



**WATFORD
BOROUGH
COUNCIL**

DEVELOPMENT MANAGEMENT COMMITTEE

31 July 2019

7.00 pm

Town Hall

Contact

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Publication date: 23 July 2019

Committee Membership

Councillor P Jeffree (Chair)

Councillor S Johnson (Vice-Chair)

Councillors N Bell, K Collett, F Ezeifedi, K Hastrick, M Mills, I Sharpe and M Watkin

Agenda

Part A – Open to the Public

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

The [minutes](#) of the meeting held on 3 July 2019 to be submitted and signed.

CONDUCT OF THE MEETING

The committee will take items in the following order:

1. All items where people wish to speak and have registered with Democratic Services.
2. Any remaining items the committee agrees can be determined without further debate.
3. Those applications which the committee wishes to discuss in detail.
4. **19/00679/FUL - Land at Grandfield Avenue (Pages 5 - 17)**

Erection of 1 no. three bed detached house with garaging, car parking and landscaping.
5. **18/00973/VAR - Rembrandt House, Whippendell Road (Pages 18 - 28)**

Variation of condition 15 of planning permission reference 14/00992/VAR to amend the landscaping and hardstanding to provide a single landscaped area and five additional car parking spaces on the decked car park.

Introduction

Please note that the officer report is a summary of the issues including representations made and consultation responses. Full details of the applications, plans submitted, supporting information and documents, representations made, consultation responses and correspondence can be found on the council's web based [Public Access system](#) using the application reference or address.

Specific policy considerations for each application are detailed within the individual reports. The background papers and policy framework listed below have been relied upon in the preparation of the reports in this agenda.

Background papers

- The current planning applications under consideration and correspondence related to that application.
- All relevant third party representations and consultation replies received.

Policy Framework

- The Statutory Plans and Supplementary Planning Guidance, together with relevant Government legislation, Circulars, Advice, Orders, Directions and Guidance listed below:

Local Planning Documents

Local Development Documents provide the framework for making planning decisions. These can be found on the Council's [website](#) and include:

- the existing Local Plan which consists of the Core Strategy, saved policies in the Watford District Plan 2000 and Proposals Map); and
- Supplementary Planning Documents.

County Planning Documents

The Hertfordshire Waste Local Plan and Minerals Local Plan prepared by Hertfordshire County Council are material considerations alongside the Watford Local Plan. These documents can be found on the county council's [website](#).

National Planning Documents

Key legislation can be found using this [weblink](#), including:

- Growth and Infrastructure Act (2013)
- Housing and Planning Act (2016)

- Localism Act (2011) and subsequent amendments
- Planning Act (2008) and subsequent amendments
- Planning and Compulsory Planning Act (2004) and subsequent amendments
- Town and Country Planning Act (1990) and subsequent amendments
- Town and Country Planning (Local Planning) (England) Regulations 2012 and subsequent amendments.

National guidance can be found on the government service and information [website](#), including:

- National Planning Policy Framework (revised February 2019) and supporting Technical Guidance
- Planning Practice Guidance (PPG) (web based)
- Planning policy for traveller sites
- Relevant government circulars
- Relevant Ministerial Statements (which will be referred to in the individual reports as necessary)

Section 106 Planning obligations and 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 where relevant. Section 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.

Human Rights implications

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.

Committee date	Wednesday, 31 July 2019
Application reference	19/00679/FUL - Land at Grandfield Avenue
Site address	
Proposal	Erection of 1 no. three bed detached house with garaging, car parking and landscaping
Applicant	Hertfordshire County Council
Agent	Pentangle Design Group
Type of Application	Full planning permission
Reason for committee Item	Number of objections
Target decision date	08 August 2019
Statutory publicity	None required
Case officer	Paul Baxter, paul.baxter@watford.gov.uk
Ward	Nascot

1. Recommendation

That planning permission be granted as set out in Section 8 of the report.

2. Site and surroundings

2.1 The site is located on the southern side of Grandfield Avenue almost opposite the junction with Priory Fields. It comprises a roughly triangular shaped piece of land which is current overgrown with trees and shrubs. To the south-east it adjoins the flank boundary of the house and property at 5, Kildonan Close and to the south-west the house and property at 4, Kildonan Close. Kildonan Close is a cul-de-sac off Hempstead Road to the west with no access from Grandfield Avenue. Nos. 4 and 5, Kildonan Close back onto Grandfield Avenue.

2.2 Grandfield Avenue contains a mix of dwelling types including various 3 storey blocks of flats to the south-east and west of the site dating from the 1970-90s, the more recent Outlook Place flats and houses to the east, terraced houses dating from the 1970s and the more recent development of houses and flats at Priory Fields opposite. The surrounding area, although predominantly residential, has a very mixed character.

3. Summary of the proposal

3.1 Proposal

To erect a detached, 2 storey house on the site with vehicular and pedestrian access from Grandfield Avenue. The house comprises 2 elements. The eastern element is 2 storey with a pitched, gabled main roof set at right-angles to

Grandfield Avenue. The western element is set parallel to Grandfield Avenue and has a lower eaves level to ground floor level with a cat-slide roof over the main entrance and small dormer windows on the front and rear roofslopes. The house has a living/dining room with attached kitchen at ground floor and 3 bedrooms at first floor level (5 persons). Parking provision is in the form of an integral garage and 2 parking spaces on a driveway. Proposed materials are facing brick at ground floor level, hanging tiles at first floor level and concrete roof tiles.

3.2 Conclusion

There is no objection in principle to the development of the site for a single dwelling. The proposed house is considered to be of an appropriate scale and design within this varied residential area and will provide a high quality unit of accommodation. It will have no adverse impact on the character and appearance of the area or on adjoining or nearby properties.

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

19/00107/OUT – Creation of 2 no. two bedroom flats with associated car parking and landscaping. Application withdrawn 01.04.2019.

6. Main considerations

6.1 The main issues to be considered in the determination of these applications are:

- (a) Principle of development.
- (b) Character and appearance of the area.
- (c) Quality of accommodation.
- (d) Impact on surrounding properties.
- (e) Highways and parking.
- (f) Trees and landscaping.

6.2 (a) Principle of development

The site is located in a predominately residential area with a very mixed residential character. The provision of a single detached house is therefore acceptable in principle.

6.3 (b) Character and appearance of the area

The proposed detached house is shown to be 2 storey but with a slightly lower element incorporating a cat-slide roof and small dormer windows. The proposed materials are indicated to be a red/orange brick, red tile hanging and brown roof tiles, although the materials will need to be subject to subsequent approval. The overall scale, proportions and design of the house following a traditional style is acceptable.

6.4 The surrounding residential area contains a mix of dwelling types, styles and materials. These include 3 storey blocks of flats in red brick with flat roofs (along Grandfield Avenue to the east), in red brick with pitched roofs (Roseberry Court), in buff brick with brown roof tiles (along Grandfield Avenue to the west) and the more contemporary Outlook Place in slate tile and timber cladding. Two storey terraced houses are seen in Bellamy Close (buff brick and red tile hanging with brown roof tiles) and Priory Fields opposite (red and orange brick and red roof tiles). Kildonan Close which is a cul-de-sac that backs onto Grandfield Avenue comprises larger, detached houses. In this very varied context, the proposed detached house will not be out of keeping with the character and appearance of the surrounding area.

6.5 (c) Quality of accommodation

The proposed house will have an internal floorarea of 100m² which is in excess of the 93m² for a 3 bedroom, 5 person house set out in the nationally described space standard. All of the rooms will meet the minimum standards and will have good levels of outlook, natural light and privacy. The private garden area to the side and rear is greater than 120m², which exceeds the minimum requirement of 65m² set out in the Residential Design Guide.

6.6 (d) Impact on surrounding properties

4, Kildonan Close – The flank elevation of this property is sited at an angle to the flank elevation of the proposed house at a distance of 3.4-7.1m. Neither the flank elevation of No.4 nor the proposed house contains windows. The proposed rear dormer window of the main bedroom will face towards the front garden and driveway of No.4 but will not overlook any windows. Equally, no windows will overlook the rear garden area of No.4 which backs onto Grandfield Avenue.

6.7 5, Kildonan Close – The flank elevation of this property is sited at an angle to the flank elevation of the proposed house at a distance of 12.5-22.1m. The

flank elevation of No.5 contains 2 secondary windows but the proposed house contains no windows in this flank elevation. The proposed rear bedroom window will have oblique views of the front garden and driveway of No.5 where there are existing trees on the boundary. The proposed window will not overlook any windows of No. 5. Equally, no windows will overlook the private garden area of No.5 which backs onto Grandfield Avenue.

6.8 The houses sited opposite the site on Grandfield Avenue and Priory Fields are all over 26m from the site and the proposed house will have no adverse impact on these properties.

6.9 (e) Highways and parking

Grandfield Avenue is a cul-de-sac to the west of the site and carries no through traffic. Consequently, traffic flows along the road are low and limited to existing residents. Although the site is located on the inside of the slight bend in the road, visibility in both directions will still be good with traffic speeds likely to be low. Three car parking spaces are shown, including 1 space in the integral garage, which is acceptable and will minimise any on-street parking arising from the development. The Highway Authority have raised no objections to the proposal.

6.10 (f) Trees and landscaping

The site has never been developed and is likely to have been land left over from when Grandfield Avenue was constructed in the 1970s. It contains a number of trees and laurel shrubs which it is assumed are largely self-seeded. None of the trees are protected by a tree preservation order. Several trees will be lost in order to accommodate the development. An arboricultural impact assessment has been submitted with the application which concludes that all of the trees on the site are of low quality (category C). The loss of these trees is considered acceptable with a number of the trees on the site boundaries being retained and new tree planting proposed. This is considered acceptable.

7. Consultation responses received

7.1 Statutory consultees and other organisations

Hertfordshire County Council Highway Authority
No objections.

7.2 Internal Consultees

Arboricultural Officer

The proposals indicate the loss of 5 trees and 1 group of small trees to facilitate the development. The trees listed for removal are all categorised as grade C, apart from T6 Oak which has been categorised as C1/B2, but due to

its location is not retainable to implement the proposals. I have no strong objection to their removal within the context of the development. As the proposals also indicate some replacement planting.

Should all recommendations within the Arboricultural Impact Assessment be adhered to, including tree protection measures for T4, T5, T14, and T13 are all followed and implemented there should be no significant long term harm to the retained trees.

7.3 Interested parties

Letters were sent to 42 properties in the surrounding area. Responses have been received from 8 properties. The main comments are summarised below, the full letters are available to view online:

Comments	Officer response
Cramped form of overdevelopment of the plot. Excessive amount of built form.	Several of the existing houses on Kildonan Close are sited within 1m of each side boundary (Nos. 1, 3 and 4) with the spacing between houses of only 2m. In this context, it is not considered the proposed house will appear unduly cramped.
Incongruous addition to Kildonan Close as the dwelling will not front the close. Harmful to streetscene.	The proposed house will have no direct access from Kildonan Close, however, it will read as a 2 storey house sited between the existing 2 storey houses of Nos. 4 and 5. Whilst unusual, it is not considered that this relationship will be unduly incongruous or harmful to the streetscene of Kildonan Close given its location in the corner of the turning head.
Loss of trees that form an important visual amenity at the end of the close.	The trees do provide an attractive visual amenity in this corner of the close. However, none of the trees are protected and none are considered to be of a quality to merit a tree preservation order.
Design would have adverse impact on the close due to its dominant rear gable and high ridge. Not compatible with the streetscene. Tile hanging not in keeping with the close.	Nos. 1, 3, 4 and 5 Kildonan Close all have dominant front gables facing the close. The rear gable of the proposed house will be seen in this context. Whilst tile hanging is not common, 7, Kildonan Close has tile hanging at first floor level.
Unacceptable hazard of cars	Visibility to the east will be more restricted

reversing into Grandfield Avenue. Close to junctions with Priory Fields and Bellamy Close. Cars frequently parked opposite the site on Grandfield Road.	due to the slight bend in the road but will still be 26m. Both the junctions of Priory Fields and Bellamy Close will be visible to drivers reversing out of the site. The Highway Authority has raised no objections.
Dwelling would not sit comfortably within the plot or streetscene of Grandfield Avenue.	Grandfield Avenue is very varied in character with a wide range of dwelling types, styles and materials. It is not considered the proposed detached house would have any harmful impact in this context.
Not of high quality design and would not respond to local character. Would be harmful to character and appearance of the area.	Subject to the approval of materials, it is considered that the proposal will provide a good quality dwelling. The design is well proportioned and aesthetically pleasant. Grandfield Avenue is very varied in character with a wide range of dwelling types, styles and materials. It is not considered the proposed detached house would have any harmful impact in this context.
The land is designated as highway land.	This is a matter for the Highway Authority. Further consents may be required in order to develop the land. This is not a planning matter.
Footpaths shown do not exist.	There is a footpath outside the site although this is little used as it stops at the eastern site boundary.
Loss of privacy, daylight and sunlight to houses opposite the site.	These houses are over 26m away from the site boundary. The proposed house will have no adverse impact on these properties.
Loss of well established oak tree on site frontage.	The oak tree is relatively small still and is not considered to be of high quality.
Design is different to other houses in Grandfield Avenue especially those opposite the site.	The houses opposite the site were developed in the 1970s. There is no reason why the proposed house should seek to mimic their design.

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 shall be carried out in accordance with the following drawings, unless otherwise approved in writing by the Local Planning Authority:

01A, 12C, 13B, 14B, 15A, 16A

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

3. No work shall commence above the level of the damp-course until full details of the external materials for the building have been submitted to and approved in writing by the Local Planning Authority. These shall include facing bricks, tile hanging, roof tiles, fascias, windows, doors. The development shall be carried out in accordance with the approved details.

Reason: In the interests of the visual appearance of the site and the character and appearance of the area, pursuant to Policy UD1 of the Watford Local Plan Core Strategy 2006-2031.

4. No development on site shall commence until the tree protection measures detailed in the Arboricultural Impact Assessment for Trees at Grandfield Avenue, Watford by Harrison Arboriculture (ref. 5012904/1/2019 dated 25 April 2019) have been installed in full. The tree protection measures shall be maintained as such at all times whilst the construction works take place.

Reason: To ensure the existing trees which make a positive contribution to the visual amenity of the area are retained and not harmed by the development in accordance with saved Policy SE37 of the Watford District Plan 2000.

5. The dwelling 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. The approved 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.

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.

6. The dwelling shall not be occupied until full details of a hard landscaping scheme, including details of the site boundary treatments, 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 pursuant to Policy UD1 of the Watford Local Plan Core Strategy 2006-31.

7. The dwelling shall not be occupied until the 2 car parking spaces and a double crossover onto Grandfield Avenue have been provided in full. These shall be retained at all times.

Reason: To ensure adequate and safe car parking is provided for the future occupiers of the dwelling and to minimise additional on-street parking.

8. The dwelling 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.

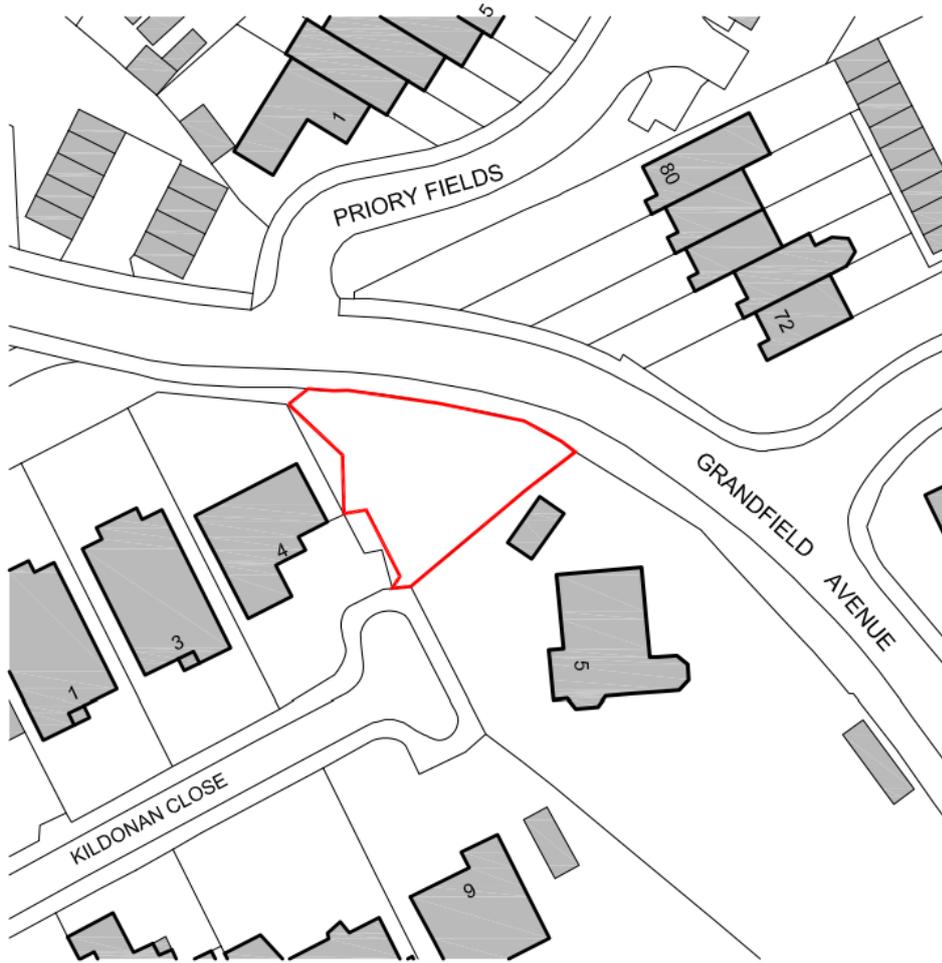
Reason: To prevent surface water flowing on to the public highway.

9. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) 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, F, G and H 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.

Informatives

1. IN907 – Positive and proactive statement
2. IN910 – Building Regulations
3. IN912 – Hours of Construction
4. IN909 – Street naming and Numbering
5. IN913 – Community Infrastructure Levy
6. Highways Works

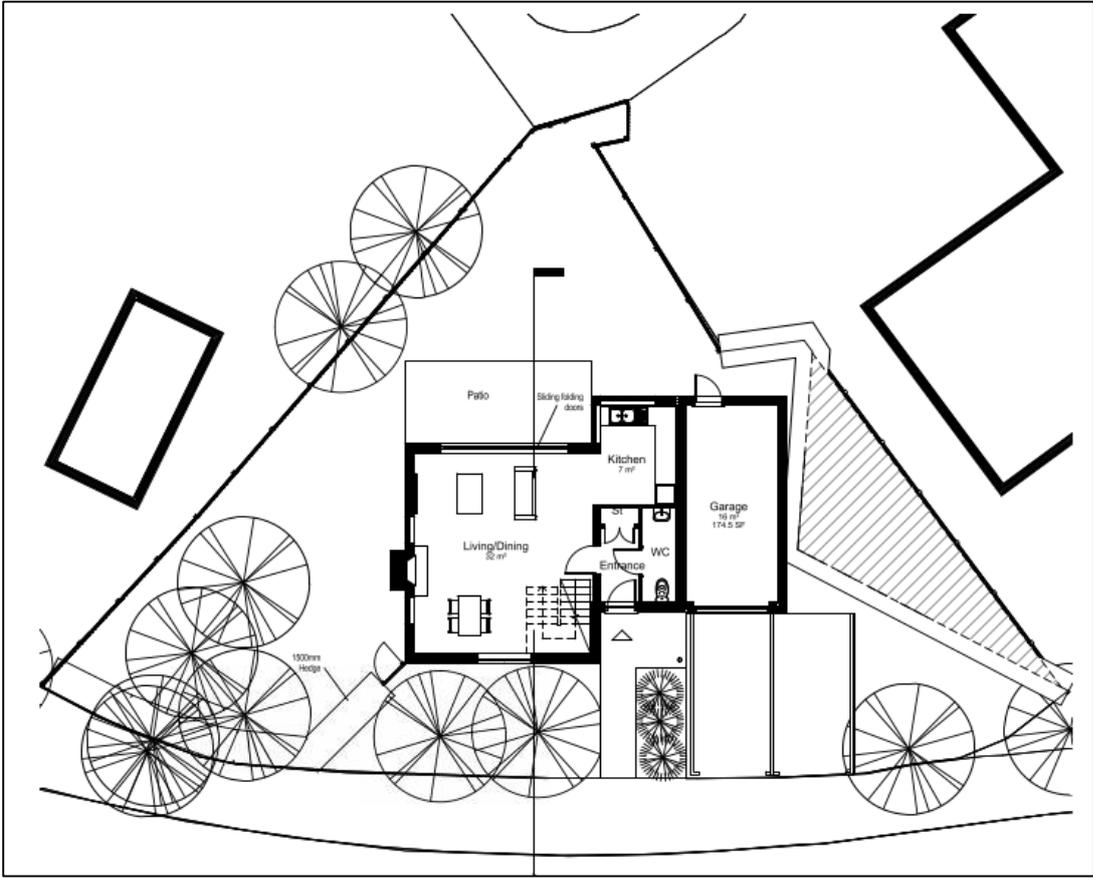


Site location plan

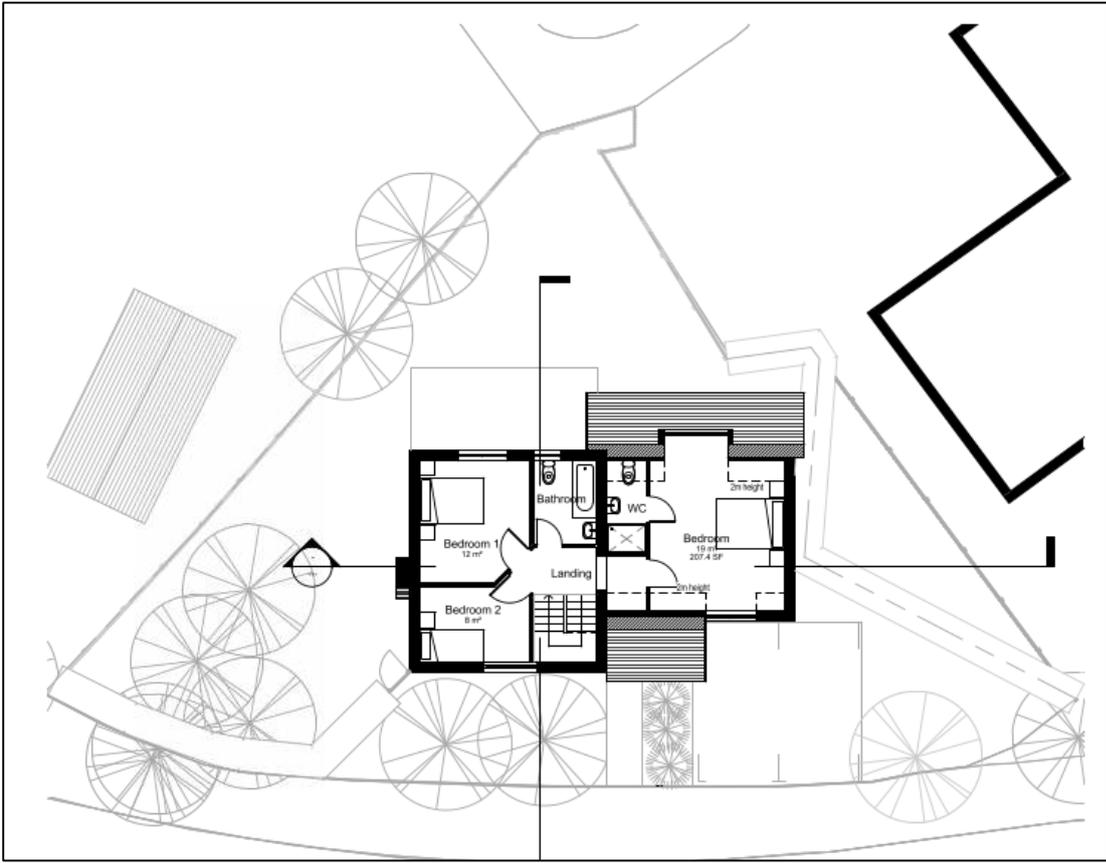




Site Layout



Ground floor plan



First floor plan



North Elevation
1 : 100



South Elevation
1 : 100



Street view – Grandfield Avenue

Agenda Item 5

Committee date	Wednesday, 31 July 2019
Application reference Site address	18/00973/VAR - Rembrandt House, Whippendell Road
Proposal	Variation of Condition 15 of planning permission ref. 14/00992/VAR to amend the landscaping and hardstanding at the above development to provide a single landscaped area and 5 additional car parking spaces on the decked car park for the use of residents of the development (amended landscaping scheme incorporating 4 planters following approval of ref. 18/00973/VAR).
Applicant	Shanly Homes Limited
Agent	n/a
Type of Application	Variation of Condition (s.73)
Reason for committee Item	Previous committee decision
Target decision date	14 August 2019
Statutory publicity	n/a
Case officer	Paul Baxter, paul.baxter@watford.gov.uk
Ward	Holywell

1. Recommendation

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

2. Site and surroundings

- 2.1 The site is located on the northern side of Whippendell Road between the junctions with Hagden Lane and King George's Avenue. It has recently been developed for 107 residential houses and flats by the applicant. Construction works are now complete.
- 2.2 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

To vary the landscaping layout for the decked car park approved under ref. 18/00973/VAR by increasing the number of tree planters to 4 and reducing the number of shrub planters. The area of landscaping remains unchanged as does the number of parking spaces.

3.2 The previous report to committee under ref. 18/00973/VAR which gives the background to the scheme can be accessed using this [link](#).

3.3 In their supporting statement, the applicant has stated:

“The scheme approved under reference 18/00973/VAR includes an extensive watering system and re-enforcement of the decked parking area would need to be carried out. In addition to this there is the long term maintenance of such an area, which results in an additional maintenance charge to the residents from the management company which will be responsible for the maintaining and upkeep of the large extent of planters and associated landscaping.”

3.4 Further clarification has also be given as follows:

“We don’t have a specific brochure or product detail we can send for this, because with the constraints the site offers up we were having to go out and get some of the equipment custom made to fit where we could locate certain aspects of it. Our intentions were to have a couple of rainwater harvest tank installed (to very specific dimensions) which would link up to an irrigation system. The idea was to make the planting area green in every sense through making use of rainwater rather than be reliant on water from the tap. Any water seepage through the plants would also be collected back through into a drip tank back into the irrigation system. A customer made irrigation system would have to be introduced to ensure there is enough pressure to pump the water through the irrigation system and back to the plants.

“This system would have reduced man hours and water wastage if we had gone down the route of taking it from a mains tap. But... the irrigation system just wasn’t practical though due to the maintenance costs that would be involved due to having the products custom made.

“I’ve been informed that whilst we would be reverting to a maintenance company overseeing the watering of the plants - the reduction to a more simple planting area makes it easier for them to manage and would not be reliant on a complex custom made irrigation system.”

3.5 **Conclusion**

The current proposal maintains the approved area of soft landscaping (160m²) adjacent to Weldon Court and North Court. The number of additional parking spaces for the use of residents also remains unchanged at 5. The proposal increases the number of tree planters to 4 but reduces the number of shrub

planters. Overall, this is considered to be an acceptable alternative to the approved scheme.

4. Relevant policies

- 4.1 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 11/00952/FULM - Planning permission granted 26th November 2012 for the demolition of all existing buildings and extensions to the rear of Rembrandt House; refurbishment of Rembrandt House for flexible commercial use (Class B1 and D1) including alterations to entrances; erection of 12 blocks (between 2 and 5 storeys in height) comprising 107 residential dwellings (28 x 1 bed, 46 x 2 bed, 22 x 3 bed and 11 x 4 bed); together with landscaping, ancillary structures and 215 car parking spaces.

13/01175/NONMAT – Non-material amendments to the rear elevation of Rembrandt House, the siting of the commercial bin stores and the retained electricity sub-station (provision of secure compound and parking space). Granted 17th December 2013.

13/01156/NONMAT – Non-material amendments to the elevations of Blocks J-M. Granted 17th December 2013.

14/00263/NONMAT – Non-material amendments to the elevations of Rembrandt House. Granted 28th February 2014.

14/00262/FULM – Planning permission granted on 15th May 2014 for the construction of 40 dwelling houses comprising 12 no. 2 bed houses, 28 no. 3 bed houses and minor amendments to the car parking layout, as an amendment to the house types and car parking layout approved under planning permission ref. 11/00952/FULM.

14/00991/VAR – Variation of Conditions 2 and 19 of planning permission ref. 14/00262/FULM for the construction of 40 dwelling houses comprising 12 no. 2 bed houses, 28 no. 3 bed houses and minor amendments to the car parking layout, as an amendment to the house types and car parking layout approved under planning permission ref. 11/00952/FULM. Amendments to the car parking layout, amendments to the bin store provision to provide communal

stores and amendments to the house designs; and to the time period for the submission of Code for Sustainable Homes final certificates. Planning permission granted 9th October 2014.

14/00992/VAR - Variation of Conditions 2 and 24 of planning permission ref. 11/00952/FULM for the demolition of all existing buildings and extensions to the rear of Rembrandt House; refurbishment of Rembrandt House for flexible commercial use (Class B1 and D1) including alterations to entrances; erection of 12 blocks (between 2 and 5 storeys in height) comprising 107 residential dwellings (28 no. 1 bed, 46 no. 2 bed, 22 no. 3 bed and 11 no. 4 bed); together with landscaping, ancillary structures and 215 car parking spaces. Amendments to the car parking layout and the elevational design of the blocks of flats; and to the time period for the submission of Code for Sustainable Homes final certificates. Planning permission granted 9th October 2014.

17/01114/NONMAT - Non-material amendment to planning permission ref. 11/00952/FULM to amend the soft landscaping on the decked car parking area to allow the provision of 18 additional car parking spaces for rent. Refused 2nd October 2017 as the proposed change was not considered to be non-material.

17/01513/VAR - Variation of Condition 15 of planning permission ref. 14/00992/VAR to amend the landscaping and hardstanding at the above development to retain the additional car parking provided on the decked car park for the use of residents of the development. This application was refused under delegated powers for the following reason:

“The proposed loss of the approved soft landscaping (204m²) and its replacement with 18 tarmaced parking spaces is considered to have a significant harmful impact on the outlook from the adjoining ground and first floor flats in Weldon Court and North Court that overlook this area. As such, the amenities of the occupiers of these flats will be harmed. The proposal is therefore contrary to paragraph 17 of the NPPF which seeks to ensure high quality design and a good standard of amenity for existing and future occupiers.”

18/00973/VAR - Variation of Condition 15 of planning permission ref. 14/00992/VAR to amend the landscaping and hardstanding at the above development to provide additional car parking on the decked car park for the use of residents of the development. Planning permission granted 5th December 2018.

6. Main considerations

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

- (a) Design and appearance.
- (b) Impact on surrounding properties.

6.2 (a) Design and appearance

The amended area of soft landscaping approved under ref. 18/00973/VAR comprised a single area of soft landscaping of 160m² sited adjacent to Weldon Court and North Court. This also facilitated the provision of 5 additional parking spaces for the use of local residents. The area was to be surfaced in a high quality artificial grass for reasons of appearance, all weather use and long term maintenance. Three small trees (*Amelanchier lamarckii*) within standalone planters were also included along with a number of 'Grenadier' style planters 920mm high by 1000mm wide with attached benches. These were to be placed along the boundary of the car park deck closest to the flats, with 2 planters at each end of the landscaped area, and planted with a variety of shrubs.

6.3 The current proposal is to have 4 planters with benches placed within the landscaped area, 2 at each end and 2 equally spaced between them, containing 1 tree each and a variety of shrubs, as previously approved. This will increase the number of trees to 4 but reduce the number of shrub planters. The landscaping scheme approved as part of the original development included only 4 smaller tree planters, albeit in a larger area of landscaping comprising natural grass. The current proposal is considered to be an improvement on the original scheme.

6.4 The upper deck car park is not visible from the surrounding roads and has only very limited visibility from the public realm within the site. The amended landscaping scheme will not have an adverse impact on the overall character and appearance of the development.

6.5 (b) Impact on surrounding properties

The proposed landscaping area is most visible from the adjoining blocks of flats and particularly those in Weldon Court and North Court that directly overlook this section of the parking deck. The current revised proposal will still retain a significant amount of soft landscaping to the parking deck directly outside the flats in Weldon Court and North Court. The impact of the constructed scheme on these flats will be significantly mitigated as a result and is considered to be an appropriate and acceptable alternative to the

originally approved scheme and the scheme approved under ref. 18/00973/VAR.

7. Consultation responses received

7.1 Statutory consultees and other organisations

None required.

7.2 Internal Consultees

None required.

7.3 Interested parties

Letters were sent to 28 properties in North Court and Weldon Court. One response has been received seeking clarity over the 5 additional spaces provided. These remain unchanged from the approval under ref. 18/00973/VAR.

8. Recommendation

That planning permission be granted subject to the conditions listed below. As the development approved under planning permission ref. 14/00992/VAR has now been completed, with the conditions having been discharged and the requirements of accompanying Section 106 agreement having been satisfied, only those conditions specific to the application and any relevant enduring conditions need to be imposed.

Conditions

1. The development shall be retained in accordance with the following approved drawings, unless otherwise agreed in writing by the Local Planning Authority:

Site location plan

1248_PLN_602A, 603A, 604A, 605A, 606A, 607, 608A, 609A, 610A, 611, 612A, 613, 614A.

3173/PL 111C, 114A, 121A, 122A, 123A, 124A, 125A.

1248_CON600_D01, J01, J02, K01, K02, L01, L02 and M01.

Reason: For the avoidance of doubt as to what has been permitted.

2. The amended landscaping scheme for the upper parking deck, as shown on drawing no. 1248.PLN.LP01A (Shanly Homes), shall be implemented in full within 6 months from the date of this decision notice. Any 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 outlook from the adjoining flats in Weldon Court and North Court, pursuant to Policy UD1 of the Watford Local Plan Core Strategy 2006-31.

3. The soft landscaping scheme approved for the whole site under ref. 15/00106/DISCON, as detailed in the following drawings and documents (all by ACD), shall be implemented in full:

Drawing no. SH19186-16A

Soft Landscape Specification (dated April 2014)

Landscape Management and maintenance Plan (dated June 2014)

Drawing no. SH19186-50D

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, pursuant to Policy UD1 of the Watford Local Plan Core Strategy 2006-31.

4. The bin and cycle stores for Blocks D, J, K, L and M, as shown on approved drawing nos. 1248_CON600_D01, J01, J02, K01, K02, L01 and M01, shall be retained as approved at all times and shall not be used for any other purpose.

Reason: In the interests of the visual appearance of the site and to ensure that adequate facilities exist for residents of the proposed development, in accordance with Policy UD1 of the Watford Local Plan Core Strategy 2006-31 and Policy T10 of the Watford District Plan 2000.

5. The boundary treatments shown on drawing no. SH19186-16A (ACD), as approved under ref. 15/00108/DISCON, shall be retained as approved 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 in the interests of security of the site and adjacent properties in accordance with Policy UD1 of the Watford Local Plan Core Strategy 2006-31.

6. The refuse and recycling stores for Blocks A, B, C, E, F, G and H, as shown on the approved drawings, shall be retained as approved at all times and shall not be used for any other purpose.

Reason: In the interests of the visual appearance of the site and to ensure that adequate facilities exist for residents of the proposed development, in accordance with Policy UD1 of the Watford Local Plan Core Strategy 2006-31 and Policy SE7 of the Watford District Plan 2000.

7. The approved bollards (Rhino RS004 Stainless Steel Bollard) to prevent vehicular access between Hagden Lane and King George's Avenue, as shown on drawing no. SH19186-15C (Sheet 2 of 2) by ACD, approved under ref. 16/00930/DISCON, shall be retained at all times.

Reason: To prevent the access road being used as a rat-run to avoid the traffic light controlled junction at Whippendell Road/Hagden Lane, in accordance with Policy T4 of the Watford District Plan 2000.

8. The vehicle parking accommodation for the dwellings, as shown on the approved drawings, shall be permanently retained and shall not be used for any other purpose than the parking of vehicles of occupants of the development or visitors to the site.

Reason: To ensure that the development makes adequate provision for the parking of vehicles of the future occupiers of the development and their visitors in the interests of highway safety and to accord with Policy T22 of the Watford District Plan 2000.

9. The windows in the flank elevation of the buildings on Plots B1, B4, C1, C4, D1, D2, D5, D6 and F1 shall be non-opening and shall be fitted only with obscured glazing at all times.

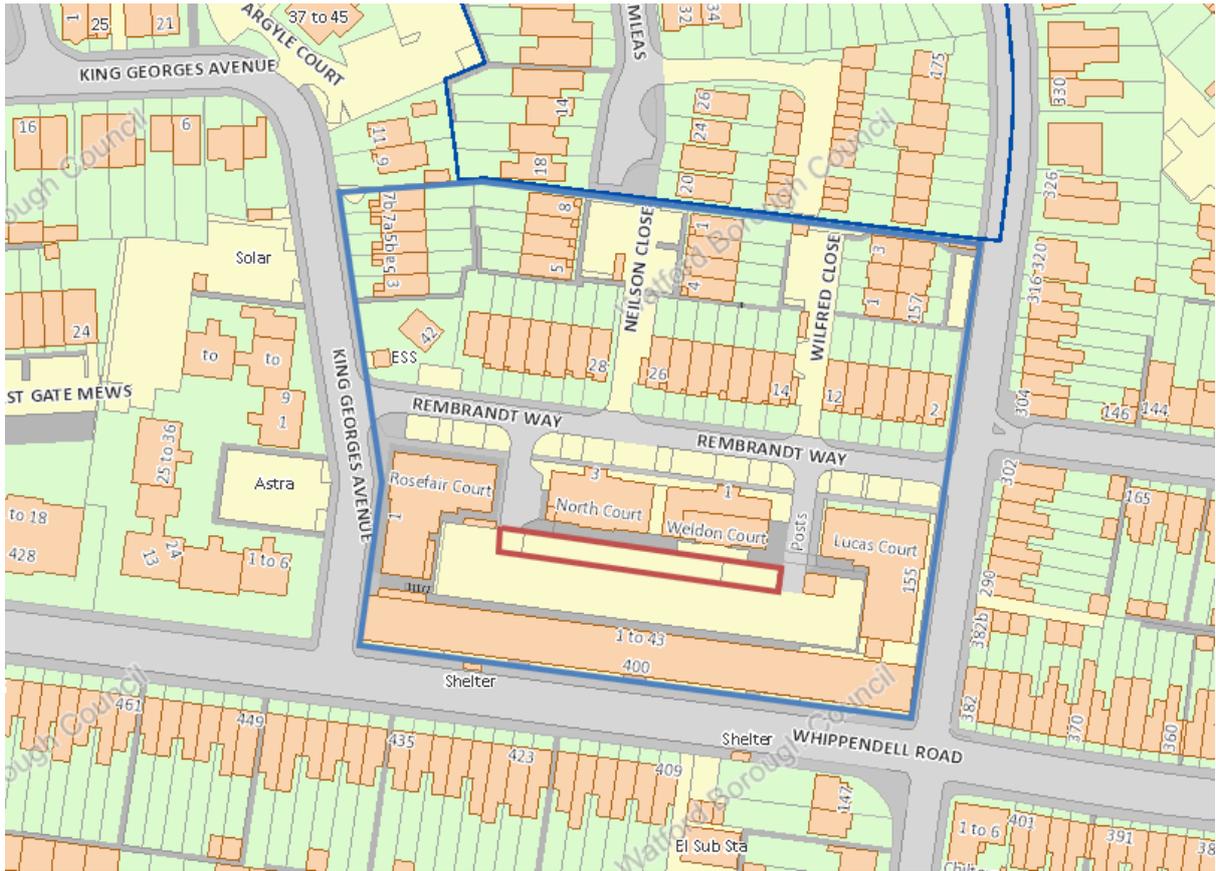
Reason: To prevent overlooking and a loss of privacy to the adjoining properties and their garden areas, in accordance with Policy U2 of the Watford District Plan 2000.

10. 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 and E of the Order shall be carried out to the dwelling(s) 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 U1, U2 and U3 of the Watford District Plan 2000.

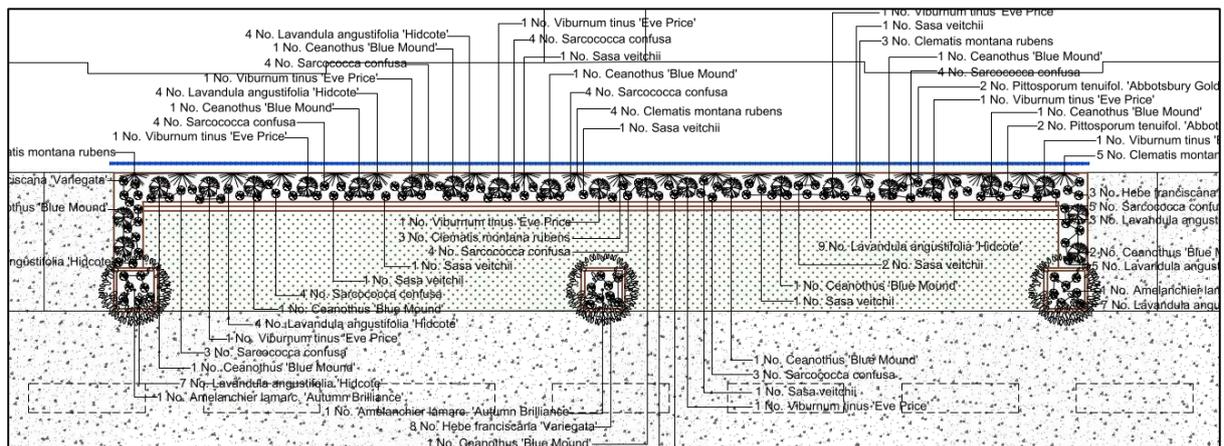
Informative

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



Site location plan

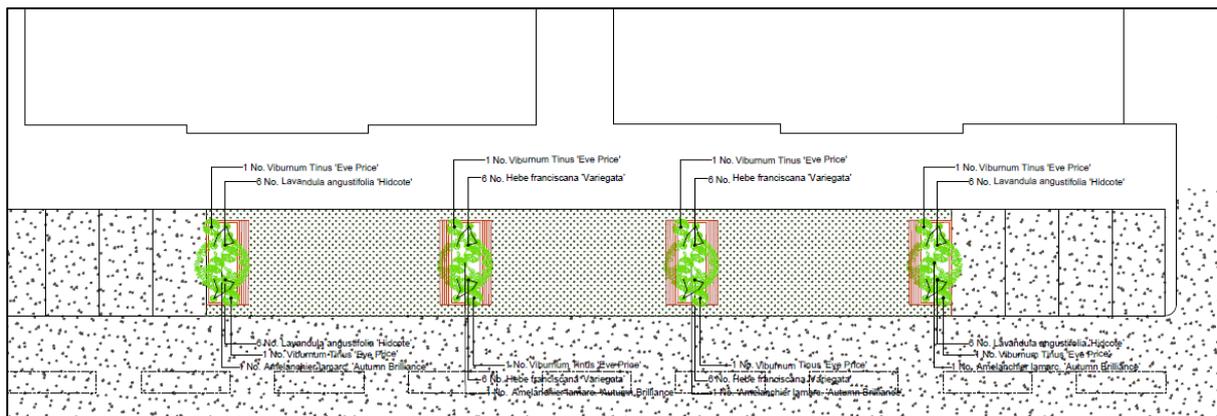
Application relates to area of upper parking deck outlined in red



Landscaping scheme approved under ref. 18/00973/VAR



INDICATIVE IMAGE ABOVE OF GRENADIER STYLE
PLANTER WITH INTEGRATED BENCH



Revised landscaping scheme under current application

Four planters each with a small tree and shrubs