



**WATFORD
BOROUGH
COUNCIL**



DEVELOPMENT MANAGEMENT COMMITTEE

7 June 2022

7.00 pm

Town Hall, Watford

Contact

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Committee Membership

Councillor P Jeffree (Chair)

Councillor R Martins (Vice-Chair)

Councillors N Bell, J Pattinson, A Saffery, G Saffery, R Smith, S Trebar 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 the meeting held on XXXXXXXX to be submitted and signed.

4. **21/01575/VARM - 94-98 St Albans Road (Pages 5 - 37)**

5. **21/01498/FUL St Margarets, Radlett Road Watford Hertfordshire WD24 4LH (Pages 38 - 58)**

6. **22/00518/FUL 63 Lower Paddock Road Watford Hertfordshire WD19 4GU (Pages 59 - 81)**

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	Tuesday, 7 June 2022
Application reference	21/01575/VARM - 94-98 St Albans Road
Site address	
Proposal	Variation of Condition 2 (approved drawings), to amend the design of 4 buildings located south of Penn Road comprising Phase 1B, buildings S3 and S6 and Phase 1C, buildings S4 and S5, to create 53 additional dwellings, of planning permission 19/00507/FULM granted for - Hybrid planning application: comprising detailed planning application for the demolition of existing buildings and erection of Use Class C3 residential units and flexible commercial floorspace (Class E), public house and bar (sui generis), takeaway (sui generis), a new energy centre (sui generis) and associated car and cycle parking, landscaping including a new square and highway works including alterations to the existing access road. Outline planning application (all matters reserved except access) for the erection of a 2 form entry primary school (Class F) and nursery (Class E), associated car parking and landscaping (description as amended under planning ref. 21/01525/NONMAT).
Applicant	Berkeley Homes North East London Ltd
Agent	Miss Stefanie Mizen, JLL
Type of Application	Section 73 variation application
Reason for committee Item	Major application
Target decision date	17 January 2022 (extended to 20 May by agreement)
Statutory publicity	Public advertisement in Watford Observer and site notices
Case officer	Paul Baxter, paul.baxter@watford.gov.uk
Ward	Central

1. Recommendation

That planning permission be granted subject to a Deed of Variation or a Unilateral Undertaking, executed under s106 of the Town and Country Planning Act 1990 (as amended), and conditions, as set out in section 8 of the officer report (see Appendix 1).

2. Background

- 2.1 This application was considered by the Committee at its meeting on 17 May 2022 with an officer recommendation for approval. A vote on the officer

recommendation was lost by 4 votes to 5. No motion was proposed to refuse the application which was subsequently deferred. In the debate on the application, it was evident that the inclusion of 101 studio flats as part of the housing mix proposed was the main matter of concern.

2.2 Following the deferral of the application, further advice was sought from the Head of Democracy and Governance. She has sent an email to all members of the Development Management Committee setting out the matters members need to take account of when deciding planning applications. She has clarified that when making any decision, regard must be paid to the Development Plan and any other material considerations, including policies published by the Government such as the National Planning Policy Framework. Failure to have regard to the relevant local plan policies when taking a decision is likely to lead to an applicant, in the event that planning permission is refused, being able to successfully appeal the decision. In addition, in such circumstances, it is likely that they will be able to also make a successful claim for costs against the Council in having to contest the appeal. If the Committee are minded to refuse the application, it is imperative to have a substantiated, specific, precise and relevant reasons for refusal based on adopted local plan policy, unless valid material considerations suggest otherwise.

2.3 The relevant local plan policy in respect of housing mix is Policy HS2 of the Core Strategy. This policy states:

Housing Mix

The council will seek to reduce inequalities, create socially mixed communities with greater choice and a mix in size, type and location of housing to meet the needs of the whole of Watford's community. The Local Plan will assist in supporting Watford's Housing Strategy in this aim.

The council will seek the provision of a mix of housing types, sizes and tenures at a local level to meet the requirements of all sectors of the community.

This includes the provision of;

- *family sized units (especially houses) and*
- *smaller housing units and*
- *provision for those unable to compete financially in the housing market sector and*
- *those with special needs as informed by local evidence.*

.....

Higher density developments mainly including flats will be focused around the town centre and key strategic sites such as the Watford Junction and the

Health Campus Special Policy Areas, and to a limited extent around the area at the proposed station at Ascot Road.

- 2.4 It should be noted that the policy seeks to create socially mixed communities with greater choice and a housing mix to meet the needs of the whole of Watford's community. The policy specifically supports the provision of smaller housing units. The policy does not seek to limit the provision of any particular size or type of dwelling only that an appropriate mix be provided to meet the needs of the whole community.
- 2.5 The application remains unchanged to that considered by the committee on 17 May. Your officers remain of the view that the proposal provides an appropriate and acceptable mix of housing sizes in this highly sustainable location and is fully in accordance with Policy HS2.
- 2.6 Following the deferral of the application, further discussions were held with the applicant. They have resisted making any further changes to the proposal as they believe it is fully compliant with Policy HS2. They have also referred to the committee meeting on 14 March 2022 when approval was given for the development of 19-21 Clarendon Road providing 65 flats with a mix of studio, 1 bed, 2 bed and 3 bed flats. In this case, 18 of the flats were studios, equating to 28%, double the percentage of studio flats in the current proposal which proposes 101 studios out of a total of 703 flats, equating to 14%.
- 2.7 Further reference is also made to the West Hertfordshire Housing Needs Assessment which forms part of the evidence base for the emerging local plan. This does not differentiate between studio and 1 bed flats in terms of housing need but notes that there is low availability of studio apartments in the Watford area citing this as evidence of high demand for this type of 'flexible product'. The report also notes that there is likely to be a significant increase in the number of 1 person households over the next 10-15 years.
- 2.8 In conclusion, the officer recommendation for approval remains unchanged. The previous officer report is attached as Appendix 1.

Committee date	Tuesday, 17 May 2022
Application reference	21/01575/VARM - 94-98 St Albans Road
Site address	
Proposal	Variation of Condition 2 (approved drawings), to amend the design of 4 buildings located south of Penn Road comprising Phase 1B, buildings S3 and S6 and Phase 1C, buildings S4 and S5, to create 53 additional dwellings, of planning permission 19/00507/FULM granted for - Hybrid planning application: comprising detailed planning application for the demolition of existing buildings and erection of Use Class C3 residential units and flexible commercial floorspace (Class E), public house and bar (sui generis), takeaway (sui generis), a new energy centre (sui generis) and associated car and cycle parking, landscaping including a new square and highway works including alterations to the existing access road. Outline planning application (all matters reserved except access) for the erection of a 2 form entry primary school (Class F) and nursery (Class E), associated car parking and landscaping (description as amended under planning ref. 21/01525/NONMAT).
Applicant	Berkeley Homes North East London Ltd
Agent	Miss Stefanie Mizen, JLL
Type of Application	Section 73 variation application
Reason for committee Item	Major application
Target decision date	17 January 2022 (extended to 20 May by agreement)
Statutory publicity	Public advertisement in Watford Observer and site notices
Case officer	Paul Baxter, paul.baxter@watford.gov.uk
Ward	Central

1. Recommendation

That planning permission be granted subject to a Deed of Variation or a Unilateral Undertaking, executed under s106 of the Town and Country Planning Act 1990 (as amended), and conditions, as set out in section 8 of this report.

2. Site and surroundings

- 2.1 The site is located on the eastern side of St Albans Road immediately to the north of the main railway line and originally comprised a retail park with 2

retail warehouse buildings, occupied by The Range, TK Maxx and Office World, and a car wash associated with the Esso petrol station on the St Albans Road frontage. The Range building has recently been demolished. The site is accessed solely from Penn Road which bisects the site from west to east. A large proportion of the site is occupied by surface level car parking serving the retail warehouses.

- 2.2 The site is rectangular in shape and has an area of 2.56 hectares. It is bordered along its western boundary by St Albans Road which rises to the south as it passes over the railway line. St Albans Road (A412) is a major distributor road into Watford from the north and carries high traffic flows throughout the day. On the opposite side of St Albans Road is the Bedford Street 'triangle' site, part of which has recently been developed to provide 149 dwellings in 4 buildings up to 11 storeys in height (known as 'Watford Cross'). To the south and east the site is bordered by land owned by Network Rail used as surface level car parking serving Watford Junction Station, situated a short distance to the south-east. Adjoining the site to the north is the Hille Business Centre comprising various commercial and industrial buildings.
- 2.3 The site is not located within a conservation area, however, the Bedford Street 'triangle' site to the west and the residential area to the south-west fall within the Nascot Conservation Area. The site contains no listed or locally listed buildings although there is a listed building on the opposite side of St Albans Road to the west (the Grade II listed Old Station House, the original Watford Station building) within the Bedford Street 'triangle' site. A number of locally listed buildings are sited close to the west and north of the site.

3. Summary of the proposal

3.1 Proposal

- 3.2 A Section 73 application for the variation of Condition 2 (approved drawings), to amend the design of 4 buildings located south of Penn Road comprising Phase 1B, buildings S3 and S6 and Phase 1C, buildings S4 and S5, to create 53 additional dwellings, of planning permission 19/00507/FULM granted for - Hybrid planning application: comprising detailed planning application for the demolition of existing buildings and erection of Use Class C3 residential units and flexible commercial floorspace (Class E), public house and bar (sui generis), takeaway (sui generis), a new energy centre (sui generis) and associated car and cycle parking, landscaping including a new square and highway works including alterations to the existing access road. Outline planning application (all matters reserved except access) for the erection of a 2 form entry primary school (Class F) and nursery (Class E), associated car

parking and landscaping (description as amended under planning ref. 21/01525/NONMAT).

3.3 The section 73 application seeks to vary the approved scheme by varying the approved drawings under Conditions 2 to include the following key changes to Buildings S3-S6:

- Amendments to the housing mix to reduce the number of 1-bedroom units, increase the number of 2-bedroom units and introduce studio units.
- Provide an additional 53 units as a result of the change in the housing mix.
- Amendments to window positions to accommodate the additional units.
- Introduction of an additional 408 external balconies (each c. 4sqm) to the approved and proposed units, to both the tower and 'shoulder' elements.
- Associated amendments to bin stores and cycle stores (increase in 52 cycle spaces) within the basement area.

3.4 No changes are proposed to the layout of the site, parking provision, servicing arrangements, height and scale of the buildings, the overall floorspace or the primary school and commercial units.

3.5 **Conclusion**

The proposed amendments to the scheme will not change the approved site layout or the height and scale or floorspace of the approved buildings. The additional 53 dwellings are created through a reconfiguration of the internal floorspace of Buildings S3-S6 only. The external changes to the fenestration and the provision of additional projecting balconies to the buildings would provide private amenity space for future occupiers of the development and maintains the architectural design and integrity of the approved buildings and the high quality of the approved scheme. As such, the proposed amendments are considered acceptable subject to a commuted sum being secured towards the provision of affordable housing in the borough in lieu of the additional dwellings created.

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.

- 4.2 Paragraph 11 d) of the NPPF 2019 establishes the ‘presumption in favour of sustainable development’ and the principles of the ‘tilted balance’ that apply where a local planning authority cannot demonstrate a 5 year housing supply or have failed to deliver at least 75% of their housing requirement as part of the Housing Delivery Test. Where the tilted balance applies, decision makers should grant permission unless NPPF policies on protected areas or assets of particular importance provide a clear reason for refusing development or, any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, assessed against NPPF policies taken as a whole. The tilted balance has the effect of shifting the weight in the planning balance away from local policies and towards the NPPF.
- 4.3 The Council can currently demonstrate a 5 year supply of housing, however, scored below 75% in the most recent Housing Delivery Test results and therefore the ‘tilted balance’ applies to the determination of this planning application.

5. Relevant site history/background information

- 5.1 19/00507/FULM - Hybrid planning application: comprising detailed planning application for the demolition of existing buildings and erection of 1,214 residential units (Use Class C3) and 2,050sqm GEA of flexible commercial floorspace (Class A1, A2, A3, A4, A5, B1, D1, D2), a new energy centre (sui generis) and associated car and cycle parking, landscaping including a new square and highway works including alterations to the existing access road. Outline planning application (all matters reserved except access) for the erection of a 2 form entry primary school and nursery (Use Class D1) of up to 2,910sqm GEA of floorspace, associated car parking and landscaping. Planning permission was granted on 25 November 2020 following the completion of a Section 106 legal agreement.

21/00094/NONMAT - Non-material amendment to planning permission 19/00507/FULM for the introduction of a secondary stair in the 'shoulder' section of Buildings S1 and S2, allocation and adjustment of plant rooms and service areas, amendments to the residential mix resulting from the stair insertion and amendments to the external facade resulting from the stair insertion. Approved 23 February 2021.

21/00954/NONMAT - Non material amendment to planning permission 19/00507/FULM for changes to external details, internal alterations at roof and ground level of Buildings S1 and S2 to facilitate introduction air source heat pumps. Approved 29 June 2021.

21/01525/NONMAT - Non-material amendment to planning permission 19/00507/FULM to amend the description of development to:
'Hybrid planning application: comprising detailed planning application for the demolition of existing buildings and erection of Use Class C3 residential units and flexible commercial floorspace (Class E), public house and bar (sui generis), takeaway (sui generis), a new energy centre (sui generis) and associated car and cycle parking, landscaping including a new square and highway works including alterations to the existing access road. Outline planning application (all matters reserved except access) for the erection of a 2 form entry primary school (Class F) and nursery (Class E), associated car parking and landscaping.' Approved 29 October 2021.

6. Main considerations

- 6.1 Application 19/00507/FULM comprised EIA Development under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (EIA Regulations). As such, an Environmental Impact Assessment was required and the application was accompanied by an Environmental Statement.
- 6.2 The current Section 73 application is accompanied by a Statement of Conformity, the purpose of which is to review the amended proposals against the consented scheme and confirm that the proposed changes do not result in any new or different likely significant effects from those identified and assessed in the original Environmental Statement.
- 6.3 Each of the main environmental chapters has been reviewed: Socio-economics, air quality, noise and vibration, ground conditions and contamination, water resources and flood risk, wind microclimate, daylight/sunlight and overshadowing, cumulative effects, and heritage, townscape and visual. It is concluded that the proposed changes would not give rise to any new or significant effects and, therefore, the findings and conclusions of the original Environmental Statement remain valid. No new Environmental Statement is required in this case.
- 6.4 In light of the above findings, and the proposed amendments, the main issues to be considered in the determination of this application are:
- (a) Design and appearance
 - (b) Housing mix
 - (c) Affordable housing provision
 - (d) Other matters
 - (e) Section 106 and Conditions

6.5 (a) Design and appearance

There are no proposed changes to the height or scale of the buildings or the overall floorspace. The design approach, detailing and materials also remain unchanged. The only elevational changes are changes to the window fenestration to accommodate the internal floorspace changes and the provision of additional balconies. The changes follow the approved design approach and are incorporated into the facades in a coherent and proportional way to ensure the visual appearance and integrity of the buildings is retained at a high quality.

6.6 The introduction of the additional balconies is in response to the growing recognition of the importance of private outdoor space to residents, in particular to those now largely working from home. The provision of private balconies for all new homes is proposed to be a new policy requirement within the draft Watford Local Plan when it is adopted. The additional balconies serve either the new units created or replace previously approved Juliette style balconies in the original scheme. Each of the proposed balconies will have an area of approximately 4sqm, providing sufficient space for sitting out.

6.7 Overall, the proposal will continue to provide the same high quality design as the approved scheme, which is not diminished by the proposed changes.

6.6 (b) Housing mix

The internal floorspace has been reconfigured to provide a wider mix of unit sizes, with a reduction in the number of 1 bed units and an increase in the number of studio and 2 bed units, including a greater proportion of 2 bed, 3 person units. The number of 3 bed units will remain unchanged. The applicant is proposing this change in unit mix in response to current market and housing requirements. The table below compares the approved and proposed housing mix for Buildings S3-S6:

Dwelling unit size	Approved mix	Proposed mix
Studio	0	101 (14.4%)
1 bedroom	306 (47.1%)	153 (21.8%)
2 bedroom	281 (43.2%)	386 (54.9%)
3 bedroom	63 (9.7%)	63 (8.9%)
Total	650	703

6.7 This revised housing mix is considered acceptable with the percentage of studio and 1 bed units reduced from 47.1% to 36.2%, and the number of 2 and

3 bed units increasing from 52.9% to 63.8%. All of the dwellings will continue to meet or exceed the Nationally Described Space Standard.

6.8 (c) Affordable housing provision

The original scheme provided on-site affordable housing provision within Buildings N1 and N3 in the northern part of the site. This comprised 107 dwellings, equating to 8.8% by units and 13% by habitable rooms, with a tenure mix of 21 social rented (19.6%), 63 affordable rented (58.9%) and 23 intermediate tenure (21.5%). This on-site provision remains unchanged.

6.9 The application is supported by a viability appraisal that concludes that no additional affordable housing provision is viable despite the proposed changes, with a major factor being the increases in construction costs since the original application was considered by committee (in December 2019). However, the applicant has offered an affordable housing commuted sum of £543,783 in respect of the 53 additional units proposed. This equates to an 8.8% provision based on the Council's Affordable Housing SPD. The principle of an equivalent level of provision to the original scheme is considered appropriate and reasonable in this case, assessing the additional units as if they were part of the original scheme.

6.10 The applicant's viability appraisal has been reviewed by consultants Aspinall Verdi on behalf of the Council. They have concluded that an affordable housing provision of 8.8% would have a negligible impact on the scheme Gross Development Value (GDV) of 0.17% and that this level of affordable provision is viable based upon the original scheme appraisal and consider an equivalent affordable housing provision to be justified in this case.

6.11 (d) Other matters

Buildings S3-S6 form part of a single block which incorporates a large double height basement area that contains servicing and delivery facilities, the majority of the car parking for the site, and the respective bin and cycle stores for the buildings, together with the energy centre and associated sub-stations and plant rooms. The bin storage capacity has been increased to accommodate the additional units, with the storage and collection of waste and recycling remaining under the site management, as previously approved. The number of cycle parking spaces has been increased by 52 spaces (accounting for the loss of 1 unit under the changes approved to Buildings S1 and S2 under 21/00094/NONMAT). This is considered acceptable. No additional car parking is being provided, nor is there space on site to provide any. This is considered acceptable given the accessible and sustainable location of the site. The approved scheme had a low parking ratio of 0.17 space per unit and this will be reduced slightly to 0.16.

- 6.12 The overall areas of communal amenity space (podiums and roof terraces), and public open space and playspace remains unchanged at 14,880sqm. The increase in dwellings equates to 4.4% and this significant level of provision of open space, in conjunction with the additional 408 private balconies (equating to approximately 1632 sqm), is considered acceptable to accommodate the additional dwellings.
- 6.13 (e) Section 106 and Conditions
The Section 106 legal agreement accompanying the original planning permission under 19/00507/FULM will remain unchanged. The affordable housing commuted sum proposed as part of this current application will be secured by means of a new unilateral undertaking (or alternatively a deed of variation) from the applicant.
- 6.14 Most of the original conditions on planning permission 19/00507/FULM remain unchanged and will be imposed on this current application. Some conditions have been discharged and these conditions will be amended to include reference to the approved details. Other conditions have been amended to reflect changes in the Town and Country Planning (Use Classes) Order 1987, specifically those amendments introduced in September 2020.

7. Consultation responses received

7.1 Statutory consultees and other organisations

Consultee	Comments
Herts Constabulary	No objection
HCC Growth and Infrastructure	No comments
Sport England	No comments
Natural England	No comments
HCC Highway Authority	No objection
HCC Lead Local Flood Authority	No comments

7.2 Internal Consultees

Consultee	Comments
Waste and Recycling	Reiterated previous comments
Environmental Health – Land contamination	No comments
Tree Manager	No objection

7.3 Interested parties

Letters were sent to 2285 properties in the wider surrounding area. Responses have been received from 20 properties. The main comments are summarised below, the full letters are available to view online:

Comments	Officer response
Cause more traffic and congestion	No additional parking is proposed.
Disturbance to residents	No additional buildings are proposed and the only additional external construction work is limited to the balconies.
Scale of development out of keeping with Watford and the surrounding area	This remains unchanged from the approved scheme.
Lack of infrastructure to support this number of flats	The proposed additional 53 flats equate to a 4.4% increase in dwellings which would not have a significant impact on infrastructure provision.
Unacceptable living conditions with more flats squeezed in	All of the proposed flats meet the required internal space standards.
Insufficient parking	The approved scheme is designed to have limited car parking provision due to its sustainable and accessible location. The surrounding area is now covered by a controlled parking zone which will prevent overspill parking on surrounding roads.
Should include affordable housing	A commuted sum towards affordable housing provision in the borough will be secured as a planning obligation.
Introduction of more balconies welcomed	Noted.
Loss of light to surrounding properties	The proposed additional flats are provided within the approved building floorspace.
More development is not required.	The Council has a statutory duty to provide 941 dwellings a year in the borough. The proposed additional dwellings will contribute towards this target.

8. Recommendation

That planning permission be granted, subject to a deed of variation or a unilateral undertaking under Section 106 of the Town and Country Planning Act 1990 (as amended) to secure a commuted sum of £543,783 towards the provision of affordable housing in the borough, and subject to the following conditions:

1. The development to which this permission relates shall be begun within a period of three years commencing on the date of this permission.
2. The development (with the exception of the primary school) hereby permitted shall be carried out in accordance with the following approved drawings:

X0001, X0101
X0551, X0552, X0553
P0131, P0132A, P0133A
P0551, P0552, P0553A, P0554A, P0555, P0556, P0557, P0558
P0206
P0215, P0216, P0217
P0261, P0262, P0263, P0264, P0265
P0271, P0272, P0273, P0274
P0281, P0282A, P0283A, P0284A
P0291, P0292A, P0293A, P0294A
P0661, P0662, P0671, P0672, P0681A, P0682A, P0691A, P0692A
P0501, P0502, P0511
P1001, P1002, P1003, P1004, P1005, P1006, P1007, P1008, P1009,
P1010, P1011, P1012, P1013, P1014, P1015, P1016, P1017, P1018,
P1019
P1031, P1032A, P1033A, P1034, P1035

E746-AQP-SW-00-PLN-A-001-1000B
E746-AQP-SW-01-PLN-A-001-1001A
E746-AQP-SW-02-PLN-A-001-1002A
E746-AQP-SW-03-PLN-A-001-1003A
E746-AQP-SW-06-PLN-A-001-1006A
E746-AQP-SW-10-PLN-A-001-1010
E746-AQP-SW-16-PLN-A-001-1016A
E746-AQP-SW-22-PLN-A-001-1022A
E746-AQP-SW-28-PLN-A-001-1028A

E746-AQP-S1-00-PLN-A-001-1000A
E746-AQP-S1-01-PLN-A-001-1001
E746-AQP-S1-02-PLN-A-001-1002
E746-AQP-S1-04-PLN-A-001-1004
E746-AQP-S1-06-PLN-A-001-1006
E746-AQP-S1-13-PLN-A-001-1013
E746-AQP-S2-00-PLN-A-001-1000A
E746-AQP-S2-01-PLN-A-001-1001
E746-AQP-S2-04-PLN-A-001-1004
E746-AQP-S2-06-PLN-A-001-1006
E746-AQP-S2-16-PLN-A-001-1016
E746-AQP-S2-17-PLN-A-001-1017
E746-AQP-S3-00-PLN-A-001-1000
E746-AQP-S3-01-PLN-A-001-1001
E746-AQP-S3-02-PLN-A-001-1002
E746-AQP-S3-03-PLN-A-001-1003
E746-AQP-S3-04-PLN-A-001-1004
E746-AQP-S3-09-PLN-A-001-1009
E746-AQP-S3-19-PLN-A-001-1019
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E746-AQP-S4-01-PLN-A-001-1001
E746-AQP-S4-02-PLN-A-001-1002
E746-AQP-S4-03-PLN-A-001-1003
E746-AQP-S4-04-PLN-A-001-1004
E746-AQP-S4-09-PLN-A-001-1009
E746-AQP-S4-10-PLN-A-001-1010
E746-AQP-S4-26-PLN-A-001-1026
E746-AQP-S4-28-PLN-A-001-1028

E746-AQP-S5-00-PLN-A-001-1000
E746-AQP-S5-01-PLN-A-001-1001
E746-AQP-S5-02-PLN-A-001-1002
E746-AQP-S5-03-PLN-A-001-1003
E746-AQP-S5-08-PLN-A-001-1008
E746-AQP-S5-09-PLN-A-001-1009
E746-AQP-S5-20-PLN-A-001-1020
E746-AQP-S5-22-PLN-A-001-1022
E746-AQP-S6-00-PLN-A-001-1000
E746-AQP-S6-01-PLN-A-001-1001
E746-AQP-S6-02-PLN-A-001-1002
E746-AQP-S6-03-PLN-A-001-1003
E746-AQP-S6-09-PLN-A-001-1009

E746-AQP-S6-14-PLN-A-001-1014
E746-AQP-S1-ZZ-PLN-A-002-2001A
E746-AQP-S1-ZZ-PLN-A-002-2002
E746-AQP-S2-ZZ-PLN-A-002-2001A
E746-AQP-S2-ZZ-PLN-A-002-2002
E746-AQP-S3-ZZ-PLN-A-002-2001
E746-AQP-S3-ZZ-PLN-A-002-2002
E746-AQP-S4-ZZ-PLN-A-002-2001
E746-AQP-S4-ZZ-PLN-A-002-2002
E746-AQP-S5-ZZ-PLN-A-002-2001
E746-AQP-S5-ZZ-PLN-A-002-2002
E746-AQP-S6-ZZ-PLN-A-002-2001
E746-AQP-S6-ZZ-PLN-A-002-2002

3. Approval of the details of the siting, design and external appearance of the primary school and the landscaping of the primary school site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced on the primary school. The details of the reserved matters shall accord with the following parameter plans submitted with the application:

Drawing nos. P0132A, P0133A

4. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of four years from the date of this permission.
5. The development of the primary school hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of three years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
6. No removal of trees, scrub or hedges shall be carried out on the site between 1st March and 31st August in any year unless a suitably qualified ecologist has previously searched the trees, scrub or hedges and certified in writing to the Local Planning Authority that such works of removal may proceed.
7. All demolition works (including ground excavations) shall be carried out only in accordance with the approved measures to prevent and control the spread of Cotoneaster species, as set out in the Method Statement

and Risk Assessments for Cotoneaster Plant Removal by Wooldridge Ecotec Limited dated October 2020, approved under planning ref. 21/00054/DISCON, unless otherwise agreed in writing by the Local Planning Authority.

8. All demolition works (including ground excavations) shall be carried out only in accordance with the Demolition Environmental Management Plan by Berkeley Homes dated January 2021, approved under planning ref. 21/00054/DISCON, unless otherwise agreed in writing by the Local Planning Authority.
9. All demolition works (including ground excavations) shall be carried out only in accordance with the Site Waste Management Plan for Demolition by Berkeley Homes dated January 2021, approved under planning ref. 21/00054/DISCON, unless otherwise agreed in writing by the Local Planning Authority.
10. The development shall only be constructed in accordance with the site levels shown on the following drawings, approved under planning ref. 21/01064/DISCON, unless otherwise agreed in writing by the Local Planning Authority:

FAB-SW-XX-L-920-1029 - Ground Floor - Key levels Plan Sheet 1 of 2
FAB-SW-XX-L-920-1030 - Ground Floor - Key levels Plan Sheet 2 of 2
FAB-XX-XX-SL-L-920-1050-P01 - Planning Site Sections Location Plan
FAB-XX-XX-SL-L-920-1051-P01 - Planning Site Sections Sheet 1
FAB-XX-XX-SL-L-920-1052-P01 - Planning Site Sections Sheet 2
FAB-XX-XX-SL-L-920-1053-P01 - Planning Site Sections Sheet 3
FAB-XX-XX-SL-L-920-1054-P01 - Planning Site Sections Sheet 4
11. The development shall be implemented in accordance with the Development Phasing Plan Rev A (Eight Gardens, Watford), approved under planning ref. 21/00679/DISCON, unless otherwise agreed in writing by the Local Planning Authority.
12. Construction works shall only be carried out in accordance with the Construction Environmental Management Plan (dated June 2021, Rev 2), approved under planning ref. 21/00679/DISCON, unless otherwise agreed in writing by the Local Planning Authority.
13. Construction works shall only be carried out in accordance with the Site Waste Management Plan (SWMP) Construction (Project: The Eight Gardens, dated April 2021), approved under planning ref.

21/00679/DISCON, unless otherwise agreed in writing by the Local Planning Authority.

14. Phase 1 of the development shall be carried out in accordance with the following reports, approved under planning ref. 21/01649/DISCON, unless otherwise agreed in writing by the Local Planning Authority:

Remediation Strategy and Verification Plan Eight Gardens - Phase 1 (Report ref. 125840/R8)

Supplementary Ground Investigation Report Eight Gardens - Phase 1 (Report ref. 125840/R7)

Detailed Gas Risk Assessment prepared by The Environmental Protection Group Limited (Report ref. EPG/200062/DQRA-Watford)

Following demolition of the existing buildings and prior to the commencement of any construction works in each subsequent phase of development, the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

- i) A supplementary site investigation, undertaken in those areas that were previously inaccessible based on the Preliminary Environmental Risk Assessment prepared by Waterman IE Limited (Report ref. WIE14052-101-R-4-2-1-PERA) and the Geo-environmental and Geotechnical Ground Investigation Report prepared by Fairhurst (Report ref. 125840), to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site. This should include an assessment of the potential risks to: human health, property (existing or proposed) including buildings, crops, pests, woodland and service lines and pipes, adjoining land, ground waters and surface waters, ecological systems, archaeological sites and ancient monuments.
- ii) The site investigation results and the detailed risk assessment (i) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- iii) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (ii) are complete and identifying any requirements for longer term monitoring of pollutant linkages, maintenance and

arrangements for contingency action. Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

15. Following completion of measures identified in the approved remediation scheme and prior to the first use or occupation of each phase of the development, a verification report that demonstrates the effectiveness of the remediation carried out must be produced together with any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils shall be submitted to the Local Planning Authority for approval. The approved monitoring and maintenance programme shall be implemented.
16. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy and verification plan to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved. No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.
17. The proposed residential development permitted by this planning permission shall be carried out in accordance with the approved drainage strategy as indicated on the Drainage Strategy layout produced by Fairhurst, drawing number 125840-C-4002, revision P7, dated 1 October 2019 and the mitigation measures detailed within the Flood Risk Assessment (May 2019) unless otherwise agreed in writing by the Local Planning Authority.

The mitigation measures shall be fully implemented prior to occupation of the relevant phase and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

18. The proposed school development permitted by this planning permission shall be carried out in accordance with the approved principles of the drainage strategy indicated on the Drainage Strategy layout produced by Fairhurst, drawing number 125840-C-4002, revision P7, dated 1 October 2019 and the mitigation measures detailed within the Flood Risk Assessment (May 2019) unless otherwise agreed in writing by the Local Planning Authority.

The mitigation measures shall be fully implemented prior to occupation of the primary school, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

19. The surface water drainage scheme for Phase 1 of the development shall be carried out in accordance with the following documents and drawings, as approved under planning ref. 21/00853/DISCON, unless otherwise agreed in writing by the Local Planning Authority:

Phase 1- MicroDrainage Surface Water Calculations
Penn Road /538 - MicroDrainage Surface Water Calculations
Blue Roof Calculations
Blue Roof Typical Inverted Roof Installation
Letter dated 14th September 2021 from PTA (ref. 9575)
E746-PTA-SW-XX-DR-CE-910-8100_Proposed Site Wide Drainage
Layout_ Rev P05
E746-PTA-SW-XX-DR-CE-910-8101_Proposed Surface Water Drainage
Sheet 1 of 2_Rev P05
E746-PTA-SW-XX-DR-CE-910-8102_Proposed Surface Water Drainage
Sheet 2 of 2_Rev P05
E746-PTA-SW-XX-DR-CE-910-8111_Proposed Foul Water Drainage
Sheet 1 of 2_ Rev P05
E746-PTA-SW-XX-DR-CE-910-8112_Proposed Foul Water Drainage
Sheet 2 of 2_ Rev P05
E746-PTA-SW-XX-DR-CE-910-8120_Proposed Blue Roofs Layout_ Rev
P02
E746-PTA-SW-XX-DR-CE-910-8190_Surface Water Exceedance Flow
Route_ Rev P01
E746-PTA-SW-XX-DR-CE-920-830LProposed Levels Sheet 1 of 2_ Rev
P03
E746-PTA-SW-XX-DR-CE-920-8302_Proposed Levels Sheet 2 of 2_ Rev
P03
E746-PTA-SW-XX-SH-CE-910-815LSurface Water Manhole Schedule
Sheet 1 of 2_Rev P05

E746-PTA-SW-XX-SH-CE-910-8152_Surface Water Manhole Schedule Sheet 2 of 2_Rev P04
E746-PTA-XX-XX-DR-CE-910-8131_Drainage Construction Details Sheet 1 of 3_ Rev P03
E746-PTA-XX-XX-DR-CE-910-8132_Drainage Construction Details Sheet 2 of 3_ Rev P03
E746-PTA-XX-XX-DR-CE-910-8133_Drainage Construction Details Sheet 3 of 3_ Rev P03

No development shall take place in subsequent phases of the development until a detailed surface water drainage scheme for each subsequent phase of the development, based on the approved drainage strategy and sustainable drainage principles, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall include the following:

1. Detailed modelling to demonstrate how the system operates during up to and including the 1 in 100 year critical duration storm event including an allowance for climate change. This should include drain down times for all storage features.
 2. Final, detailed drainage plan including the location of all SuDS features, pipe runs, invert levels and discharge points.
 3. Full, detailed engineering drawings of all SuDS features including cross and long sections, their size, volume, depth and any inlet and outlet features.
20. Upon completion of the drainage works for each phase), a management and maintenance plan for the SuDS features and drainage network must be submitted to and approved in writing by the Local Planning Authority.

This shall include:

1. Provision of complete set of as built drawings including the final drainage layout for site drainage network.
2. Maintenance and operational activities for the lifetime of the development.
3. Arrangements for adoption and any other measures to secure the operation of the scheme throughout its lifetime.

21. No infiltration of surface water drainage into the ground at this site is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.
22. All piling works for Phase 1 of the development must be undertaken in accordance with the following documents and drawings comprising the piling method statement for the proposed piling works, approved under planning ref. 21/01205/DISCON, unless otherwise agreed in writing by the Local Planning Authority:

The Phase 1 Project Management Plan CFA Piling Report prepared by Rock & Alluvium

The Phase 1 Project Environmental Plan prepared by Rock & Alluvium
Site Wide - Pile Layout - Drawing E746-PTA-SW-PL-DR-SE-130-0098 Rev P07

Piling Schedule Sheet 1 - Drawing E746-PTA-SW-PL-SH-SE-130-0082 Rev P06

Piling Schedule Sheet 2 - Drawing E746-PTA-SW-PL-SH-SE-130-0083 Rev P06

Piling Schedule Sheet 3 - Drawing E746-PTA-SW-PL-SH-SE-130-0084 Rev P06

Piling Schedule Sheet 4 - Drawing E746-PTA-SW-PL-SH-SE-130-0085 Rev P06

Piling Schedule Sheet 5 - Drawing E746-PTA-SW-PL-SH-SE-130-0086 Rev P06

The Phase 1 Piling Programme

No piling (or other foundation designs using penetrative methods) shall take place in subsequent phases of the development until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure and groundwater pollution, and the programme for works) for each subsequent development phase has been submitted to and approved in writing by the Local Planning Authority. All piling must be undertaken in accordance with the terms of the approved piling method statement.

23. Prior to the commencement of any superstructure works within each development phase, details and samples of the materials to be used for

all the external finishes of the buildings, including walls, roofs, doors, windows and balconies, for the development phase shall be submitted to and approved in writing by the Local Planning Authority. The materials shall be based upon the materials palette in the Design and Access Statement by Lifschutz Davidson Sandilands. The development within each phase shall be carried out only in accordance with the approved materials.

24. No dwelling within Phases 1A, 1B and 1C of the development shall be occupied until the noise mitigation measures detailed in the following reports, approved under planning ref. 21/01236/DISCON, have been implemented in full, unless otherwise agreed in writing by the Local Planning Authority:

Phase 1A Environmental Noise and Vibration Assessment Report (Ref. CL/J003029/4827/01 dated 2 March 2021) by PDA

Phase 1B Environmental Noise and Vibration Assessment Report (Ref. CL/J003029/4842/01 dated 11 March 2021) by PDA

Phase 1C Environmental Noise and Vibration Assessment Report (Ref. CL/J003029/4880/01 dated 30 March 2021) by PDA

Prior to the commencement of any superstructure works within any subsequent development phase, a detailed noise mitigation scheme for the building to achieve satisfactory internal noise levels to each dwelling, in accordance with BS 8233:2014 'Guidance on Sound Insulation and Noise Reduction for buildings', shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the building fabric, glazing specifications, party walls and floors and mechanical ventilation systems. The noise mitigation scheme shall address potential noise nuisance arising from road traffic, rail traffic, electrical substations, thermal substations, and all plant and equipment associated with commercial units within the building. The noise from electrical substations shall not exceed the criteria set out in Table 5 of 'A Procedure for the Assessment of Low Frequency complaints' (University of Salford, Manchester, 2009). No dwelling within the development phase shall be occupied until all the approved mitigation measures have been completed.

25. No plant and equipment associated with the commercial units within each phase shall be installed on any building until a noise impact assessment, including proposed mitigation measures for noise, to achieve satisfactory internal noise levels to the nearest residential

dwellings, has been submitted to and approved in writing by the Local Planning Authority. The plant and equipment

26. Prior to the occupation of any commercial unit in each development phase that includes a commercial unit(s), full details of the proposed shop front(s) for the commercial unit(s) within that phase shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the following:
- a) Detailed drawings at scale 1:20 including sections of the proposed shop front(s);
 - b) Detailed drawings at scale 1:20 of the proposed area for signage;
 - c) Details of the proposed materials for the shop front(s);
 - d) Details of any proposed security measures; and,

The shop front(s) shall be installed in accordance with the approved details prior to the first occupation of the commercial unit(s) and shall be maintained as such thereafter.

27. Prior to the commencement of any superstructure works for each development phase, a landscaping scheme for the treatment of all open spaces, including but not limited to public open space, communal amenity space, children's play space and private amenity space, shall be submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall be based upon the approved Landscape Strategy (May 2019) and include the following details:
- a) Details of the landscape management scheme;
 - b) Details of children's play space , including but not limited to types of play areas, play equipment, how the space is differentiated from communal/public open space and how this fits in with the children's play space strategy for the whole site;
 - c) Enclosures: including but not limited to types, dimensions and treatments of walls, fences, screens, barriers, rails, retaining walls and hedges;
 - d) Hard landscaping: including but not limited to ground surfaces, kerbs, edges, paving, furniture, bins, lighting, steps and if applicable synthetic surfaces;
 - e) Soft landscaping: number and type of species to be planted;
 - f) Trees: number and type of species to be planted;
 - g) Biodiversity measures, including but not limited to green roofs, brown roofs, bird boxes, bat boxes, invertebrate boxes and bee hives;

- h) Lighting details, including siting, type, height, specification, hours of operation and lux values;
- i) Details of the wayfinding signage and details of the maintenance of any such signs proposed and approved;
- j) Details of how the landscaping features will provide suitable wind mitigation as set out in the Environmental Statement;
- k) Management plan detailing management responsibilities and maintenance schedules for the ongoing maintenance and access for communal amenity areas and public open space; and,
- l) Any other landscaping feature(s) forming part of the scheme.

All landscaping in accordance with the approved scheme shall be completed/planted during the first planting season (unless otherwise agreed in writing) following practical completion of the development phase. Any trees or shrubs which die within five years of completion of the development phase shall be replaced with the same species, unless otherwise approved in writing, to the satisfaction of the Local Planning Authority.

The development phase shall be carried out strictly in accordance with the approved details and shall be maintained as such thereafter.

- 28. No dwelling or commercial unit within the development shall be occupied until written approval has been provided by the Local Planning Authority that either 1) all wastewater network upgrades required to accommodate the additional flows from the development have been completed; or 2) a housing and infrastructure phasing plan has been approved in writing which specifies the infrastructure works to be undertaken and the number of properties that can be occupied in each development phase. Where a housing and infrastructure phasing plan has been approved, no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan.
- 29. No dwelling or commercial unit within the development shall be occupied until written approval has been provided by the local planning authority that either 1) all surface water network upgrades required to accommodate the additional flows from the development have been completed; or 2) a housing and infrastructure phasing plan has been approved in writing which specifies the infrastructure works to be undertaken and the number of properties that can be occupied in each development phase. Where a housing and infrastructure phasing plan has been approved no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan.

30. No dwelling shall be occupied within any development phase until details of the provision of communal facilities for terrestrial and satellite television reception (eg. aerials, dishes and other such equipment) for that building in the development phase has been submitted to and approved in writing by the Local Planning Authority. Such details shall include the specific size and location of all equipment. The approved details shall be implemented prior to the first occupation of the relevant building and shall be retained thereafter. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) no other television reception equipment shall be introduced onto the walls or the roof of the building without the prior written approval of the Local Planning Authority.

31. No dwelling or commercial unit within each development phase shall be occupied until the refuse and recycling storage facilities for that phase have been provided in accordance with the approved plans unless otherwise agreed in writing by the Local Planning Authority. The storage facilities shall be retained at all times thereafter.

32. No dwelling shall be occupied within any development phase until a residential delivery and servicing management plan for that phase has been submitted to and approved in writing by the Local Planning Authority. This plan shall include all deliveries to and waste and recycling collections from the residential dwellings.

The development shall be operated strictly in accordance with the approved plan, shall be maintained as such thereafter and no change thereof shall take place without the prior written consent of the Local Planning Authority.

33. No commercial unit within any development phase shall be occupied until details of a delivery and servicing management plan has been submitted to and approved in writing by the Local Planning Authority. This plan shall include all deliveries to and waste and recycling collections from the commercial unit. No deliveries to or collections from any commercial unit shall take place before 7.00am or after 11.00pm on any day.

The development shall be operated strictly in accordance with the details approved, shall be maintained as such thereafter and no change

thereof shall take place without the prior written consent of the Local Planning Authority

34. The commercial units shown within buildings S2, S3, S6, N1, N2, N3 and N4 shall only be used for purposes within Use Class E or as a public house or bar (sui generis) or as a takeaway (sui generis) of the Town and Country Planning (Use Classes) Order 1987 (as amended). Prior to the first occupation of any commercial unit full details of the proposed use, together with hours of operation, shall be submitted to and approved in writing by the Local Planning Authority.

The development shall be operated strictly in accordance with the details approved, shall be maintained as such thereafter and no change thereof shall take place without the prior written consent of the Local Planning Authority.

35. No commercial unit within buildings S2, S3, S6, N1, N2, N3 and N4 shall be used for purposes as a restaurant or café (Use Class E), public house or bar (sui generis) or takeaway (sui generis) of the Town and Country Planning (Use Classes) Order 1987 (as amended) until details of the means of ventilation for the extraction and dispersal of fumes, including details the extraction, ventilation and filtration equipment and any other external plant or machinery (including ventilation units and air intake louvres) together with details of its method of construction, appearance, finish and acoustic performance has been submitted to and approved in writing by the Local Planning Authority. The use shall not commence until the approved plant and equipment has been installed in full. The approved plant and equipment shall be retained at all times. No further external equipment or plant may be installed without the prior written approval of the Local Planning Authority.

36. Prior to the first occupation of any building within each development phase a car parking and cycle parking strategy for that phase shall be submitted to and approved in writing by the Local Planning Authority including:

- a) The location and allocation of car parking for commercial and residential users.
- b) The location of the accessible car parking spaces.
- c) The number and location of the electric vehicle charging spaces, which should be a minimum of 10% of the total number of car parking spaces provided.

- d) The location of and number of cycle parking spaces including details of the stands to be used.
- e) Security and accessibility measures.

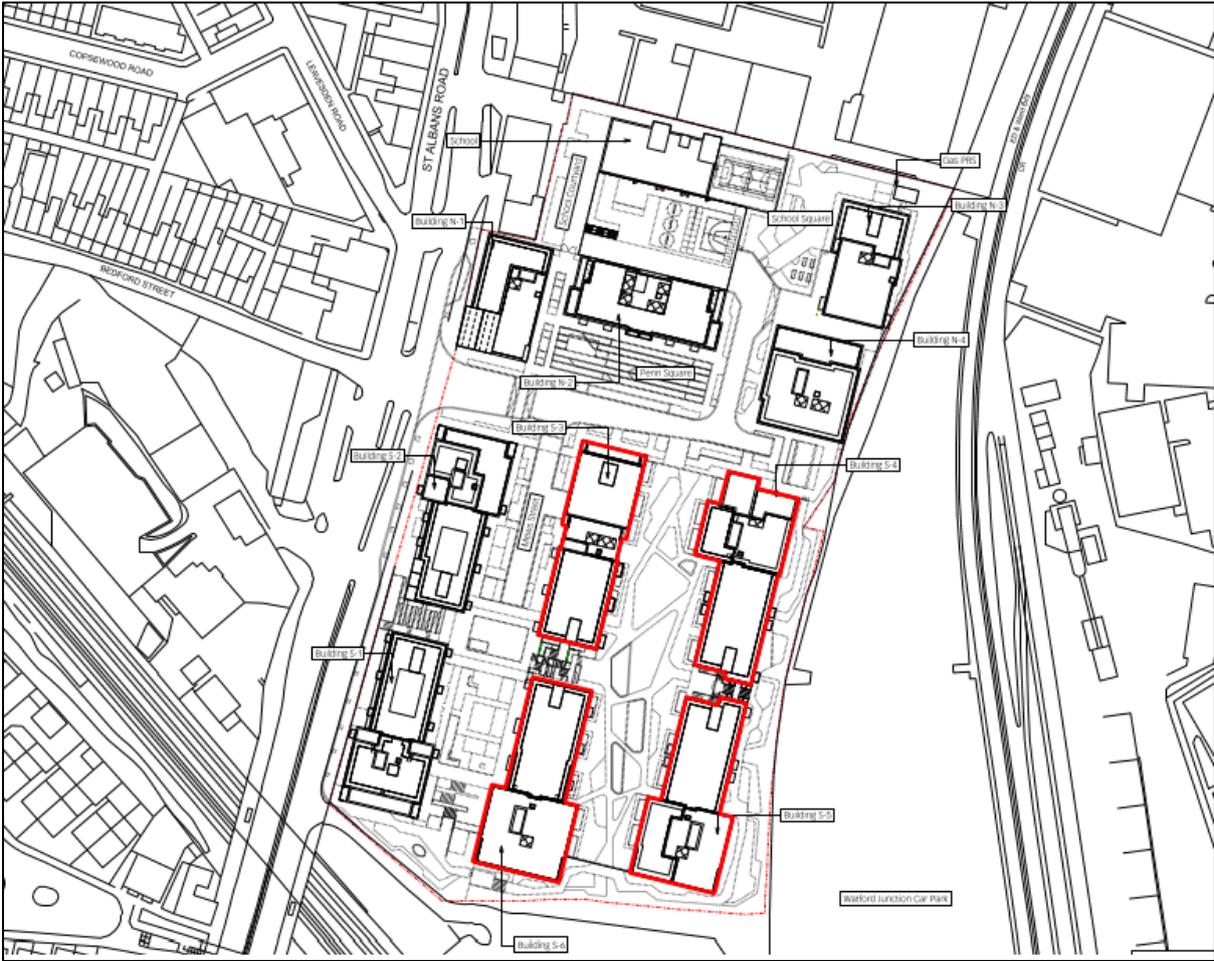
No dwelling shall be occupied until the approved car parking and cycle parking strategy for that phase has been implemented in full. The approved car and cycle parking spaces shall be retained as approved at all times.

- 37. No commercial unit within buildings S2, S3, S6, N1, N2, N3 and N4 hereby permitted shall be occupied until a certificate of compliance from an accredited assessor, confirming that the unit has achieved a BREEAM rating of Very Good, has been submitted to and approved in writing by the Local Planning Authority.
- 38. No external multi-use games area (MUGA) within the primary school site shall be used for sporting activities by staff, pupils or members of the public before 9.00am or after 9.00pm on any day.
- 39. The primary school shall not be occupied until details of the means of ventilation for the extraction and dispersal of fumes, including details the extraction, ventilation and filtration equipment and any other external plant or machinery (including ventilation units and air intake louvres) together with details of its method of construction, appearance, finish and acoustic performance has been submitted to and approved in writing by the Local Planning Authority. The use of the primary school shall not commence until the approved plant and equipment has been installed in full. The approved plant and equipment shall be retained at all times. No further external equipment or plant may be installed without the prior written approval of the Local Planning Authority.
- 40. No lighting shall be installed within the primary school site or on the building until full details of the lighting, including siting, type, height, specification, hours of operation and lux values, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details approved.
- 41. The development hereby approved shall be built in accordance with the approved plans under Condition 2 and be restricted in development quantum to the following:

2,050sqm GEA of flexible commercial floorspace within Use Class E and including public house, bar, takeaway uses (sui generis)

1,266 residential units (Use Class C3)

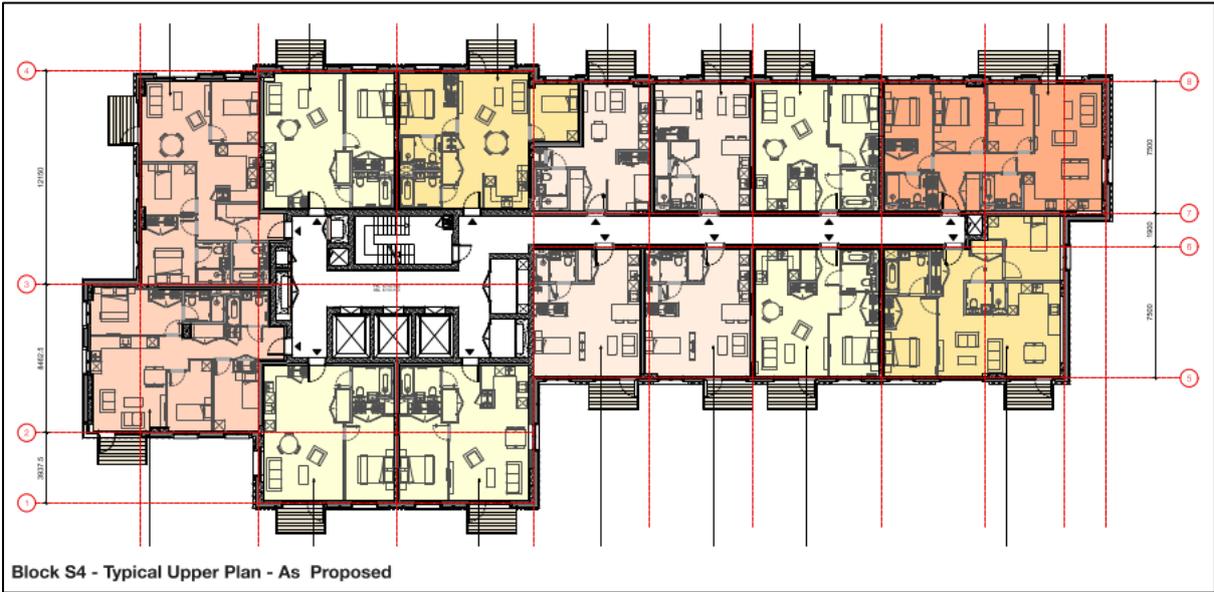
Up to 2,910sqm GEA of primary school (Use Class F) and nursery (Use Class E)



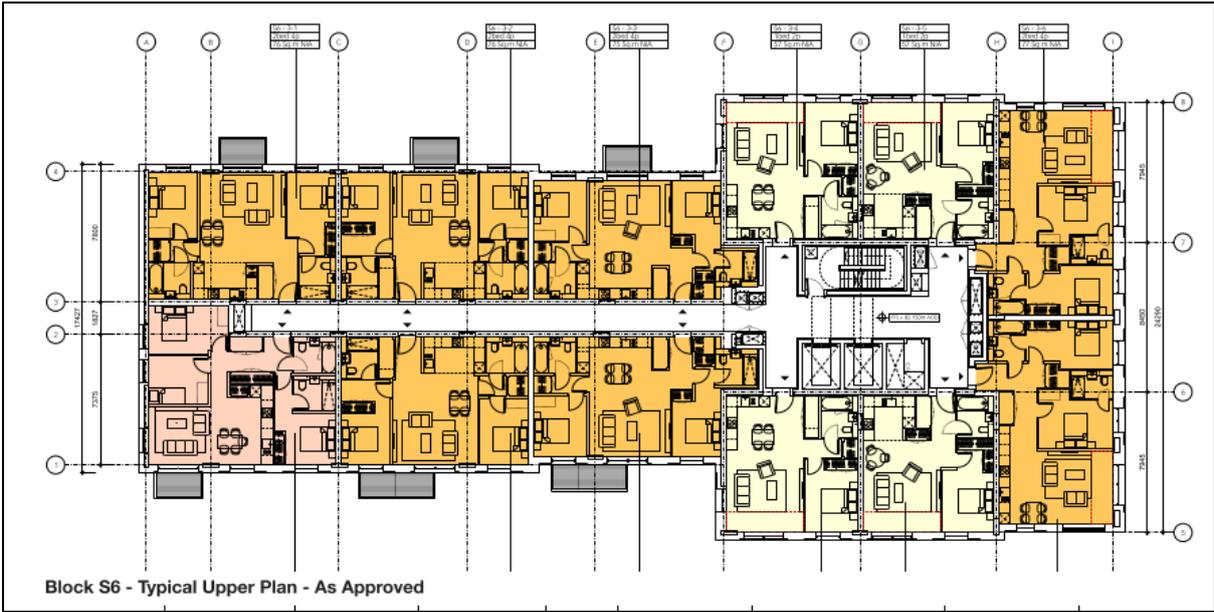
Site location plan showing Buildings S3-S6 (solid red outline) within the wider site layout



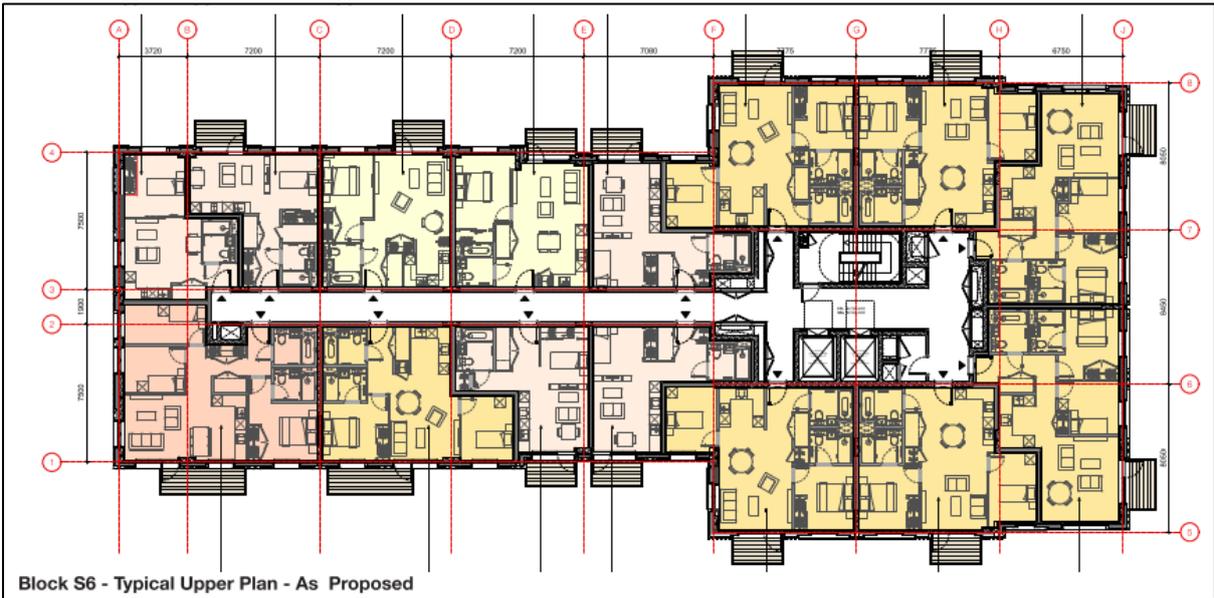
Typical upper floor plan Building S4 as approved – 12 dwellings



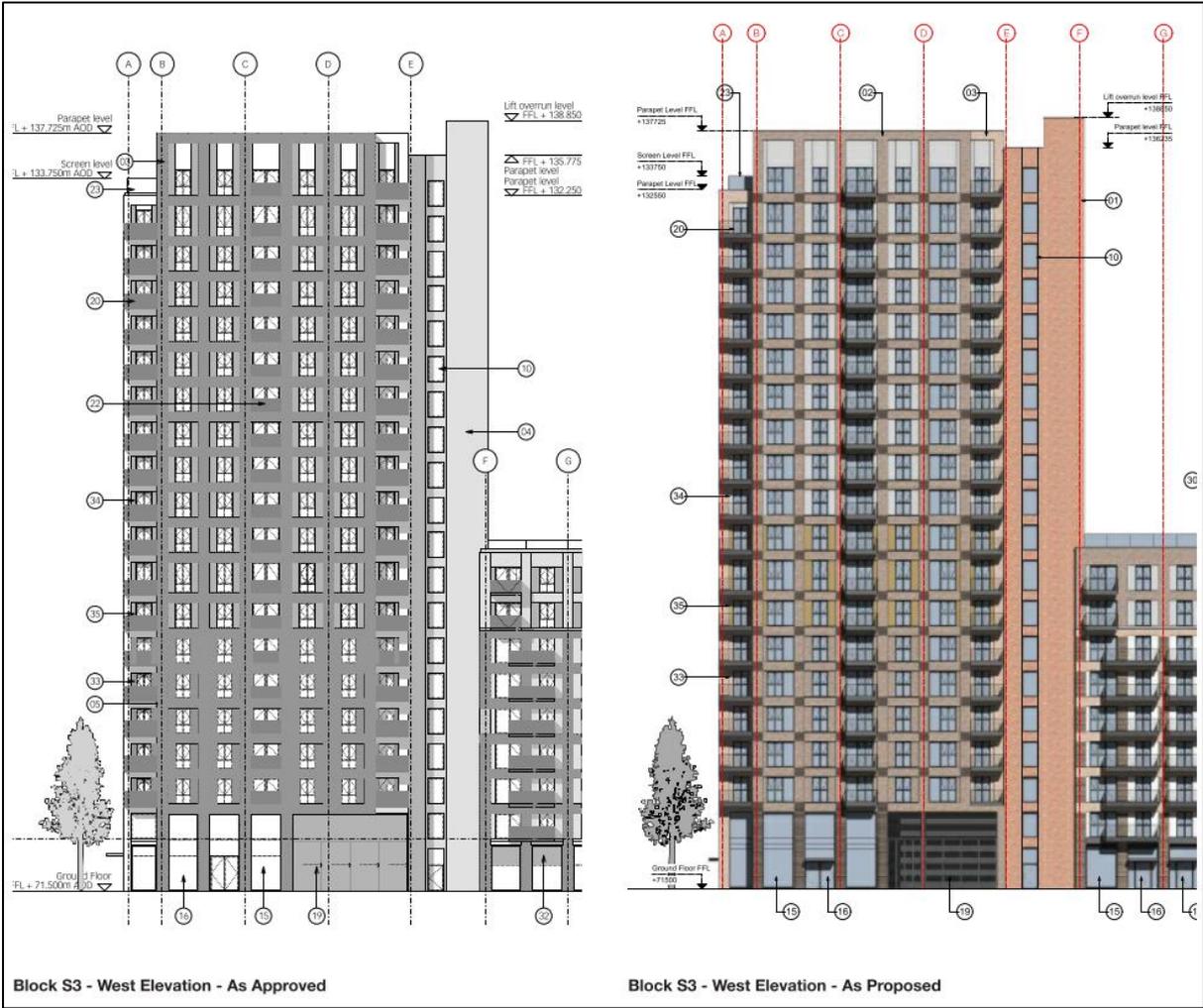
Typical upper floor plan Building S4 as proposed – 14 dwellings



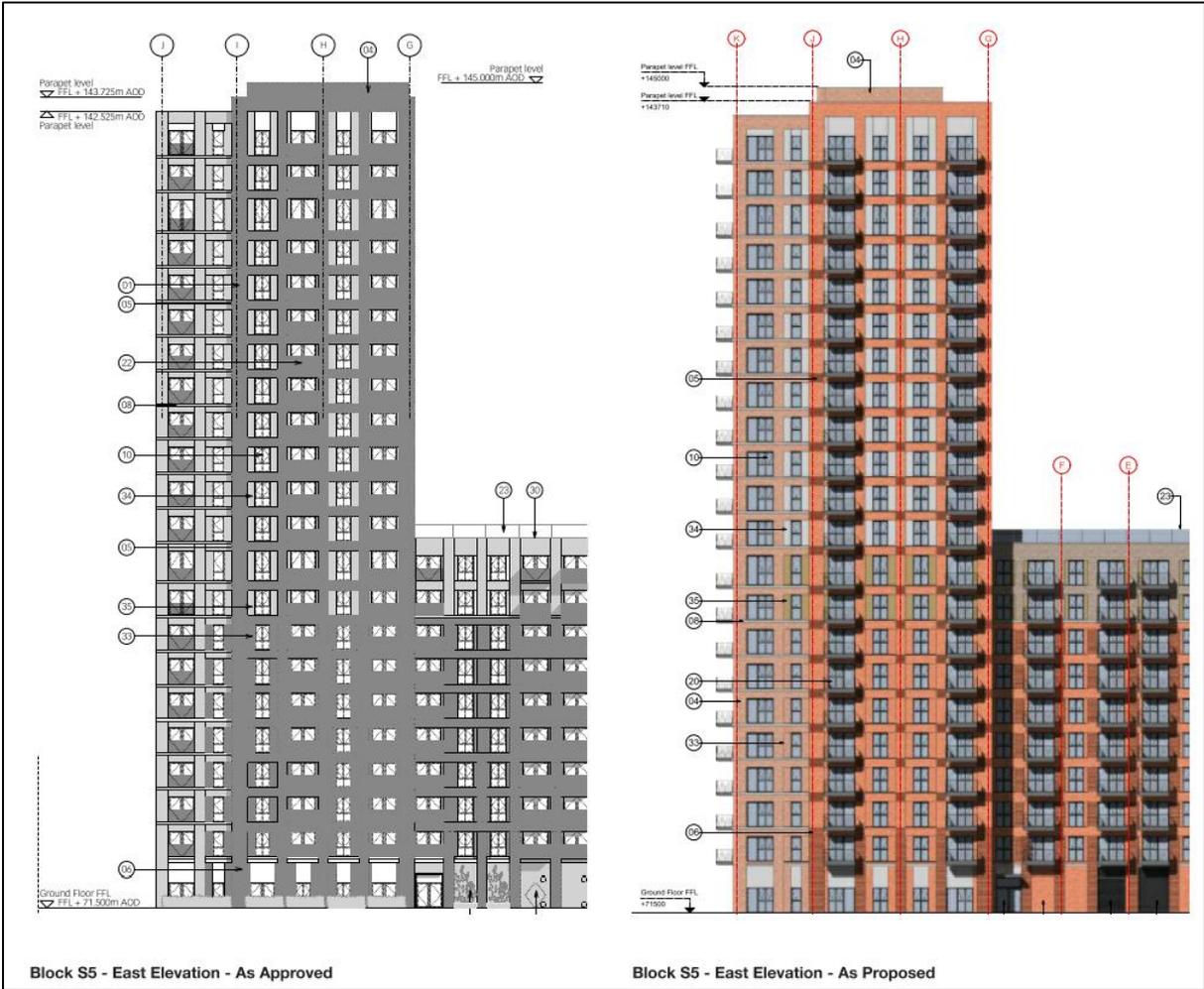
Typical upper floor plan Building S6 as approved – 12 dwellings



Typical upper floor plan Building S6 as proposed – 15 dwellings



Building S3 – Elevation comparison between approved and proposed



Building S5 - Elevation comparison between approved and proposed

Agenda Item 5

Committee date	Tuesday, 7 June 2022
Application reference Site address	21/01498/FUL St Margaret's, Radlett Road Watford Hertfordshire WD24 4LH
Proposal	Demolition of existing detached dwelling and construction of two storey building comprising of 2 semi-detached houses
Applicant	Mr Dean Smith
Agent	Mr K O'Callaghan
Type of Application	Full Planning Permission- Minor Development
Reason for committee Item	Over 5 objections received
Target decision date	Extended by agreement to 8 th June 2022
Statutory publicity	Letters to neighbouring properties.
Case officer	Alice Reade, alice.ream@watford.gov.uk
Ward	Tudor

1. Recommendation

That planning permission be granted subject to conditions as set out in section 8 of this report.

2. Site and surroundings

- 2.1 The site contains a detached bungalow to the east of Radlett Road at the eastern edge of the Borough. The bungalow is positioned centrally within a group of 6 pairs of semi detached houses which form an isolated group in the location. The application site includes a service road access to the south of the group of dwellings which leads to garages and parking at the rear (east) of the dwellings.
- 2.2 The site is not within a conservation area and does not encompass any listed buildings. Although currently occupied by a residential dwelling the site is located within the Green Belt. The site is within Flood Zone 1 with a low risk of river flooding. It does however include areas of medium risk from surface water flooding as identified by the Environment Agency.

3. Summary of the proposal

3.1 Proposal

- 3.2 Following amendments, the application proposes the demolition of the existing detached dwelling and construction of 2 semi-detached houses.

3.3 The application was originally submitted for a building comprising 6 flats, however, the proposals were amended in accordance with officer advice.

3.3 **Conclusion**

The site is within the Green Belt where local and national policy seeks to prevent inappropriate development and seeks to protect the openness and other functions of the Green Belt.

3.4 The group of houses within the Green Belt to the east of Radlett Road has, however, been identified as making no contribution to the purposes of the Green Belt in a recently undertaken Stage 2 Green Belt Assessment for Three Rivers District and Watford Borough Councils (LUC, October 2019). The proposed development of a pair of semi-detached houses at the centre of group and with the same footprint, height, building lines and massing as the existing houses in the group, would therefore be infilling within an established group and is considered to have negligible impact on the openness of the Green Belt in this situation. The weighted planning benefits of two new family dwellings within the existing group of houses, identified as making no contribution to the purposes of the Green Belt, is therefore considered to constitute a 'very special circumstance' under paragraph 147 of the NPPF which warrants the grant of planning permission.

3.5 In other respects, the proposed dwellings would not create adverse impact to neighbouring properties and the proposal includes measures to manage surface water drainage within the site. The development would provide two high quality family houses with gardens and parking and be of a scale and design that would be in keeping with the context and local character.

3.6 The application is therefore recommended for approval subject to conditions.

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.

4.2 Paragraph 11 d) of the NPPF 2019 establishes the 'presumption in favour of sustainable development' and the principles of the 'tilted balance' that apply where a local planning authority cannot demonstrate a 5 year housing supply or have failed to deliver at least 75% of their housing requirement as part of the Housing Delivery Test. Where the tilted balance applies, decision makers

should grant permission unless NPPF policies on protected areas or assets of particular importance provide a clear reason for refusing development or, any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, assessed against NPPF policies taken as a whole. The tilted balance has the effect of shifting the weight in the planning balance away from local policies and towards the NPPF.

- 4.3 The Council can currently demonstrate a 5 year supply of housing, however, scored 48% in the most recent Housing Delivery Test results and therefore the 'tilted balance' applies to the determination of this planning application.

5. Relevant site history/background information

None

6. Main considerations

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

- (a) Residential development in the Green Belt
- (b) Scale and design
- (c) Flooding
- (d) Residential amenity
- (e) Impact on surrounding properties
- (f) Access, parking and waste

6.2 (a) Residential development in the Green Belt

The Core Strategy and national NPPF support the sustainable development of new homes in principle. Although the Final Draft Watford Local Plan has only limited weight at this time, it is noted that this also encourages more efficient use of land for new homes.

- 6.3 Although previously developed, the site is within the Green Belt. Paragraphs 137 and 138 of the NPPF state that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open and that Green Belt serves 5 purposes:

- (a) to check the unrestricted sprawl of large built-up areas;
- (b) to prevent neighbouring towns merging into one another;
- (c) to assist in safeguarding the countryside from encroachment;
- (d) to preserve the setting and special character of historic towns; and

(e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

6.4 Development is restricted under the NPPF to protect the Green Belt and its function. Paragraph 147 of the NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

6.5 Paragraph 149 of the NPPF states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt other than in specified exceptions listed a) to g). Exceptions a) to f) of paragraph 149 would not be relevant to the proposed development. It is, however, relevant to assess the proposed development in respect of exception g) which states that an exception to inappropriate development is:

(g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:

- *not have a greater impact on the openness of the Green Belt than the existing development; or*
- *not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.*

6.6 In respect of this exception definition, it is not considered that the development would represent limited infilling of the existing site meaning that this is not a relevant exception. As such, under the Green Belt policy of the NPPF, it is therefore asserted that the development is not an exception to inappropriate development under paragraph 149 of the NPPF.

6.7 Notwithstanding this, paragraph 147 does allow for inappropriate development to be approved in 'very special circumstances'. In this instance, these circumstances are created by the nature of the development as infill housing within an established group of houses which has recently been assessed of being of low value to the purposes of the Green Belt, together with considerations in respect of the potential to enlarge the existing bungalow without the need for planning permission, the planning benefit of 2 new family houses and the NPPF presumption in favour of sustainable development applicable to Watford.

6.8 The evidence base for the emerging Final Draft Local Plan includes a Stage 2 Green Belt Assessment undertaken on behalf of Three Rivers District and

Watford Borough Councils. The report, prepared by LUC and dated October 2019, identified and considered the contribution of this wider section of land to the east of Radlett Road (Parcel WE4) to the purposes of the Green Belt. The proposed site and existing group of houses Radlett Road are within this identified parcel.

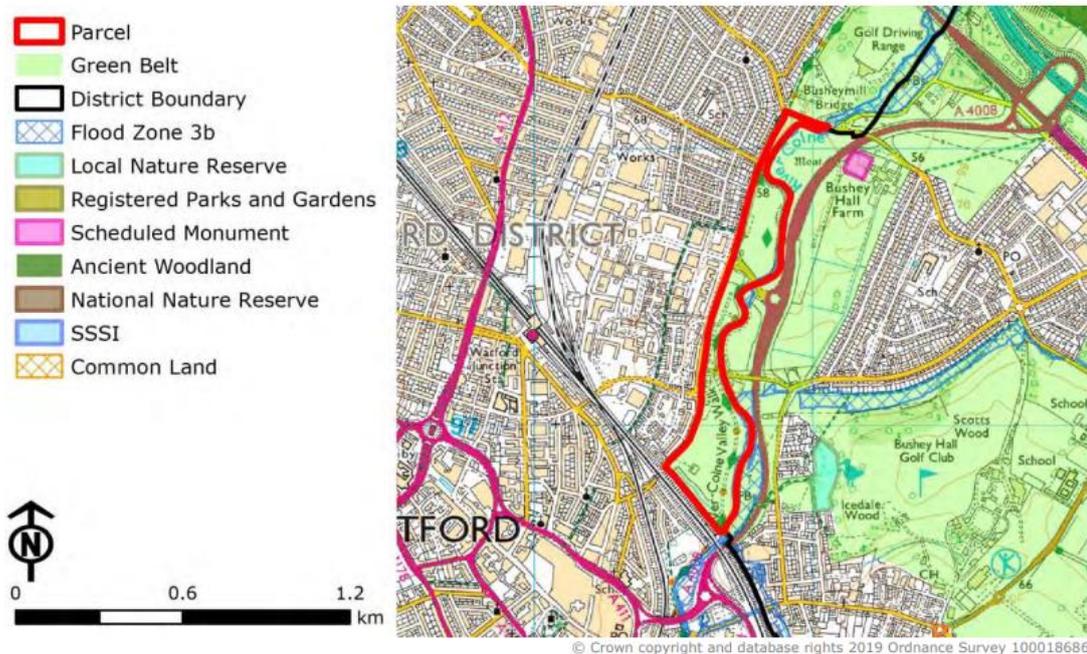


Figure 1: Extract of Appendix 1 from Stage 2 Green Belt Assessment for Three Rivers District and Watford Borough Councils, dated October 2019. Extract showing Watford East Parcel WE4.

- 6.9 The assessment of Parcel WE4 (Appendix 1, Part 4, Parcel WE4) finds that there would be low moderate harm to the Green Belt should the parcel be released. However, the assessment identifies different values of areas within the parcel. It finds that the allotments and the row of houses to the south add localised urban influence to the Green Belt and concludes that “The existing dwellings south of the allotments make no contribution to Green Belt purposes”.
- 6.10 The site is within the Green Belt and national and local policy applies, however, it is a material planning consideration that this assessment found that this group of houses within the wider parcel make no contribution to the purposes of the Green Belt.
- 6.11 In respect of the development itself, it has been assessed that the proposed pair of semi-detached houses would be materially larger than the existing bungalow on this site. They are, however, replicating the position and scale of the other pairs of semi-detached houses in the group. Being central to this group and being of the same rear building line, height and bulk, the proposed

dwellings would represent infilling within the group. The hardstanding to the rear garden would also be within the envelope of the rear access way and garages of the group. The proposed development would therefore not encroach any further into the Green Belt than the existing built form of this group. Given that this group has been identified as making 'no contribution to Green Belt purposes', it is considered that any harm to the purposes of the Green Belt (Para 138 of the NPPF) would be extremely limited.

- 6.12 Moreover, it is also relevant to consider the potential to enlarge the existing dwelling on site or construct outbuildings without the need for planning permission through permitted development rights. If permitted development rights were utilised to their full effect this would potentially have notable impact to the openness of the Green Belt. This is, however, a hypothetical, situation and there is no suggestion or guarantee that permitted development rights would be utilised if permission were not to be granted for the houses proposed and therefore only limited weight can be given to this as material consideration in the planning balance. . It does, however, provide limited support towards the assertion of very special circumstances in this case.
- 6.13 As part of the wider assessment, it is further noted that development seeks to provide two high quality family sized dwellings within a sustainable location, in accordance with local and national policy for new dwellings. This is within the circumstances where the borough is under the NPPF presumption in favour of sustainable development as it scored only 48% in the most recent Housing Delivery Test results. This 'tilted balance' is not, by itself enough to outweigh any harm to the Green Belt, however, the provision of housing is considered to contribute to the very special circumstances for the application when combined with the other considerations.
- 6.14 Therefore, when balancing the Green Belt assessment and the other material planning considerations in respect of new homes, it is considered that this is a 'very special circumstance' which warrants the grant of planning permission in the Green Belt in accordance with paragraph 147 of the NPPF.
- 6.15 (b) Scale and Design
Policy UD1 of the Core Strategy sets out points to consider in achieving high quality design for new development. Development should create high quality new places and should respect and enhance the character of its area.
- 6.16 The proposed pair of semi-detached houses would be of siting, layout, scale and design that replicates that of the other 6 pairs of semi-detached houses in the group. The dwellings would integrate comfortably within the streetscene and maintain the character and appearance of the site and context.

6.17 (c) Flooding

The site is within Flood Zone 1 (low risk) as identified by the Environment Agency (EA). The EA also do not identify the site as being within an area of surface water flooding for which they apply the designation as a 'Critical Drainage Area'. The NPPF does not therefore require any further information on sea or river flooding for development of this site.

6.18 Neighbour consultations have, however, raised issues of historic flooding in this group of dwellings. The EA mapping for surface water drainage shows the locality includes areas of low and medium risk for surface water drainage and that an area, including dwellings to the north of the site and adjacent to the Link Road, is high risk for surface water flooding. The identified areas at risk and the details from neighbour consultations would suggest that the cause of the surface water flooding is from the Link Road to the north and not from this application site. In addition, as the development and the application site is for less than 10 dwelling and is less than 1 hectare in area, the NPPF does not require applicants to provide any further information on flooding matters.

6.19 However, owing to neighbours concerns, a Flood Risk Assessment has been undertaken and submitted to accompany the application. This details proposals including attenuation tanks for surface water storage within the site to prevent surface water flooding within the site and to prevent surface water from the site moving to adjacent land. These measures are recommended to be secured by condition.

6.20 (d) Residential Amenity

Section 7.3.6 of the Residential Design Guide sets out the minimum Gross Internal Areas (GIA) for new dwellings in accordance with the nationally described space standards. This states that a 3 bed 4 person dwelling over 2 storeys should have a minimum GIA of 84sqm of which 2.5sqm should be built in storage. The dwellings proposed at 100sqm would exceed the minimum size requirements and would have high quality layout, light, outlook and living environments. The private garden areas of 157sqm for each dwelling would exceed the minimum requirements of 60sqm for this dwelling type. The development would therefore provide two high quality new family houses which exceed all minimum size and amenity requirements.

6.21 (e) Impact on surrounding properties

As set out in section 7.3 of the Residential Design Guide, new development should maintain appropriate relationships to the homes and gardens of neighbouring properties. Development should not unreasonably harm the light, outlook or privacy of neighbouring properties.

6.22 The pair of houses would be sited between the adjacent houses 'Etherley' to the north and 'Rozel' to the south. The proposed houses would have a set in of over 3m to the side boundaries with each of these neighbours and would have front and rear building lines similar to that of the adjacent neighbours. These relationships would be fully compliant with Residential Design Guide and would avoid any notable loss of light to the neighbouring occupiers. The flank walls of the houses include one first floor window, however, as these are to landings of each house, these can be secured as obscurely glazed and will not allow for overlooking to neighbouring properties.

6.23 (f) Access, parking and waste

The site is within a sustainable location appropriate for new development. The development proposes 2 on-site car parking spaces for each dwelling at the rear, to be accessed via the existing service road from Radlett Road to the south of the group. The maximum parking standards of the District Plan state that a 3 bed dwelling in this location should not exceed 2.25 parking spaces per dwelling. The proposed provision of 2 spaces per dwelling is therefore fully in accordance with this policy.

6.24 The development includes appropriate, secure bin and bicycle storage on site and this is recommended to be secured by condition.

7. Consultation responses received

7.1 Statutory consultees and other organisations

The Town and Country Planning (Consultation) (England) Direction 2021 requires Local Planning Authorities to consult the Secretary of State before granting planning permission for certain types of development. This includes for development which is found to be inappropriate in the Green Belt that would have a significant impact on the openness of the Green Belt. The direction to consult the Secretary of State would give them the opportunity to call in the application for decision under s77 of The Town and country Planning Act.

7.2 This application relates to development that has been assessed as inappropriate developments in the Green Belt under s147 of the NPPF. The development is however not categorised as 'Major' and, for the reasons discussed in the report, is not considered to have significant impact on the openness of the Green Belt. The LPA is not therefore required to consult the Secretary of State under the aforementioned Direction. No other statutory consultations are required for this application.

7.3 Internal Consultees

Consultee	Comment Summary	Officer Response
Highway Authority	No objections and no conditions requested	Noted
Thames Water	The site is within a ground water protection area and condition is requested for details of piling to be carried out.	Noted
Waste and recycling	No comment	Noted
Tree Manager	No objection. There are currently no protected trees at the property and there are no visually significant trees at the site which would warrant the making of a TPO.	Noted
Lead Local Flood Authority	No response received.	Noted that the service is largely unable to provide consultee responses due to staff shortages.

7.4 Interested parties

Letters were sent to 5 properties in the surrounding area in respect of the original application. Objections from 9 properties were received.

The surrounding properties and objectors were also re-consulted on 1st March 2022 in respect of the proposed amendments. Additional responses were received from 2 properties.

The main comments are summarised below, the full letters are available to view online:

Comments	Officer response
The development [of 6 dwellings] is too large and out of keeping with the area.	The development is now for 2 dwellings of a scale and design to replicate those in the group.
The additional cars and parking demand [for 6 dwellings] would	The development is now for 2 dwellings with 2 parking spaces per dwelling. The

create disturbance and danger to other users of the rear access road.	layout and parking provision is similar to others in the group.
Increased population in this area would harm to quality of lives of existing residents.	This is an established residential area within which the provision of new homes is wholly appropriate and in accordance with national planning policy.
Development in the Green Belt is not justified.	It is considered that there are justifications for the development in accordance with the relevant sections of the NPPF and this is discussed in full in sections 6.2 to 6.14 of the report.
The red line is incorrect and there is a 10 foot strip of land at the south of the property that has a right of way.	The red line includes the access road as this is required to serve as access to the new dwellings. Certificate C of the application form has been completed with relevant notifications made. Notwithstanding this, the grant of planning permission does not override any ownership or land rights. Even if granted, the planning permission can only be implemented with the relevant land consents under civil law.
The site is at risk of flooding and development on the site would worsen flood risk to neighbours.	These matters are discussed in full in sections 6.17 to 6.19 of the report. The application is accompanied by a Flood Risk Assessment which includes details of surface water management and flooding prevention that are secured by condition.
The service road is unsuitable for construction traffic and would need to avoided or repaired.	The rights of access and maintenance of the service road are a civil matter for the relevant owners.
Loss of trees and shrubs	The trees on site are not protected nor are they considered to be of a quality or value that warrants retention. Notwithstanding this, a landscaping scheme is recommended to be sought by condition to detail retained and new planting to protect the long term environment of the site.
Loss of light to neighbouring dwellings	As discussed in sections 6.21 and 6.22 of the report, the relationship of the development to neighbouring dwellings is fully in accordance with guidance and would not create adverse harm to the light of

	neighbouring homes and gardens.
The neighbour has electric cabling on the side of the existing bungalow leading to the garage at the rear. This would be lost with demolition of the bungalow	This is a civil matter between the owners of the properties and land and not relevant to the assessment of this application.
The existing property is in a state of disrepair	This is not relevant to the assessment of this application.
Construction work and vehicles would cause dust and disturbance	Although noted, this is not a material planning consideration.

8. Recommendation

Grant planning permission subject to the following conditions:

Conditions

1. Time Limit

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. Approved Drawings and Documents

The development hereby permitted shall be carried out in accordance with the following approved drawings and documents:

SLP-3000 Site Location Plan
 BP-4000 Block Plan
 PL-ST-1000 Rev A Existing Site Plan and Roof Plan
 PL-ST-2000 Rev A Proposed Site Plan and Roof Plan
 PL-ST-3000 Rev A Proposed Ground, First, Second Floor
 PL-ST-4000 Rev A Proposed Elevations Plan
 PL-ST-5000 Rev A Proposed Landscaping Plan
 PL-ST-6000 Rev A Landscape details and refuse store
 PL-ST-8000 Rev A Part Ground and Firsts floor Plans
 PL-ST-9000 Rev A Proposed Cycle Store Plan

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

3. Surface Water Drainage

The development hereby permitted shall be carried out to include all measures recommended in the Flood Risk Assessment, carried out by WtFR Ltd, dated 22nd November 2021 (Reference WTFR-FRA-2021/11/Q13) and as shown in the approved drawings.

Reason: To prevent flooding by ensuring the satisfactory storage of and disposal of surface water from the site

4. Materials

No development shall commence until 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, have been submitted to and approved in writing by the Local Planning Authority. The development shall be 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, in accordance with Policy UD1 of the Watford Local Plan Core Strategy 2006-31.

5. Piling Method Statement

No piling shall take place until a Piling Method Statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure.

6. Soft and Hard Landscaping

No part of the development shall be occupied until full details of both hard and soft landscaping works, including details of all existing trees to be retained, trees and soft landscaping to be planted, any other arboricultural works to be carried out, details of any changes to ground levels around the building, all pathways, all hard surfacing, amenity areas/paving and boundary treatments, have been submitted to and approved in writing by the Local Planning

Authority. The approved landscaping scheme, with the exception of the planting, shall be completed prior to any occupation of the development. Any proposed planting shall be completed not later than the first available planting and seeding season after completion of the development. Any new trees or plants 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, to safeguard trees, to ensure the provision of suitable car parking, to ensure suitable amenity for future occupiers, to ensure suitable screening is maintained or provided between the site and neighbouring occupiers in accordance with saved policies T21 and SE37 of the Watford District Plan 2000.

7. Car Parking

No part of the development shall be occupied until the car parking area has been installed as shown in the approved drawings and has been made available for use.

Reason: To ensure adequate parking facilities are provided to serve the development, in accordance with saved Policy T24 of the Watford District Plan 2000.

8. Porous surfacing

Notwithstanding the details already submitted, all new and replacement hard surfacing shall be either of a porous material, or provision shall be made to direct run-off water from the hard surfacing to a permeable or porous area or surface within the curtilage of the site.

Reason: To prevent the increased risk of flooding both on and off the site.

9. First floor side windows

The first floor windows in the north and south side elevations of the development shall be installed and retained with obscure-glazing, and shall be non-opening other than in parts of the windows which are more than 1.7 metres above the floor of the room in which the window is installed.

Reason: To prevent overlooking and consequent loss of privacy to neighbouring premises pursuant to Policy UD1 of the Watford Local Plan Core Strategy 2006-2031 and the Residential Design Guide 2016.

10. Refuse, recycling and bicycle storage

The refuse, recycling and cycle storage shall be constructed and installed in accordance with the approved drawings and made available for use prior to the occupation of any part of the development. The storage shall be retained as approved at all times thereafter.

Reason: To ensure adequate facilities are provided for the future occupiers and in the interests of the visual appearance of the site, in accordance with saved policies SE7 and T10 of the Watford District Plan 2000 and Policy UD1 of the Watford Local Plan Core Strategy 2006-31.

11. Permitted Development Rights removed

Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (or any modification or re-enactment thereof), no development permitted under Schedule 2, Part 1, Classes A, B, C, D, E or F 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 openness of the Green Belt, the character and appearance of the proposed development, and will not prove detrimental to the amenities of adjoining occupiers, in accordance with the National Planning Policy Framework and Policy UD1 of the Watford Local Plan Core Strategy 2006-31.

Informatives

1. IN907 – Positive and proactive statement
2. IN909 – Street naming and numbering
3. IN910 – Building Regulations
4. IN911 – Party Wall Act
5. IN912 – Hours of Construction
6. IN913 – Community Infrastructure Levy Liability
7. IN915 – Highway Works – HCC agreement required

SITE LOCATION PLAN
Streetwise SCALE 1:1250

A4 SIZE

SITE LOCATION PLAN
AREA 5 HA
SCALE 1:1250 on A4
CENTRE COORDINATES: 511607, 197168



Kevin O'Callaghan
Chartered Architect
374A St Albans Road, Watford, Herts, WD24 8PJ
Tel: 01923 853848 & 07812695079

DATE: OCT 2021
A4 SIZE

SITE:
ST MARGARETS,
RADLETT ROAD,
WATFORD,
HERTS,
WD24 4LA.

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DRAWING
NUMBER
SLP-3000

BLOCK PLAN
Streetwise SCALE 1:500

BLOCK/SITE PLAN
AREA 90m x 90m
SCALE 1:500 on A4
CENTRE COORDINATES: 511620, 197108



SCALE BAR
0 6 12 18M

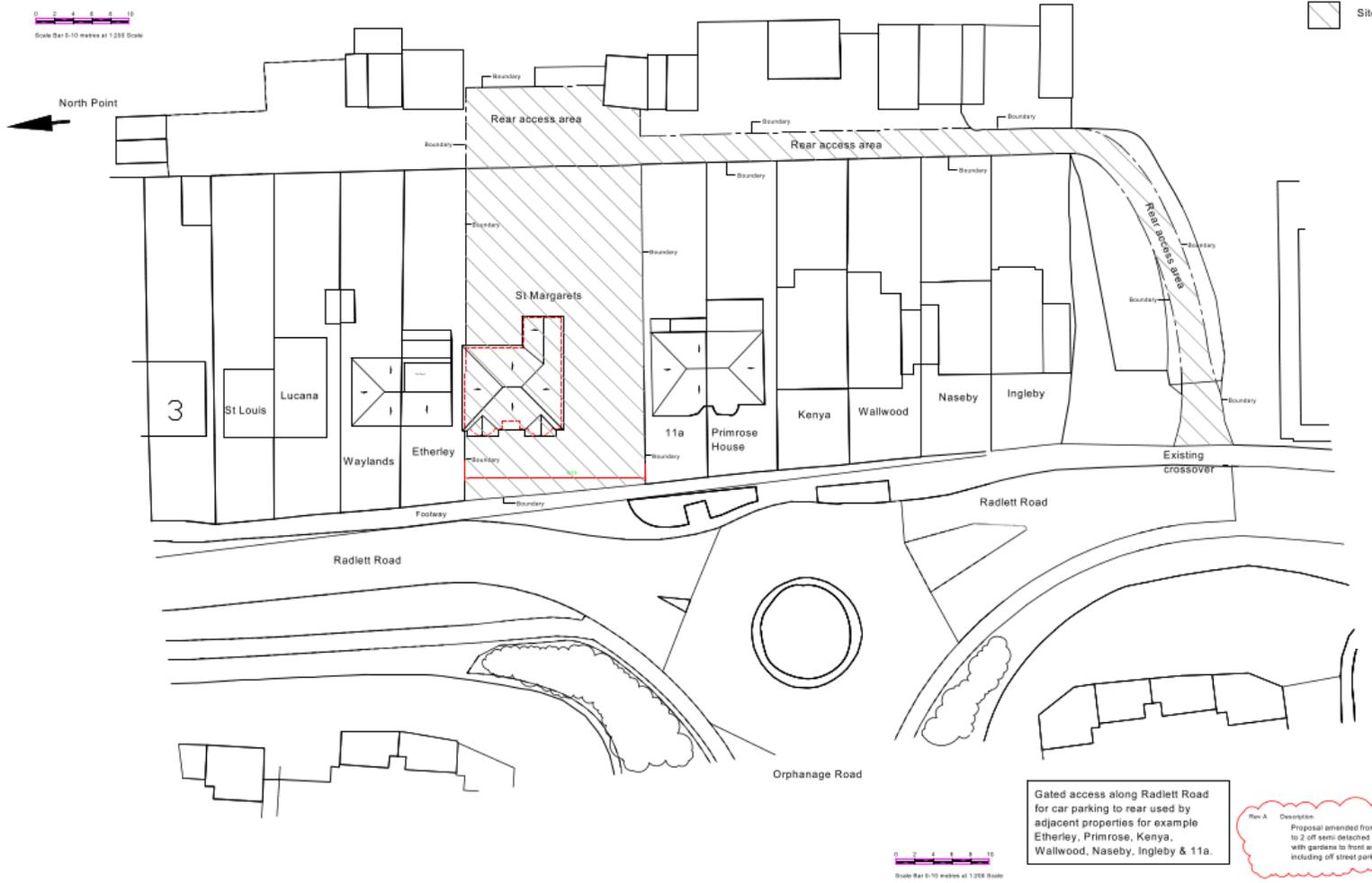
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DRAWING
NUMBER
BP-4000



Gated access along Radlett Road for car parking to rear used by adjacent properties for example Etherley, Primrose, Kenya, Wallwood, Naseby, Ingleby & 11a.

Rev A Description Date: Feb 2022
 Proposal amended from 6 flats to 2 off semi detached dwellings with gardens to front and rear including off street parking for cars

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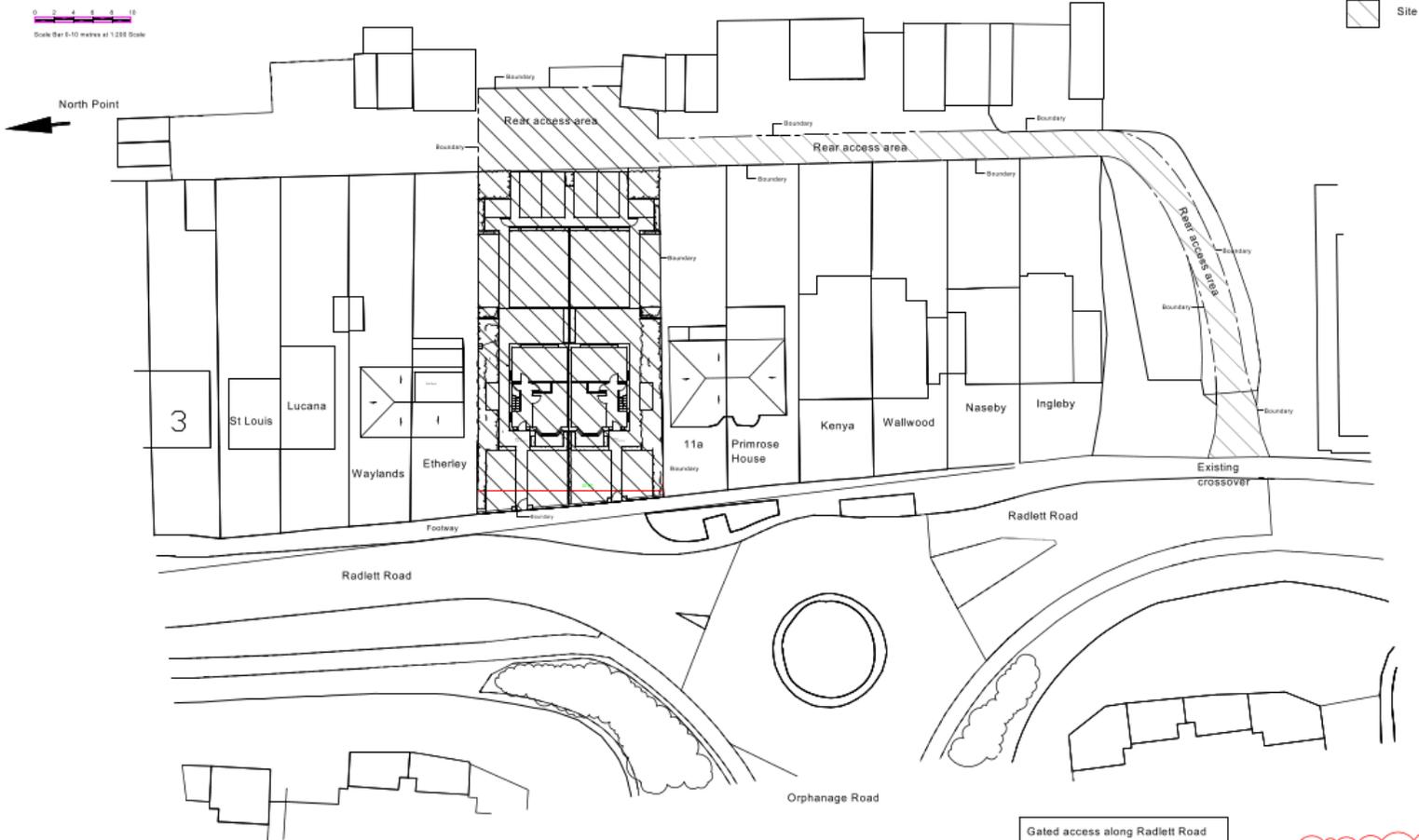
CLIENT	Wilson Smith Developments
LOCATION/PROJECT	St Margarets, Radlett Road, Watford, Herts.
TITLE IF DRAWING	Existing Site Plan, with roof plan

DESCRIPTION OF PROPOSED WORKS	Demonition of existing detached dwelling and construction of two storey building comprising of 2 off semi detached dwelling with gardens to front and rear including off street parking for cars
DRAWING STATUS	For Full Plans Application

NOTES
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 All dimensions are in millimetres, to 3 significant figures. This drawing is not to be used for building work.
 All plans and drawings to be checked on site prior to commencement and controlled by the architect. This drawing is to be read in conjunction with all other relevant drawings and details.
 Party Walls: All relevant party wall agreements are to be entered into and agreed between interested parties in accordance with the Act.
 All work must be carried out in accordance with safety regulations to be agreed and approved prior to work on site.

Materials and workmanship must be of a standard conforming with the appropriate recognition authority. For example "National House Building Council", "British Standards Institution", "Department of the Environment (Building Regulations 1987) etc.
 Health and Safety: The client will be the responsible Party Designer to act on his behalf who will ensure that where applicable the Construction (Design & Management) Regulations 2015 are followed by the contractor.
 The Contractor must at all times operate with working practices, maintain the integrity of the existing structure, and conduct all work in accordance with the requirements of the Health & Safety Executive (HSE) and the Construction (Design & Management) Regulations 2015.
 The working methods of any excavation operations must first be discussed with the Principle Designer and the designer prior to commencement.

DATE	Oct 2021	DRAWN BY	K O'C
SCALE	1:2000	REVISIION	A
DRAWING NUMBER	PL-ST-1000	AS SHOWN	
Part Drawing of L&E For All sites			



Gated access along Radlett Road for car parking to rear used by adjacent properties for example Etherley, Primrose, Kenya, Wallwood, Naseby, Ingleby & 11a.

Rev A Description Date: Feb 2022
 Proposal amended from 8 flats to 2 off semi detached dwellings with gardens to front and rear including off street parking for cars



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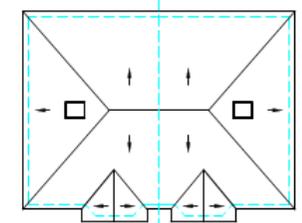
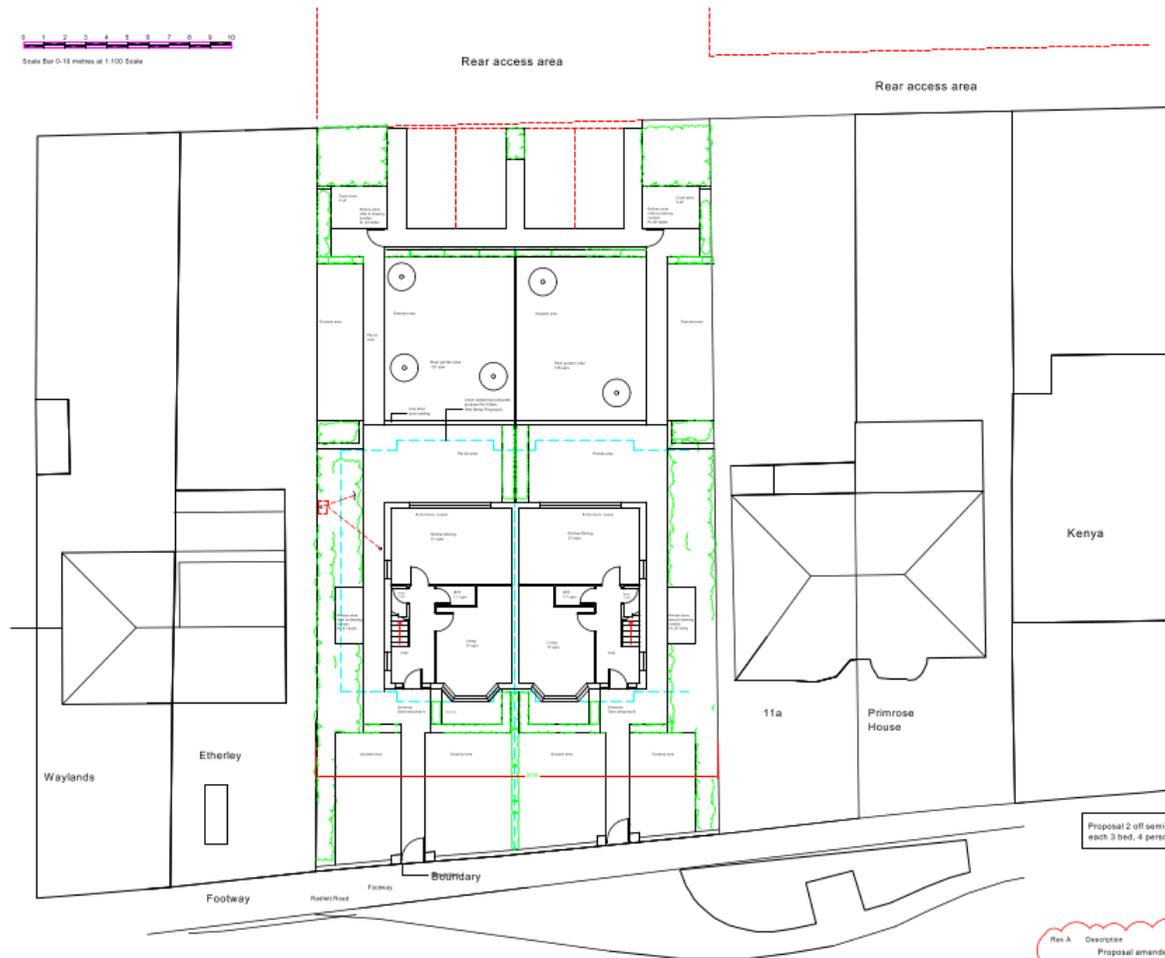
CLIENT: Wilson Smith Developments
LOCATION/PROJECT: St Margarets, Radlett Road, Watford, Herts.
TITLE OF DRAWING: Proposed Site Plan, with roof plan

DESCRIPTION OF PROPOSED WORKS: Demolition of existing detached dwelling and construction of two storey building comprising of 2 off semi detached dwelling with gardens to front and rear including off street parking for cars.
DRAWING STATUS: For Full Plans Application

NOTES: This drawing has been produced in support of a planning application for a building heightening, extension and cannot be used for any other purpose.
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 All drawings are in accordance with the Building Act 2004.
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 Any errors, omissions or inaccuracies are the responsibility of the author and the client.
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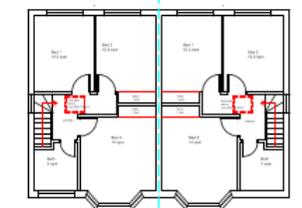
Master title and workmanship: Must be of a standard conforming with the appropriate regulatory authority. For example: "National House Building Council", "British Standards Institution", "Department of the Environment (Building Regulations 1991) etc.
 Health and Safety: The client will be the responsible person for the health and safety of all workers and the public. The contractor must ensure that all workers are trained and competent in the use of all tools and equipment. The contractor must ensure that all workers are trained and competent in the use of all tools and equipment. The contractor must ensure that all workers are trained and competent in the use of all tools and equipment. The contractor must ensure that all workers are trained and competent in the use of all tools and equipment.

DATE: Oct 2021
SCALE: 1:200
DRAWING NUMBER: PL-ST-2000
DRAWN BY: H. G. C.
REVISIONS: A
AT SITE DRAWING:
 First Drawing of LDR For All sites



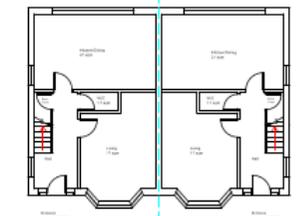
Roof Plan
 Gabled roof - 10m x 10m
 Proposed 2 off semi detached dwellings with living 2 beds 4 persons
 Proposed roof 10m x 10m
 Total roof area 100m² (1000 sq ft)

Proposed Roof Plan Scale 1:100



First Floor
 2 off semi detached dwellings
 Total floor area 100m² (1000 sq ft)
 Proposed floor 10m x 10m
 Total floor area 100m² (1000 sq ft)

Proposed First Floor Plan Scale 1:100



Proposed Ground Floor Plan Scale 1:100

Proposal 2 off semi detached dwellings, each 3 bed, 4 persons.

Rev A Description Date: Feb 2022
 Proposal amended from 6 flats to 2 off semi detached dwellings with gardens to front and rear including off street parking for cars

NOTE AREA
 2 off semi detached dwellings
 Total floor area 100m² (1000 sq ft)
 Proposed floor 10m x 10m
 Total floor area 100m² (1000 sq ft)

Radlett Road Proposed Ground Floor Plan Scale 1:100

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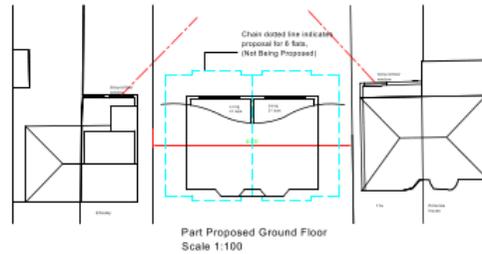
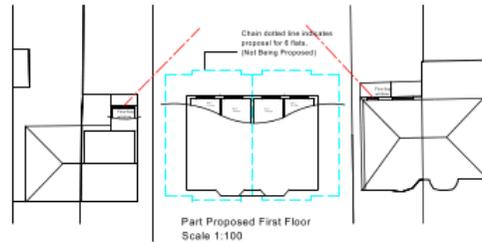
CLIENT Wilson Smith Developments
LOCATION/PROJECT St Margarets, Radlett Road, Watford, Herts.
TITLE OF DRAWING Proposed Ground, First, Second Floor and Roof Plan

DESCRIPTION OF PROPOSED WORKS
 Demolition of existing detached dwelling and construction of two storey building comprising of 2 off semi detached dwelling with gardens to front and rear including off street parking for cars.
DRAWING STATUS
 For Full Plans Application

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Materials and workmanship must be of a standard conforming with the appropriate recognised authority. For example "National House Building Council", "British Standards Institution", "Department of the Environment Building Regulations BS5500 etc."
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 The client will be responsible for appointing a Principal Designer to act on the behalf who will ensure that all work complies with the Construction (Design & Management) Regulations CD17 and thereafter, if relevant.
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DATE	Oct 2021	DRAWN BY	K.O.C
SCALE	1:100	REVISIONS	A
DRAWING NUMBER	PL-ST-3000	AI SIDE DRAWING	
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All cross street, build over agreements with utility companies to be agreed and approved prior to works on site.

Materials and workmanship must be of a standard conforming with the appropriate recognised authority (For example "National House Building Council", "British Standards Institute", "Department of the Environment, Building Regulations BS5500 etc).

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The working methods of any hazardous operations must first be discussed with the Principle Designer and the Designer prior to commencement.

Rev A Description Date: Feb 2022
 Proposal amended from 6 flats to 2 off semi detached dwellings with gardens to front and rear including off street parking for cars

Kevin O'Callaghan
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CLIENT	Wilson Smith Developments
LOCATION-PROJECT	St Margarets, Radlett Road, Watford, Herts.
TITLE OF DRAWING	45 Degree rule

DESCRIPTION OF PROPOSED WORKS
 Demolition of existing detached dwelling and construction of two storey building comprising of 2 off semi detached dwellings with gardens to front and rear including off street parking for cars

DRAWING STATUS
 For Full Plans Application

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 The working methods of any hazardous operations must first be discussed with the Principle Designer and the Designer prior to commencement.

DATE	Oct 2021	DRAWN BY	K. O'C
SCALE	1:100	REVISIONS	A
DRAWING NUMBER	PL-ST-8000	AT SIZE DRAWING	
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Committee date	Tuesday, 7 June 2022
Application reference	22/00518/FUL 63 Lower Paddock Road Watford
Site address	Hertfordshire WD19 4GU
Proposal	Subdivision of the site involving the erection of 1 no. 1 bedroom unit with separate access from Avenue Terrace, off road parking, associated amenity and landscaping.
Applicant	Mrs Josephine Morgan
Agent	Mr Michael Lynskey
Type of Application	Full Planning Permission- Minor Development
Reason for committee Item	Over 5 objections received
Target decision date	15 June 2022
Statutory publicity	Site Notice and Paper Advertisement, expiry 13 May 2022
Case officer	Alice Reade, alice.ream@watford.gov.uk
Ward	Oxhey

1. Recommendation

That planning permission be granted subject to conditions as set out in section 8 of this report.

2. Site and surroundings

- 2.1 The site is currently garden area to the rear (south west) of 63 Lower Paddock Road which backs onto the cul de sac of Avenue Terrace to the south west. The plot widens to include an area to the rear of 65 Lower Paddock Road.
- 2.2 To the south east of the site is the detached bungalow of 69 Lower Paddock Road which sits behind the main street of Victorian terraces. To the north west of the site is the rear garden of 61 Lower Paddock Road including its outbuilding immediately adjacent to the proposed development location.
- 2.3. The site does not included any listed or locally listed buildings. The site is within the Oxhey Conservation Area.

3. Summary of the proposal

3.1 Proposal

- 3.2 Erection of a single storey detached building to comprise a 1 bedroom dwelling with access from Avenue Terrace.

3.3 Conclusion

- 3.4 The proposed development would provide a high quality and well designed new home with good amenity for future occupiers. This accords with local and national policy which supports the delivery of high quality new dwellings.
- 3.5 Within the conservation area, the development would be read independently to the Victorian terraces of Lower Paddock Road which form the identified character of the area. The modest scale and height of the development would have only minimal presence onto Avenue Terrace, maintaining the character of this street. Within its context on to Avenue Terrace, the dwelling would sit comfortably adjacent to the larger detached bungalow at 69 Lower Paddock Road and the modern houses of Avenue Terrace.
- 3.6 The previously proposed development for this site was found to be unacceptable due to the adverse harm to the light and outlook of the windows of No.69 and the potential overbearing impact to the garden of No.61. The relationships to both neighbouring properties have been significantly improved following the previous refusal and following further advice sought from officers. The relationships to the neighbouring properties are now found to be compliant with the guidance in the Council's Residential Design Guide (sections 7.3.13 and 7.3.16). The submitted sunlight and daylight assessment also demonstrates that the development would comply with the guidelines of the British Research Establishment's guidelines for sunlight and daylight. Therefore, although neighbours would see some change to the area, this would prevent the reasonable enjoyment of the homes and gardens at No.69 and No.61.
- 3.7 The application is therefore recommended for approval, subject to conditions.

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.
- 4.2 Paragraph 11 d) of the NPPF 2021 establishes the 'presumption in favour of sustainable development' and the principles of the 'tilted balance' that apply where a local planning authority cannot demonstrate a 5 year housing supply or have failed to deliver at least 75% of their housing requirement as part of the Housing Delivery Test. Where the tilted balance applies, decision makers

should grant permission unless NPPF policies on protected areas or assets of particular importance provide a clear reason for refusing development or, any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, assessed against NPPF policies taken as a whole. The tilted balance has the effect of shifting the weight in the planning balance away from local policies and towards the NPPF.

- 4.3 The Council can currently demonstrate a 5 year supply of housing, however, scored 48% in the most recent Housing Delivery Test results and therefore the 'tilted balance' applies to the determination of this planning application.

5. Relevant site history/background information

- 5.1 20/01476/PREAPP Subdivision of the site involving the erection of a new property to the rear of Lower Paddock Road with 2 no. units, separate access from Avenue Terrace, associated amenity and landscaping.
- 5.2 21/00549/TCA Remove 3no. trees causing damage (Oxhey Conservation Area) Granted.
- 5.3 21/00720/FUL
Proposed subdivision of the site involving the erection of 1no. 2 bedroom family dwelling with separate access from Avenue Terrace, off road parking, associated amenity and landscaping. (AMENDED PLANS AND DESCRIPTION)
Refused Planning Permission- Reason:

- 1. By virtue of the position, height and depth of the development, it would unacceptably harm the amenities of the neighbouring occupiers. The building would result in an unacceptable loss of daylight and outlook to the side windows of No.69 Lower Paddock Road creating adverse impact to two bedrooms and the dining room of the property. The building would also create an adverse overshadowing and overbearing impact to the garden area of occupiers of No.61 Lower Paddock Road, significantly undermining their enjoyment of the garden. As such, the proposed development would adversely affect the residential amenities and living environments of the neighbouring occupiers, contrary to Policies SS1 and UD1 of the Watford Local Plan Core Strategy 2006-31, section 7.3 of the Residential Design Guide 2016, 'saved' Policy H9 of the Watford District Plan 2000 and paragraphs 11, 130 (f) and 185 of the NPPF 2021. The planning benefits achievable from the development, including the provision of 1 dwelling, do not outweigh the identified harm, meaning that planning permission should be refused pursuant to para 11 (d) (ii) of the NPPF.*

- 5.4 22/00042/PREAP2
Pre-application enquiry for the subdivision of the site involving the erection of 1 no. 1 bedroom unit with separate access from Avenue Terrace, off road parking, associated amenity and landscaping

6. Main considerations

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

- (a) Principle of residential development
- (b) Layout, scale and design
- (c) Impact on surrounding properties.
- (d) Residential amenity
- (e) Trees and landscaping
- (f) Access, parking and Highway matters
- (g) Bin and bicycle storage

6.2 (a) Principle of residential development

The Core Strategy and NPPF support the sustainable development of new homes in principle. Although the Final Draft Watford Local Plan does not yet have the full weight of adopted policy, it is noted that this also seeks more efficient use of land for new homes. The proposed development of a new dwelling in a residential area therefore accords with the principles of local and national policy for new homes.

- 6.3 'Saved' Policy H9 of the District Plan states that back garden development will only be granted where there is a proper and safe means of access and the development is appropriate in design and quality. Paragraph 5.31 of the supporting text states that 'In assessing such proposals particular regard will be given to means of access, design and layout, development density, integration with the character of the local area, security, traffic generation and general effects on nearby residential amenities.' As discussed in the relevant sections of the report, the proposed development is considered to accord with the policy objectives for back land development and so is considered to be acceptable in principle.

6.4 (b) Layout, Scale and design

Policy UD1 of the Core Strategy sets out points to consider in achieving high quality design for new development. Development should create high quality new places and should respect and enhance the character of its area. Policy

UD2 also states that development should preserve or enhance heritage assets.

- 6.5 As 'back land' development, the development would not follow the typical street layout of the area nor follow the form of the terrace houses which contribute to the character of the Conservation Area. It is noted that the adjacent site contains the back land addition of a bungalow at No.69. As this was not granted planning permission under current policy or guidance, this does not set a direct precedent and does not directly determine that development at this site is acceptable in principle. It does, however, form part of the context within which the proposed development layout and design is assessed and is a material consideration in the determination of the current planning application.
- 6.6 The adjacent 'back land' bungalow at No.69 is accessed from Lower Paddock Road meaning that the proposed access to this development from Avenue Terrace would not accord or relate to the neighbour in this way. It is, however noted that this provides a suitable access and the the additional new entrance and new frontage to Avenue Terrace would not therefore be incongruous in this context.
- 6.7 Within the form of the streetscene of Avenue Terrace, there is also a more varied building typology with modern houses rather than Victorian terraces as seen on Lower Paddock Road. The proposal for the one, single storey building would be a modest and appropriate visual addition to this already mixed context. The single storey massing of the proposed building would also be appropriate in visual terms in respect of the existing backland bungalow at No.69 and would not be visually prominent in the streetscene context. The contemporary architectural approach with contemporary materials would also be appropriate in principle subject to high quality material, detailing and landscaping which are to be secured by conditions recommended.
- 6.8 The siting, scale and design of the proposed development is therefore considered to have an appropriate visual relationship to the context and would not harm the character and appearance of the Conservation Area.
- 6.9 (c) Impact on surrounding properties
As set out in section 7.3 of the Residential Design Guide (RDG), new development should maintain appropriate relationships to the homes and gardens of neighbouring properties. Development should not unreasonably harm the light, outlook or privacy of neighbouring properties. The impact to existing neighbours is considered as follows:
- 6.10 *69 Lower Paddock Road*

The detached bungalow at No.69 includes 3 clear glazed, ground floor side windows set in between 1.4m and 1.5m from the boundary treatment as follows:

- Window 1- sole window to dining area, partitioned off from the main lounge area
- Window 2- Sole window to bedroom
- Window 3 – 2nd window to bedroom which also has a front window.

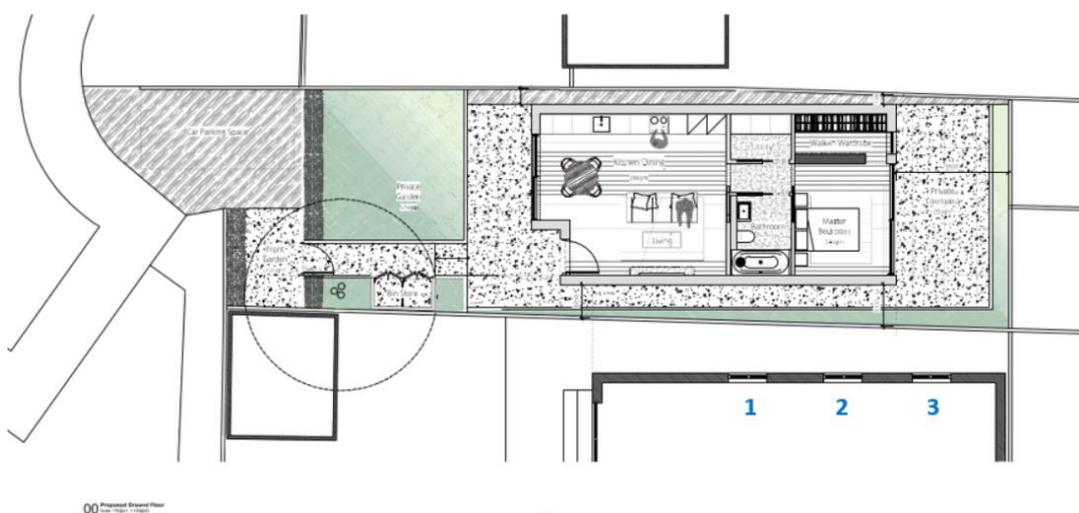


Figure 1: Extract of proposed ground floor plan with windows of No.69 identified.

- 6.11 As seen on the officer's site visit, windows 1 and 2 of No.69 rely on the north-west aspect for daylight and outlook. This includes a 1.4m to 1.5m gap within the boundary of No.69 and onto a 1.5m high fence beyond. The previously refused development was abutting this boundary with a building height of 3m. This would have infringed the 25 degree line from all 3 of the side windows of No.69 and it was found that this would create unreasonable loss of light and outlook to these windows.
- 6.12 This revised application has significantly improved this relationship. Firstly, the depth of the building has also been repositioned and reduced meaning that window 3 of No.69 is now not affected. In respect of windows 1 and 2, the building is now set in a minimum of 1.15m from the boundary with No.69 and the relative height of the building has been reduced from 3m to 2.7m. The proposed development would now sit below the 25 degree line taken up from windows 1 and 2 of No.69. This relationship is now compliant with the guidance of section 7.3.13 of the RDG and the Building Research Establishment (BRE) guidelines "Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice" (2011). Although there would be some reduction in

light and outlook to windows 1 and 2, by virtue of the increased distance and reduced height, these windows would retain light and outlook reasonable for the living conditions of the property.

- 6.13 The proposed development now includes windows on the side elevation facing No.69, however, as these are high level windows, with an internal height of 1.7m above floor level, in accordance with section 7.3.16 of the RDG, this is an acceptable relationship and would not allow for unreasonable overlooking to No.69.
- 6.14 The development would therefore not unreasonably harm the amenity of the dwelling at No.69.
- 6.15 *61 Lower Paddock Road*
The dwelling at No.61 has a generous 32m deep garden, however, due to the form of this area, the garden width of between 3.2m and 3.8m is particularly narrow. As found on the officer's site visit, the garden is laid out to include zones of different uses along its length which contribute to the amenity of the occupiers.
- 6.16 The previously refused development proposed a 12.4m deep dwelling sited between 15cm and 40cm from the boundary with No.61 at 3m in height. This proximity, orientation, height and bulk would have created a significant overbearing and overshadowing impact to the garden of No.61.
- 6.17 This revised scheme has improved the relationship to the garden of No.61 with the repositioned and reduced depth of the building and increased set in from the boundary. The proposed dwelling would now sit forward of the shed at No.61 by only 5m which is reduced from the 7m projection previously proposed. The minimum distance to the boundary has also increased from 150mm to 318mm. Although this section of the garden would still experience some impact of the new development, it is considered that with the amendments, this impact is less severe and would not constitute unreasonable harm to the overall amenity of the garden and home at No.61.
- 6.18 The proposed development now includes windows on the side elevation facing the garden of No.61, however, as these are high level windows, with an internal height of 1.7m above floor level, in accordance with section 7.3.16 of the RDG, this is an acceptable relationship and would not allow for unreasonable overlooking to No.61.
- 6.19 *No63 and 65 Lower Paddock Road*
Nos. 63 and 65 back onto the application site from the north east. The

development includes ground floor windows only with a set in of 3.5m to the end garden boundaries of Nos. 63 and 65 and a 23m distance to these dwellings. The ground floor windows of the development would therefore be sufficient spaced from the houses and would not create overlooking. The 3.5m set in from the boundary of the gardens would also avoid an adverse impact to the amenity of the gardens.

6.20 *Avenue Terrace properties*

The development would have a minimum distance of 22m to the nearest neighbours at Avenue Terrace and would be single storey. Although the proposed access is from Avenue Terrace, this is for the use of one car for one residential property and would not be incongruous or harmful to the amenity of the area or the Avenue Terrace neighbours.

6.21 (d) Residential amenity

Section 7.3.6 of the Residential Design Guide sets out the minimum Gross Internal Areas (GIA) for new dwellings in accordance with the nationally described space standards. This states that a 1 bed 2 person dwelling over 1 storey should have a minimum GIA of 50sqm of which 1.5sqm should be built in storage. The dwelling proposed at 51sqm would be compliant with this requirement. The open plan kitchen, living, dining room would have good light and outlook. The rear bedroom would face onto a 3.5m deep terrace with a boundary fence. Although this is a limited aspect, the large patio doors of the bedroom would maximise light and would allow the dwelling to be dual aspect.

6.22 The dwelling would include outdoor amenity space of 25sqm to the rear terrace and 52sqm of garden space at the front. Although the larger area is at the front, the boundary treatment to Avenue Terrace would be appropriate to create privacy to this garden and would not be harmful to the Avenue Terrace streetscene.

6.23 (e) Trees and landscaping

As identified in the Council's Tree Manager's comments, the trees are protected under the conservation area designation and there is already consent for the felling of 3 trees. The tree to be retained will require protection measures and this is recommended to be secured by condition. Full landscaping details are also recommended to be secured by condition.

6.24 (f) Access, parking and Highway matters

Although on street parking in this area is limited, the area is not subject to a controlled parking order. The parking entitlement for the future occupiers cannot therefore be restricted. The development does, however, include 1 on-

site parking space created from its access from Avenue Terrace. The Highway Authority have not objected to the access arrangement to this space. The provision of 1 space for the 1 bed dwelling in this location is fully compliant with adopted parking standards which seek for a maximum of 1.5 car spaces for a dwelling of this size in this location. The development would therefore be acceptable in highway terms

6.25 (g) Bin and bicycle storage

The site layout and access would afford opportunities for appropriate, secure bin and bicycle storage on site and this could be secured by condition to a planning permission if relevant.

7. Consultation responses received

7.1 Statutory consultees and other organisations

Site notice and newspaper advert placed in respect of the application with overall expiry date of 13.05.2022.

7.2 Internal Consultees

Consultee	Comment Summary	Officer Response
Highway Authority	No objections and no conditions requested	Noted
Waste and recycling	No comment	Noted
Tree Manager	3 trees already have consent for removal under 21/00549/TCA. One tree to be retained will require protection to be secured by condition.	Noted

7.3 Interested parties

Letters were sent to 15 properties in the surrounding area. Responses in objection have been received from 12 properties. The main comments are summarised below, the full letters are available to view online:

Objection comment	Officer comments
Overpopulating an area that should be protected as Conservation Area	The Conservation Area is a matter for consideration, however, does not prevent all development. New homes are required in all areas of Watford as set out in local and

	national planning policy.
The insertion of back land development would set a precedent.	The development is assessed on its own merits in respect of the relevant back land policies detailed in the report. It is however also noted that the existing large bungalow at No.69 which is a back land building and sets a context within which the proposed dwelling is considered to be appropriate.
Design/flat roof is out of keeping with the area and the Conservation Area	The design approach is contemporary, however, this maintains a modest scale and bulk by virtue of the flat roof. Due to the location of the site, away from the main terraces of Lower Paddock Road, this layout and design is not visible from Lower Paddock Road and is not considered harmful to the Conservation Area.
Insufficient parking in the area	The development proposes 1 on site car parking space which is within the maximum adopted parking standards.
There is no dropped kerb access to the parking space	This would need to be arranged with the Highway Authority at Hertfordshire County Council, however, it is noted that they have not objected to the application and have not requested conditions.
Loss of trees is unacceptable	The loss of trees in a Conservation Area can only be refused if the trees are of a value that warrants full protection under a TPO. The trees previously assessed under the Conservation Area tree works application were found not to be of a quality/value that would justify the creation of a new TPO. Three trees therefore already have the relevant consent for removal. The remaining tree is shown to be retained and is subject to protection

	during construction. New tree planting will be expected as part of the re-landscaping of the site and is secured by the recommended landscaping condition.
Loss of light, outlook and privacy to neighbours' homes and gardens.	This is discussed in full in sections 6.9 to 6.20 of this report. It is found that the revised scheme significantly improves the relationship to No.69 and the garden of No.61 would not create adverse impact that would warrant refusal of the application.
The site is not maintained and concerns for fly tipping and rats.	Although noted, this is not a material planning consideration.
Construction work and vehicles would cause traffic and disturbance	Although noted, this is not a material planning consideration.

8. Recommendation

Grant full planning permission subject to the following conditions:

Conditions

1. Time Limit

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. Approved Drawings and Documents

The development hereby permitted shall be carried out in accordance with the following approved drawings and documents:

- 008-SO1_P11 Existing Site Plan
- 008-SO2_P11 Proposed Site Plan
- 008-EXGARF_P11 Existing Roof Level Plan
- 008-EXGS01_P11 Existing Cross Section
- 008-GA00_P11 Proposed Ground Floor
- 008-GARF_P11 Proposed Roof Plan
- 008-GE01_P11 Proposed Elevations (Front and Rear)
- 008-GE02_P11 Proposed Elevations (Sides)

008-GS01_P11 Proposed Cross Sections

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

3. Materials

No development shall commence until 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, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and samples.

Reason: To ensure that the details are secured prior to commencement to ensure 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 prior to commencement of development

4. Tree protection

No development on site shall commence until details and a method statement in respect of tree protection measures (including ground protection) relating to trees located within and adjacent to the site have been submitted to and approved in writing by the Local Planning Authority. The tree protection measures approved under this condition shall be implemented prior to the commencement of any works and shall be maintained as such at all times whilst the construction works take place.

Reason: To ensure there are measures in place prior to commencement 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. Car Parking

No part of the development shall be occupied until the car parking area has been installed as shown in the approved drawings and has been made available for use.

Reason: To ensure the parking area is installed in accordance with the approved drawings.

6. Bin storage

No part of the development shall be occupied until the refuse and recycling facilities shown on the approved drawings and in the Design and Access

Statement have been constructed and made available for use. These facilities shall be retained as approved at all times.

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 saved Policy SE7 of the Watford District Plan 2000.

7. Hard and Soft Landscaping

No part of the development shall be occupied until full details of both hard and soft landscaping works, including details of all existing trees to be retained, trees and soft landscaping to be planted, details of any changes to ground levels around the building, all pathways, all hard surfacing, amenity areas/paving and boundary treatments, have been submitted to and approved in writing by the Local Planning Authority. The approved landscaping scheme, with the exception of the planting, shall be completed prior to any occupation of the development. Any proposed planting shall be completed not later than the first available planting and seeding season after completion of the development. Any new trees or plants 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, to safeguard trees, to ensure the provision of suitable car parking, to ensure suitable amenity for future occupiers, to ensure suitable screening is maintained or provided between the site and neighbouring occupiers in accordance with saved policies T21 and SE37 of the Watford District Plan 2000.

8. Bicycle Storage

No part of the development shall be occupied until details of the size, type, siting and finish of a cycle storage enclosure for the dwelling has been submitted to and approved in writing by the Local Planning Authority. The storage approved under this condition shall be installed and made available for use prior to the occupation of any part of the development and shall be retained at all times for cycle storage only and shall not be used for any other purpose.

Reason: To ensure that secure and weatherproof cycle storage facilities are provided for future residents in accordance with saved Policy T10 of the Watford District Plan 2000 and Policy UD1 of the Watford Local Plan Core Strategy 2006-31.

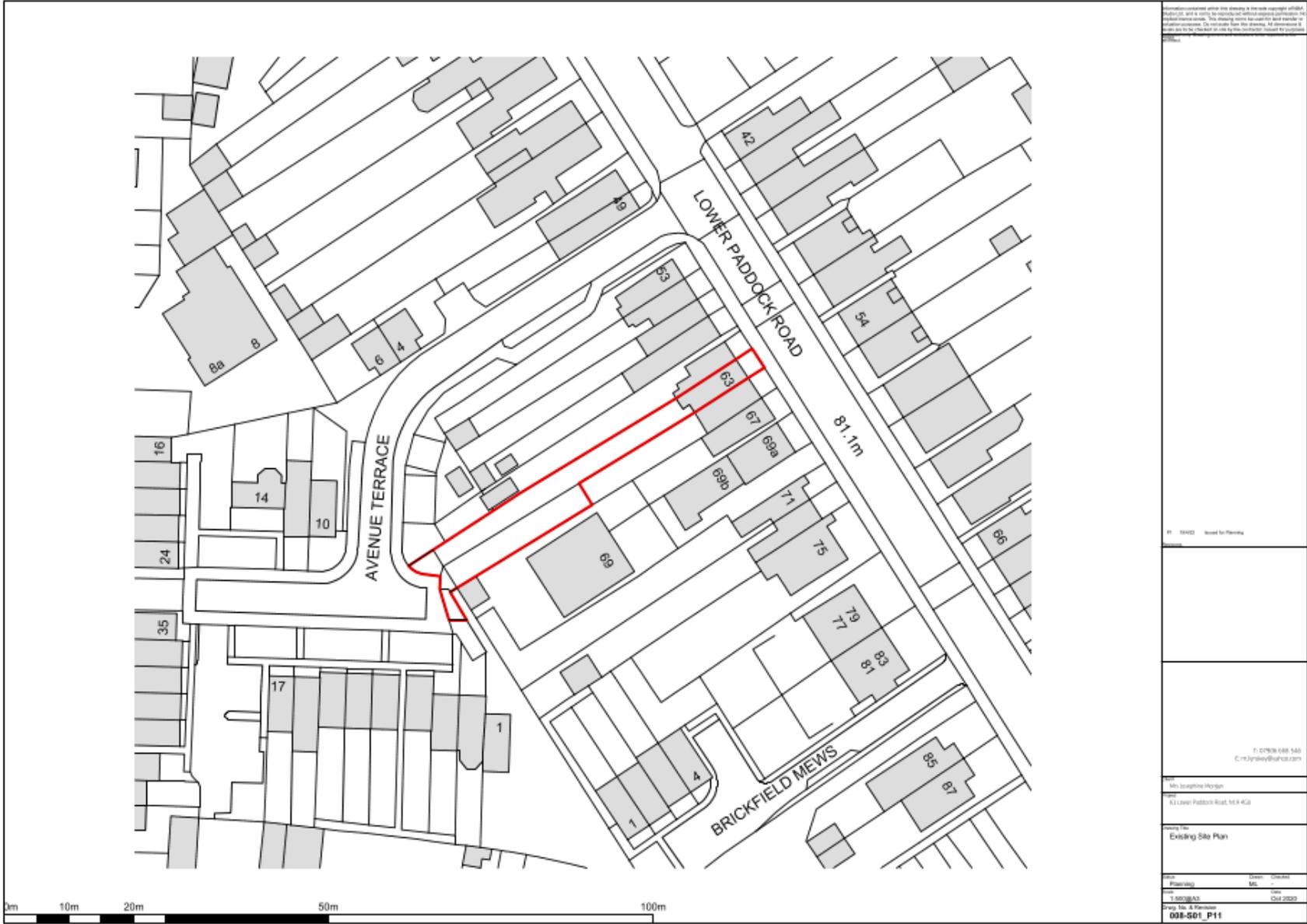
9. Permitted Development rights removed

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, E or F 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 proposed development, the character and appearance of the Oxhey Conservation Area and will not prove detrimental to the amenities of adjoining occupiers, in accordance with Policies UD1 and UD2 of the Watford Local Plan Core Strategy 2006-31.

Informatives

1. IN907 – Positive and proactive statement
2. IN909 – Street naming and numbering
3. IN910 – Building Regulations
4. IN911 – Party Wall Act
5. IN912 – Hours of Construction
6. IN913 – Community Infrastructure Levy Liability
7. IN915 – Highway Works – HCC agreement required





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P1 19402 Issue for Planning

T: 07906 658 545
E: mj@jordanjordan.com

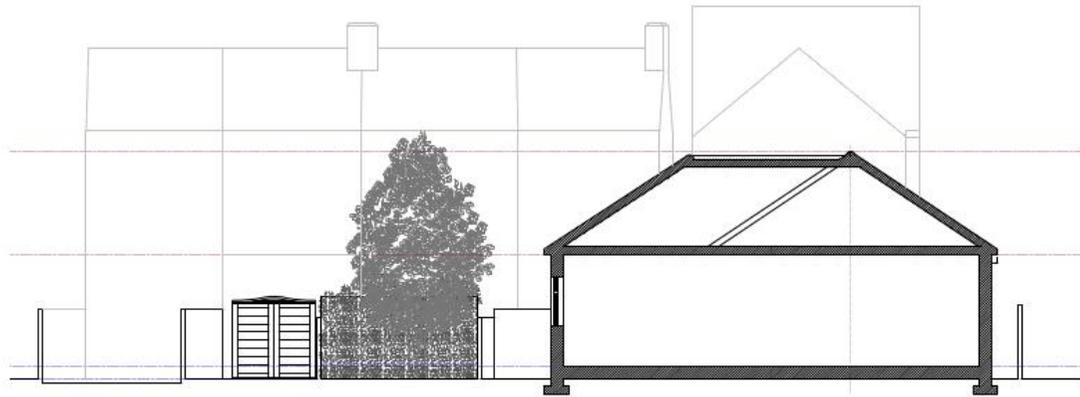
Prepared by
Josephine Morgan

Address
63 Lower Paddock Road, N19 4QJ

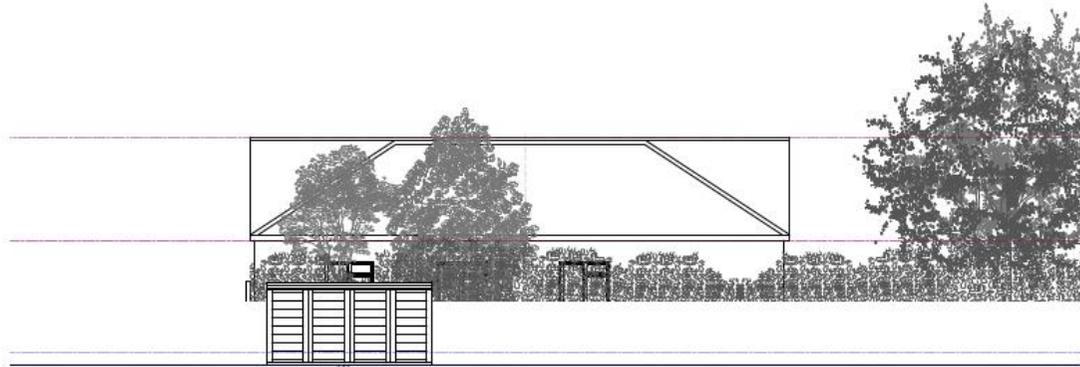
Planning Use
Proposed Site Plan

Scale
Planning ML

Date
11/05/2024
Drawn No. 4 Revision
008-502_P11



AA Existing Cross Section AA
Scale: 1/8" = 1'-0"

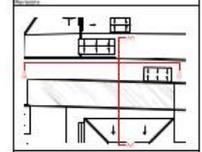


BB Existing Long Section BB - Through garden No.42
Scale: 1/8" = 1'-0"



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P1 10/22 based on Planning



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Site
1000 South Main Street
Portland, ME 04101

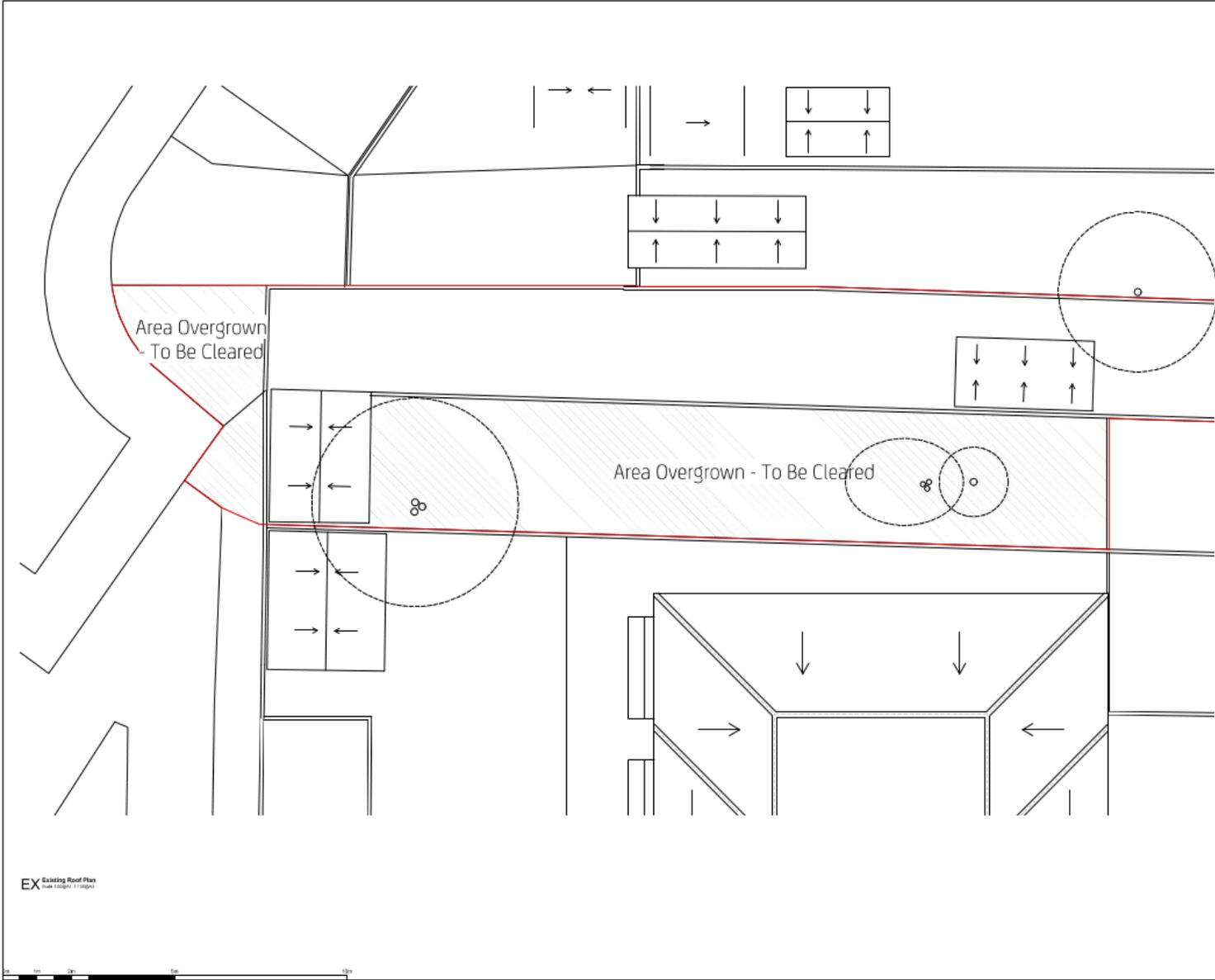
Name
1000 South Main Street

Drawing Title
Existing
Cross Section AA
Long Section BB

Name	Drawn	Checked
Planning	ML	

Date
11/05/2020
11/05/2020

Drawn By: M. & B. Brennan
008-EXGS01_P11



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PH - 10422 based on Planning



10/20/2020
10/20/2020

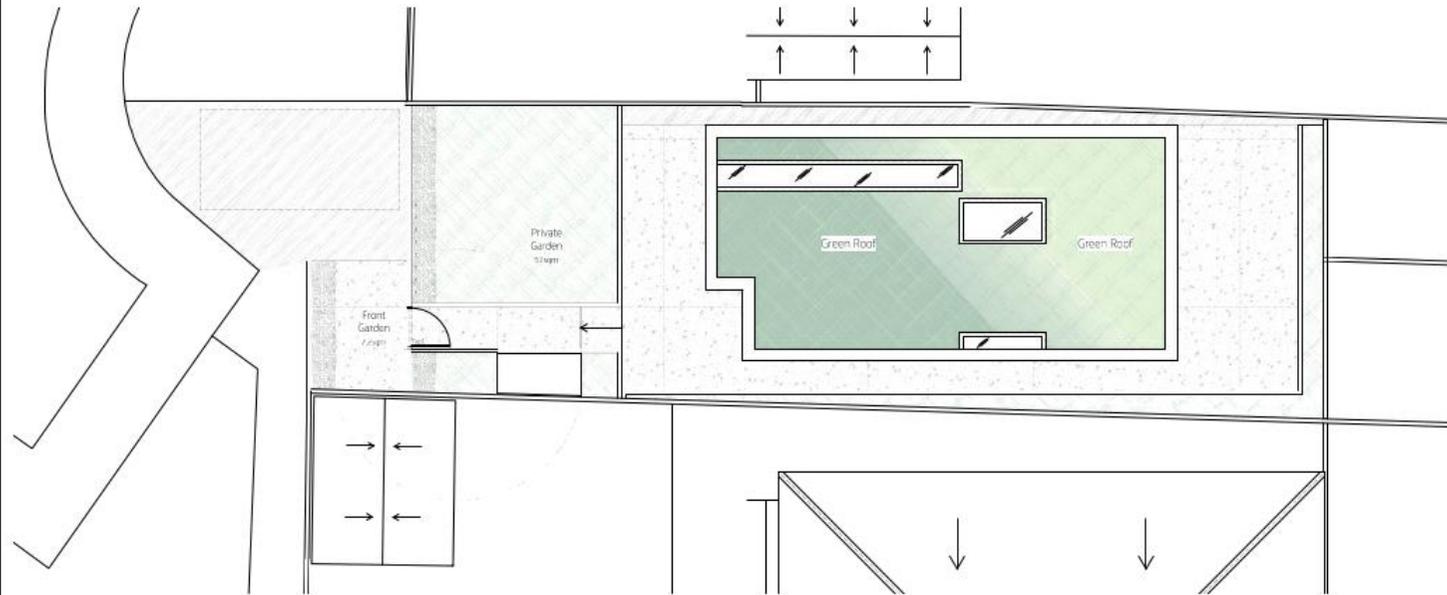
Name: Mr. Douglas M. Gier
Title: Project Architect (NYS & NJ)

Drawing Title: Existing Roof Level Plan

Phase	Drawn	Checked
Planning	ML	
Date:	10/20/20	Nov 2020
Proj. No. & Revision:	008-EXGARF_P11	

EX Existing Roof Plan
Date: 10/20/20

0 10 20 30 40



RF Proposed Roof Plan
Scale: 1:100 (A1, 1:100 (A3))

54sqm - 1 bed, 2 person unit



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P1 10422 Issue for Planning

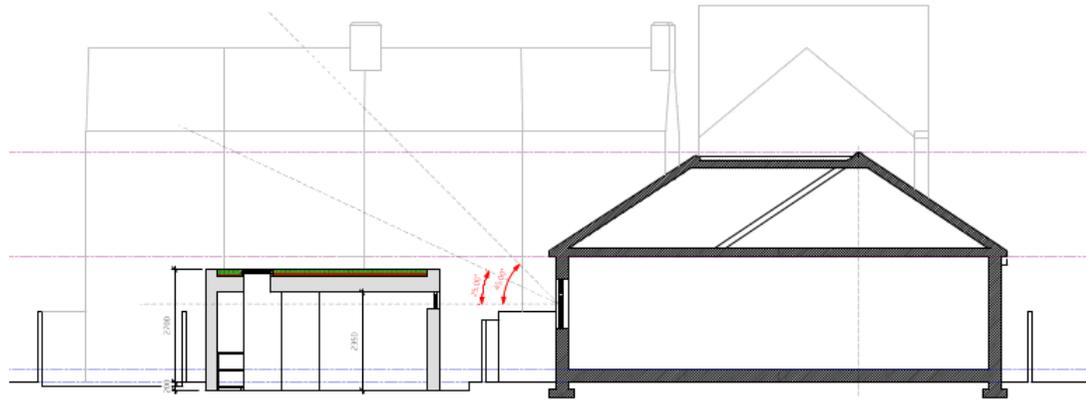


Mrs Elizabeth Morgan

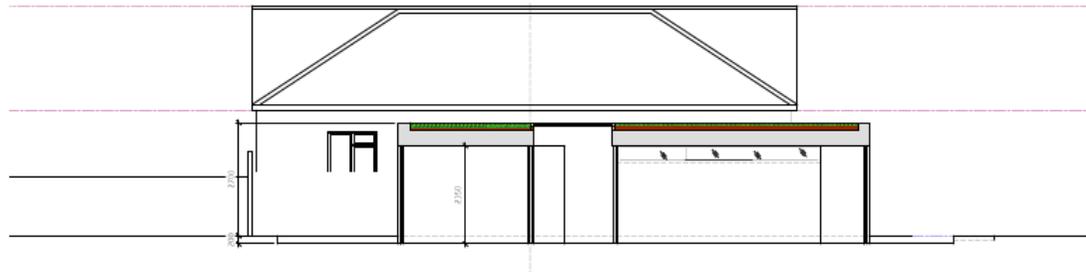
10422/1/10422/1/10422/1/10422/1

General Arrangement
Roof Plan

Drawn	Checked
Planning ML	-
Scale	000
Date	Nov 2020
008-GARF_P11	



AA Proposed Cross Section AA
Scale: 1/20 (0.0500, 1:20.000)

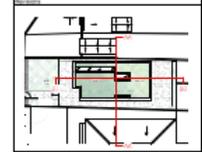


BB Proposed Long Section BB
Scale: 1/20 (0.0500, 1:20.000)



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P1 - 10422 - Issued for Planning



10/11/2020 10:46:00 AM
NMA Planning Pty Ltd

Drawn: NMA Planning Pty Ltd
Checked: NMA Planning Pty Ltd

Section Title:
General Section
Proposed Cross Section AA

Drawn	Checked	Date
Planning	NMA	10/11/2020
10/11/2020	10/11/2020	Nov 2020
Draw: NMA & Revision		
008-GS01_P11		