

PART A	
Report of: Head of Development Management	
Date of committee:	16th May 2018
Site address:	Land adjacent to 4A Bay Tree Walk (formerly 10 Nascot Wood Road) Watford
Reference Number:	18/00192/FUL
Description of Development:	Construction of new 7 no. bedroom house on land formerly part of 4A Bay Tree Walk (formerly known as 10 Nascot Wood Road); alterations to previously approved dwelling ref: 16/00680/FUL (Amended plans submitted)
Applicant:	Mr and Mrs Crossan
Date Received:	13th February 2018
Statutory Target Date	10th April 2018
Ward:	Nascot

1.0 Site and Surroundings

1.1 The application site comprises the southern part of 4A Bay Tree Walk (formerly known as 10 Nascot Wood Road) fronting onto Nascot Wood Road itself. No. 4A Bay Tree Walk is a detached, 2 storey dwelling sited centrally within a large plot and accessed from the adjoining Bay Tree Walk. The main habitable windows face to the north-east (over the retained garden area) and to the south-west (over the application site). The application site is irregular in shape and has an area of approx. 0.135 hectare. It was previously part of the garden area of No. 4A and largely covered with mature trees, which were removed in 2015. As they were not protected by a TPO and the site is not within a conservation area, this was lawful.

1.2 There are protected trees towards the front of the site (adjacent to the boundary with No. 2 Baytree Walk) within Group G1 of TPO No. 262.

1.3 The surrounding area is characterised by detached houses within spacious plots. The application site is not located in a designated conservation area.

2.0 Proposed Development

2.1 The application proposes to erect a 7-bed detached house with accommodation over 3 floors, including the roof space. The agent has submitted amended plans during the course of the application, which have been subject of re-consultation, to improve the design and appearance of the proposed dwelling. This has involved

alterations to the main roof from side gables to hips, the reduction in size of the front dormer and alterations to the fenestration on the front elevation. A first floor rear bedroom window has also been moved to the side elevation to address concerns relating to overlooking into No. 4A Bay Tree Walk at the rear. The proposed dwelling is designed with a crown roof and the front elevation features two gabled front projections with bay windows that are positioned either side of a centrally positioned main entrance. The main roof includes a centrally positioned dormer window on the front roof slope.

- 2.2 A vehicular access from Nascot Wood Road would lead to a hard-surfaced area to the front and side of the dwelling to provide on-site parking.
- 2.3 There has been a previous planning permission (ref: 16/00680/FUL) for a detached 6-bed house on the land. Since the approved scheme, there have been 2 subsequent applications (refs: 17/00670/FUL & 17/01163/FUL) for a larger dwelling which were both refused planning permission due to concerns about poor design and the impact on neighbouring properties. Planning application 17/01163/FUL is currently subject of an appeal which has not been decided. There was a further application (ref: 17/01695/FUL) which was withdrawn.
- 2.4 In comparison to the previous approval (ref: 16/00680/FUL), the following points should be noted:
- The eaves and ridge heights of the proposed dwelling would match the previous approval.
 - The main roof would have a slightly steeper pitch and would have a crown rather than a ridge.
 - A second floor front dormer and 2no. second floor windows are included on the front elevation.
 - Changes to the appearance of the front elevation, including two gabled front projections with bay windows positioned either side of the central main entrance.
 - The two storey side projection on the south-eastern side has been changed from a hipped roof to a gable roof.
 - The rear elevation of the proposed dwelling is in the same position as the previous approval. The depth of the dwelling has been increased slightly which has moved the dwelling closer to the front boundary.
 - The previously approved single storey side garage has been changed to a living room.
 - Changes to fenestration.
 - Alteration to parking layout.
 - Alteration to internal layout.

3.0 Relevant Planning History

3.1 The following planning history is relevant to this application:

15/01755/FUL – Erection of 2 detached dwellings (1 no. 3 bed and 1 no. 4 bed) with private accesses from Nascot Wood Road. Refused planning permission in 2015.

16/00680/FUL – Erection of a detached 5 bed dwelling with private access from Nascot Wood Road. The application was granted conditional planning permission at Development Management Committee on 1st September 2016.

17/00670/FUL - Erection of a detached 7 bedroom dwelling with private access from Nascot Wood Road. Refused planning permission on 11th August 2017.

Reasons:

1) The proposed house, by reason of its excessive width, excessive site coverage, poor design and poor relationship to the Nascot Wood Road frontage, is considered to have a detrimental impact on the streetscene and to be out of keeping with the character and appearance of the area. As such, the proposal is contrary to the policies of the NPPF to secure high quality design, Policies SS1 and UD1 of the Watford Local Plan Core Strategy 2006-31 and the guidance in the Residential Design Guide 2016.

2) The proposed house, by reason of its scale and proximity to the site boundaries, will have a dominant and overbearing impact on the existing house at 10, Nascot Wood Road and will also give rise to overshadowing and a loss of light to this property. It will also have a dominant and overbearing impact on the existing house at 2, Bay Tree Walk. As such, the proposal is contrary to the policies of the NPPF to secure high quality design and a good quality of amenity for existing occupiers, Policies SS1 and UD1 of the Watford Local Plan Core Strategy 2006-31 and the guidance in the Residential Design Guide 2016.

17/01163/FUL – Erection of detached 7 bedroom dwelling with private access from Nascot Wood Road. Refused planning permission on 27th September 2017.

Reasons:

1) The proposed house, by reason of its scale, excessive site coverage, poor design and poor relationship to the Nascot Wood Road frontage, is considered to have a detrimental impact on the streetscene and to be out of keeping with the character and appearance of the area. As such, the

proposal is contrary to the policies of the NPPF to secure high quality design, Policies SS1 and UD1 of the Watford Local Plan Core Strategy 2006-31 and the guidance in the Residential Design Guide 2016.

2) The proposed house, by reason of its scale and proximity to the site boundary, will have a dominant and overbearing impact on the existing house at 10 Nascot Wood Road and will also give rise to overshadowing and a loss of light to this property. As such, the proposal is contrary to the policies of the NPPF to secure high quality design and a good quality of amenity for existing occupiers, Policies SS1 and UD1 of the Watford Local Plan Core Strategy 2006-31 and the guidance in the Residential Design Guide 2016.

3) The large first floor feature window in the north-western elevation of the proposed dwelling, which appears to serve a habitable room, would be within the 27.5m privacy arc measured from the rear habitable windows of Nos. 2 and 4 Baytree Walk and therefore would cause a significant loss of privacy to the habitable rooms of the neighbouring properties. As such, the proposal is contrary to the policies of the NPPF to secure high quality design and a good quality of amenity for existing occupiers, Policies SS1 and UD1 of the Watford Local Plan Core Strategy 2006-31 and the guidance in the Residential Design Guide 2016.

An appeal has been submitted to the Planning Inspectorate, which has not been determined to date.

17/01695/FUL - Erection of a 6 bedroom house on land formerly part of 10 Nascot Wood Road. Withdrawn.

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, and must be taken into account as a material planning consideration.

- *Residential Design Guide*
- *Watford Character of Area Study*

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 8 Promoting healthy communities

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

Section 11 Conserving and enhancing the natural environment

Section 12 Conserving and enhancing the historic environment

Decision taking.

- 4.4 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.

5.0 **Consultations**

5.1 Neighbour consultations

Letters were sent to 35 neighbouring properties in Nascot Wood Road, Bay Tree Walk and Broom Grove on 13th February 2018. Following the submission of amended plans neighbouring properties were re-consulted on 5th April 2018.

12 letters of objection and 1 representation have been received.

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

Representations	Officer's response
Access from Nascot Wood Road will add to the danger and difficulties close to Nascot Wood School.	An access at this point has already been approved under the previous approved application (reference 16/00680/FUL). The Highway Authority has no objection to the proposal.
Loss of light and outlook. Overlooking and loss of privacy.	This is considered in paragraphs 6.10 – 6.16 of the report.
This 5th application is more like the plans previously passed but still has a larger footprint. An extra bedroom has been added in the roof making the third storey the full size of the house, significantly widening the roof outline, thus increasing the impact, overshadowing and loss of light to our property at 4A Bay Tree Walk [formerly 10 Nascot Wood Road]. In addition the double garage approved on the passed plans is now converted to an additional downstairs room. This room has additional windows directly overlooking our property which would result in a loss of our privacy.	The impact on No. 4a Bay Tree Walk is considered in paragraphs 6.10 – 6.13 of the report. It should be noted that since the submission of this representation, amended plans have been submitted to reduce the scale of the roof. The side gables originally proposed have now been removed. The amended hipped roof would be slightly bulkier than the 2016 approval due to slightly steeper pitches and the provision of a small crown. However it is considered that the additional impact would be negligible. The dwelling would not be sited closer to No. 4A than the 2016 approval.

<p>The proposed dwelling would appear out of character with the area.</p> <p>The back of the house would front the road which is not in keeping with the area. The fact it is a big house on a small plot will mean it is close to the boundary with Nascot Wood Road.</p> <p>It would appear out of scale with other houses in the area.</p> <p>The dwelling is disproportionate to the size of the plot.</p>	<p>This is considered in paragraphs 6.3 – 6.7 of the report.</p> <p>The design has been amended so the dwelling has an improved relationship with the street.</p>
<p>Disruption during construction work and impact on safety due to the proximity to the school and the bend in the road.</p>	<p>There are controls outside the planning system including the Environmental Protection Act and the Highways Act.</p>
<p>This site has already removed many trees and thereby decimated much of the wildlife habitat. There needs to be a larger garden in order to lessen any further impact.</p>	<p>The trees were removed in 2015 which was lawful because they were not protected. The application site is not located in a designated wildlife site and it is not considered that the proposal would have a significant adverse effect on biodiversity.</p> <p>The size of the garden exceeds the minimum standard in the Watford Residential Design Guide.</p>
<p>Impact on surface water.</p>	<p>A condition requiring details of a surface water drainage scheme could be attached to any grant of permission.</p>
<p>If permission is given can it have a restriction to not turn it into multiple dwellings (flats etc.) be placed on it?</p>	<p>A planning application would be required for the sub-division of the dwelling to flats, which would include consultation with neighbouring properties and relevant statutory consultees. The planning merits of such a proposal would be considered as part of any application that may be submitted.</p>

<p>Concerns on the change from a walled frontage to Nascot Wood road to either a Yew or Holly hedge as this is a major route close to the school and the holly hedge that was there (and others in this vicinity) were planted on the boundaries and encroach on the pavement (by a long way) causing parents with small children and pushchairs as well as elderly people to step into the road/cycle path to get through. If it must be a hedge can restrictions be imposed to ensure it is planted far enough from the boundary to prevent it encroaching on the pavement and responsibility made to ensure the owners keep it back from the pavement.</p>	<p>Conditions should be attached to require full details of hard landscaping and soft landscaping schemes.</p> <p>The Highways Act 1980 includes a procedure for the cutting back of hedges that cause obstruction and danger by overhanging the pavement.</p>
<p>Lack of parking.</p>	<p>The proposal includes a relatively large parking area which would meet the parking needs of the development.</p>
<p>Should this development be approved can restrictions be placed on delivery times for the site as it is on the major route to the school on a bend that is also a major through route to Watford Junction and Watford Town Centre which would make deliveries at school drop off/Pick up times and rush hour dangerous.</p>	<p>The Highway Authority is satisfied that the proposed access would have no adverse effect on highway safety. Deliveries to one dwelling are likely to be infrequent and it would not be practical to restrict delivery times to a residential property.</p>
<p>If there is a cinema room which if the property is closer to the boundary & not insulated will result in noise affecting all neighbours.</p>	<p>It is not considered that a 'cinema room' within a house would generate a material increase in noise compared to a living room. Notwithstanding this, there are noise abatement procedures through the Environmental Protection Act 1990 should a statutory nuisance occur from the property.</p>

5.3 Statutory publicity

No statutory publicity was required for this application.

5.4 **Technical consultations**

The following responses have been received from technical consultees:

Hertfordshire County Council (Highway Authority)

No objection subject to conditions.

Arboricultural Officer

The alterations to the house footprint will not impact on the retained trees both on and off site. I do have concerns regarding the revised layout of the drive and hard surfacing especially the area adjacent to Group G1 of TPO 262. Ideally the hard surfacing should not extend towards the trees beyond the existing drive: if it does extend beyond this it should be constructed using no-dig construction, details of which should be submitted and approved.

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) Scale, design and character of the area.
- (c) Quality of accommodation.
- (d) Impact on surrounding properties.
- (e) Trees and landscaping.
- (f) Access and parking.

6.2 (a) Principle of land use

The application site is located in a predominantly residential area where residential development is acceptable in principle. There is a previous approval on the site (ref: 16/00680/FUL) for the erection of a detached 6-bed dwelling, which is a material planning consideration.

6.3 (b) Scale, design and character of the area

The previously approved house (reference: 16/00680/FUL) was sited to reflect the nominal building line established by No. 2 Bay Tree Walk and designed to provide an appropriate scale of building to address the street. The main entrance of the property was clearly legible in the street scene. The design and scale of the proposed dwelling respected the context of the surrounding area and it had an appropriate relationship to the site boundaries.

- 6.4 Following the previous approval, two planning applications (refs: 17/00670/FUL & 17/01163/FUL) for a larger dwelling have been refused permission due to concerns, among other things, relating to scale and poor design and layout. Officers have subsequently had discussions with the agent before and during the current application to provide a dwelling that is similar to the scale, appearance and layout of the previous approval.
- 6.5 The footprint of the proposed dwelling would be slightly larger than the previous 2016 approval, however it would be positioned no closer to the boundary with No.4A Bay Tree Walk. The house would be sited closer to the front boundary; however it is considered that it would maintain a sufficient set-back and would not appear dominant in the street scene.
- 6.6 Consequent to discussions with Officers following the two previous refusals, the agent has reduced the eaves and ridge heights of the proposed dwelling so it would now match the previous 2016 approval. Furthermore, during the course of the application, the main roof has been altered to replace the side gables with hips to reduce the scale and bulk of the roof. The roof would be bulkier than the 2016 approval because the roof pitch would be slightly steeper and there would be a small crown rather than a ridge – which would provide additional headroom in the loft. However, it is not felt that this would be noticeable and the scale of the proposed dwelling would appear similar to the previous approval. The surrounding area consists of detached houses on sizeable plots and it is considered that the proposed house would be in keeping with the scale of dwellings in the area.
- 6.7 Refused planning applications 17/00670/FUL & 17/01163/FUL showed a layout that had a poor relationship to the street. This is because the main entrance was concealed to the rear and the front of the house had the appearance of a rear elevation. The design of the proposed dwelling has now moved towards the approach in the 2016 scheme that includes the main entrance in the front elevation. The articulation now has the appearance of the front of a house and it is considered to have an appropriate relationship with the street. As such, the scale and design of the proposed house is considered to be acceptable and it would maintain the character and appearance of the area.
- 6.8 (c) Quality of accommodation
The floor area and room sizes of the proposed dwelling comply with the minimum internal space standards in paragraphs 7.3.6 – 7.3.8 of the RDG. Furthermore, all of the habitable rooms would have sufficient levels of outlook, natural light and privacy.

6.9 The size of the garden exceeds the minimum standard of 95sqm outlined in paragraph 7.3.22 of the RDG. The proposed development would therefore provide an acceptable standard of amenity for future occupiers.

6.10 (d) Impact on neighbouring properties

i) 4A Bay Tree Walk (formerly 10 Nascot Wood Road):

Planning applications 17/00670/FUL & 17/01163/FUL were refused planning permission, among other reasons, because the proposed dwelling would, owing to its scale and close proximity to the neighbouring property, appear dominant and overbearing to the south-west facing main windows of No. 4A and give rise to overshadowing and a loss of light. The dwelling proposed in the refused applications would be significantly larger in scale and positioned closer to No. 4A than the 2016 approval.

6.11 Following pre-application discussion with Officers, the footprint of the proposed dwelling has been amended so it would be positioned no closer to No. 4A than the 2016 approval. Furthermore, the scale has been reduced through the reduction in eaves and ridge heights and the provision of a hipped roof so it is comparable to the previous approval. The roof would be slightly bulkier due to slightly steeper roof pitches and the provision of a crown rather than a ridged roof, however this would have negligible impact on light and outlook. As such, it is not considered that the proposed development would cause a significant loss of light and outlook.

6.12 The application originally proposed a first floor rear window serving 'Bedroom-01' that would face the front windows of No. 4A. Officers raised concerns that this would cause a loss of privacy to the neighbouring property because it would be only around 14m from the neighbouring windows. The amended plans have re-positioned the window to the side elevation so it would not face No. 4A. A condition should be attached to any grant of planning permission to require the ground floor and first floor rear windows to be obscurely glazed and fixed closed below 1.7m in order to protect the privacy of No. 4A Bay Tree Walk.

6.13 Taking the above into account, it is not considered that the proposed development would cause a significant loss of amenity to No. 4A.

6.14 *ii) 2 and 4 Bay Tree Walk:*

These 2 storey, detached houses adjoin the north-western boundary of the site and were constructed in part of the then garden area of No. 10 Nascot Wood Road. Their rear elevations are sited 6.5-9m from the site boundary with No. 2 having a single storey rear extension sited 4.5m from the boundary. It is not considered that the proposed dwelling would cause a significant loss of light or outlook to the neighbouring properties given the level of separation that would be maintained.

- 6.15 The amended plans show that the first floor rear window serving 'Bedroom-01' has been re-positioned to the side elevation, as described in paragraph 6.12. The bedroom window would now face the rear elevations of Nos. 2 and 4 Bay Tree Walk at a distance of approximately 26m from the two storey rear walls of the neighbouring properties and 19m from the boundary. The amended plans show that the bedroom window would be an escape window and the lower half of the window would be fitted with obscure glass. Given the provision of obscure glass and the sizeable distance that would be maintained to the neighbouring properties (albeit the distance would be slightly less than the 27.5m 'privacy arc' in the RDG), it is not considered that the proposed dwelling would cause a significant loss of privacy.
- 6.16 *iii) Impact on other properties:*
The proposed dwelling would be sited a considerable distances from all other neighbouring properties and would have minimal impact on residential amenities.
- 6.17 (e) trees and landscaping
The Arboricultural Officer has advised that the alterations to the house footprint would not impact the retained trees on and off site. Some concerns have been expressed about the revised layout of the drive and hard surfacing adjacent to Group G1 of TPO No. 262. The Arboricultural Officer has stated that if the hard surfacing would extend towards the trees beyond the existing drive it should be constructed using no-dig construction. Tree protection conditions should be attached to any grant of planning permission.
- 6.18 Furthermore, conditions requiring full details of soft & hard landscaping should be attached to ensure that an acceptable visual appearance would be achieved and no harm would be caused to protected trees.
- 6.19 (f) Access, servicing and parking
The proposal includes a single vehicular access from Nascot Wood Road in the same location and of the same dimensions as approved in the previous 2016 approval. This remains acceptable. In this case, the access will also provide pedestrian access to the site, with the previously approved pedestrian access deleted. There is no objection to this on highways grounds.
- 6.20 There would be sufficient on-site parking to meet the needs of the development.

7.0 Community Infrastructure Levy and Planning Obligation

7.1 Community Infrastructure Levy (CIL)

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

The CIL charge applicable to the proposed development is £120 per square meter.

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 The application site is located in a predominantly residential area where residential development is acceptable in principle. There is a previous approval on the site (ref: 16/00680/FUL) for the erection of a detached 6-bed dwelling, which is a material planning consideration. The scale and footprint of the proposed dwelling is comparable to the 2016 approval and therefore it would maintain the character and appearance of the surrounding area and would have no adverse effect on the residential amenities of neighbouring properties. The design and appearance of the proposed dwelling is considered to be acceptable and it would contribute towards meeting the housing need in the borough.

8.2 As such, the proposal accords with the Development Plan and the National Planning Policy Framework and therefore constitutes 'sustainable development'. There are considered to be no material planning considerations that outweigh the benefits of the proposal, therefore it is recommended that the application should be approved.

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 conditional planning permission be granted subject to the conditions listed below:

Conditions

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

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Location plan; 3189 PL1 G; and 3189 PL2 I.

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

3. No construction works above damp proof course level shall commence until details of the materials to be used for all the external finishes of the building, including walls, roofs, doors, windows and fascias, 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 site and the character and appearance of the area, in accordance with Policy UD1 of the Watford Local Plan Core Strategy 2006-31.

4. No work shall commence until full details of a soft and hard landscaping scheme have been submitted to and approved in writing by the Local Planning Authority. The soft landscaping scheme shall include details (including a plan and method statement) of all existing trees to be retained or removed, details of proposed planting including tree, shrub and grass specie, planting size and

density. The approved soft landscaping 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. The hard landscaping scheme shall include details of the construction of the vehicular access and driveway, pathways and amenity areas; details of all site boundary treatments, and all fencing or enclosures within the site. The approved hard landscaping shall be carried out prior to the first occupation of the development and shall be retained at all times unless otherwise agreed in writing 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. This is a pre-commencement condition to ensure that no harm is caused to protected trees.

5. No work shall commence until details of the disposal of surface water from the parking area have been submitted to and approved in writing by the Local Planning Authority. The dwelling hereby approved shall not be occupied until the works for the disposal of surface water have been constructed in accordance with the approved details.

Reason: To minimise danger, obstruction and inconvenience to highway users. This is a pre-commencement condition to ensure that no harm is caused to protected trees.

6. A 2m x 2m pedestrian visibility sight splay, free from obstruction between a height of 600mm and 2.0m and relative to the back of the footway shall be provided on both sides of the vehicular access prior to the operational use and thereafter.

Reason: In the interests of highway safety.

7. No work shall commence until details of tree protection measures, including details of the height, type and location of tree protection fencing to all retained trees on site and details of the no-dig area of construction within the root protection zone of the protected trees within Group G1 of TPO No. 262 T1 have been submitted to and approved in writing by the Local Planning Authority. The approved tree protection measures shall be implemented for

the duration of the construction work, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect retained trees, in the interests of the visual amenity of the area. This is a pre-commencement condition to ensure that no harm is caused to protected trees.

8. No work shall commence until details of the routing of all below ground services and cabling (electricity, gas, television, telephone, water etc.) have been submitted to and approved in writing by the Local Planning Authority. The routing of the below ground services and cabling shall then be laid out in accordance with the details approved by this Condition.

Reason: To safeguard the existing trees, which represent an important visual amenity. This is a pre-commencement condition to ensure that no harm is caused to protected trees.

9. No part of the development shall be occupied until details of the siting, size and design of refuse, recycling and weatherproof cycle storage facilities have been submitted to and approved in writing by the Local Planning Authority and the storage facilities have been installed in accordance with the approved details. The storage facilities shall be retained at all times thereafter.

Reason: In the interests of the visual appearance of the site and to ensure satisfactory provision for on-site storage facilities.

10. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 as amended (or any modification or re-enactment thereof), no development permitted under Schedule 2, Part 1, Classes A, B, C, D, E and F of the Order shall be carried out to the dwellinghouse 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 be detrimental to the amenities of adjoining occupiers.

11. No work shall commence until details of the existing and proposed ground levels and the finished ground floor level of the dwelling hereby approved have been submitted to and approved in writing by the Local Planning

Authority. The development shall only be constructed in accordance with the approved details.

Reason: This is a pre-commencement condition to ensure that an acceptable relationship between the proposed building, the adjoining residential development and the adjoining highway is achieved.

12. The ground floor and first floor windows in the north-eastern facing rear elevation (facing No.4A Bay Tree Walk) of the dwelling hereby approved shall be permanently fixed closed below 1.7m internal floor level and shall be fitted with obscured glass at all times, and shall be permanently maintained as such, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To prevent overlooking and consequent loss of privacy to neighbouring premises.

13. The first floor window in the north-western facing side elevation serving 'Bedroom-01' as shown on the approved plans (facing Nos. 2 and 4 Bay Tree Walk) of the dwelling hereby approved shall have the part of the window that is less than 1.7m above the internal floor level fitted with obscured glass at all times, and shall be permanently maintained as such, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To prevent overlooking and consequent loss of privacy to neighbouring premises.

Informatives

1. In dealing with this application, Watford Borough Council has considered the proposal in a positive and proactive manner having regard to the policies of the development plan as well as paragraphs 186 and 187 of the National Planning Policy Framework and other material considerations, and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2010, as amended.
2. 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 streetnamenumbers@watford.gov.uk or 01923 278458. A numbering notification will be issued by the council, following which Royal Mail will assign a postcode which will make up the official address. It is also the responsibility of the developer to inform Street

Naming and Numbering when properties are ready for occupancy.

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

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

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

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

Monday to Friday 8am to 6pm

Saturdays 8am to 1pm

Noisy work is prohibited on Sundays and bank holidays

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

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

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

6. New or amended crossover: Construction standards for new/amended vehicle access: Where works are required within the public highway to facilitate the new or amended vehicular access, the Highway Authority require the construction of such works to be undertaken to their satisfaction and specification, and by a contractor who is authorised to work in the public highway. Before works commence the applicant will need to apply to the Highway Authority to obtain their permission, requirements and for the work to be carried out on the applicant's behalf. Further information is available via the website <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/changes-to-your-road/dropped-kerbs/dropped-kerbs.aspx> or by telephoning 0300 1234047.
7. Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the website <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.
8. Obstruction of public highway land: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the website <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.
9. Mud on highway: It is an offence under section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development are in a condition such as not to emit dust or

deposit mud, slurry or other debris on the highway. Further information is available via the website

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx> or by telephoning 0300 1234047

Drawing numbers

Location plan; 3189 PL1 G; and 3189 PL2 I

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