

<b>Committee date</b>	Wednesday, 4 September 2019
<b>Application reference</b>	19/00703/VAR - 8 Oxhey Road
<b>Site address</b>	
<b>Proposal</b>	Variation of Condition 2 of planning permission 18/00323/FULM, for the demolition of the existing dwelling and outbuildings and redevelopment into 10 no. apartments (Class C3) with associated car parking, landscaping improvements, new accesses onto Oxhey Road and Hollybush Close and other associated external alterations, to change the 2 second floor one bed, two person flats into 2 two bed, three person flats.
<b>Applicant</b>	Maybrook House Limited
<b>Agent</b>	Mr Touseer Ahmad
<b>Type of Application</b>	Full planning permission
<b>Reason for committee Item</b>	Section 73 application major development
<b>Target decision date</b>	18 September 2019
<b>Statutory publicity</b>	Site notices posted 12 July 2019. Public adverts in Watford Observer 19 July 2019
<b>Case officer</b>	Paul Baxter, paul.baxter@watford.gov.uk
<b>Ward</b>	Oxhey

## 1. Recommendation

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

## 2. Site and surroundings

- 2.1 The site is located on a large corner plot between Oxhey Road and Hollybush Close. The former large detached house occupying the plot has now been demolished. The area predominantly consists of detached and semi-detached houses which are of varying design. The houses are set back from the road and there is a fairly suburban feel to the streetscene due to the separation of the houses, the width of the carriageway and the mature trees that are evident in the area.
- 2.2 The site is not within a conservation area and does adjoin any listed or locally listed buildings.

### **3. Summary of the proposal**

#### **3.1 Proposal**

A Section 73 application for the variation of Condition 2 of planning permission 18/00323/FULM, for the demolition of the existing dwelling and outbuildings and redevelopment into 10 no. apartments (Class C3) with associated car parking, landscaping improvements, new accesses onto Oxhey Road and Hollybush Close and other associated external alterations, to change the 2 second floor one bed, two person flats into 2 two bed, three person flats.

3.2 The proposed change relates only to the second floor flats with a slight increase in the floorarea of each flat with minimal external changes proposed. In each flat, the originally proposed kitchen is changed to a single bedroom with the kitchen now located in the living/dining room. The site layout and the scale, design and appearance of the approved building remain unchanged.

#### **3.3 Conclusion**

There is no objection to the proposed changes to the second floor flats to provide 2 bedroom units. No other changes are proposed.

### **4. Relevant policies**

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

### **5. Relevant site history/background information**

5.1 18/00323/FULM - Demolition of existing dwelling and outbuildings for redevelopment into 10 no. apartments (Class C3) with associated car parking, landscaping improvements, new accesses onto Oxhey Road and Hollybush Close and other associated external alterations (Amended plans and description - dwellings reduced from 12 to 10). Planning permission granted September 2019.

5.2 The former dwelling has been demolished and construction works have commenced.

### **6. Main considerations**

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

- (a) External appearance.
- (b) Quality of accommodation.
- (c) Impact on surrounding properties.

## 6.2 (a) External appearance

The approved building has a recessed footprint at second floor level which has a minimum set in from the front façade of 1.8m, from the rear façade of 2.0m and from the side facades of 2.0m. The proposal is to increase the footprint at second floor level by reducing the minimum set in from the front façade to 1.48m, from the rear façade to 1.62m and from the side facades to 1.64m. The depth of the second floor element will therefore increase by 0.7m and the width by 0.72m. Within the context of the overall building, the second floor element will still clearly read as a recessed 'roof' feature as originally intended. The proposed increase is not considered to materially increase the bulk of this element or change the overall design and appearance of the approved building. The proposed materials and window fenestration will remain as approved.

## 6.3 (b) Quality of accommodation

The approved second floor flats each have a floorarea of 59.1m<sup>2</sup>, exceeding the minimum nationally described space standard for a 1 bedroom, 2 person unit of 50m<sup>2</sup>. The proposed enlarged flats have a floorarea of 61.6m<sup>2</sup>, which meets the minimum nationally described space standard for a 2 bedroom, 3 person unit of 61m<sup>2</sup>. The internal layout of the proposed flats has been changed to replace the kitchen with a single bedroom and place the kitchen within the main living/dining room. This layout is acceptable and the single bedroom has a floorarea of 7.5m<sup>2</sup>, which is the minimum for a single bedroom. The bedroom will be served by the 2 approved windows formerly serving the kitchen which is acceptable. The proposed flats will provide a good quality of accommodation.

## 6.4 (c) Impact on surrounding properties

The proposed increase in the second floor element is of a minor nature and will result in no additional impacts on surrounding properties. The proposed additional bedroom is on the front elevation of each flat, facing Oxhey Road.

## 7. Consultation responses received

### 7.1 Statutory consultees and other organisations

None required.

## 7.2 Internal Consultees

None required.

## 7.3 Interested parties

Letters were sent to 38 properties in the surrounding area. Responses have been received from 2 properties. The main comments are summarised below, the full letters are available to view online:

Comments	Officer response
Increase in the second floor will result in a further loss of light and privacy to surrounding properties.	The proposed increase in the footprint of the second floor element is minor and will result in no additional impacts.
Increase in the size of the flats will result in more cars being parked in the area.	The maximum parking standards would allow an additional 0.5 space, so there is no additional requirement. The provision of one space per flat remains acceptable.
Approved building is already out of keeping with the area. Proposal will be even more overbearing.	The height of the second floor element remains as approved. The proposed increase in the footprint of the second floor element is minor.

## 8. Recommendation

That planning permission be granted subject to the following conditions:

1. The development shall commence before 7<sup>th</sup> September 2021.

Reason: To comply with the commencement date for planning permission ref. 18/00323/FULM.

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

PL\_001; PL\_002 Rev 01; PL\_010; PL\_011; PL\_012; PL\_020; PL\_021; PL\_022; PL\_023; PL\_024; PL\_025; PL\_026; PL\_027; PL\_050\_180611; PL\_051\_180611; PL\_100\_180611; PL\_101\_180611; PL\_401\_180611; PL\_402\_180611; PL\_403\_180611; and PL\_501\_180611.

PL\_102\_190611; PL\_103\_190611; PL\_201\_190611; PL\_202\_190611;  
PL\_203\_190611; PL\_204\_190611; PL\_205\_190611; PL\_301\_190611;  
PL\_302\_190611;

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

3. The development shall be constructed in accordance with the proposed land levels as shown on drawing P\_001A, as approved under ref. 19/00149/DISCON.

Reason: To ensure that an acceptable relationship between the proposed building, the adjoining residential development and the adjoining highway is achieved.

4. The proposed development and arboricultural works shall be carried out in accordance with the Arboricultural Method Statement (ref. AD/OXHY-1/WBC/738, received 25/2/2019) and Tree Protection Plan (drawing no. 738/1/01 Rev A) by Draffin Associates, as approved under ref. 19/00149/DISCON.

Reason: To ensure that the development would not be harmful to retained trees.

5. The development shall be carried out in accordance with the external materials detailed in the document 'Proposed External Finishes Revision 02, January 2019' by Luminar Developments Limited, as approved under ref. 19/00149/DISCON.

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.

6. No construction works above damp proof course level shall commence until detailed drawings of the window and door reveals, brick detailing, zinc cladding and capping to the external walls, 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 details.

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.

7. The surface water drainage scheme for the site shall be implemented in accordance with the Technical Note by Elliotwood (Ref. EWR001 dated 28.01.2019), as approved under ref. 19/00149/DISCON, prior to occupation of the development.

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

8. The development shall be carried out in accordance with the Energy & Sustainability Statement by eb7 Limited dated 25 January 2019, as approved under ref. 19/00149/DISCON.

Reason: To ensure that the proposed development achieves high levels of sustainability in accordance with Policies SD1, SD2, SD3 and SD4 of the Watford Local Plan Core Strategy 2006-31 and Section 14 of the National Planning Policy Framework revised July 2018.

9. No construction works above damp proof course level shall commence until a scheme for active and passive electric charging points for on-site vehicles has been submitted to and approved in writing by the Local Planning Authority. The electric charging infrastructure and charging points shall be installed in accordance with the approved scheme prior to the first occupation of the development.

Reason: To ensure that the proposed development achieves high levels of sustainability in accordance with Policies SD1 and SD3 of the Watford Local Plan Core Strategy 2006-31 and paragraph 110 of the National Planning Policy Framework revised July 2018.

10. No part of the development shall be occupied until the hard landscaping scheme detailed on drawing no. 738/2/01 B by Draffin Associates, as approved under ref. 19/00149/DISCON, has been constructed. The soft landscaping scheme detailed drawing no. 738/2/01 B and in the Summary Tree and Landscape Statement by Draffin Associates, as approved under ref. 19/00149/DISCON, 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.

11. No part of the development shall be occupied until the approved refuse and recycling storage facilities have been installed in accordance with the approved details. The storage facilities shall be retained at all times thereafter.

Reason: In the interests of the visual appearance of the site and to ensure satisfactory provision for on-site storage facilities.

12. No part of the development shall be occupied until the new vehicular accesses onto Oxhey Road and Hollybush Close and on-site parking spaces have been laid out in accordance with the approved plans (or any subsequent plans submitted to and approved in writing by the Local Planning Authority).

Reason: To ensure that appropriate vehicular access and on-site parking is provided in the interest of highway safety and the amenities of the surrounding area.

13. No part of the development shall be occupied until the existing vehicular access from Oxhey Road has been stopped up by raising the existing dropped kerb and re-instating the footway and highway boundary to the same line, level and detail as the adjoining footway, verge and highway boundary as shown on the approved plans.

Reason: In the interests of pedestrian safety.

14. No part of the development shall be occupied until details of the 'nonvision vent panels' in the north-western facing side wall of the proposed development (facing No. 6A Oxhey Road), as shown on drawing No. PL\_304\_180611, have been submitted to and approved in writing by the Local Planning Authority. The 'non-vision vent panels' in the northwestern facing wide wall shall be installed and operated in accordance with the approved details and shall be retained at all times thereafter.

Reason: To prevent overlooking and a consequent loss of privacy to neighbouring residential properties.

15. No part of the flat roof outside the front roof terrace shown on drawing No. PL\_102\_180611 shall be used as a terrace, balcony or outdoor amenity area.

Reason: To prevent overlooking and a consequent loss of privacy to neighbouring residential properties.

#### 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