

<b>Committee date</b>	<b>7<sup>th</sup> November 2018</b>
<b>Application reference</b>	<b>18/01159/FUL</b>
<b>Site address</b>	<b>Units N-Q, 100 Cecil Street</b>
<b>Proposal</b>	<b>Revision to planning permission ref. 17/01269/FUL to add 1 two bedroom unit with new staircase entrance, modify 2 approved houses and insert 6 additional dormers in the elevation. Revised bin storage arrangements.</b>
<b>Applicant</b>	<b>Mr Lee Turner</b>
<b>Agent</b>	<b>Kristofer Adelaide Architecture Limited</b>
<b>Type of Application</b>	<b>Full planning application</b>
<b>Reason for Committee Item</b>	<b>Number of objections</b>
<b>Target decision date</b>	<b>2<sup>nd</sup> November 2018</b>
<b>Statutory publicity</b>	<b>None required</b>
<b>Case officer</b>	<b>Paul Baxter <a href="mailto:paul.baxter@watford.gov.uk">paul.baxter@watford.gov.uk</a></b>
<b>Ward</b>	<b>Callowland</b>

## **1. Recommendation**

**Approve** subject to conditions as set out in section 8 of this report.

## **2. Site and surroundings**

- 2.1 The application site forms part of a larger commercial site at 100, Cecil Street formerly comprising various single storey and 2 storey units with car parking and servicing (now demolished). The application site itself forms the northern part of the site which backs onto Judge Street. The various buildings within the southern part of the site are to remain.
- 2.2 The surrounding roads are characterised by 2 storey, Victorian terraced housing.
- 2.3 Further information, including the site plan and drawings, is available in the appendices to the report and on the council's [website](#).

## **3. Summary of the proposal**

### **3.1 Proposal**

The development approved under ref. 17/01269/FUL comprised 4 x 3 bedroom houses and 3 x 2 bedroom houses. The houses formed a terrace with an archway centrally located leading through to 8 car parking spaces. Two of the 3 bedroom houses contained a bedroom in the roofspace served by a

dormer window. The other two 3 bedroom houses included a bedroom over the archway.

3.2 The current proposal is to modify the approved scheme with the two approved 3 bedroom houses with dormer windows remaining unchanged. The changes proposed comprise:

- i) A dormer window added to the rear roofslope of each of the remaining houses and above the archway to allow the provision of 6 bedrooms in the roofspace.
- ii) The space above the archway to be converted into a 2 bedroom maisonette (with 1 bedroom in the roofspace).
- iii) Provision of individual bin stores to each of the houses (in the front garden areas) and the new maisonette.

### 3.3 **Conclusion**

The terrace of 7 houses granted permission under ref. 17/01269/FUL is already under construction. The proposal will introduce 5 new dormer windows in the rear roofslope that will match the 2 approved dormers. These are acceptable in design terms and will have no additional impacts on surrounding properties. The formation of a 2 bed maisonette above the archway will not change the scale or design of the development and will have no impact on the appearance of the development within the streetscene. The proposed bin stores in the front gardens will be well screened and will not have an adverse impact on the streetscene. The originally approved 8 car parking spaces will be retained allowing 1 parking space for each dwelling. This is acceptable. The proposal is therefore recommended for approval.

## 4. **Relevant policies**

Members should refer to the background papers attached to the agenda. These highlight the policy framework under which this application is determined. Specific policy considerations with regard to this particular application are detailed in section 6 below.

## 5. **Relevant site history/background information**

5.1 17/00943/FUL - Demolition of units N-Q and J-M and construction of 7 new houses (4 x 3 bedroom and 3 x 2 bedroom) with access from Judge Street. Planning permission refused on 6th September 2017 for the following reason:

*Judge Street and the surrounding roads experience high levels of parking demand and parking congestion at all times, especially in the evening and night-time periods. The local area is not within a controlled parking zone and*

*there are no existing restrictions on parking on the public highway. The proposed development will result in the loss of at least 1 on-street parking space to form the new access. Three of the proposed houses will also have no on-site parking provision. For these reasons, the proposed development will not only reduce the available on-street parking space but is also likely to generate additional demand for on-street parking from the proposed houses. This will exacerbate the existing parking congestion on Judge Street to the detriment of the quality of life of local residents and the quality of the local area, contrary to the objectives of the NPPF for new development to be of high quality and enhance the local area and Policy UD1 of the Watford Local Plan Core Strategy 2006-31.*

- 5.2 17/01269/FUL - Demolition of units N-Q and J-M and construction of 7 new houses (4 x 3 bedroom and 3 x 2 bedroom) with access from Judge Street and 8 parking spaces. Planning permission granted on 1<sup>st</sup> November 2017.

## **6. Main considerations**

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

- (a) Principle of development.
- (b) Scale and design.
- (c) Quality of residential accommodation.
- (d) Impact on surrounding properties.
- (e) Access, parking and servicing.

- 6.2 (a) Principle of development  
The principle of the residential development of the site has already been established through the grant of planning permission ref. 17/01269/FUL. This development has commenced. The addition of one additional 2 bed maisonette is acceptable in principle.

- 6.3 (b) Scale and design  
The scale and design of the approved terrace of houses will remain unchanged with the exception of the 6 additional rear dormers. Each of these will match the approved rear dormers and are acceptable in their scale, design and siting. A new staircase to serve the new maisonette is introduced under and to the rear of the archway. This will have no significant impacts.

- 6.4 (c) Quality of residential accommodation  
All of the proposed houses and the maisonette meet the nationally described space standards for 2 bedroom and 3 bedroom dwellings respectively. All of the habitable room windows will have good levels of outlook, natural light and

privacy with the garden areas and main living rooms facing south and receiving good levels of sunlight. All of the houses will have private, rear garden areas as originally approved. Only the maisonette will have no private amenity area. Whilst this is regrettable, it is not considered that this alone can justify a refusal of planning permission in this case. The site is within a highly sustainable and accessible location and many upper floor residential flats in the nearby north Watford shopping centre have no access to private amenity space.

6.5 (d) Impact on surrounding properties

The approved terrace of houses maintains the front and rear building lines of the existing, adjoining houses and does not project beyond any existing windows. The addition of the 6 dormer windows in the rear roofslope will give rise to some oblique overlooking of adjoining garden areas but this is a perfectly normal relationship between properties within the street. It will not give rise to any significant or unacceptable harm.

6.6 (e) Access, parking and servicing

Access and servicing will remain unchanged from the approved scheme. Access to the parking spaces will be from the archway as originally approved. All servicing of the houses will take place from Judge Street in the same way as for the existing houses.

6.7 Following the refusal of application ref. 17/00943/FUL on the grounds that the provision of only 4 spaces was inadequate, the number of parking spaces was increased to 8 under application ref. 17/01269/FUL. This level of provision, which provided 1 space per dwelling and 1 visitor space, was considered acceptable. The 8 approved parking spaces remain in the current scheme with the visitor space allocated to the new maisonette. This is considered an acceptable level of provision in this sustainable and accessible location.

6.8 In the approved scheme, the bins for each of the houses were sited underneath the archway. These need to be relocated in order to accommodate the staircase to the new maisonette. The bins are now proposed to be stored in the front gardens of each of the houses, screened by a wall and timber slats. This will effectively screen the bins from view within the streetscene and is acceptable. The bins for the maisonette are sited to the rear of the archway and will not be visible within the streetscene.

6.9 A secure cycle space is shown under the stairs and is also acceptable.

**7. Consultation responses received**

### 7.1 Statutory consultees and other organisations

None required.

### 7.2 Internal Consultees

#### Waste and recycling

No objections to the proposed bin storage arrangement.

### 7.3 Representations received from interested parties

Letters were sent to 77 properties in the surrounding area. Responses have been received from 8 properties, all objecting to the proposal or raising concerns about aspects of the proposal. The comments are summarised below:

Representations	Officer's response
Size of space for 8 cars insufficient. Cars will park on-street.	The parking area with 8 spaces remains as previously approved.
Bins stored in the front gardens will look ugly.	The bins are to be screened by a wall and timber slats.
No provision of additional parking for the additional unit. Not enough parking provided for this development.	The additional unit will be allocated the visitor space. This remains an acceptable provision of 1 space per dwelling.

## 8. Recommendation

That planning permission be granted subject to the following conditions:

#### Conditions

1. The development to which this permission relates shall be begun within a period of 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:-

0049-01, 0049-011, 0049-021, 0049-120, 0049-121, 0049-400

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

3. If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted to, and obtained written approval from, the Local Planning Authority for a remediation strategy detailing how this unsuspected contamination is to be dealt with. All works shall be carried out in accordance with the approved details.

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

4. The development shall only be carried out in accordance with the approved Written Scheme of Investigation for an Archaeological Strip, Map and Sample Excavation by KDK Archaeology Limited (Project code 349/WCS, dated January 2018) under ref. 18/00110/DISCON.

Reason: To ensure that any archaeological remains are properly recorded, in accordance with Policy UD2 of the Watford Local Plan Core Strategy 2006-31.

5. The development shall be carried out only in accordance with the approved materials as detailed in the schedule of materials (LL 001 Details of Materials – Condition 7) subject to all multiple light windows having equal sightlines, as approved under ref. 17/01714/DISCON.

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

6. No dwelling shall be occupied until the following works have been carried out in full:
  - i) The construction of the new access from Judge Street and the internal access drive as shown on drawing no. 0049-01;
  - ii) The construction of the 8 car parking spaces as shown on drawing no. 0049-01;
  - iii) The construction of the bin stores as shown on drawing nos. 0049-01 and 0049-400;

Reason: To ensure adequate facilities are provided for the future occupiers of the development.

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

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

8. No dwelling shall be occupied until a detailed soft landscaping scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The approved soft landscaping scheme shall be carried out not later than the first available planting and seeding season after completion of development. Any trees or plants whether new or existing which within a period of five years die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, or in accordance with details approved by the Local Planning Authority.

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

9. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015, as amended (or any modifications or re-enactment thereof), no development permitted under Schedule 2, Part 1, Classes A, B, C, D, E and G of the Order shall be carried out to the dwellings 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 site and its surroundings and will not prove detrimental to the amenities of residents in accordance with Policies SS1 and UD1 of the Watford Local Plan Core Strategy 2006-31.

## **Informatives**

1. IN907 Consideration of the proposal in a positive and proactive manner.

2. IN910 Building Regulations.
3. IN911 Party Wall Act.
4. IN912 Hours of construction.
5. IN913 CIL Liability.
6. IN909 Naming and numbering.