Policy UD1 of the Watford Local Plan Core Strategy 2006-31.

18. For the avoidance of doubt, no communications development permitted by Class B or Class C of Part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 shall be undertaken on either building.

Reason: In the interests of the character and appearance of the building, in accordance with Policy UD1 of the Watford Local Plan Core Strategy 2006-31.

19. All windows at first floor, second floor and third floor level in the east and west facing flank elevations of both blocks shall be non-opening and fitted with obscured glass at all times.

Reason: To prevent overlooking at a loss of privacy to the adjoining properties.

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. This development may be considered a chargeable development for the purposes of the Community Infrastructure Regulations 2010 (as amended). The charge is non-negotiable and is calculated at the time planning permission is granted. The charge is based on the net increase of gross internal floor area of the proposed development.

A person or party must assume liability to pay the levy using the assumption of liability form 1 which should be sent to the CIL Officer, Regeneration and Development, Watford Borough Council, Town Hall, Watford, WD17 3EX or via email (semeta.bloomfield@watford.gov.uk).

If nobody assumes liability to pay the levy this will default to the land owner. A Liability Notice will be issued in due course. Failure to adhere to the Regulations and commencing work without notifying the council could forfeit any rights you have to appeal or pay in instalments and may also incur fines/surcharges.

3. This planning permission is accompanied by a unilateral undertaking under Section 106 of the Town and Country Planning Act 1990 to secure a financial payment towards the provision of affordable housing in the Borough.

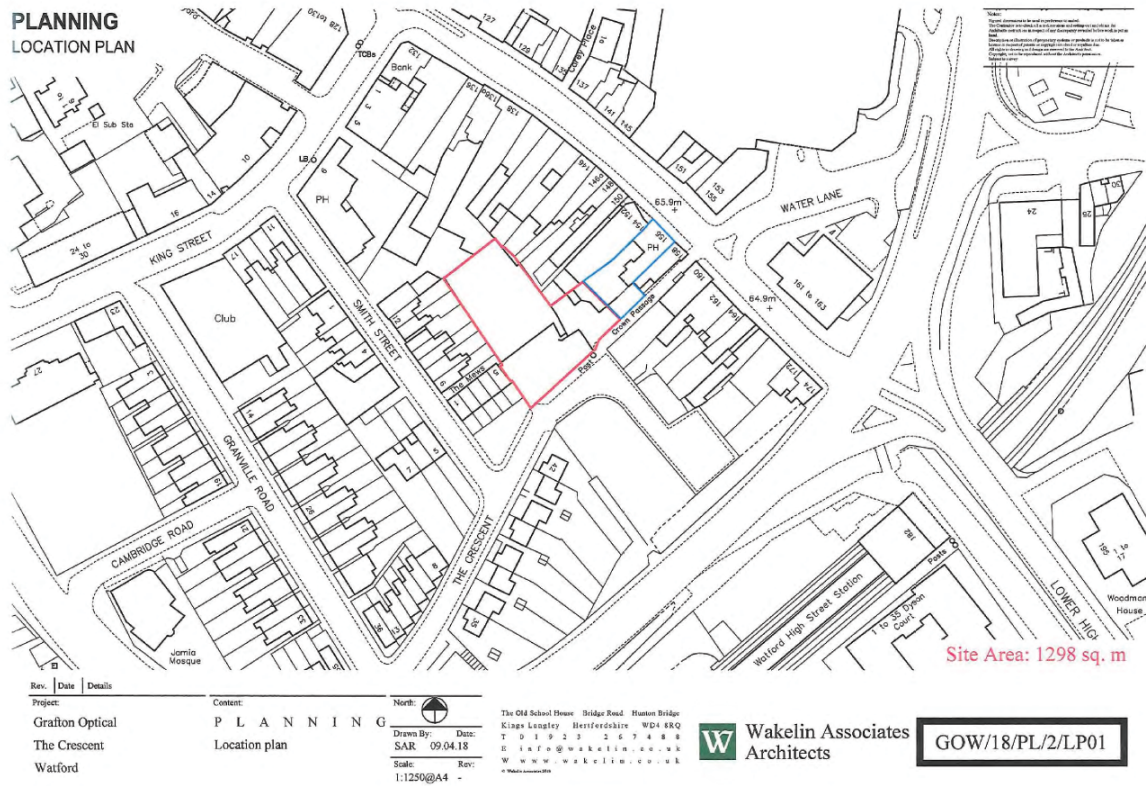
4. All new developments granted planning permission and to be constructed require naming or numbering under the Public Health Act 1925. You must contact Watford Borough Council Street Naming and Numbering department as early as possible prior to commencement on streetnamenumbers@watford.gov.uk or 01923 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.
5. 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 entered into extensive pre-application discussions with the applicant and requested amendments during the consideration of the application.
6. All works required to be undertaken on the highway network will require an Agreement with the Highway Authority. Before commencing the development the applicant shall contact HCC Highways Development Management, County Hall, Pegs Lane, Hertford, SG13 8DN to obtain their permission and requirements. This is to ensure any work undertaken in the highway is constructed in accordance with the Highway Authority's specification and by a contractor who is authorised to work in the public highway.

Case Officer: Paul Baxter

Email: paul.baxter@watford.gov.uk

Tel: 01923 278284

Grafton Optical, The Crescent



2 - Aerial view of site



Image from Google Maps

3 - View of existing building



4 - Site layout plan



5 - Site sections



6 - 3D

Elevations - Block A



7 - CGI image



Agenda Item 6

PART A	
Report of: Head of Development Management	
Date of committee:	4th July 2018
Site address:	36A Purbrock Avenue, Watford WD25 0AD
Reference Number:	18/00580/FUL
Description of Development:	Erection of a single storey rear and side extension.
Applicant:	Mr Abdolreza Bahramian
Date Received:	21st May 2018
Statutory Target Date	16th July 2018
Ward:	Stanborough

1.0 Site and surroundings

- 1.1 The subject property is a ground floor maisonette in a two storey, semi-detached property. The entire rear garden belongs to site and is not shared with the upstairs maisonette. There is an existing detached garage in the rear garden.
- 1.2 The building contains 4 purpose built maisonettes and externally has the appearance typical of semi-detached houses. Like many Victorian properties in Watford, they include projections to the rear “outriggers” which do not span across the entirety of the respective rear elevations. The resultant gaps between adjacent dwellings allow for natural light to access habitable windows at ground and upper floor levels.
- 1.3 The attached property has an existing single storey rear extension on their outrigger.
- 1.4 The site is not listed and is not located in a designated Conservation Area. As it is a flat it does benefit from Permitted Development rights.
- 1.5 There has recently been unlawful development on the site which required enforcement action. A planning application was refused in March (see planning history below) and this is a re-submission for a revised scheme.



2.0 Proposed development

- 2.1 The application seeks planning permission for a single storey rear extension which would extend beyond the original outrigger by 3.6m deep. The rear elevation would be 5.6m wide and the extension would wrap around the side of the original house to a depth of 8.5m. It would extend 2.5m wide from the original side elevation and have a flat roof with a maximum height of 3m. The extension would make room for an additional bedroom. The detached garage would be removed.

Please note – amended plans were received to reduce the rear extension depth from 4m to 3.6m, remove the existing detached garage and re-position the new bedroom internally.

3.0 Relevant planning history

- 3.1 The following planning history is relevant to this application:

18/00011/FULH Refusal of planning permission 06.03.2018 Erection of 2no. single storey rear extensions.

Refusal reason:

"The proposed extension along the shared boundary with the ground floor maisonette at 34a Purbrock Avenue would breach the 45 degree rule and result in a loss of daylight, sunlight and outlook to the detriment of the amenity currently enjoyed by this neighbour. The proposal does not comply with the principles of good design for extensions which are set out in the Residential Design Guide supplementary planning document (section 8.5.1c) which states that 'single storey rear extensions that involve the infilling of spaces between existing rear projections will generally be deemed unacceptable if this causes a significant tunneling effect or

increased sense of enclosure to the adjoining property.' The extension would appear overbearing for this neighbour when seen from their ground floor bedroom window and garden area. The proposal is contrary to paragraph 17 of the NPPF, and paragraph 8.5 of the Residential Design Guide 2016, which states that rear extensions should not exceed 3.5m for a semi-detached house from the original rear wall."

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 Supplementary Planning Documents

The following Supplementary Planning Documents are relevant to the determination of this application:

Residential Design Guide 2016
Watford Character of Area Study 2011

5.0 Consultations

5.1 Neighbour consultations

Letters were sent to the following properties:

17, 19, 21, 34, 34a, 36, 42 Purbrock Avenue, Watford, WD25 0AD,
43, 45 Spring Gardens, Watford, WD25 9JJ,
1 Lamb Close, Watford, WD25 0TB.

5 letters of objection have been received and the comments made can be summarised in the table below. Please note – these comments were all made prior to the final amended plans.

Comments	Officer's Response
<p>Extension would not be in keeping with the adjoining maisonette's property at 34/34a or area. Extension is too large. RDG states 3.5m deep for semi-detached property.</p>	<p>Amended plans were received to reduce the 4m deep rear extension to 3.6m, therefore it would not extend beyond no. 34a's existing single storey rear extension. The proposed extension would appear subordinate to the existing building and its design would integrate satisfactorily. The proposal would maintain the character and appearance of the streetscene and surrounding area.</p>
<p>Asbestos garage must be removed safely by a qualified contractor.</p>	<p>There is separate legislation which requires the safe removal and disposal of asbestos material. An informative will be added to this effect.</p>
<p>No access for neighbours to carry out repairs.</p>	<p>Rights of access are a private issue between neighbours and not a material planning consideration.</p>
<p>Would need freeholder's permission to alter the building.</p>	<p>An informative will be added to draw attention to the fact that planning permission does not override any property rights that may exist. However, this is not a material planning consideration.</p>
<p>Loss of daylight, overbearing outlook for no. 42 from kitchen side window. Close proximity to property would lead to noise, disturbance and loss of privacy.</p>	<p>The carport at no. 42 already has an impact on the side window and it is not considered that the proposal would cause an unacceptable additional impact. The carport which extends to the shared boundary with the site provides sufficient screening for this neighbour and it is not considered that the proposed extra living accommodation would cause any material increase in noise or disturbance that would harm any neighbouring property.</p>
<p>Plans do not state materials, details of footings, drainage etc.</p>	<p>A condition would be added to state that materials must match the existing dwelling. An informative would also advise that all building work is subject to Building Regulations which includes</p>

	drainage, structural stability, fire precautions etc.
Discrepancies with plans – they do not show no. 36's side kitchen/bathroom windows or soil vent pipe. They do not reflect the existing property due to the unlawful work which has been carried out. The 2 outbuildings at the rear of the property do not exist. The detached garage is shown on the existing plans in the wrong location.	It is noted that the plans do not show no.36's windows, however officers are aware of the windows which are not considered to be impacted as they sit above the flat roof of the proposals. The existing plans relate to the original building for no.36a however again officers are aware that due to unlawful works, the current building does not reflect this fully although enforcement action is required to return the property to its original state. The proposals are accurate. There are no discrepancies which officers consider would preclude determination of the application.
Would allow for multiple occupancy	The application seeks permission for residential extensions to form an extra bedroom and should be assessed on this basis. As with all C3 properties, it could potentially be used as a small HMO without the need for permission.
Loss of outlook and view for no. 34a	The extension is set in approx. 3.5m from the shared boundary with the neighbour at 34a, creating a separation distance that means it would not be overbearing for them. It would extend to the same depth as 34a's existing extension and in terms of the proposed extension's height, scale and bulk, it is not considered that it would appear visually dominating for any neighbouring property. Loss of view is not a material planning consideration.
Removal of garage creates additional parking problems in the street.	The existing garage is approximately 2.5m wide and is considered too narrow to park a modern car. Therefore its removal would have no impact on parking.

5.2 Statutory publicity

No statutory advertisement was required for this application.

5.3 Technical consultations

None

6.0 Appraisal

6.1 Main issues

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

- (a) Scale and design
- (b) Impact on surrounding properties.

6.2 (a) Scale and design

The extension would be 3.6m deep from the rear outrigger and would match the depth of the existing ground floor extension on the adjoining semi-detached property.

As the extension wraps around to the side of the house, it would be visible from the immediate streetscene but is well set back from the front building line by 4.5m. Surrounding properties vary in size and appearance and the proposed extension would not appear out of keeping given the context of development within the area. It would not cause any harm to the appearance or character of the streetscene and would be considered subordinate to the original house in terms of height, scale and bulk. Materials would match the existing dwelling.

Amended plans were received so the new bedroom has a window and complies with the Residential Design Guide which advises that a single bedroom should have a minimum floor area of 7.5sqm.

Overall, the proposal is acceptable in terms of design.

6.3 (b) Impact on surrounding properties

The other half of the building also consists of ground floor and first floor maisonettes. The ground floor maisonette in this property (no. 34a Purbrock Avenue) has an existing single storey extension on the outrigger of their property. The proposed extension would be set in approx. 3.5m from the shared boundary with this neighbour and would not extend beyond their rear building line.

As assessed previously, it is not considered that at single storey level, the proposal

would have any negative impacts on the first floor maisonettes at 34 and 36 Purbrock Avenue.

The other adjoining neighbour at 42 Purbrock Avenue has an existing side carport structure, single storey rear extension and loft conversion. The extension would extend 8.5m along the shared boundary with this neighbour. The carport provides sufficient screening for the majority of the proposed extension. It appears on existing plans that there was gap of approximately 1m between the rear of the carport structure and front of the site's detached garage which extended a further 4.8m deep along the shared boundary. The garage would be removed and the proposed extension would have an acceptable relative rear depth of approximately 2.2m beyond the carport for this neighbour.

It is not considered that the proposed extension will cause any significant loss of light, privacy, overshadowing or appear overbearing for any neighbouring properties.

On this basis, the proposed single storey rear extension is deemed acceptable in terms of residential amenity.

7.0 Conclusion

- 7.1 The proposed extension has been significantly amended from the previously refused scheme. It is considered the sole reason for refusal has now been overcome and the proposal will not cause any harm to neighbours or to the character and appearance of the area.

8.0 Human Rights implications

- 8.1 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.

9.0 Community Infrastructure Levy (CIL)

- 9.1 The gross internal area of the proposed extensions is less than 100 square metres and therefore the development is not CIL liable.

10.0 Recommendation

Grant planning permission subject to the following conditions:

1. The detached garage must be removed as part of the development in accordance with the approved plans.

Reason: To satisfactorily protect residential amenity and the character and appearance of the area pursuant to the council's Residential Design Guide supplementary planning document.

2. 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.

3. The development shall be carried out in accordance with the following drawings, unless otherwise approved in writing by the Local Planning Authority: Drawing no. PB-18/36A-purb/02D, PB- 18/36A-purb/03D, PB-18/36A-purb/10B, PB-17/36A-purb/01B

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

4. All the external surfaces of the development shall be finished in materials to match the colour, texture and style of the existing building. 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 UDI of the Watford Local Plan: Core Strategy 2006 - 31.

Informatives

1. Your attention is drawn to the fact that planning permission does not override any property rights that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner.
2. It is your responsibility to ensure that the removal and disposal of the detached garage is done safely due to it possibly being an asbestos material. The correct approach must be carried out in accordance with Health and Safety Executive (HSE) advice to protect yourself and others from any asbestos dangers. The HSE have produced guidance sheets which you can find on our website. Most asbestos removal work will require a licensed contractor.
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.

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/393927/Party_Wall_etc_Act_1996_-_Explanatory_Booklet.pdf

5. 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

6. 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.

Drawing numbers:

PB-18/36A-purb/02D

PB-18/36A-purb/03D

PB-18/36A-purb/10B

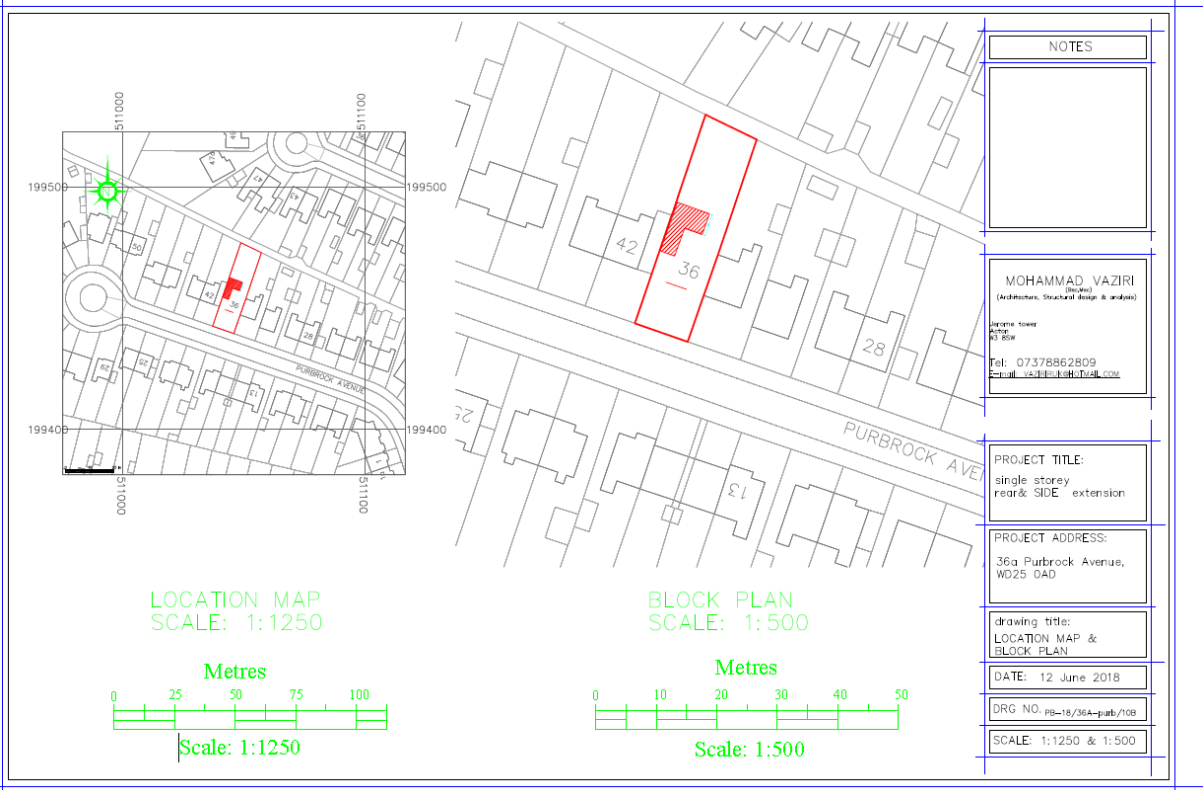
PB-17/36A-purb/01B

Case Officer Carmel Huntley

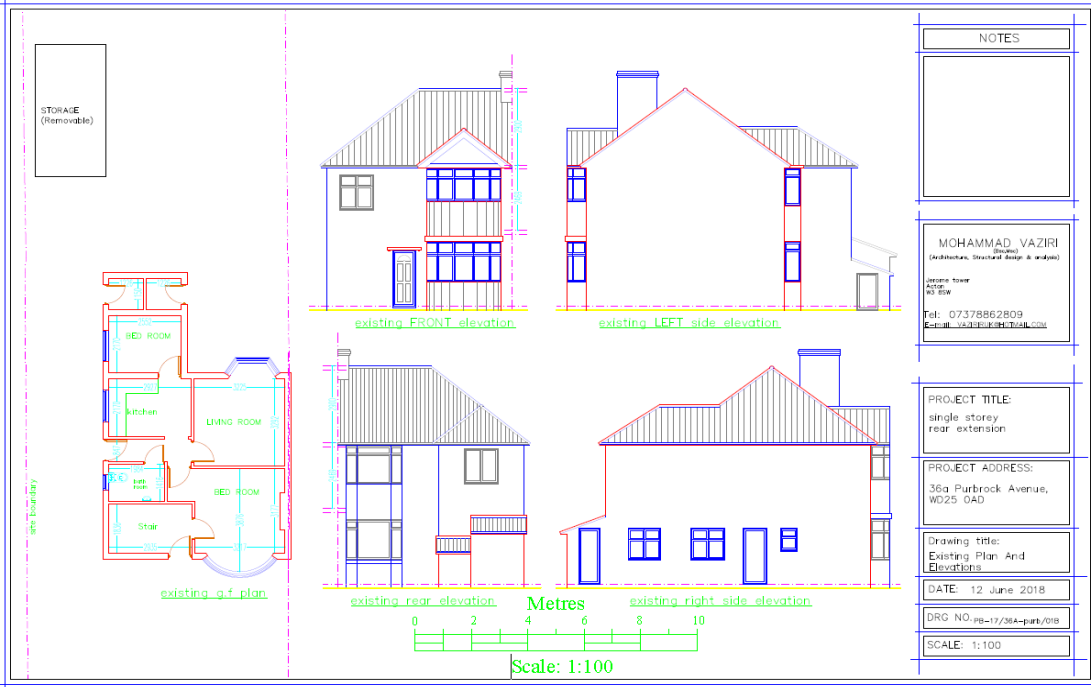
Email: carmel.huntley@watford.gov.uk

Tel: 01923 278083

36A Purbrock Avenue



EXISTING PLANS



Gmap



IMG_0812



PROPOSED_ELEVATIONS-676065



PROPOSED_GROUND_FLOOR_PLAN-676064

