

PART A	
Report of: Head of Development Management	
Date of committee:	2nd November 2016
Site address:	127-129, High Road
Reference Number:	16/01200/FUL
Description of Development:	Creation of new boundary to garden of two existing semi-detached houses and erection of two new 3 bedroom semi-detached houses with off-street car parking.
Applicant:	Mr J Gomme, SLG Designs
Date Received:	25th August 2016
13 week date (major):	20th October 2016
Ward:	Woodside

1.0 Site and surroundings

- 1.1 The application site comprises the western part of the rear garden areas of nos. 127 and 129, High Road. It measures approximately 23m wide by 14m deep with a frontage on to Chapel Close. Nos. 127 and 129, High Road are sited at the junction of High Road and Chapel Close and comprise a pair of semi-detached cottages. No.129 is a locally listed building.
- 1.2 To the south, the site adjoins part of Sherwood Court, a development of terraced houses built in the 1990s. One block is sited alongside nos. 127 and 129, High Road, fronting High Road, and a second block, further south, is set back from High Road behind the access junction. The rear boundary partially adjoins the side garden of 11, Sherwood Court and partially an open parking court, which includes residential garages serving the houses.
- 1.3 Chapel Close was developed in the mid-1960s and comprises 3 storey, terraced town houses. Immediately adjoining the western boundary of the site is a

narrow alleyway to the rear of the existing houses on Chapel Close and an electricity sub-station.

2.0 Proposed development

- 2.1 Full planning permission is sought for the erection of a pair of semi-detached houses on the site. The pair has an L-shaped footprint on the site, with a 2 storey house (House 2) sited on the eastern part of the site and orientated parallel to Chapel Close. The second house (House 1) is sited on the western part of the site and is 3 storey and orientated at right-angles to Chapel Close and the other house. Both houses have low, asymmetrical, pitched roofs. Four parking spaces are provided on-site at right-angles to Chapel Close in front of the 2 storey house.
- 2.2 Although described as 3 bedroom, both houses have the potential for 4 bedrooms as House 1 includes a home office and House 2 a study, both of which meet the minimum floor areas for bedrooms.

3.0 Relevant planning history

- 3.1 16/00461/FUL - Sub-division of gardens and erection of 2 no. 3 bedroom, semi-detached houses with off-street parking. Application withdrawn.

4.0 Planning policies

Development plan

- 4.1 In accordance with s.38 of the Planning and Compulsory Purchase Act 2004, the Development Plan for Watford comprises:
- (a) *Watford Local Plan Core Strategy 2006-31*;
 - (b) the continuing “saved” policies of the *Watford District Plan 2000*;
 - (c) the *Hertfordshire Waste Core Strategy and Development Management Policies Document 2011-2026*; and
 - (d) the *Hertfordshire Minerals Local Plan Review 2002-2016*.
- 4.2 The *Watford Local Plan Core Strategy 2006-31* was adopted in January 2013. The *Core Strategy* policies, together with the “saved policies” of the *Watford District Plan 2000* (adopted December 2003), constitute the “development plan” policies which, together with any relevant policies from the County Council’s *Waste Core Strategy* and the *Minerals Local Plan*, must be afforded considerable weight in decision making on planning applications. The following policies are relevant to this application.
- 4.3 The *Watford Local Plan Part 2: Publication Version* was published in July 2016. This has been subject to 3 rounds of public consultation – Nov-Dec 2013, Dec

2014-Feb 2015 and Dec 2015-Feb 2016. It contains development management policies and site allocations. The emerging policies and site allocations in this document can be given limited weight at this time.

4.4 **Watford Local Plan Core Strategy 2006-31**

WBC1	Presumption in favour of sustainable development
SS1	Spatial Strategy
SD1	Sustainable Design
SD2	Water and Wastewater
SD3	Climate Change
SD4	Waste
HS1	Housing Supply and Residential Site Selection
HS2	Housing Mix
T2	Location of New Development
T3	Improving Accessibility
INF1	Infrastructure Delivery and Planning Obligations
UD1	Delivering High Quality Design
UD2	Built heritage Conservation

4.5 **Watford District Plan 2000**

SE7	Waste Storage, Recovery and Recycling in New Development
SE36	Replacement Trees and Hedgerows
SE37	Protection of Trees, Woodlands and Hedgerows
SE39	Tree and Hedgerow Provision in New Development
T10	Cycle Parking Standards
T21	Access and Servicing
T22	Car Parking Standards
T24	Residential Development
H9	Back Garden Development
H10	Planning Agreements for Educational and Community Facilities

4.6 **Hertfordshire Waste Core Strategy and Development Management Policies Document 2011-2026**

No relevant policies.

4.7 **Hertfordshire Minerals Local Plan Review 2002-2016**

No relevant policies.

4.8 **Supplementary Planning Documents**

The following Supplementary Planning Documents are relevant to the determination of this application, and must be taken into account as a material planning consideration.

4.9 *Residential Design Guide*

The Residential Design Guide was adopted in July 2014. It provides a robust set

of design principles to assist in the creation and preservation of high quality residential environments in the Borough which will apply to proposals ranging from new individual dwellings to large-scale, mixed-use, town centre redevelopment schemes. The guide is a material consideration in the determination of relevant planning applications.

4.10 *Watford Character of Area Study*

The Watford Character of area Study was adopted in December 2011. It is a spatial study of the Borough based on broad historical character types. The study sets out the characteristics of each individual character area in the Borough, including green spaces. It is capable of constituting a material consideration in the determination of relevant planning applications.

4.11 **National Planning Policy Framework**

The National Planning Policy Framework sets out the Government's planning policies for England. The following provisions are relevant to the determination of this application, and must be taken into account as a material planning consideration:

Achieving sustainable development

The presumption in favour of sustainable development

Core planning principles

Section 1 Building a strong, competitive economy

Section 6 Delivering a wide choice of high quality homes

Section 7 Requiring good design

Section 12 Conserving and enhancing the historic environment

Decision taking

5.0 **Consultations**

5.1 **Neighbour consultations**

A total of 26 properties were notified of the application in High Road and Chapel Close.

5.2 The following is a summary of the representations that have been received:

Number of original notifications:	26
Number of objections:	16
Number in support:	0
Number of representations:	16

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

Representations	Officer's response
More traffic and parking problems within a busy road. Used by parents to school, children's centre and nursery.	Chapel Close is a cul-de-sac of houses. Most traffic and parking appears to be related to parents from the nearby school and nursery. This is not a reason to refuse this application. The reduction in unrestricted on-street parking will reduce the number of cars parked on the road and improve the current situation.
Site on dangerous blind bend.	The removal of on-street parking from outside the site adjacent to the bend will improve visibility on the bend.
Loss of trees.	Whilst there are trees within the garden areas, none are protected and can be removed by the owners at any time.
Impacts from construction noise and dust.	These are not planning considerations. Construction impacts are covered by environmental and other legislation.
Loss of light and privacy to properties opposite. Overlooking of properties.	The distance between House 1 and 12-14, Chapel Close opposite is 17.0-15.2m. The distance between House 2 and 8-10, Chapel Close is 23m. These are normal and acceptable distances for residential properties to face each other across a street and will give rise to no loss of light or privacy. The main windows of both new houses are also orientated west and south, whereas the houses opposite are to the north.
Development out of character with the Victorian houses. Out of scale with the surrounding area.	The houses in Chapel Close give a distinctive character and appearance to the road as it is entered from High Road. The proposal draws upon this distinctive design by proposing 2 houses with similar scale, design and proportions that complements the existing houses in the road. They are considered to be an appropriate response to the development of this site.
Rear garden area unsuitable for new houses.	The existing houses will retain garden areas of 77m ² and 96m ² respectively, which will be larger than those of most houses in Chapel Close.
Sited next to electricity sub-station which is dangerous.	All residential areas have sub-stations within them without causing any health and safety issues. In this case, the sub-station is sited

	4.6m from the house at 21, Chapel Close (abutting its garden area) and 5.2m from House 1.
Site is garden land and not previously developed land, so should not be considered for development.	This is not a 'backland' site in the true sense as it has a frontage to Chapel Close. Although it is currently garden land, it is not inappropriate to consider potential development in this case.
Loss of light and privacy to 21, Chapel Close. Angles windows face nos. 21 and 23.	House 1 is sited to the north-east of 21, Chapel Close at a distance of 16m at its closest point. It will not give rise to any loss of light. The single angled window in the end elevation of House 1 faces no.23 at a distance of 24m and no.21 (at a more acute angle) at a distance of 21m. These distances, together with the retention of existing boundary trees, will ensure no significant levels of overlooking.
Loss of daylight and sunlight to 11, Sherwood Court.	House 2 is sited 16m to the north-west of the house at 11, Sherwood Court at its closest point and due north of the rear part of the garden area. As such, the proposal will not result in a loss of light to no.11.
Loss of privacy to 11, Sherwood Court	At first floor level in House 2 are 3 windows facing the rear part of the garden area of 11, Sherwood Court. Overlooking and loss of privacy has been mitigated through the use of angled windows and windows set behind brick perforation. As such, it is considered very limited overlooking of the rear part of the garden area will occur.

5.3 **Statutory publicity**

No statutory advertisement was required for this application.

5.4 **Technical consultations**

The following responses have been received from technical consultees:

5.4.1 Hertfordshire County Council (Highway Authority)

Notice is given under article 18 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that the Hertfordshire County Council as Highway Authority does not wish to restrict the grant of permission subject to the following conditions:

Condition 1: Before being brought in to use the new parking areas hereby approved shall be surfaced in tarmacadam or similar durable bound material and arrangements shall be made for surface water from the site to be intercepted and disposed of separately so that it does not discharge in to highway.

Reason: To avoid the carriage of extraneous material surface water from the site into the highway so as to safeguard the interest of highway safety.

Condition 2: Prior to the commencement of the site works the applicant shall submit a construction management plan setting out details of on-site parking for all contractors, sub-contractors, visitors and delivery vehicles, storage of materials to be approved in writing by the Local Planning Authority in consultation with the Highway Authority and that area shall be maintained available for use at all times during the period of site works.

Reason: To minimise danger, obstruction and inconvenience to users of the highway.

This is an amended application after discussion with the planning authority. The original application was submitted on April 2016. In the original response the highway authority expressed concern on parking layout. The current application shows the parking layout, the length and width of parking bays.

The planning application is for creation of new boundary to the garden of two existing semidetached houses, 127 and 129 High Road to form two new three bedroom detached dwelling with off-street parking with no alteration to vehicle and pedestrian access.

Site and surrounding:

The site is currently the rear gardens of 127 and 129 High Road. The two properties are at the corner plot of High Road and Chapel Close junction. It means the vehicular and pedestrian access is off Chapel Close and not from High Road. Chapel Close is an access road and a cul-de-sac serving some properties. The area is of residential nature with adequate footway and parking. There is considerable on-street parking and to maintain the two-way flow most of the cars are partially mounted on footways.

High Road links to Ashfield and A405 interchange and to the north links to Langley Lane from Abbots Langley. This provides access to Watford Town and via south way to A41 towards Hemel Hempstead. High Road north joins with Horseshoe Lane provides a short route to various destination via its junction with A405. In summary the local road network is very congested not by locally generated traffic, but mainly due to through traffic to Watford Town or gain access to motorway network. The aerodrome way which runs parallel to

Leavesden high Road was built as a potential Leavesden Village by pass. Aerodrome way provides access to through traffic, Warner Studios and business units.

Accessibility:

High Road is well served by buses which provide easy access to Watford Town and Railway Stations. High Road itself provides various facilities for day to day living. There is primary school is within walking distance and Francis Coomb Academy provides the secondary education.

Access and Parking:

The proposed vehicular access is from Chapel Close. The proposed number of parking spaces is 4 and the application form states that no alteration to pedestrian and vehicular access. There is about 4.8m drop kerb in the vicinity of the proposed access which is not adequate for 4 parking bays. The applicant should contact the highway authority for further drop kerb as indicated in the advisory note. Each property to have two parking bays of which one disabled parking

Refuse Collection:

Refuse collection is likely to take place from Chapel Close.

Conclusion:

The Highway Authority does not wish to restrict the grant of consent subject to the above conditions and advisory notes.

5.4.2 Arboricultural Officer

The proposed dwellings will require the removal of three or four trees currently located on the boundary between the two properties. Of these trees only a silver birch is of any note (the other trees have been severely reduced), however the birch does not quite meet the benchmark score for inclusion in an Order. Whilst I have no strong objection to the tree removals I do have concerns that there is no indication or space for any replacement or complimentary planting.

6.0 Appraisal

6.1 Main issues

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

- (a) Principle of development.
- (b) Design and character of the area.
- (c) Amenity of future occupiers.
- (d) Impact on adjoining properties.
- (e) Access and car parking.
- (f) Impact on heritage assets.

(g) Trees and landscaping.

6.2 (a) Principle of development

There is no objection in principle to the development of additional residential accommodation in this locality, subject to all the normal planning considerations. Although the application site forms part of the rear garden areas of Nos. 127-129, it is not a 'backland' site as it has a frontage to Chapel Close. The site directly faces existing 3 storey town houses on the northern side of Chapel Close.

6.3 (b) Design and character of the area

Chapel Close is characterised by 3 storey, terraced town houses with a consistent width of 5.4m and a depth of 8.5m. They have shallow pitched roofs. The houses opposite the site are set on a shallow stagger of 1m to each other. To the west, on the angle of the road, this stagger increases to 5m to present large flank elevations to the street and a 'saw-tooth' roof profile created by the shallow pitch of the roofs. This gives a very distinctive character and appearance to the road as it is entered from High Road. The proposal draws upon this distinctive design by proposing 2 houses with similar proportions. House 1 has an end elevation presenting to the road at 5.4m width with a shallow, asymmetrical roof. House 2 is visually divided into 2 elements of 5m and 5.7m by the incorporation of 2 shallow, asymmetrical roofs. Together, the proposed houses reflect the widths of the existing houses and the distinctive 'saw-tooth' roof profile that is prominent within this part of the road.

6.3.1 Whilst the proposed houses do not seek to copy the existing houses, they do have a scale, character and appearance that complements the existing houses in the road and are considered to be an appropriate response to the development of this site.

6.4 (c) Amenity of future occupiers

Both of the proposed houses have accommodation on 3 levels, incorporating the roof space. The smaller house (House 2) has a potential for 4 bedrooms and 5 people with a floorarea of 120m². This exceeds the minimum floorspace requirement of 103m² in the nationally described space standard. The larger house (House 1) has the potential for 4 bedrooms and 6 people, with a floorarea of 145m². The minimum requirement is 112m². As such, both houses will have more than adequate internal floorspace.

6.4.1 House 1 has its main elevation facing west with secondary windows to the south and north. House 2 has its main elevation facing south with secondary windows facing north. Both houses will experience good levels of outlook, natural light and privacy.

6.4.2 Both houses are provided with private garden areas. House 1 has an area of

72m² and House 2 an area of 53m². The Residential Design Guide has a minimum standard of 80m² for 4 bedroom houses. Both houses fail to meet this standard although House 1 does meet the standard for a 3 bed house (65m²) and House 2 for a 2 bed house (50m²). These garden areas need to be considered in the context of the local area. The existing 3 storey houses on Chapel Close have garden areas ranging from 39m² to 75m². There are houses with larger garden areas within the road but these tend to be corner plots or end of terrace properties. In this context, the proposed garden areas are similar to those of the existing houses in the road.

6.5 (d) Impact on adjoining properties

There are existing houses on 4 sides of the application site that could potentially be affected by the proposal.

6.5.1 *i) 127-129, High Road*

These houses are sited to the east of the proposed houses, with the application site being formed from their existing garden areas. House 2 is closest to the existing houses and is sited 16.6m from the main rear elevations, 13m from the rear extension of no.127, and 1.8-2.8m from the rear boundary of the gardens. The end elevation faces these properties and has a width of 5.7m, an eaves height of 5.7m and a ridge height of 7.4m. The eaves and ridge heights are very similar to the existing houses, with the eaves being 0.2m higher and the ridge 0.6m lower. There is a single window in the end elevation which serves an en-suite bathroom and is to be obscure glazed.

6.5.2 *ii) 11, Sherwood Court*

The application site adjoins the rear 10m of the 23m deep garden of 11, Sherwood Court, which is 7m wide. House 2 is set in 3.5m from the boundary. This house will appear as a prominent new structure when viewed from no.11, albeit towards the rear of the garden area. However, this type of relationship between houses is very common on corner plots where the houses on the adjoining road are sited at the rear of garden areas. As such, it is not considered that this relationship is unusual or unduly harmful in this case.

6.5.3 As House 2 is sited due north of the garden and 16m from the existing house at its closest point, it will not give rise to any overshadowing or loss of light to the garden or the house.

6.5.4 In terms of privacy, windows at first floor level in House 2 comprise an angled main window and secondary window behind a brick perforation to 2 bedrooms, and a narrow slit window and a window behind a brick perforation to a study/small bedroom. The angled windows will direct views across to the parking/garage area to the rear of no.11 while the brick perforations to the secondary windows will prevent any significant overlooking.

6.5.5 *iii) 21, Chapel Close*

This property is sited to the south-west of the application site. Its side garden area adjoins the electricity sub-station. House 1 is sited at a distance of 16m at its closest point. Given this distance and its siting, it will not give rise to any loss of light to this property. The single angled window in the end elevation of House 1 faces no.23 at a distance of 24m and no.21 (at a more acute angle) at a distance of 21m. These distances, together with the retention of existing boundary trees, will ensure no significant levels of overlooking to the rear elevation or rear garden area.

6.5.6 The windows in the west facing elevation overlooking the electricity sub-station and the side garden area comprise a secondary window behind brick perforation to a bedroom/home office, a window to the void area above the dining area and a window to a bedroom. Views from the former 2 windows will be very limited. Views from the latter window will principally be over the sub-station and down Chapel Close.

6.5.7 *iv) 8-14 (evens), Chapel Close*

The distance between House 1 and 12-14, Chapel Close opposite is 17.0-15.2m. The distance between House 2 and 8-10, Chapel Close is 23m. These are normal and acceptable distances for residential properties to face each other across a street and will give rise to no loss of light or privacy. The main windows of both new houses are also orientated west and south, whereas the houses opposite are to the north. The first and second floor windows facing Chapel Close are secondary windows to bedrooms (3) and to stairs (2).

6.6 (e) Access and car parking

The scheme incorporates 4 on-site parking spaces, 2 for each house, accessed directly from Chapel Close. The spaces are aligned at right-angles to the highway and will be accessed via a new crossover. Chapel Close has no on-street waiting restrictions and vehicles are often seen parked on-street. Most of the houses within the road have 1 or 2 on-site parking spaces. The letters of objection from residents suggest that most of the parking is associated with people working in/parents visiting Leavesden Green Primary School and the Children's centre located on the eastern side of High Road and the local shops a short distance to the north-east on Haines Way.

6.6.1 On site visits, cars were seen parked on-street alongside No.129. This parking narrowed the road to single lane and caused some restriction on cars exiting the driveways of the houses opposite, on the northern side of the road. They also restricted visibility around the bend in the road at the north-western corner of the site.

6.6.2 The provision of 4 on-site spaces for the proposed houses is considered appropriate to prevent any additional on-street parking. The Council's current

maximum parking standards would require a maximum of 6 spaces (3 per house). The emerging standards in the Local Plan Part 2 would require 4.5 spaces. The formation of the crossover would prevent any further on-street parking alongside the site which is considered beneficial. It would maintain this section of the road at full width, improve visibility around the bend and remove any restrictions on cars exiting the driveways opposite the site. As all existing houses have on-site parking provision, it is unlikely to have any adverse impact on existing residents.

6.6.3 For cars exiting the parking spaces, visibility will be restricted to the west due to the bend in the road. However, Chapel Close is a cul-de-sac with only 25 houses beyond the bend, so traffic movements will be very low and there is no through traffic. Herts. County Council as the Highway Authority have not objected to the application. It is noted that County Highways requested conditions relating to the provision of parking areas and construction management, the standard compliance with plans condition is considered to adequately address the former and the later is not a material planning consideration.

6.6.4 Each of the proposed parking spaces is 5.0m deep with a 0.5m verge to the wall of House 2 and a 0.3m margin to the back edge of the highway footpath. These spacings are sufficient to ensure cars can be parked on the site without overhanging the footpath.

6.7 (f) Impact on heritage assets

129, High Road is a locally listed building built in 1868. It forms one of a pair of semi-detached houses with No.127 known as 'Denbigh Cottages'. The reason for listing is given as:

6.7.1 *'Denbigh Cottages' are some of the oldest properties in this part of Watford. However, number 129 Leavesden High Road is of particular historical interest because of the stone tablet it has on the wall of its eastern elevation. The tablet commemorates a soldier named Ralph Swan who had lived in this property before leaving to fight in World War I. Swan died in active service with the 10th /11th Battalion of the Highland Light Infantry in France on the 9th April 1918. He was aged 18.*

6.7.2 Both houses are typical of the Victorian era but both are small by modern standards. As a consequence, both have been extended, unfortunately in unsympathetic ways. No.127 has a particularly poor 2 storey front and side 'wrap-around' extension which has destroyed the original appearance of the house. No.129 has been less impacted but nevertheless has a single storey infill extension to the front dating from 1968 which is also of poor design.

6.7.3 The main local interest in No.129 is historical, partly due to the age of the house but mainly relating to the remembrance plaque to Ralph Swan. As such, the

proposed development within the rear garden area will have no impact on the significance of this asset.

6.8 (g) Trees and landscaping

The site contains several trees located along the garden boundary between the 2 existing houses. There are also existing small trees along the western boundary. None of these trees is protected and none meet the criteria for protection under a tree preservation order. As such, the trees can be removed at any time. The submitted plans show indicative replacement tree planting and this can be secured by condition. Also, the existing trees along the western boundary should be able to be retained as they are over 4m from House 1. This can also be secured by condition.

7.0 Community Infrastructure Levy and S.106 planning obligation

7.1 Community Infrastructure Levy (CIL)

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

The CIL charge applicable to the proposed development is £120m². The charge is based on the net increase of the gross internal floor area of the proposed development. In this case, the net additional floorspace is 265.5m² which equates to a charge of £31,860.

In accordance with s.70 of the Town and Country Planning Act 1990, as amended by s.143 of the Localism Act 2011, a local planning authority, in determining a planning application, must have regard to any local finance consideration, so far as material to the application. A local finance consideration is defined as including a CIL charge that the relevant authority has received, or will or could receive. Potential CIL liability can therefore be a material consideration and can be taken into account in the determination of the application.

7.2 S.106 planning obligation

The Council introduced the Community Infrastructure Levy (CIL) with effect from 1 April 2015. On and from this date, s.106 planning obligations can only be used to secure affordable housing provision and other site specific requirements, such as the removal of entitlement to parking permits in Controlled Parking Zones

and the provision of fire hydrants. In this case, no planning obligations are required.

8.0 Conclusion

- 8.1 There is no objection in principle to the development of this land for residential accommodation. Although it forms part of the existing garden areas of nos. 127-129, High Road, it has a direct frontage to Chapel Close. Having regard to the context of the site and the character and appearance of Chapel Close, the proposed houses are considered to be an appropriate scale and design for this site. The houses will provide a good level of amenity for future occupiers and are not considered to result in any significant harm to existing properties.
- 8.2 The proposed on-site parking provision will remove some unrestricted on-street parking from Chapel Close, however, given the existing issues experienced by residents from on-street parking associated with Leavesden Green Primary School, this will result in highway benefits.
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9.0 Human Rights implications

- 9.1 The Local Planning Authority is justified in interfering with the applicant's human rights in order to alleviate any adverse effect on adjoining properties and their occupiers and on general public amenity. With regard to any infringement of third party human rights, these are not considered to be of such a nature and degree as to override the human rights of the applicant and therefore warrant refusal of planning permission.
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10.0 Recommendation

That planning permission be granted 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.

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

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

P149_LP_01

P149_MS_01, 02

P149_SP_01 P1

P149_GA_01 P1, 02 P1, 03 P1, 04 P1, 05 P1, 06 P1

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

3. No construction works shall commence until details of the materials to be used for all the external finishes of the building, including walls, roof, doors and windows have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out only in accordance with the approved materials.

Reason: In the interests of the visual appearance of the building, the streetscene and the wider area, in accordance with Policy UD1 of the Watford Local Plan Core Strategy 2006-31. This is a pre-commencement condition as the materials need to be agreed with the Local Planning Authority before construction commences.

4. No construction works shall commence until full details of a soft landscaping scheme have been submitted to and approved in writing by the Local Planning Authority. This scheme shall include the retention of the existing trees along the western boundary, measures to protect these trees during construction works, and new tree planting within the site. The approved tree protection measures shall be implemented before construction works commence and shall be retained throughout the construction period. The approved planting scheme shall be carried out not later than the first available planting and seeding season after completion of the development. Any trees or plants whether new or existing which within a period of five years die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, or in accordance with details approved by the Local Planning Authority.

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

5. The new dwellings hereby approved shall not be occupied until full details of a hard landscaping scheme, including details of all site boundary treatments and all fencing within the site, have been submitted to and approved in writing by the Local Planning Authority, and the works have been carried out in accordance with the approved details.

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

6. The new dwellings hereby approved shall not be occupied until a sustainable drainage scheme for the drainage of the car parking spaces has been submitted to and approved in writing by the Local Planning Authority and the approved scheme has been implemented in full.

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

7. The first floor window to the bathroom in the east facing elevation of House 2, facing towards nos. 127-129, High Road, shall be non-opening and fitted with obscured glazing at all times.

Reason: To prevent overlooking and a loss of privacy to nos. 127-129, High Road.

Informatives

1. You are advised of the need to comply with the provisions of The Control of Pollution Act 1974, The Health & Safety at Work Act 1974, The Clean Air Act 1993 and The Environmental Protection Act 1990.

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

- Monday to Friday 8am to 6pm
- Saturdays 8am to 1pm
- Noisy work is prohibited on Sundays and bank holidays

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

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

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

2. This development may be considered a chargeable development for the purposes of the Community Infrastructure Regulations 2010 (as amended). The charge is non-negotiable and is calculated at the time

planning permission is granted. The charge is based on the net increase of gross internal floor area of the proposed development.

A person or party must assume liability to pay the levy using the assumption of liability form 1 which should be sent to the CIL Officer, Regeneration and Development, Watford Borough Council, Town Hall, Watford, WD17 3EX or via email (semeta.bloomfield@watford.gov.uk).

If nobody assumes liability to pay the levy this will default to the land owner. A Liability Notice will be issued in due course. Failure to adhere to the Regulations and commencing work without notifying the Council could forfeit any rights you have to appeal or pay in instalments and may also incur fines/surcharges.

3. All new units granted planning permission and to be constructed require naming or numbering under the Public Health Act 1925. You must contact Watford Borough Council Street Naming and Numbering department as early as possible prior to commencement on streetnamenumbers@watford.gov.uk or 01923 278458. A numbering notification will be issued by the council, following which Royal Mail will assign a postcode which will make up the official address. It is also the responsibility of the developer to inform Street Naming and Numbering when properties are ready for occupancy.
4. In dealing with this application, Watford Borough Council has considered the proposal in a positive and proactive manner having regard to the policies of the development plan as well as paragraphs 186 and 187 of the National Planning Policy Framework and other material considerations, and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2010, as amended. The Council also gave advice on the proposal and sought amendments during the application process.

Drawing numbers

P149_LP_01

P149_MS_01, 02

P149_SP_01 P1

P149_GA_01 P1, 02 P1, 03 P1, 04 P1, 05 P1, 06 P1

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