

PART A	
Report of: DEVELOPMENT MANAGEMENT SECTION HEAD	
Date of Committee:	17 May 2018
Site address:	17 Bucks Avenue Watford WD19 4AR
Reference number:	17/01395/FUL
Description of development:	(REVISED PLANS) Erection of a new three bedroom dwelling to the rear of 17 and 19 Bucks Avenue
Applicant:	Mr T Luke
Date received:	5th October 2017
8 week date (minor):	7th December 2017
Ward:	Oxhey

1 Site and Surroundings

- 1.1 The proposal relates to a parcel of land which currently forms the rear gardens of two buildings at numbers 17 and 19 Bucks Avenue. Number 17 is a single family house on two storeys, which stands on the corner of Bucks Avenue and Wilcot Avenue, which are both quiet residential streets in Oxhey. The site is not in a Conservation Area, it is neither nationally nor locally listed, and there are no protected trees on the site.
- 1.2 Bucks Avenue, consists of largely detached two storey houses, with occasional bungalows, that are sited on normally consistent building line but occasionally follow the curvature of the road by stepping of the building. This is a suburban area which has a relatively spacious character because of the gaps between properties and generous front gardens. The gaps between houses allow views of the mature trees to the rear, which contributes to the leafy feel of the area. The properties have large rear gardens.
- 1.3 Whilst the buildings, except for the occasional bungalows, in the estate are commensurate in terms of their scale, bulk and height, they display a variety of designs.
- 1.4 Because this site at number 17 is on a corner it addresses two streets: Bucks Avenue and Wilcot Avenue, the building in fact provides two front elevations and it is rather debatable which is the “front” and which is the “side” of this house. Its

address is on Bucks Avenue, and that is where its vehicular entrance and its drive is, with a gated side passage running down its right side. However the house's entrance door with its open porch is on the left side that faces Wilcot Avenue. The house has gardens at the front, and at the side nearest Wilcot Avenue, and at the rear. The house is fully visible from Wilcot Avenue because at that point it has a low picket fence, whereas the rear garden is screened from Wilcot Avenue and a white wall with a gate in it separates those two gardens.

- 1.5 This house was built in 1923, and it was one of several houses in a row that were of the same design. There is a row of six of them to the left of the junction with Wilcot Avenue (interrupted by a later infill house at number 5b) and those are numbers 3, 5, 7, 9, 11 and 13 Bucks Avenue. To the right of the junction there is a row of six of these houses (this site being the first of those) at numbers 17, 19, 21, 23, 25 and 27. There are also two buildings of a similar design opposite the site at numbers 24 and 18/20 (a pair of semi-detached houses). Further down the street the houses are of different designs, but are of a similar age.
- 1.6 Some of the neighbouring houses that were built to the same design have been extended or altered in different ways over the years, but they are all still characterised by the same original design. They are deep two storey houses with hipped roofs, the ridges running back at right angles to Bucks Avenue. They are finished in white render. They have front and rear gardens.
- 1.7 There is a small solidly built outbuilding in the rear garden, abutting the side boundary with number 19. The proposal will in fact relate to this garage and will encompass part of the rear garden of number 19, which is currently no structure and provides only amenity space.
- 1.8 The rear gardens of both houses are relatively deep and approximately measure 28m and the plots are generally wide measuring approximately 12m.
- 1.9 Both houses have been subject to later extensions; these extensions can best be seen on aerial photographs. 19 Bucks Avenue has had double storey extensions added on both sides, with a deep staggered single storey rear extension. These types of extension are common in the area. For instance the neighbour at 13 (separated from this site by Wilcot Avenue) has a double storey side extension that is readily visible from the street. The recent extension at number 17 has a similar style to those precedents. Further, a small side dormer window has been added to this house, facing towards 19 Bucks Avenue, and on that same roof slope photovoltaic solar panels have also been installed.

- 1.10 The proposed dwelling will sit adjacent to number 2 Wilcot Avenue. This is a two storey semi-detached house which makes a pair with number 4. No. 2 benefits from a two storey side extension, which abuts the application site boundary. The pair of semi have a Gable end roof and are sited at an angle to Wilcot Avenue. The gardens of the pair of the semi-detached measures approximately 18.5m and will stretch all the way along the gardens of numbers 17, 19 and 21 Bucks Avenue.
- 1.11 Beyond the pair of semi, there is a bungalow at the corner of Wilcot Avenue and Talbot Avenue. The Wilcot and Talbot Avenue being a loop of semi-detached houses of the same period.
- 1.12 The site is located with convenient connections to public transport nodes including the Bushey Railway Station and Bus routes into Harrow and Watford. Local community shops are in close proximity and supermarkets in Watford Town Centre could be accessed by a short bus journey.

2 Proposed Development

- 2.1 The proposed development will include the demolition of the existing garage and the erection of a new two storey 3 bedroom dwelling house. The proposal will also provide a front garden which as well as landscaping, will also provide two parking spaces. The proposal will also provide a garden amenity space to the rear.
- 2.2 The proposed development will face onto Wilcot Avenue and will be positioned adjacent to the pair of the semi-detached houses at numbers 2 and 4 Wilcot Avenue.
- 2.3 The proposed building will sit adjacent to number 2 Wilcot Avenue, at a distance of about 1.5m. It will slightly project to the front of its neighbour at number 2 Wilcot, but will assume a distance of about 6m from the front boundary of the site.
- 2.4 In terms of the height at its eaves the proposed development will line up with the eaves of the adjoining house at number 2 Wilcot Avenue. But it will be slightly lowered at its ridge. The proposed building will be 9m wide and approximately 9m deep.

3 Planning History

- 3.1 Both buildings as well as the adjoining house at number 2 Wicox Avenue have been

subject to extensions on various occasions;

No. 17

04/00970/FUL RPP 16.12.2004 Erection of single storey side and rear extension and alterations to existing garage wall

05/00363/FUL CPP Erection of two storey side extension

13/00375/FULH RPP 14.06.2013 Erection of a single storey extension

13/00812/FULH CPP 02.10.2013 Erection of part double, part single storey extensions and a porch.

74/00540/FUL PD 14.01.1975 Installation of a bathroom within existing dwelling including forming a window in the south flank wall

No. 19

01/00109/FUL CPP 02.04.2001 Single storey rear extension 21.09.1994

94/0308/9 CPP 21.09.1994 Part one part two storey side extension 21.09.1994

94/0045/9 CPP 24.03.1994 To gable existing hipped end roof, erect dormer window to rear and convert loft space 21.09.1994

2 Wilcot Avenue

16/00090/FULH CPP 17.03.2016 Loft conversion with rear dormers. 23.09.1987

87/00164/FUL COND 24.09.1987 Two storey side extension. 23.09.1987

4 Relevant policies

4.1 National Planning Policy Framework

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

4.2 The Development Plan

In accordance with s.38 of the Planning and Compulsory Purchase Act 2004, the

Development Plan for Watford comprises:

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

Watford Local Plan: Core Strategy 2013

- SS1 Spatial strategy
- UD1 Delivering high quality design
- SD1 Sustainable Design
- SD2 Water and Waste Water
- SD3 Climate change
- SD4 Waste
- HS1 Housing supply and residential site selection
- HS2 Housing mix
- T2 Location of New Development
- T3 Improving Accessibility
- T4 Transport Assessments
- T5 Providing New Infrastructure
- INF1 Infrastructure delivery and planning obligations

Watford District Plan 2000

- SE22 Noise
- SE23 Light Pollution
- H9 Back land development
- T10 Cycle Parking Standards
- Policy SE7 - Waste Storage and Recycling in New Development
- Policy SE37 - Protection of Trees
- Policy SE39 - Tree Provision in New Development

Supplementary Planning Guidance;

Residential Design Guide (adopted 2014)

National Planning Policy Framework 2012

- 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 11 Conserving and enhancing the natural environment

- 4.3 In January 2016 the Council received the South West Hertfordshire Strategic Housing Market Assessment and associated Economic Study 2016 (SHMA) which set out an Objectively Assessed Need (OAN) for housing in the Borough that exceeds the levels in the Core Strategy. The Court of Appeal has recently confirmed that a “realistic prospect” of a site coming forward within the required timeframe will be sufficient to meet the deliverability test set by national planning policy, thereby endorsing an earlier decision of Mr Justice Ouseley (St Modwen Developments Limited v Secretary of State for Communities and Local Government & Ors. Case Number: C1/2016/2001). Officers have undertaken a recent review of the housing supply having regard to these judgements and are of the view that the Council is able to demonstrate a 5 year supply based on the OAN. Accordingly, the Council’s housing policies can be considered up to date.

4.4 Supplementary Planning Guidance

The following Supplementary Planning Documents are relevant to this application:

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

Background Documents

The Manual For Streets

Technical Housing Standards – Nationally Described Space Standard (Department for Communities and Local Government 2015). Watford Borough Council has formally adopted these standards in 2016. They are included in the Residential Design Guide supplementary planning document (updated Aug. 2016) sections 7.3.5 to 7.3.8.

5 CONSULTATIONS

- 5.1 Two rounds of consultations have been exercised in respect of the original and the subsequent revised scheme. A total of 17 letters were sent on each occasions to the following neighbours;

28 Bucks Avenue, Watford, Hertfordshire, WD19 4AS
26 Bucks Avenue, Watford, Hertfordshire, WD19 4AS

24 Bucks Avenue, Watford, Hertfordshire, WD19 4AS
22 Bucks Avenue, Watford, Hertfordshire, WD19 4AS
20 Bucks Avenue, Watford, Hertfordshire, WD19 4AS
18 Bucks Avenue, Watford, Hertfordshire, WD19 4AS
2 Talbot Avenue, Watford, WD19 4AX,
3 Wilcot Avenue, Watford, WD19 4AT,
2 Wilcot Avenue, Watford, WD19 4AT,
23 Bucks Avenue, Watford, Hertfordshire, WD19 4AR
13 Bucks Avenue, Watford, Hertfordshire, WD19 4AR
21 Bucks Avenue, Watford, Hertfordshire, WD19 4AR
11 Bucks Avenue, Watford, Hertfordshire, WD19 4AR
4 Wilcot Avenue, Watford, WD19 4AT,
1 Wilcot Avenue, Watford, WD19 4AT,

In total 7 letters of objections have been received. 5 objections were received in respect of the original scheme. However, two objections have been received in respect of the current scheme, both latter objections are from addresses in Bucks Avenue.

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

- The cramming of the house into small back garden
- Loss of trees, landscaping
- Loss of privacy
- Site location plan is old, out of date and hence miss-leading
- Additional pressure on parking provision
- Not sufficient number of letters to the neighbours have been sent
- Flood risk
- The existing crossover has not been constructed legally.

5.2 Statutory consultations

The council's tree officer has made the following comments;

The proposals will require the removal of three trees and a short section of conifer hedge within the gardens of 17 & 19 Bucks Avenue: a small shrub will need to be removed within the highway verge. These removals are considered acceptable as trees both within the gardens and on the highway verge will not be affected and consequently the removals will not significantly affect the character of the area.

5.3 Herts Highways

Have been consulted and have commented that subject to conditions they would

not object to the scheme. Herts Highway is requires that the proposed front drive way shall incorporate permeable surface.

6.0 **Appraisal**

6.1 **Main issues**

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

- (a) The effect of the proposed development on the character and appearance of the surrounding residential area,
- (b) The impact upon the amenities of the adjoining occupiers
- (c) The quality of the proposed house in terms of residential standard
- (d) Access, parking and traffic generation

Design Considerations

- 6.2 The proposed house will face onto Wilcot Avenue. One of the key issues here is the impact of the proposed development upon the visual amenity of the area.
- 6.3 The built form and the design of the proposed development have been subject to negotiation with the applicant and the scheme has been revised in accordance with officers' advice. The present scheme is considerably different from the originally submitted scheme. The original scheme incorporated a chalet style bungalow with atypical design and roof form. That scheme also incorporated a much greater footprint. After several revisions to that scheme, the officers were not satisfied with the resulting outcome and finally the bungalow design was abandoned. The officers encouraged either a modern design (preferred option) or a traditional design along the established pattern of design in the area. The applicant opted for the second option.
- 6.4 The proposal involves the demolition of an existing garage which does not benefit from any architectural merit and make no positive contribution to the character of the area.
- 6.5 The character of the area is defined by detached and semi-detached houses fronting public roads with front and rear gardens relative to the size of house and relatively uniform plot width and depth. The proposed dwelling arrangement of the plots and building relates well to the existing layout and grain of development in the area. In particular by including the rear garden of number 19, the proposed

house will have an acceptable rear garden which will be in keeping with the character of the area.

- 6.6 In terms of its scale the proposed building has been particularly designed to be subordinate to other buildings within the vicinity of the site.
- 6.7 The proposed dwelling will follow a traditional design. It will incorporate hipped roof on all sides and will depict a two storey bay features on both the front and rear elevation. To create a picturesque external appearance, part of the roof eave on this house has been lowered to ceiling level of the ground floor elevation and over the cat-sliding feature a dormer window has been created on the lowered eaves at the first floor level. The proposed dormer has a flat roof design to reduce its scale and bulk. The proposed dormer window is well proportioned and forms an interesting feature to the appearance of the building. The proposed dwelling, in fact will be an almost copy of a number of similar buildings in Wilcot Avenue and in other streets in the estate.
- 6.8 Given the location of the site within a largely suburban area of predominantly traditionally designed dwellings, the strategy to assume a conventional design is considered to be a safe and appropriate approach here.
- 6.9 It is now considered that the proposed building will respond well to the site specific constraints by creating a building of balanced proportions and appropriate design.
- 6.10 Fears have been raised claiming that the proposed development, if permitted, may set an unacceptable precedent in this area by building to be built in the back gardens. However, it is considered this proposal will replace a garage with little design merit at the far end of the rear a garden benefiting from a deep rear garden with direct access to the road frontage, example of which is not readily available in the estate. In any event, any development will have to be decided on its own merit considering the characteristics of the site and surroundings.

7 Effects on neighbours' living conditions

- 7.1 The proposal only marginally protrudes beyond the rear elevation of its neighbour at number 2 Wilcot Avenue. Therefore, the proposed building would not infringe the 45 degree lines in plan and elevation measured from the centre of the nearest rear windows of No.2 Wilcot. Although there will be some loss of light to the neighbouring gardens, given its distance the proposal will not result in significant technical loss of daylight or sunlight to the occupiers of the neighbouring buildings.

- 7.2 Given its location to the rear of a number of houses, the most significant amenity issue relates to overlooking and loss of privacy to the neighbours. The proposed building has a relative depth of between about 9 and 10metres away from the rear boundary. There are two windows to the rear elevations which are approximately just over 10m away from the rear boundary with respect to number 21 Bucks Avenue. The Residential Design Guide, recommends a distance of 11m. Therefore there will be a slight breach with respect to the RDG standard. However, within a built up residential area, there is already mutual overlooking to gardens and this is not a new impact nor is it harmful. The windows would not infringe the privacy arc to neighbouring windows and so would not create overlooking to the houses that would affect privacy. It is therefore considered that the proposal will not result in any significant overlooking or loss of privacy to the neighbouring houses.
- 7.3 Overall it is considered that the proposal will have an acceptable impact upon the residential amenities of the adjoining occupiers.

8 Living condition of the future occupiers

- 8.1 The scheme provides an acceptable design with sufficient floor space. The building will have windows on both rear and front sides providing reasonably good level of daylight, sunlight and outlook.
- 8.2 The proposal will provide over 110m² of residential amenity which well exceed the recommendation with respect to RDG of 65m².
- 8.3 It is considered that the proposed dwelling will provide a high quality dwelling with sufficient amenity space.

9 Impact on highways condition, access and parking

- 9.1 The proposed development will provide two parking spaces, which is considered that it will satisfactorily cater for the demand it will generate. The level of parking is in line with the council's residential guide. The street is rather quiet and line of visibility to road is acceptable. It is considered that the proposal will have an acceptable impact upon the safe and free flow of the adjacent highway.
- 9.2 The Local Highways Authority does not object to the proposed access and does not consider that the proposal will have any significant adverse impact upon the highway safety.

9.3 Consideration of objections received

Objections	Officer's response
The building will not be in keeping with the character of the area.	The issue has been fully considered in the body of the report. It is considered that the revised scheme provides a design, layout, bulk, scale which will be in keeping with the character of the area.
The proposal could not be built because of the underground stream.	The issue with regards to drainage and the potential conflict with underground stream could be more effectively dealt under building control regime.
The site plan is old and misleading.	The proposed drawings are however clear and accurately reflect the proposed development
There are inaccuracies in drawings in particular with reference to trees.	There appear to be no inaccuracies in the revised scheme.
<p>The existing cross over is not legitimate, it has been formed without obtaining the appropriate permission.</p> <p>The grass verge belong to the council and the new extended cross over will require further right of way access over the land.</p> <p>The extent of the proposed cross over is not clear.</p>	The issue of property rights, or highways matters are not within the remit of planning control. Planning permission will not override the other property related issues. Further highways matters including the formation of new dropped kerb will be dealt with by the highways authorities.
There is no difference between the current application and the one which it has replaced.	The scheme has substantially been redesigned.

The issue of subsidence to adjoining house has not been addressed.	This issue is rather a matter for building control and should be considered under party wall legislation.
This will set an unacceptable precedent for back land development.	Each proposal will be considered in accordance to their own remit.
Insufficient space for a dwelling on this site.	The application building provides suitable residential accommodation for the future occupier of the site. All rooms meet the council's guidance and the amount amenity space is now considered to be sufficient. In an urban location, normally the open space are overlooked by other neighbouring buildings. This will not be any different.
Flood risk.	Appropriate condition such as requirement for the provision of permeable surface for front drive will be included to reduce the risk of flooding.
Light pollution from potential external lights.	A condition is recommended here to prevent unacceptable external lighting.
Loss of and impact on trees.	The council's tree officer has considered the loss of trees will be acceptable.
The development is not sustainable as it does not improve the amenities of the existing and future occupiers of the site.	The proposed house will be built in a sustainable location utilizing a brown field site.

10 Conclusion

10.1 The development will provide a small family house on a previously developed land in a sustainable location, thereby, meeting the key priority objective of both local and national planning and housing policies. The proposal in land use term is therefore particularly welcomed.

10.2 Following amendments, the proposed scheme will provide a building of an acceptable size, bulk and scale with appropriate design which will be compliant with the objectives of the RDG and would not harm neighbours.

- 10.3 The proposal will replace an unsightly and disused garage with a building of modest proportion and graceful design. Hence, the proposed development will preserve and enhance the character of the area.
- 10.4 Given its scale, bulk and design the development will not cause significant harm to the amenities of the adjoining occupiers.
- 10.5 The development will have an acceptable impact upon highway condition and the safety of the road users.
- 10.6 It is therefore recommended that planning permission be granted for the proposed development, subject to conditions.

11 **Human rights implications**

- 11.1 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.

12 **Recommendation**

Grant planning permission 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 No development shall commence within the site until full details or samples of the materials to be used for the external surfaces of the building, including doors, and windows have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall only be implemented in accordance with the approved details.

Reason: In the interests of the visual appearance of the site and its impact on the

character of the surrounding area, in accordance with Policy UD1 of the Watford Local Plan: Core Strategy 2006 – 2013 (Adopted January 2013).

- 3 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (or any modification or re-enactment thereof), no development permitted under Schedule 2, Part 1, Classes A, B, C, D, E, F and G of the Order shall be carried out to the dwelling hereby approved without the prior written permission of the Local Planning Authority.

Reason; To enable the Local Planning Authority to ensure that any such developments are carried out in a manner which will not be harmful to the character and appearance of the proposed development and will not prove detrimental to the amenities of adjoining occupiers in accordance with Policies UD1 and UD2 of the Watford Local Plan: Core Strategy 2006 – 2013 (Adopted January 2013).

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

Reason: To prevent overlooking and consequent loss of privacy to neighbouring premises pursuant to policy SD1 of the Watford District Plan 2000 and the advice given in the adopted Watford Residential Design Guide 2014.

- 5 No development shall commence on site until a hard and soft landscaping scheme for the site (including a detailed method statement covering tree planting, tree, shrub and grass specie, planting size and density and all hard surfacing materials) shall be submitted to and approved in writing by the Local Planning Authority. The approved hard landscaping shall be carried out prior to the first occupation of any part of the development and shall be retained at all times. The soft landscaping 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 in accordance with policy UD1 of Watford Local Plan Core Strategy 2006-203.

- 6 No external lighting shall be installed on the site except in accordance with details which have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the visual amenity of the site and to protect the residential amenities of the occupiers of neighbouring properties.

- 7 The development shall not be occupied until the scheme for parking and manoeuvring and layby indicated on the drawing hereby approved (or any subsequent amendment agreed in writing by the Local Planning Authority) has been laid out and made available for use and that area shall not thereafter be used for any other purpose.

Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway.

- 8 The development shall be carried out in accordance with the following drawings, BD/18/02/1B, 2B & 3C and site location plan unless otherwise agreed in writing by the Local Planning Authority.

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

- 9 Prior to the occupation of the development hereby permitted, the driveway and parking area shall be surfaced by permeable paving.

Reason; To ensure the surface water disposed separately so that it does not discharge on to highways.

Informatives:-

- 1 This planning permission does not remove the need to obtain any separate consent of the owner of the adjoining property prior to commencing building works on, under, above or immediately adjacent to their property (e.g. foundations or guttering). The Party Wall Etc. Act 1996 contains requirements to serve notice on adjoining owners of property under certain circumstances, and a procedure exists for resolving disputes. This is a matter of civil law between the two parties, and the Local Planning Authority are not involved in such matters. A free guide called "The Party Wall Etc. Act 1996: Explanatory Booklet" is available on the website of the Department for Communities and Local Government at https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/3

93927/Party_Wall_etc__Act_1996_-_Explanatory_Booklet.pdf

- 2 This permission does not remove the need to obtain any separate consent, which may be required under the Buildings Act 1984 or other building control legislation. Nor does it override any private rights which any person may have relating to the land affected by this decision.

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

- 3 You are advised of the need to comply with the provisions of The Control of Pollution Act 1974, The Health and Safety at Work Act 1974, The Clean Air Act 1993 and The Environmental Protection Act 1990. In order to minimise impact of noise, any works associated with the development which are audible at the site boundary should be restricted to the following hours:

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

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

Further details for both the applicant and those potentially affected by construction noise can be found on the Council's website at:

https://www.watford.gov.uk/info/20010/your_environment/188/neighbour_complaints_%E2%80%93_construction_noise

Drawing Numbers

BD/18/02/1B, 2B, 3C and site location plan

Case Officer: Habib Neshat

Tel: 01923 278285

Email: habib.neshat@watford.gov.uk