

PART A	
Report of: Head of Development Management	
Date of committee:	1st November 2016
Site address:	127-129, High Road
Reference Number:	17/01222/FUL
Description of Development:	Creation of new boundary to garden of two existing semi-detached houses and erection of two new 3 bedroom semi-detached houses with off-street car parking.
Applicant:	Mr J Gomme, SLG Designs
Date Received:	31st August 2017
8 week date (minor):	26th October 2017 (extended by agreement to 3rd November 2017)
Ward:	Woodside

1.0 Site and surroundings

- 1.1 The application site comprises the western part of the rear garden areas of nos. 127 and 129, High Road. It measures approximately 23m wide by 14m deep with a frontage on to Chapel Close. Nos. 127 and 129, High Road are sited at the junction of High Road and Chapel Close and comprise a pair of semi-detached cottages. No.129 is a locally listed building.
- 1.2 To the south, the site adjoins part of Sherwood Court, a development of terraced houses built in the 1990s. One block is sited alongside nos. 127 and 129, High Road, fronting High Road, and a second block, further south, is set back from High Road behind the access junction. The rear boundary partially adjoins the side garden of 11, Sherwood Court and partially an open parking court, which includes residential garages serving the houses.
- 1.3 Chapel Close was developed in the mid-1960s and comprises 3 storey, terraced town houses. Immediately adjoining the western boundary of the site is a narrow alleyway to the rear of the existing houses on Chapel Close and an electricity sub-station.

2.0 Proposed development

- 2.1 Full planning permission is sought for the erection of a pair of semi-detached houses on the site. The houses have rectangular footprints and are sited at right-angles to Chapel Close with side garden areas and 2 car parking spaces. Both houses have 3 bedrooms with accommodation on 3 levels, including the roofspace.

3.0 Relevant planning history

- 3.1 16/00461/FUL - Sub-division of gardens and erection of 2 no. 3 bedroom, semi-detached houses with off-street parking. Application withdrawn.

16/01200/FUL - Creation of new boundary to garden of two existing semi-detached houses and erection of two new 3 bedroom semi-detached houses with off-street car parking. Planning permission refused on 2nd November 2016 for 2 reasons:

1. *The proposed gardens would be of substandard size and would therefore fail to comply with the Residential Design Guide, paragraph 7.3.22, and Policy UD1 of the Watford Local Plan Core Strategy 2006-31. As a result, the application would fail to provide an adequate level of amenity for future occupiers.*
2. *The design would fail to harmonise appropriately with the character and appearance of the existing street scene and would have a harmful impact on the character and appearance of the area, contrary to Policy UD1 of the Watford Local Plan Core Strategy 2006-31.*

This refusal was the subject of an appeal which was dismissed by letter dated 26th May 2017. Both of the Council's reasons for refusal were upheld.

4.0 Planning policies

Development plan

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

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

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

4.3 **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

Watford Character of Area Study

4.4 **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 6 Delivering a wide choice of high quality homes

Section 7 Requiring good design

Section 12 Conserving and enhancing the historic environment

Decision taking

5.0 **Consultations**

5.1 **Neighbour consultations**

A total of 38 properties in High Road and Chapel Close were notified of the application, including all those who commented on the previous application. 13 letters of objection have been received from 12 properties. The points that have been raised are very similar to those for the previous application and are summarised below.

Representations	Officer's response
More traffic and parking	Chapel Close is a cul-de-sac of houses. Most

problems within a busy road. Used by parents to school, children's centre and nursery.	traffic and parking appears to be related to parents from the nearby school and nursery. This is not a reason to refuse this application. The reduction in unrestricted on-street parking will reduce the number of cars parked on the road and improve the current situation.
Loss of existing on-street parking.	See Section 6.6 of the report.
Parking spaces appear inadequate in length. Cars will overhang the footpath.	Herts. County Council as the Highway Authority has raised no objection.
Site on dangerous blind bend.	The removal of on-street parking from outside the site adjacent to the bend will improve visibility on the bend.
Loss of trees.	Whilst there are trees within the garden areas, none are protected and can be removed by the owners at any time.
Impacts from construction noise and dust.	These are not planning considerations. Construction impacts are covered by environmental and other legislation.
Loss of light and privacy to properties opposite. Overlooking of properties.	See Section 6.5 of the report.
Development out of character with the Victorian houses. Out of scale with the surrounding area.	The proposed houses have a similar scale, design and proportions to the existing houses in the road. They are considered to be an appropriate response to the development of this site.
Rear garden area unsuitable for new houses. Overdevelopment of the land.	The existing houses will retain garden areas of 73m ² and 77m ² respectively, which will be larger than those of most houses in Chapel Close and in exceeds of the guidelines in the Residential Design Guide.
Sited next to electricity sub-station which is dangerous.	All residential areas have sub-stations within them without causing any health and safety issues. In this case, the sub-station is sited 4.6m from the house at 21, Chapel Close (abutting its garden area) and 7m from House 1.
Site is garden land and not previously developed land, so should not be considered for	This is not a 'backland' site in the true sense as it has a frontage to Chapel Close. Although it is currently garden land, it is not

development.	inappropriate to consider potential development in this case.
Loss of privacy to 21, Chapel Close.	See Section 6.5 of the report.
Loss of light and privacy to surrounding properties.	See Section 6.5 of the report.
Small gardens areas and a lack of open space.	See Section 6.4 of the report.

5.2 **Statutory publicity**

No statutory advertisement was required for this application.

5.3 **Technical consultations**

The following responses have been received from technical consultees:

5.4.1 Hertfordshire County Council (Highway Authority)

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

5.4.2 Arboricultural Officer

Whilst the proposals will require the removal of some trees, none of which are considered suitable for long term retention, there is some scope for replacement planting within the proposed garden areas and shrub planting on the road frontage.

6.0 **Appraisal**

6.1 **Main issues**

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

- (a) Principle of development.
- (b) Design and character of the area.
- (c) Amenity of future occupiers.
- (d) Impact on adjoining properties.
- (e) Access and car parking.
- (f) Impact on heritage assets.
- (g) Trees and landscaping.

6.2 (a) Principle of development

There is no objection in principle to the development of additional residential

accommodation in this locality, subject to all the normal planning considerations. Although the application site forms part of the rear garden areas of Nos. 127-129, it is not a typical 'backland' site as it has a frontage to Chapel Close. The site directly faces existing 3 storey town houses on the northern side of Chapel Close.

6.3 (b) Design and character of the area

Chapel Close is characterised by 3 storey, terraced town houses with a consistent width of 5.4m and a depth of 8.5m. They have a fairly uniform design and shallow pitched roofs. The houses opposite the site are set on a shallow stagger of 1m to each other. To the west, on the angle of the road, this stagger increases to 5m to present large flank elevations to the street and a 'saw-tooth' roof profile created by the shallow pitch of the roofs. The appeal Inspector noted the set-back of the houses from the highway and the lack of boundary treatments gave an open character to the street.

6.3.1 In dismissing the appeal on the previous application, the Inspector commented as follows:

5. *The proposal is for two houses, one two storey and one three storey with asymmetric roofs. The size, bulk and massing of the houses would be broadly similar to those existing. Furthermore house 2 would be set back from the road similar to the existing pattern of development. However, house 1 would only be set back by a very limited distance from the road presenting a large three storey elevation adjacent to the footway. While the houses to the north-west have a large visible flank elevation, these are set back from the footway by some distance. The proximity of house 1 to the footway and the size of the side elevation would lead to an uncharacteristic degree of enclosure to the street eroding the existing openness.*
6. *The asymmetric roofs would be an attempt to match the saw tooth profile of the existing terrace to the north-west. However, the simplicity of the roof design on existing houses would be lost. Instead the proposed design would give the roof planes dominance in the street particularly when viewed from the east and west. Furthermore, the seemingly random placement of windows on the appeal proposal is at odds with the regular rhythm of fenestration displayed in the street. This is exacerbated by the introduction of windows above eaves level which my attention has not been drawn to elsewhere on the street.*
7. *The combination of the above factors would lead to the introduction of two houses that fail to respect the existing regular rhythm of development*

in the street. In conjunction with the proximity of house 1 to the road this would lead to the houses being particularly obtrusive and incongruous, failing to integrate harmoniously in the streetscene.

6.3.2 In order to address these concerns, the proposed scheme now incorporates a pair of 2 storey houses set at right-angles to Chapel Close, with a footprint and a small 1m stagger between them that directly mirrors the houses opposite on the northern side of Chapel Close. The houses are also set back 2.7-3.5m from the back edge of the footpath. Whilst this is less than the 5.6-8.4m of the houses opposite, it helps to retain the open character of the street. Unlike the houses opposite, because the parking spaces are provided to the side of the proposed houses, an area of soft landscaping is also introduced into the streetscene.

6.3.3 The proposed houses incorporate simple, pitched roofs which also mirror those of the houses opposite and have an eaves level and ridge level that are both slightly lower. The flank elevation of House 2 within the streetscene will appear almost identical to that of 2, Chapel Close at the entrance of the road and to the staggered elevations of nos. 16-24 sited on the adjoining bend in the road. Finally, the windows on the front elevations are aligned horizontally to reflect the window arrangement of the houses opposite.

6.3.4 Whilst the proposed houses do not seek to copy the existing houses, they do have a scale, character and appearance that complement the existing houses in the road. This revised design is considered to overcome the previous reason for refusal and the concerns expressed by the appeal Inspector.

6.4 (c) Amenity of future occupiers

Both of the proposed houses have accommodation on 3 levels, incorporating the roof space. Each house has 3 bedrooms and a study with floorareas of 124m² (House 1) and 120m² (House 2) respectively. This exceeds the minimum floorspace requirement of 108m² in the nationally described space standard for a 3 bedroom, 6 person dwelling over 3 storeys. As such, both houses will have more than adequate internal floorspace.

6.4.1 Both houses are orientated north-south with their front elevations facing Chapel Close. The main living/dining/kitchen areas at ground floor will face west and east respectively and will have good levels of outlook, natural light and privacy. On the upper floors, the bedrooms and study in each house will face north or south. Only those bedrooms facing north will not receive direct sunlight, otherwise, all rooms will have good levels of outlook, natural light and privacy.

6.4.2 Both houses are provided with private garden areas to the side of the houses.

House 1 has an area of 62m² and House 2 an area of 61.5m². The Residential Design Guide has a minimum standard of 65m² for 3 bedroom houses. The shortfall in each case is therefore minimal at only 3m² and 3.5m² respectively. Each garden comprises a single, rectangular area to maximise its functionality and is south facing, so will receive good sunlight.

6.4.3 One of the reasons for refusal of the previous application related to the size of the garden areas. In her appeal decision, the Inspector commented that both houses could be considered as 4 bedroom, with a requirement for 80m² of garden space. She noted that one of the houses had a shortfall of 27m² and was insufficient for either a 3 bedroom or 4 bedroom house. She also noted that the garden areas were both L-shaped and would in part have limited functionality. She concluded that by reason of size and configuration of the garden areas, the proposed houses would not provide an acceptable level of living conditions.

6.4.4 In this case, the shortfall in area of each garden is minimal and both have good functionality and are south facing. It is therefore considered both will provide good quality garden space for the houses.

6.5 (d) Impact on adjoining properties

There are existing houses on 4 sides of the application site that could potentially be affected by the proposal.

6.5.1 *i) 127-129, High Road*

These houses are sited to the east of the proposed houses, with the application site being formed from their existing garden areas. House 2 is closest to the existing houses and is sited 20m from the main rear elevations, 16.4m from the rear extension of no.127, and 5.5-6.5m from the rear boundary of the gardens. The flank elevation faces these properties and has a width of 8.6m, an eaves height of 6.8m and a ridge height of 9.4m. The eaves and ridge heights are very similar to the existing houses in Chapel Close opposite, but are higher than those of nos. 127 and 129. There is a single window in the flank elevation which serves the void above the dining area. This can be obscure glazed to prevent overlooking of the windows and garden areas of nos. 127 and 129.

6.5.2 *ii) 11, Sherwood Court*

The application site adjoins the rear 10m of the 23m deep garden of 11, Sherwood Court, which is 7m wide. The 2 storey rear elevation of House 2 is set in 2.9m from the boundary. This house will appear as a prominent new structure when viewed from no.11, albeit towards the rear of the garden area. However, this type of relationship between houses is very common on corner plots where the houses on the adjoining road are sited at the rear of garden areas. As such, it is not considered

that this relationship is unusual or unduly harmful in this case.

6.5.3 As House 2 is sited due north of the garden and 19m from the existing house at its closest point, it will not give rise to any overshadowing or loss of light to the garden or the house.

6.5.4 In terms of privacy, windows at first floor level in House 2 comprise 2 windows to the study which would allow direct overlooking of the rear of the garden area of no.11 and the adjoining garden of no.9. These can be obscure glazed to prevent overlooking of the garden areas.

6.5.5 *iii) 21, Chapel Close*

This property is sited to the south-west of the application site. Its side garden area adjoins the electricity sub-station. House 1 is sited at a distance of 17m at its closest point. Given this distance and its siting, it will not give rise to any loss of light to this property. The single window in the flank elevation of House 1 faces towards the adjacent electricity sub-station and, beyond this, the side garden area of no.21 at a distance of 12m. This distance, together with the presence of boundary trees, will ensure no significant levels of overlooking to the garden area.

6.5.6 *iv) 8-14 (evens), Chapel Close*

The distance between House 1 and 12-14, Chapel Close opposite is 16.6-18.4m. The distance between House 2 and 8-10, Chapel Close is 20.2m. These are normal and acceptable distances for residential properties to face each other across a street and will give rise to no loss of light or privacy. Only bedroom and bathroom windows face Chapel Close at first floor level.

6.6 (e) Access and car parking

The scheme incorporates 4 on-site parking spaces, 2 for each house, accessed directly from Chapel Close. The spaces are aligned at right-angles to the highway and will be accessed via 2 new crossovers. Chapel Close has no on-street waiting restrictions and vehicles are often seen parked on-street. Most of the houses within the road have 1 or 2 on-site parking spaces. The letters of objection from residents suggest that most of the parking is associated with people working in/parents visiting Leavesden Green Primary School and the Children's centre located on the eastern side of High Road and the local shops a short distance to the north-east on Haines Way.

6.6.1 On site visits, cars were seen parked on-street alongside 129, High Road. This parking narrowed the road to a single lane and caused some restriction on cars exiting the driveways of the houses opposite, on the northern side of the road. They also restricted visibility around the bend in the road at the north-western

corner of the site.

6.6.2 The provision of 4 on-site spaces for the proposed houses is considered appropriate to prevent any additional on-street parking. The Council's current maximum parking standards would require a maximum of 4.5 spaces (2.25 spaces per house). The formation of the crossovers would limit the opportunities for on-street parking alongside the site which is considered beneficial. The crossover serving House 1 would also improve visibility around the bend. As all existing houses have on-site parking provision, it is unlikely to have any adverse impact on existing residents.

6.6.3 For cars exiting the parking spaces, visibility will be restricted to the west due to the bend in the road. However, Chapel Close is a cul-de-sac with only 25 houses beyond the bend, so traffic movements will be very low and there is no through traffic. Herts. County Council as the Highway Authority have not objected to the application.

6.7 (f) Impact on heritage assets

129, High Road is a locally listed building built in 1868. It forms one of a pair of semi-detached houses with No.127 known as 'Denbigh Cottages'. The reason for listing is given as:

6.7.1 *'Denbigh Cottages' are some of the oldest properties in this part of Watford. However, number 129 Leavesden High Road is of particular historical interest because of the stone tablet it has on the wall of its eastern elevation. The tablet commemorates a soldier named Ralph Swan who had lived in this property before leaving to fight in World War I. Swan died in active service with the 10th /11th Battalion of the Highland Light Infantry in France on the 9th April 1918. He was aged 18.*

6.7.2 Both houses are typical of the Victorian era but both are small by modern standards. As a consequence, both have been extended, unfortunately in unsympathetic ways. No.127 has a particularly poor 2 storey front and side 'wrap-around' extension which has destroyed the original appearance of the house. No.129 has been less impacted but nevertheless has a single storey infill extension to the front dating from 1968 which is also of poor design.

6.7.3 The main local interest in No.129 is historical, partly due to the age of the house but mainly relating to the remembrance plaque to Ralph Swan. As such, the proposed development within the rear garden area will have no impact on the significance of this asset.

6.8 (g) Trees and landscaping

The site contains several trees located along the garden boundary between the 2 existing houses. There are also existing small trees along the western boundary. None of these trees is protected and none meet the criteria for protection under a tree preservation order. As such, the trees can be removed at any time. The submitted plans show 2 small trees to be retained and indicative replacement tree planting, which can be secured by condition.

7.0 Community Infrastructure Levy and S.106 planning obligation

7.1 Community Infrastructure Levy (CIL)

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

The CIL charge applicable to the proposed development is £120m². The charge is based on the net increase of the gross internal floor area of the proposed development. In this case, the net additional floorspace is 244m² which equates to a charge of £29,280 (plus indexation).

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, no planning obligations are required.

8.0 Conclusion

- 8.1 There is no objection in principle to the development of this land for residential accommodation. Although it forms part of the existing garden areas of nos. 127-129, High Road, it has a direct frontage to Chapel Close. Having regard to the context of the site and the character and appearance of Chapel Close, the proposed houses are considered to be an appropriate scale and design for this site. The houses will provide a good level of amenity for future occupiers and are not considered to result in any significant harm to existing properties. The proposed scheme is considered to overcome the reasons for refusal of the previous application and the concerns of the appeal Inspector.

- 8.2 The proposed on-site parking provision will remove some unrestricted on-street parking from Chapel Close, however, given the existing issues experienced by residents from on-street parking associated with Leavesden Green Primary School, this will result in some highway benefits.
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9.0 Human Rights implications

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

That planning permission be granted subject to the following conditions:

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:-

P149_SP_01 P3

P149_GA_01 P3, 02 P3, 03 P3, 04 P3, 05 P3, 06 P3

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

3. No construction works shall commence until details of the materials to be used for all the external finishes of the building, including walls, roof, doors and windows have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out only in accordance with the approved materials.

Reason: In the interests of the visual appearance of the building, the streetscene and the wider area, in accordance with Policy UD1 of the Watford Local Plan Core Strategy 2006-31. This is a pre-commencement condition as the materials need to be agreed with the Local Planning Authority before construction commences.

4. The new dwellings hereby approved shall not be occupied until full details of a soft landscaping scheme have been submitted to and approved in writing by the Local Planning Authority. This scheme shall include the retention of the existing trees along the western boundary, measures to protect these trees during construction works, and new tree planting within the site. The approved tree protection measures shall be implemented before construction works commence and shall be retained throughout the construction period. The approved planting scheme shall be carried out not later than the first available planting and seeding season after completion of the 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 character and appearance of the area, in accordance with Policy UD1 of the Watford Local Plan Core Strategy 2006-31.

5. The new dwellings hereby approved shall not be occupied until full details of a hard landscaping scheme, including details of all site boundary treatments and all fencing within the site, have 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 local area, in accordance with Policy UD1 of the Watford Local Plan Core Strategy 2006-31.

6. The new dwellings hereby approved shall not be occupied until a sustainable drainage scheme for the drainage of the car parking spaces has been submitted to and approved in writing by the Local Planning Authority and the approved scheme has been implemented in full.

Reason: To prevent surface water flowing on to the public highway.

7. The first floor window to the study void in the east facing elevation and the first floor window to the study in the south facing elevation of House 2, facing towards nos. 127-129, High Road, shall be non-opening and fitted with obscured glazing at all times.

Reason: To prevent overlooking and a loss of privacy to nos. 127-129, High Road.

8. The flat roof areas of the single storey rear extensions of both houses shall not be used as a terrace or amenity area or for any other purpose.

Reason: To prevent overlooking and a loss of privacy to the adjacent properties in High Road, Sherwoods Court and Chapel Close.

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

Drawing numbers

P149_LP_01

P149_MS_01, 02

P149_SP_01 P3

P149_GA_01 P3, 02 P3, 03 P3, 04 P3, 05 P3, 06 P3

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