



**WATFORD
BOROUGH
COUNCIL**

DEVELOPMENT MANAGEMENT COMMITTEE

2 December 2020

7.00 pm

Virtual meeting

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Publication date: 24 November 2020

Committee Membership

Councillor P Jeffree (Chair)

Councillor S Johnson (Vice-Chair)

Councillors N Bell, K Collett, M Mills, J Pattinson, I Sharpe, R Smith and M Watkin

Agenda

Part A – Open to the Public

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.

1. Apologies for absence

2. Disclosure of interests

3. Minutes

The [minutes](#) of both of the meetings held on 4 November 2020 to be agreed and will be signed at the next non-virtual meeting.

4. 20/00715/FUL 62 High Road Watford WD25 7LJ (Pages 5 - 16)

5. 20/00976/FUL - Land adjacent to 111 Queens Road, Watford (Pages 17 - 31)

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.

Agenda Item 4

Committee date	Wednesday, 2 nd December 2020
Application reference Site address	20/00715/FUL 62 High Road Watford WD25 7LJ
Proposal	Demolition of existing single family dwelling and the erection of new two storey dwelling incorporating two self-contained units (Retrospective Application)
Applicant	Mr Suraj Adatia, Spread Co Properties
Agent	Construct 360 Ltd T/A DontMoveExtend.com
Type of Application	Full Planning Permission- Minor
Reason for committee Item	Over 5 objections received
Target decision date	03.12.2020 (Extended by agreement)
Statutory publicity	None
Case officer	Alice Reade, alice.ream@watford.gov.uk
Ward	Woodside

1. Recommendation

Grant planning permission subject to conditions detailed in section 8 of the report.

2. Site and surroundings

- 2.1 The subject site is approximately 0.6 hectares in size and formerly contained a detached bungalow which has been demolished as part of ongoing development works. The site is situated on High Road at the corner of Redheath Close. Access from Redheath Close leads to a driveway at the rear of the site.
- 2.2 The site contains no listed buildings. A grade 2 listed building at 79 /81 High Road exists approximately 100m to the north of the site. The site is not within a conservation area. Watford's MacDonnell Gardens Conservation Area is approximately 150 metres to the south west. The site contains protected trees. The site is not subject to any Article 4 directions. Parking in this area is not controlled.

3. Summary of the proposal

3.1 Proposal

The application seeks planning permission for the demolition of existing single family dwelling and the erection of new two storey dwelling incorporating two self-contained units being 2 x 3 bed units.

3.2 The application is submitted retrospectively following an enforcement investigation. A previous approval for the extension and conversion of the house to two houses was commenced. However, in the course of construction the original bungalow was demolished meaning that the development became a new build rather than an extension to a retained dwelling. The proposed building footprint, height, position and design are unchanged to that of the development previously approved.

3.3 **Conclusion**

By virtue of the degree of demolition as part of construction works already carried out, the development nature is now for the demolition and rebuilding of two dwellings rather than the extension and conversion of the former building to two dwellings. This different nature of development remains acceptable.

3.4 The position, footprint, scale, height, layout and design of the two dwellings is unchanged from that of the previously approved scheme. The development is therefore again acceptable in respect of its design, appearance in the streetscene and in its relationship with neighbouring 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**

5.1 Background for this application:

Following the publication of the report and agenda recommending approval of this application to the 7th October 2020 Development Management Committee, the Council was made aware of concerns regarding the size of the rear dormers as constructed. Following a visit by a planning enforcement officer, it was confirmed that the rear dormers had been built wider than those shown on the approved and proposed plans. It was ascertained that planning permission cannot be granted retrospectively for plans which do not accurately reflect the works undertaken. The officers updated recommendation to the reconvened meeting of the 7th October 2020 (held on 4th November 2020) was therefore deferral of the application.

5.2 Following deferral of the application, the applicant undertook works to amend the dormers to be in accordance with the proposed plans. This was confirmed by a planning enforcement officer visit to the premises. The application drawings do now accurately show the development for which retrospective permission is sought and the application is returned to the Development Management Committee with a recommendation to approve conditional planning permission.

5.3 Planning Application History:

20/00271/FUL

Erection of a single storey side and rear extension, front porch extension, front and rear dormers and internal alterations to facilitate the dwelling into 2 Self-Contained Units.

Conditional Planning Permission Granted on 4th May 2020.

19/00668/FULH

Demolition of existing conservatory, construction of single storey rear extension, two storey rear side extension and roof alterations to provide habitable space, including raising of the ridge and insertion of dormer windows. Front dormers increased in width to that previously approved to match width of new windows at ground floor. Front Entrance porch and new boundary wall.

Conditional Planning Permission Granted on 6th August 2019

18/01301/FULH

Demolition of existing conservatory, construction of single storey rear extension, two storey rear side extension and roof alterations to provide habitable space, including raising of the ridge and insertion of dormer windows.

Conditional Planning Permission Granted on 8th November 2018.

5.4 Pre Application advice

19/01436/PREAPP

Pre Application advice for Single Storey Side and Rear Extension, Front Porch Extension, Front and Rear Dormers and Internal Alterations to Facilitate the Dwelling into 2 Self-Contained Units

Advice issued. Case Closed on 14th February 2020

19/01244/PREAPP

Pre application advice for making changes to existing planning approval
19/00668/FULH

Advice issued. Case Closed on 5th December 2019

18/01096/PREAPP

Pre-application enquiry for a two storey side extension and roof alterations to provide habitable space, including raising of ridge and insertion of dormer windows.

Advice issued. Case Closed on 26th September 2018

17/01389/PREAPP

Pre-application enquiry for demolition of existing house and construction of a new 3 bed dwelling with roofspace accommodation

Advice issued. Case Closed on 7th November 2017

17/01344/PREAPP

Pre-application enquiry for two storey front extension, single storey rear extension, roof alterations to provide habitable accommodation

Advice issued. Case Closed on 7th November 2017

6. Main considerations

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

- (a) Principle of the proposed development
- (b) Design and impact on the character and appearance of the area
- (c) Quality of accommodation
- (d) Impacts to neighbouring amenity
- (e) Highways, Parking and Sustainable Transport
- (f) Impact on heritage assets

6.2 (a) Principle of the proposed development

The building on site was not listed or locally listed and the site is not within a Conservation Area. As such there is no in principle objection to the demolition of that building to allow for residential redevelopment of the site.

6.3 The application site is located in a residential area, as shown on the Proposals Map of the Watford District Plan 2000, where residential development is acceptable in principle. The creation of two, three bedroom dwellings which are suitable for family occupation is positive, addressing the need for larger accommodation as per Policy HS2 of Watford Core Strategy. The residential density of this 0.6 hectare site could be increased. The proposal is not considered to constitute overdevelopment.

6.4 (b) Design and Impact on the character and appearance of the area

The approved scheme for the extension and conversion of the bungalow to two dwellings found that that proposed scheme was appropriate in scale, design, height and nature in respect of the context. The report specifically noted that being at the end of a row of bungalows on a corner plot, the increase in ridge height would be appropriate in the streetscene and reflect the taller height of the opposite bungalow as existing.

6.5 The proposed development is externally unchanged and its position, footprint, height and design remain identical to that approved albeit with the replacement rather than retention of some original walls. As such, the proposed development would again be appropriate in design and would have no adverse effect on the character and appearance of the street scene.

6.6 (c) Quality of accommodation

The footprint and layout of the dwellings are unchanged from the previous scheme. Both dwellings are 3 bed 5 person dwellings with Gross Internal Areas of 118m² each. Both would exceed the minimum space standard of 92m² for the dwelling type. All rooms are appropriately sized and ceilings heights in the loft meet requirements. The layout and internal daylight levels are good.

6.7 The single bedroom to the ground floor of the proposed northern dwelling would look onto a high boundary fence at a distance of 1 metre. This outlook is not ideal, though this issue alone would not significantly harm the overall quality of accommodation.

6.8 Both dwellings would have good sized rear gardens of 81m² and 85m² which exceed the 65m² guidance outlined in the Residential Design Guide.

6.9 (d) Impacts to neighbouring amenity

6.10 *Nos 60 and 64 High Road*

The external height and position of the building is unchanged from the approved scheme. The building would remain appropriate in its relative position to both neighbouring properties and would not cause a significant loss of light or outlook to these neighbouring properties.

6.11 The flank elevations of the building would not include first floor windows meaning that overlooking to the side neighbours would not occur.

6.12 *Nos 16 and 18 Redheath Close*

Like the previous scheme, the first floor layout includes bathrooms at the rear of the building with bathroom windows at first floor rear level. The ground floor windows of the bungalow to the rear (16 Redheath Close) are 28.5m (taken horizontally) from these first floor rear windows. These dormer windows are also 18 metres from the rear boundary of the subject site. These distances exceed the 27.5 metre back to back separation distance and 11m rear garden depth outlined in section 7.3.16 of Watford's Residential Design Guide. As such the first floor rear facing windows would not create unacceptable overlooking or adverse loss of privacy to the rear properties.

6.13 It is noted that an earlier permission 19/00668/FULH included obscure glazing to the rear facing dormer windows as proposed in the approved drawings and this obscure glazing was consequently secured by condition to the permission. The subsequent application (20/00271/FUL) and this application (20/00715/FUL) do not propose obscure glazing to these windows. As these windows are in excess of minimum distances to the rear neighbours, there is no reasonable planning justification or necessity to impose a condition to secure these windows as obscurely glazed and such a condition would not accord with the tests for a valid condition as set by Para 55 of the NPPF.

6.14 (e) Highways, Parking and Sustainable Transport
As with the approved scheme, each house would have one allocated on site parking space with access via a widened crossover from Redheath Close. The parking provision remains acceptable in accordance with the parking requirements of saved polices T22 and T24 of the Watford District Plan 2003. Suitable cycle storage and bin storage has also been shown to the rear of the site and is secured by condition.

6.15 (f) Impact on heritage assets
Due to the scale and nature of the development and its distance from the Conservation Area and the Listed building at 79/81 High Road, the development would not create adverse impact to the setting of these heritage assets.

7 Consultation responses received

7.1 Technical consultees

Consultee	Comment Summary	Officer Response
Hertfordshire County Council Highways	No objection	Noted
Watford BC Waste and recycling	Bin requirements are: 2 x 140ltr refuse	Noted

	2 x 240ltr recycling 2 x 240ltr garden waste 2 x 23ltr food bins	
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7.2 Interested parties

Letters were sent to 4 properties in the surrounding area. Responses have been received from 17 properties. The main comments are summarised below, the full letters are available to view online:

Comments	Officer response
The Council previously found dormers to be unacceptable in this area.	Dormers have been previously granted planning permission for this dwelling and it is noted that rear dormers can be built on most houses and bungalows under permitted development rights.
The windows on the dormer were conditioned to be obscurely glazed in permission 19/00688/FULH but this condition was not applied to permission 20/00271/FUL. Clear windows will create a loss of privacy	As permission 19/00688/FULH proposed obscure windows, this was relevant to secure by condition. The subsequent applications have not proposed obscure windows meaning that the necessity of obscure glazing has to be assessed. As detailed in section 6.13 of this report, as the windows would exceed the required minimum distances to properties at the rear, the windows would not be considered as creating unreasonable overlooking and it is not necessary or reasonable to require these to be obscurely glazed.
The approved plans have been breached and the developer should have stopped when they didn't have permission	The application is retrospective, however, the planning matters must be assessed in the same way.
The design is not in keeping with the area	This is not agreed. The area includes a mix of dwelling types including bungalows and dwellings with dormers meaning that the design is considered to be appropriate.
Ridge height has been made taller from approved plans and the ridge height is not marked on the plans	The plans are all to scale so dimensions can be taken. The approved scheme allowed the increase of the ridge height from 4.7m to 5.9m. The proposed elevations are identical and again show the increase in the ridge height from 4.7m to 5.9m.

There is insufficient parking	One space per dwelling is appropriate for the scale of the dwelling and its location.
Vehicles exceed the 20mph limit which is not enforced	This is a police matter and not relevant to the planning application.
The development will increase traffic and highway incidents	The highway authority have no objection to the development in respect of its parking provision, parking arrangement or highway impact.
There is no information on foul water sewage	This is not required as part of the planning application. All developments must comply with the Building Regulations.
The development cannot match existing materials	A condition is recommended to allow for assessment of the materials proposed.
Not all properties in the area received consultation letters	All properties adjacent to and adjoining the site were sent consultation letters. Wider consultation for a development of this nature and modest scale was not appropriate. Nonetheless, all comments received from all residents have been considered.

8. Recommendation

Grant Conditional Planning Permission

Conditions

1. Approved Drawings

The development hereby permitted shall be carried out in accordance with the following approved drawings: HR62-03-1001, HR62-03-1004 and HR62-03-1005.

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

2. Materials

Within 12 weeks of this decision, details and samples of the materials to be used for all the external finishes of the development hereby approved, including all external walls, all roofs, doors, windows, fascias, rainwater and foul drainage goods, shall be submitted in writing to the Local Planning Authority. No part of the development shall be occupied until details have been approved in writing by the Local Planning Authority and the development has been carried out in accordance with the approved details and samples.

Reason: To ensure that the development applies high quality materials that respond to the buildings context and makes a positive contribution to the character and appearance of the area.

3. First floor side windows

Notwithstanding the provisions of Part 1 of Schedule 2 of the Town and Country Planning General Permitted Development Order 2015 (and any order revoking and re-enacting that order) no additional first floor windows or doors shall be inserted in the north-eastern side elevation of the development hereby permitted.

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

4. Permitted Development

Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (or any modification or re-enactment thereof), no development permitted under Schedule 2, Part 1, Classes A, B, C, D or E of the Order shall be carried out to the new dwellings 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 amenity of the dwellings and the character and appearance of the area.

5. Residential facilities

No dwelling shall be occupied until the cycle stores, bin stores, 2 parking spaces and widened vehicular crossover to Redheath Close have been completed in full in accordance with the approved drawings.

Reason: To ensure adequate and acceptable facilities are provided for the future occupiers of the dwellings.

Informatives

IN907 Positive-proactive statement
IN909 Street Naming and numbering
IN910 Building regulations
IN911 Party Wall Act
IN912 Hours of Construction
IN913 Community Infrastructure Levy Liability
IN915 Highways Works

Pre-existing plans



Proposed plans



Comparison of approved and proposed schemes



Committee Date	Wednesday 2 December 2020
Application Reference Site Address	20/00976/FUL - Land adjacent to 111 Queens Road, Watford
Proposal	Construction of one dwellinghouse
Applicant	Mr Shah and Sham
Agent	Architects Corporation Ltd
Type of Application	Full Planning Application (FUL)
Reason for Committee Item	Number of received objections
Target Decision Date	Tuesday 8 th December 2020 (extended by agreement)
Statutory Publicity	Site Notice and Press Advert (Watford Observer)
Case Officer	Helen Harris; helen.harris@watford.gov.uk
Ward	Central

1. Recommendation

- 1.1 That planning permission be granted, subject to conditions and informatives (as set out in Section 8 of this Committee Report).

2. Site and Surroundings

- 2.1 The application site lies at the junction of Queens Road and Radlett Road, adjacent to No. 111 Queens Road, an extended building which has been subdivided into flats. To the south of the application site, adjacent the gable to No. 111, lies an advertising hoarding, beyond which lie some communication relay boxes. The railway line forms the eastern boundary of the application site. A two-storey end terrace dwellinghouse once occupied the application site and was demolished many years ago.
- 2.2 The application site lies within the Estcourt Conservation Area, but does not contain, nor does it lie within close proximity to any statutory or locally listed buildings. The site is located within a Controlled Parking Zone.

3. Summary of the Proposal

3.1 Proposal

- 3.2 The proposed development involves the construction of a two-storey, three-bedroom dwellinghouse.

- 3.3 A previous proposal to construct a two-storey, three-bedroom dwellinghouse was allowed on appeal, appeal reference: APP/Y1945/W/17/3187 (following refusal of planning permission by Watford Borough Council of application reference: 16/00119/FUL).
- 3.4 The current proposals show a dwellinghouse of the same proportions, scale and design as that which was allowed on appeal. The main difference between the extant planning permission and the current proposal is the siting of the house within the application site which is now setback 1.2m from the previously approved position. The reason for this proposed setback is to avoid telecommunications equipment/cable boxes to the front of the site.
- 3.5 **Conclusion**
- 3.6 The proposed development by virtue of its amended siting would not harm the character and appearance of the adjacent dwelling No 111 Queens Road, or the wider street scene and the amenities of neighbouring occupiers in accordance with the Development Plan.

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 The application site has the following planning history:
- 5.2 APP/Y1945/W/17/3187 – Construction of a two-storey, three-bedroom house. Appeal Allowed, dated 11 April 2018.
- 5.3 16/00119/FUL – Construction of a two-storey, three-bedroom house. Refused Planning Permission.
- 5.4 82/00376/FUL – Conversion of existing property into four, one-bed flats. Conditional Planning Permission (N.B. Refers to No. 111 Queens Road).

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; and
- (c) Siting and Impact upon Surrounding Properties

6.2 (a) Principle of Development

6.3 The site is identified as a Predominantly Residential Area on the Proposals Map accompanying the Watford District Plan 2000.

6.4 Policy HS1 of the Watford Local Plan Core Strategy 2006-2031 advises that factors that will support residential allocation in the site allocations document and which will also be considered in determining applications on windfall sites will include, inter alia: consistency with the spatial strategy; previously developed land; close to good public transport, walking and cycle network routes; location within the town centre or at least at other strategically located sites. The policy further advises that factors that will go against residential allocation will include: not previously developed land; land at risk of flooding; existing employment land, open space or other community facilities for which there is still an identified need; land with high biodiversity, landscape or cultural heritage significance; no access to reliable public transport links.

6.5 The proposal complies with the provisions of Policy HS1 in that the site occupies previously developed land which is close to good public transport routes. The site is not located in an area at risk of flooding, does not constitute existing employment land and does not possess high landscape or cultural heritage significance. It is considered that the development would not cause harm to any area which has any significant wildlife value, in accordance with Policy HS1 and Local Plan Core Strategy 2006-2031.

6.6 It is also acknowledged that the principle of residential development has already been established as part of the recent appeal decision and extant planning permission. The principle of a residential dwelling on this site is therefore generally acceptable, subject to compliance with the relevant policies and objectives of the National Planning Policy Framework (2019), as well as adopted local planning policy.

6.7 (b) Scale and Design

6.8 The revised NPPF makes clear that development should “add to the overall quality of the area” and “respond to local character and history and reflect the identity of local surroundings”. The NPPF also requires that developments be visually attractive as a result of good architecture. It also emphasises that “permission should be refused for development of poor design that fails to take

the opportunities available for improving the character and quality of an area and the way it functions”.

- 6.9 The current proposals, in terms of scale and design of the dwellinghouse, replicate those as allowed on appeal (under ref: APP/Y1945/W/17/3187). The Planning Inspector found that the proposed dwelling would reflect its proportions and scale in a similar arrangement of traditional architectural elements and would be broadly similar in terms of details and materials to the house which once stood on the site, as well as other houses in the street. The Inspector concluded that the proposals would not harm the architectural character or streetscape appearance of the Conservation Area.
- 6.10 Given that there is no change to the scale and design of the proposed dwellinghouse from that as approved under appeal and there are no material changes to local policy since the date of the Planning Inspectorate’s decision, this is considered acceptable.
- 6.11 (c) Siting and Impact upon Area and Surrounding Properties
- 6.12 The application proposals seek to setback the dwellinghouse 1.2m away from the previously approved position fronting Queens Road, in order to avoid media cables and telecommunications equipment on the site. The previously approved dwelling was positioned in line with its neighbour at 111 Queens Road.
- 6.13 The application site is at the corner of Queens Road, opposite a mini roundabout, marking the end section of this part of Queens Road. No.111 Queens Road, adjacent, is noted as being 2.5m setback from the principal building line of its neighbour to the north (i.e. No. 113 Queens Road). It is considered that the proposed setback to the siting of the proposed dwelling would reflect the staggered building line which is characteristic of this small section of Queens Road and would not detract from the appearance of the streetscene.
- 6.14 The proposed house would block the first floor windows in the flank wall of No. 111 Queens Road. This was similarly the case with the previous scheme. One of these side windows serves a bathroom and one is a secondary window to the living/kitchen area of one of the flats at No.111. The Inspector found that the principal window would be unaffected by the proposals and relied upon the findings of the independent Lighting Assessment submitted by the applicant which demonstrated there would be a small reduction in the levels of daylight to the neighbouring property and it would not harm the living conditions of the occupiers.

6.15 This planning application is accompanied by a supporting Building Research Establishment daylight and sunlight report. Two windows at first and second floor which feature to the eastern elevation (facing towards the rear garden space) have been assessed as these are principal living areas. (The ground floor window has not been assessed given this serves a non-habitable room, i.e. a bathroom, as per guidance). The results from the previous analysis would still apply. The analysis shows that both of these windows would meet the BRE vertical sky component guidelines.

6.16 Overall, it is considered that the proposed siting of the proposal would not result in unacceptable detrimental impact to the residential amenity currently enjoyed by occupiers of neighbouring residential properties.

7. Consultation Responses Received

7.1 Statutory Consultees and Other Organisations

Name	Officer's Comment
Hertfordshire County Council Highways Team	No objections to the scheme, subject to the imposition of a number of informatives.

7.2 Internal Consultees

Name	Officer's Comment
Urban Design and Conservation	Recommends that the same conditions be brought forward from the appeal decision and attached to any grant of permission. Also recommends that the materials condition be further supplemented with the requirement to provide details of windows and doors, as well as brickwork detailing.
Waste and Recycling Team	No comments.

7.3 Interested Parties

Letters were sent to 26no. properties in the surrounding area. Responses have been received from 5no. residents objecting to the proposals. 1no. response was

received from a Ward Councillor in support of the proposals. The main comments are summarised below, the full letters are available to view online:

Comments	Officer response
<p>Loss of light to some windows of No. 111 Queens Road.</p>	<p>Officers note that the dwelling would block some of the first floor flank windows to No. 111 Queens Road.</p> <p>One of these serves a non-habitable room (i.e. bathroom), where the loss of access to light is not considered to be materially harmful. The other window serves as a secondary, smaller window to a kitchen/living room. However, the principal west-facing window serving this room would be unaffected by the proposals.</p> <p>It is noted that in determining the Planning Appeal for the construction of a dwellinghouse on this site, the Planning Inspector concluded with the findings of the accompanying Lighting Assessment and found that the degree of reduction would be small and not harm the living conditions of the neighbouring occupiers.</p> <p>The rear projection of the proposed dwellinghouse is not considered to result in adverse loss of light or outlook from the rear windows of No. 111.</p>
<p>Overdevelopment</p>	<p>The site occupies previously developed land which is close to good public transport routes.</p> <p>The principle of development of this site and the scale and design of the proposals have previously been established as acceptable via the recent appeal decision (APP/Y1945/W/17/3187627).</p>

Nuisance relating to construction activities	<p>Any disruption during construction works would be temporary.</p> <p>The Environmental Protection Act, the Control of Pollution Act and the Highway Act control the matters of disruption raised and an informative is attached to this effect.</p>
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8. Recommendation

That planning permission be granted, subject to the below listed conditions and informatives.

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:

3116-NMA1-B_Rev B.9.11.2020 – Proposed Block Plan, Floorplans and Elevations
 Site Location Plan/OS Plan

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

3. No construction works shall commence until details of the materials to be used in the construction of the external surfaces of the building hereby permitted 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 character and appearance of the area, in accordance with Policy UD1 of the Watford Local Plan Core Strategy 2006-31. This is a pre-commencement condition as the materials need to be agreed with the Local Planning Authority before construction commences.

4. Before the occupation of the development, details of both hard and soft landscape works, including details of boundary treatments, shall be submitted

to and approved in writing by the Local Planning Authority. The hard landscaping works and boundary treatments shall be carried out in accordance with the approved details before any part of the development is occupied.

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

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.

Informatives

1. IN907 - Positive and proactive statement - GRANT
2. IN910 - Building Regulations
3. IN912 - Hours of Construction
4. IN909 - Street Name and Numbering
5. IN913 - Community Infrastructure Level Liability
6. HIGH – Storage of Materials – Highway
7. OBSHIG – Obstruction of the Highway
8. MUD – Mud on highway

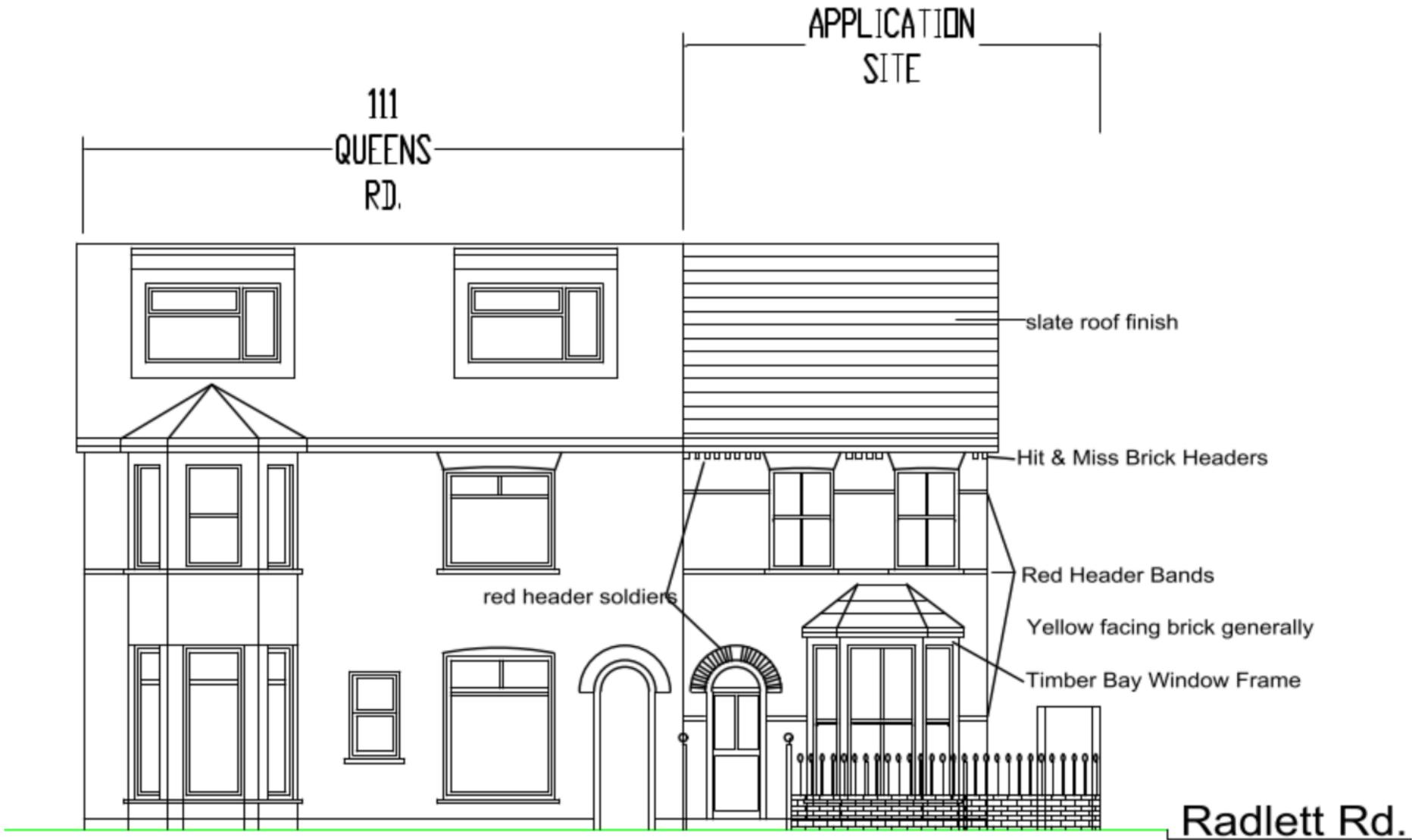


Application Site

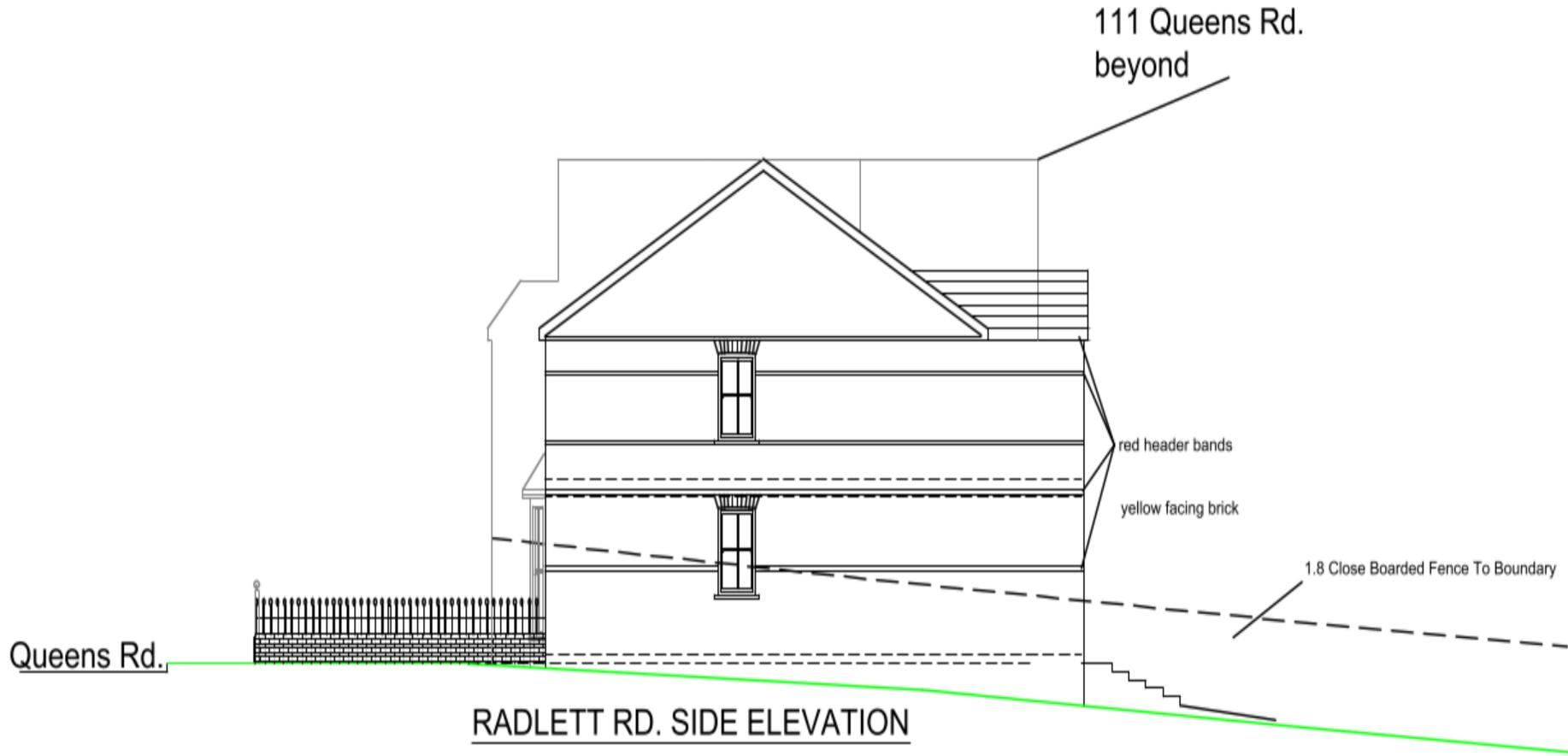
Aerial View of Application Site – Google Earth



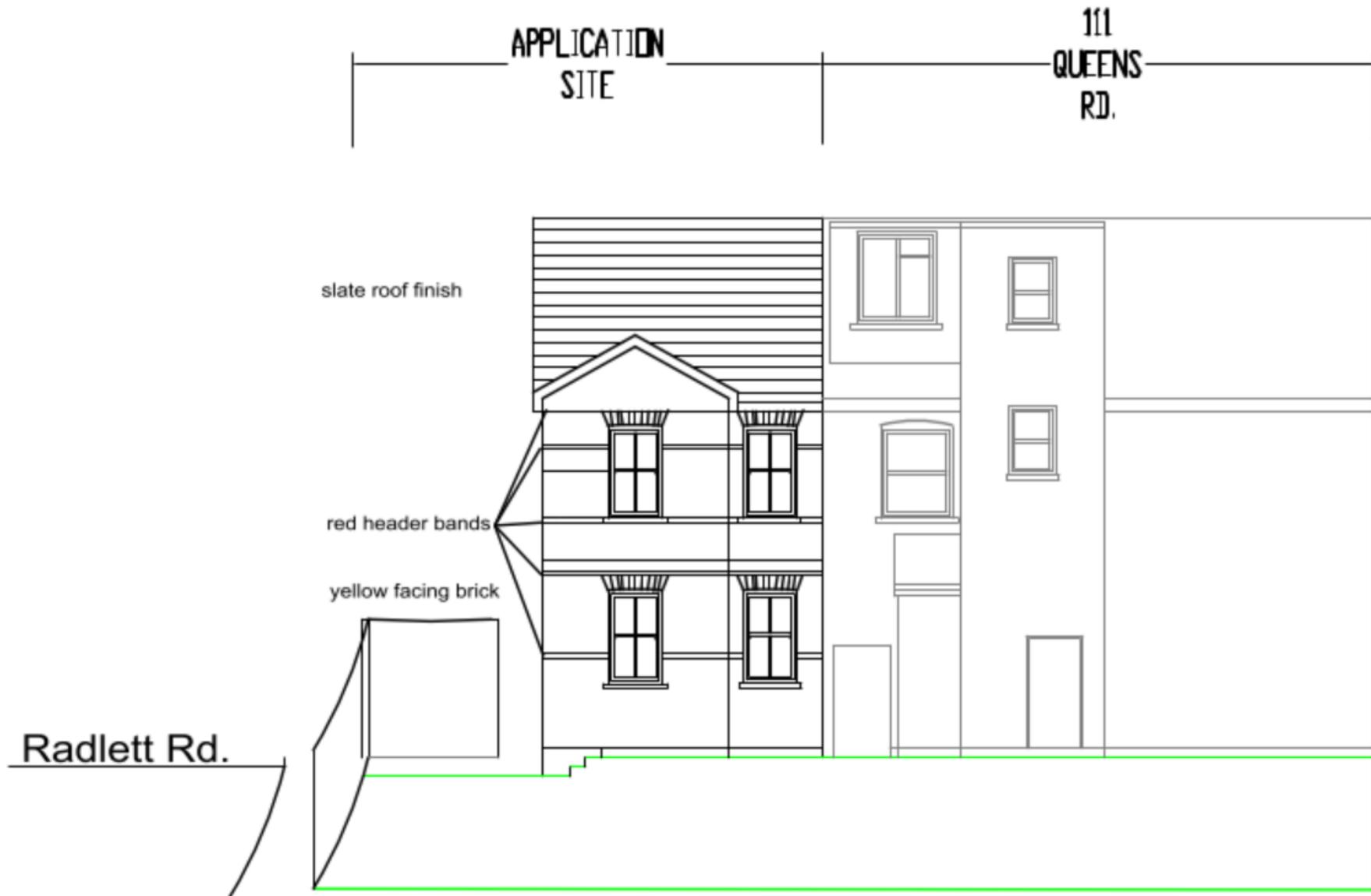
Street View Image of Site – taken from Google Earth



Proposed Front (Western) Elevation



Proposed Side (Southern) Elevation



Proposed Rear (Eastern) Elevation