

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

1. Recommendation

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

2. Site and surroundings

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

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

3. Summary of the proposal

3.1 Proposal

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

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

3.2 Conclusion

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

4. Relevant policies

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

5. Relevant site history/background information

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

6. Main considerations

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

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

6.2 (a) Principle of development

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

6.3 (b) Character and appearance of the area

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

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

6.5 (c) Quality of accommodation

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

6.6 (d) Impact on surrounding properties

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

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

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

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

6.9 (e) Highways and parking

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

6.10 (f) Trees and landscaping

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

7. Consultation responses received

7.1 Statutory consultees and other organisations

Hertfordshire County Council Highway Authority
No objections.

7.2 Internal Consultees

Arboricultural Officer

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

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

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

7.3 Interested parties

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

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

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

8. Recommendation

That planning permission be granted subject to the following conditions:

Conditions

1. The development to which this permission relates shall be begun within a period of three years commencing on the date of this permission.

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

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

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

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

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

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

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

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

5. The dwelling shall not be occupied until full details of a soft landscaping scheme have been submitted to and approved in writing by the Local Planning Authority. The approved landscaping scheme shall be carried

out not later than the first available planting and seeding season after completion of the development. Any trees or plants whether new or existing which within a period of five years die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, or in accordance with details approved by the Local Planning Authority.

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

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

Reason: In the interests of the visual appearance of the site and the local area pursuant to Policy UD1 of the Watford Local Plan Core Strategy 2006-31.

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

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

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

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

9. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any modification or re-enactment thereof), no development permitted under Schedule 2, Part 1, Classes A, B, C, D, E, F, G and H of the Order shall be carried out to the dwelling hereby approved without the prior written permission of the Local Planning Authority.

Reason: To enable the Local Planning Authority to ensure that any such developments are carried out in a manner which will not be harmful to the character and appearance of the proposed development and will not prove detrimental to the amenities of adjoining occupiers.

Informatives

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