

# Development Management Committee

5<sup>th</sup> October 2021



**WATFORD**  
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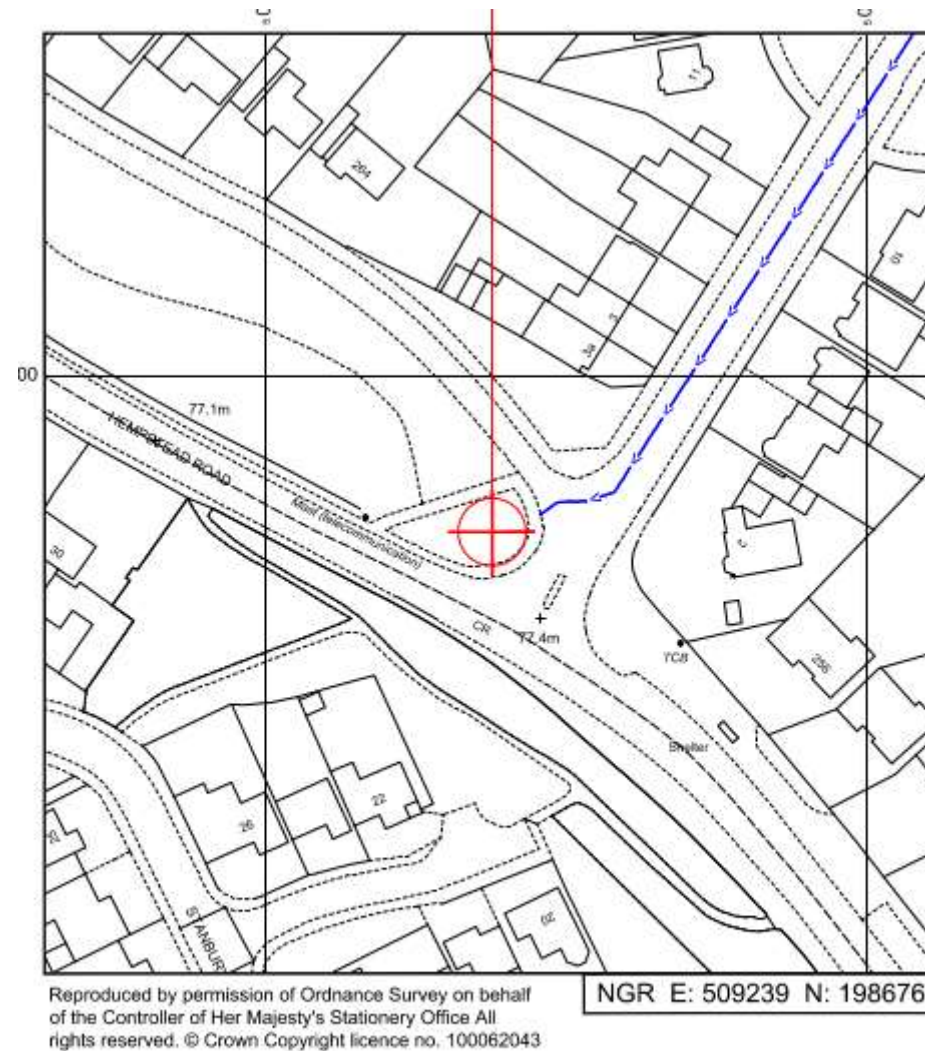
## **Item 4 – 21/01284/GPDO16**

### **Junction of Courtlands Drive and Hempstead Road**

Application for the prior approval of the siting and appearance for a new 20m high monopole mast for a 5G (fifth generation) communications system to upgrade to existing equipment (to be sited 7.1m to the west of the existing 10m mast) and associated ancillary works. Alternative siting following prior approval under ref. 20/00642/GPDO.



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SITE LOCATION PLAN

Site location plan



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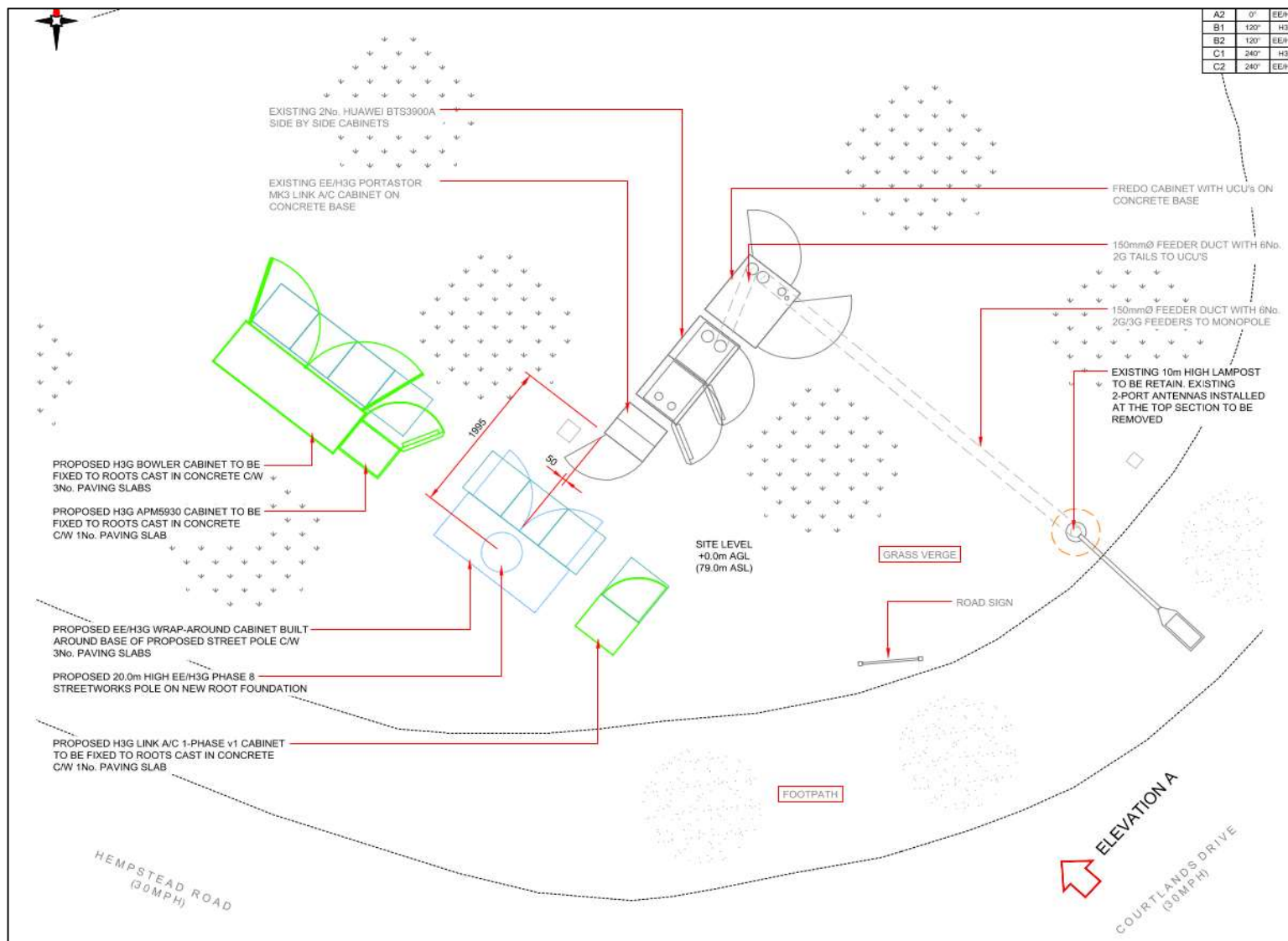




Aerial view (Google)



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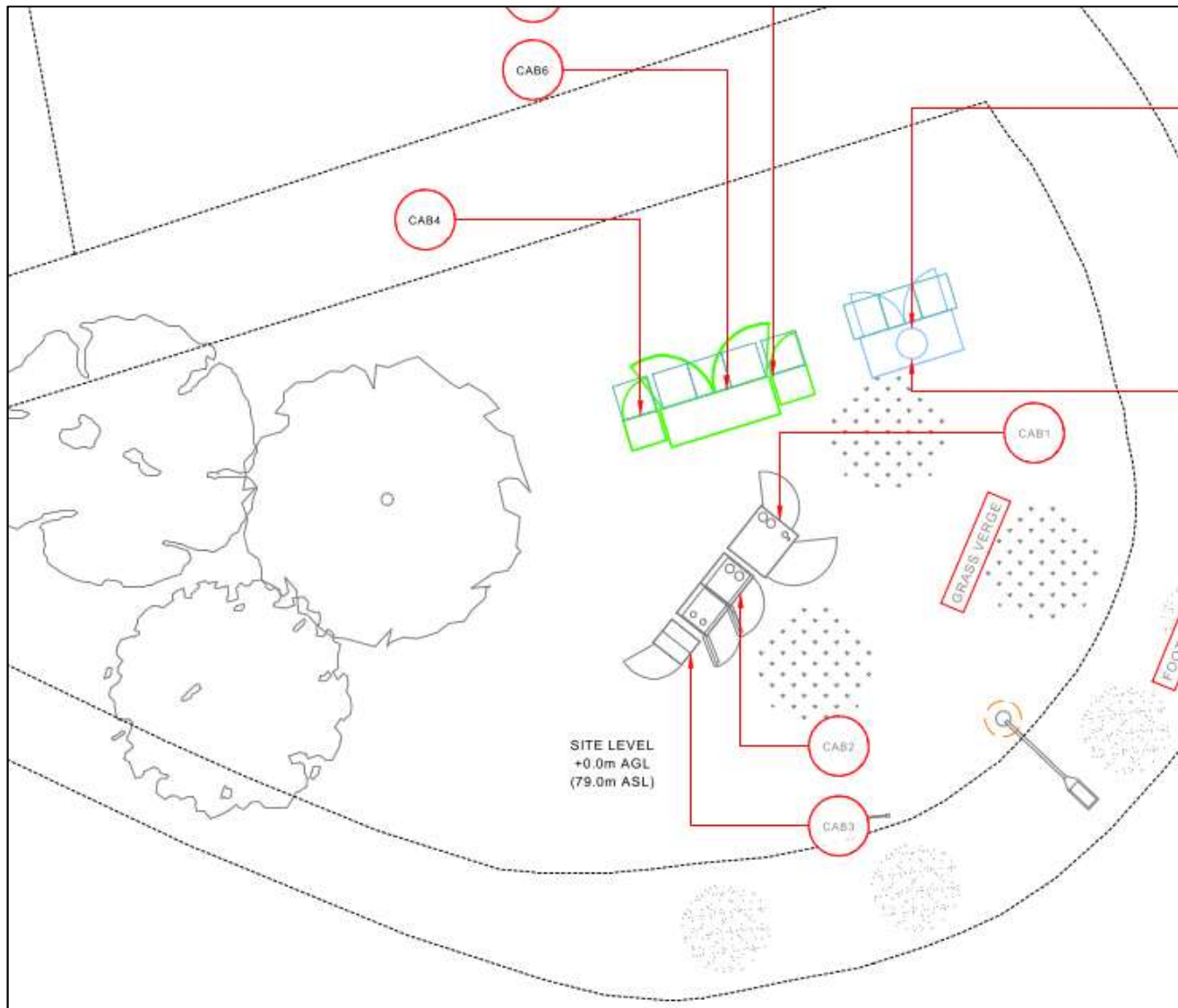


Proposed site plan



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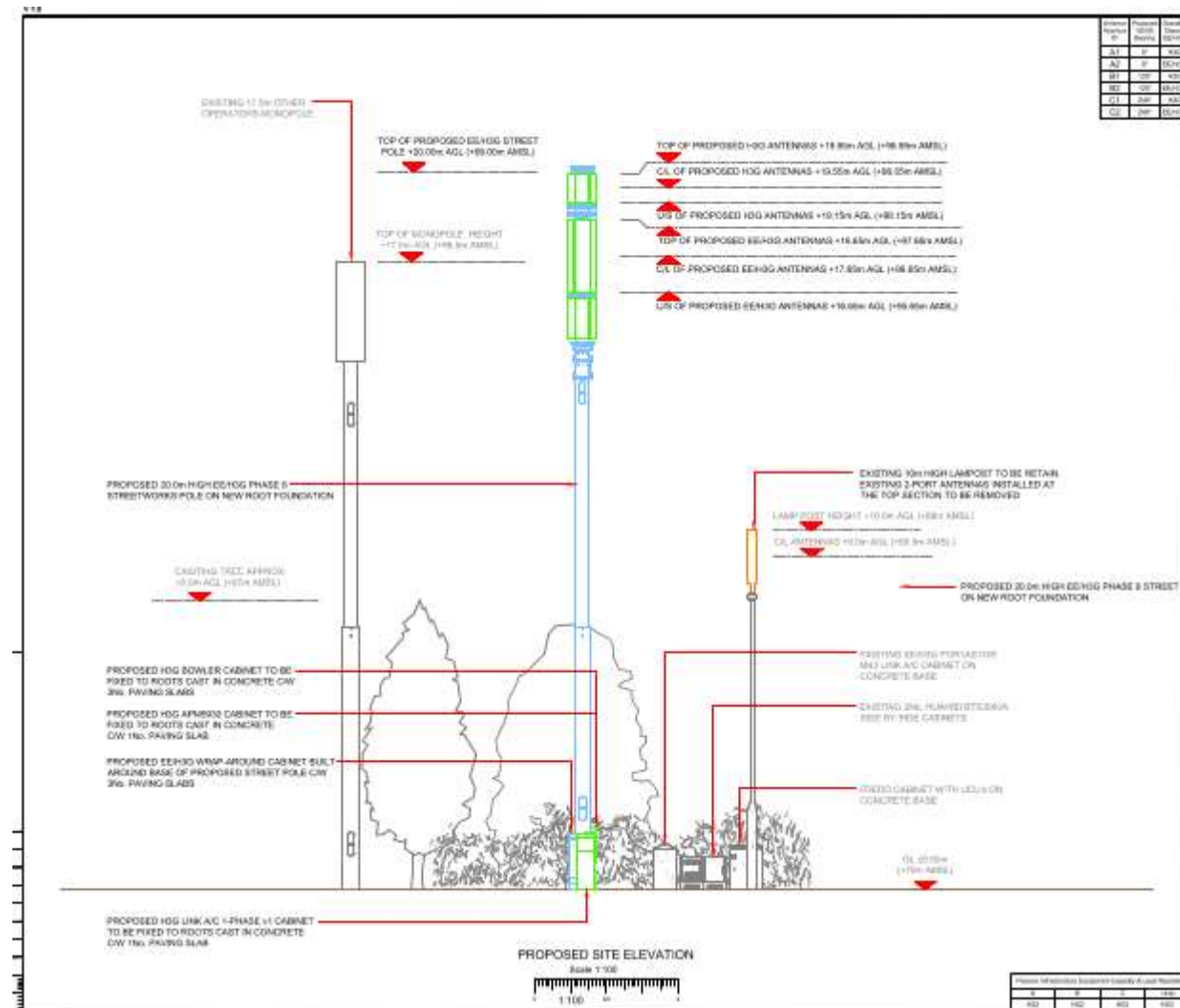




Previous site plan 20/00642/GPDO



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Site elevation



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View along Hempstead Road from the south



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Annotated site view from the south



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Existing

View from the south



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Proposed

CGI view from the south



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View from Courtlands Drive



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Proposed

CGI view from Courtlands Drive



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Existing



Proposed

View from Hempstead Road spur



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## **Recommendation**

Prior approval be granted, subject to those conditions set out in Section 8 of the Committee report.



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## **Item 5 – 21/01034/FUL**

**62 Harwoods Road**

Proposed new extract duct

APPLICATION WITHDRAWN FROM AGENDA



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## **Item 6 – 21/01273/FUL**

**Flat 1, 59 Bushey Mill Lane, Watford**

Part-retrospective application for a single storey side extension with facing brick, veranda attached to existing rear extension and garage conversion into habitable space with front elevation alterations



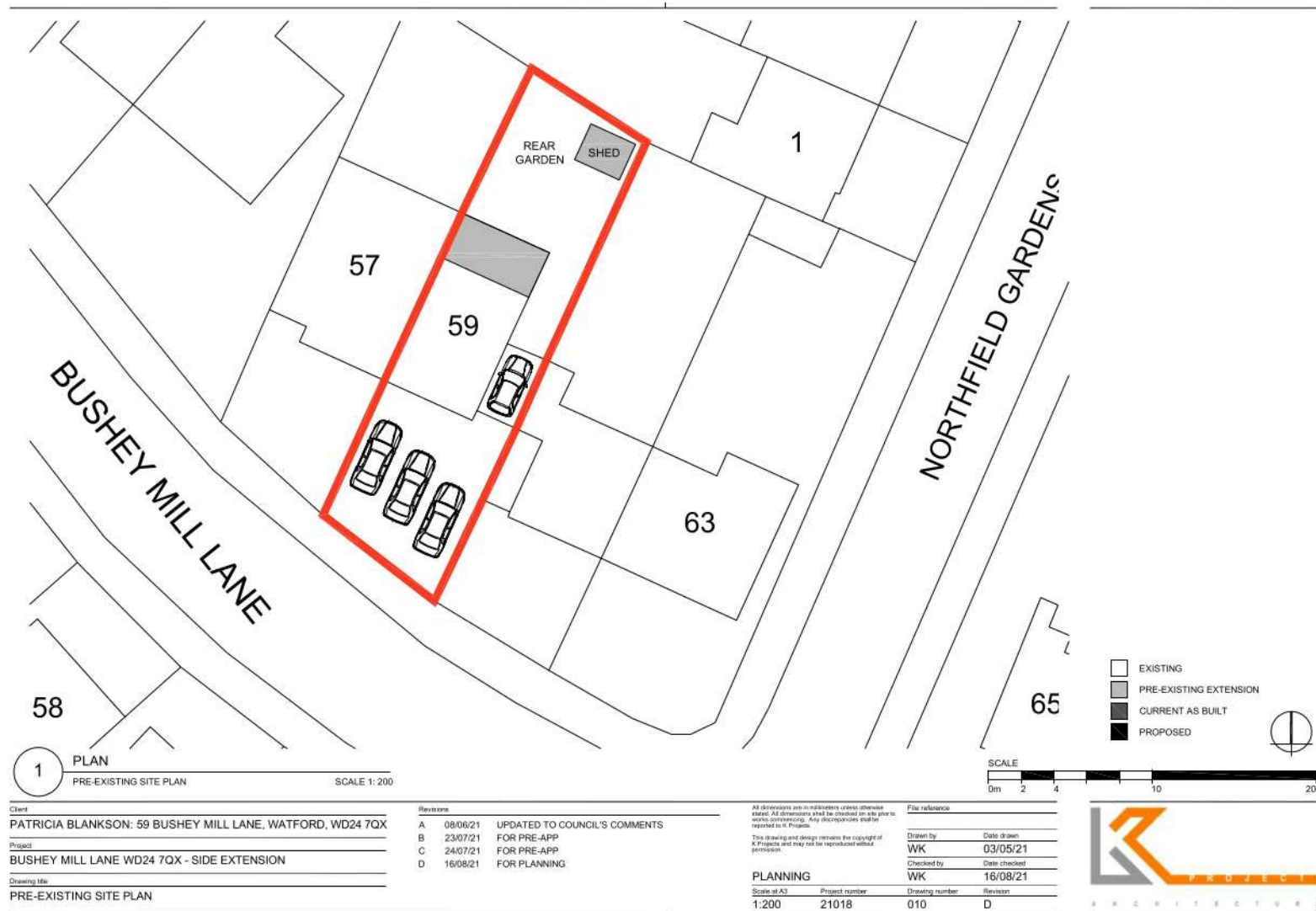
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Aerial View



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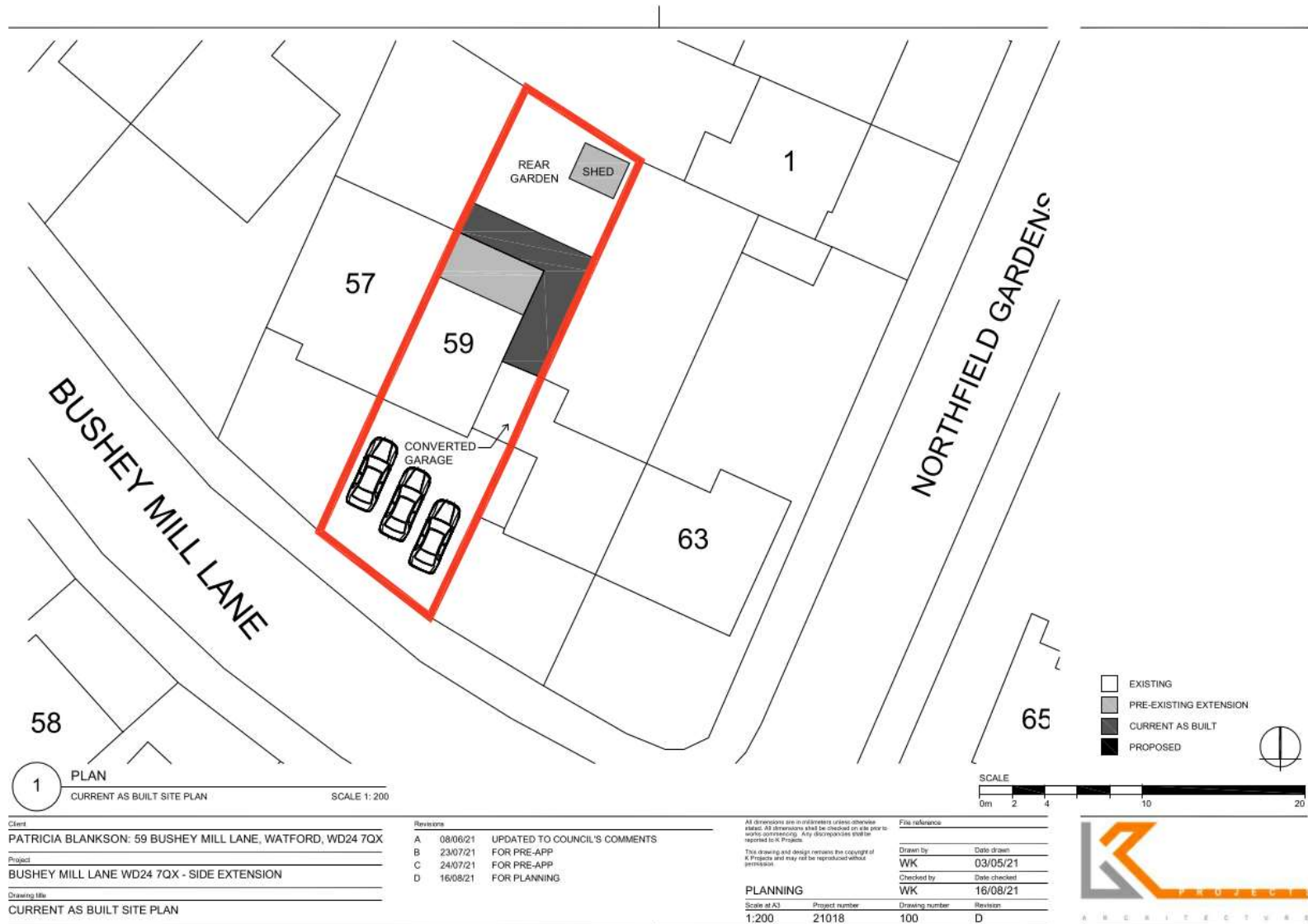


## Pre-existing Block Plan



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Refused Block Plan



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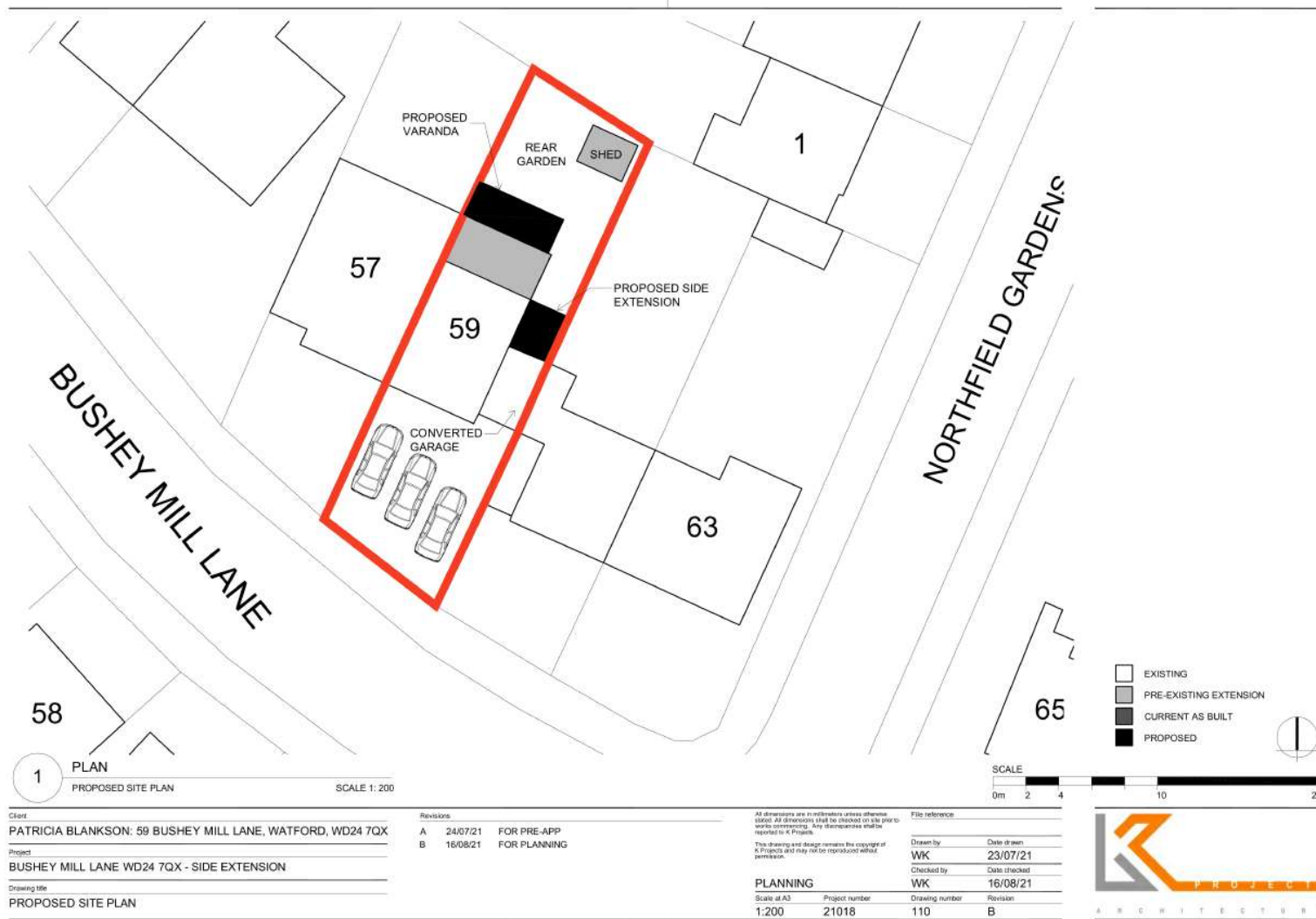




Refused 8m deep extension



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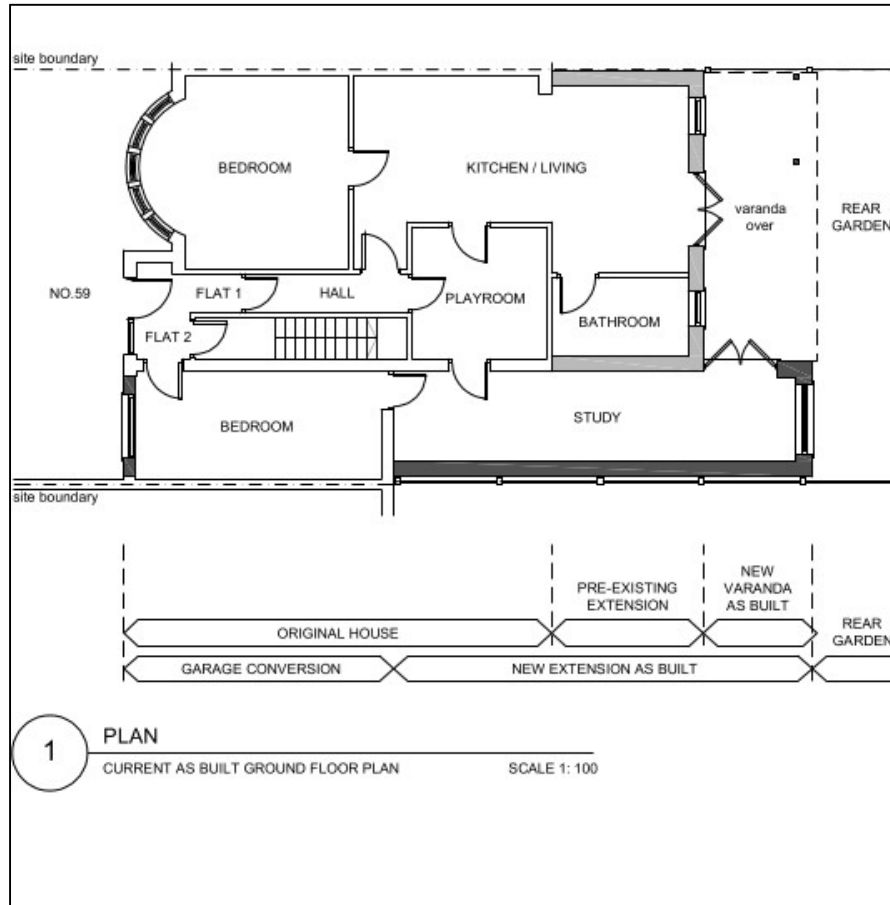


## Proposed Site Plan

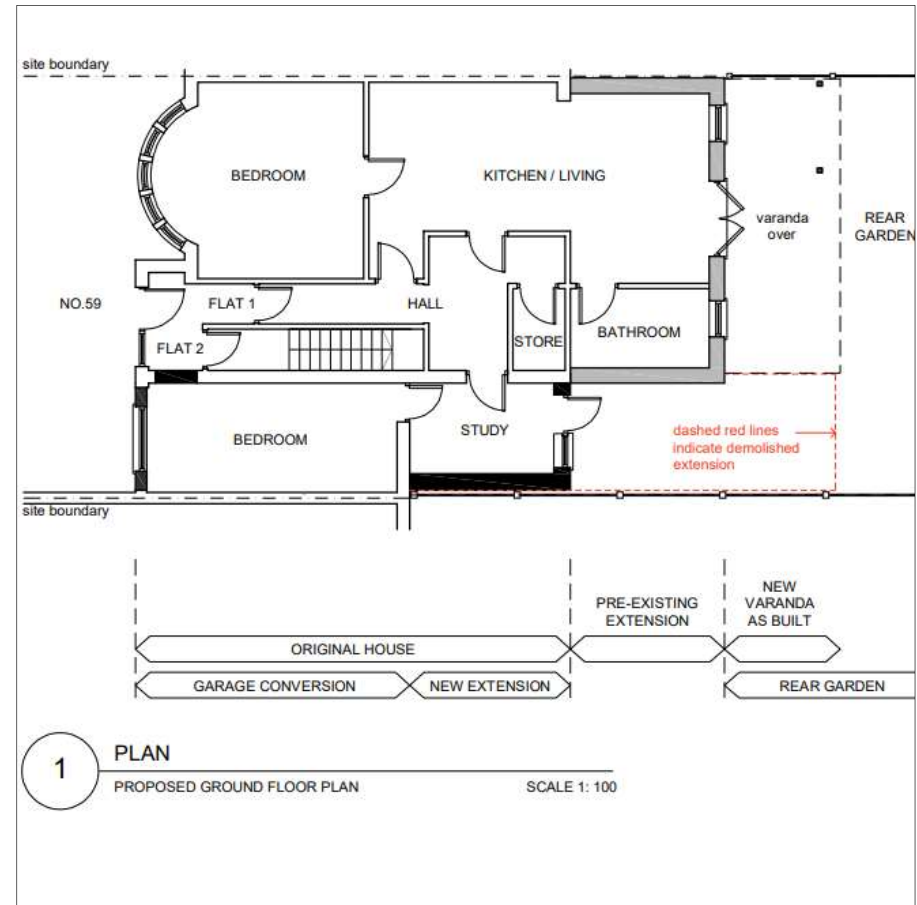


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## Refused ground floor plan



## Proposed ground floor plan

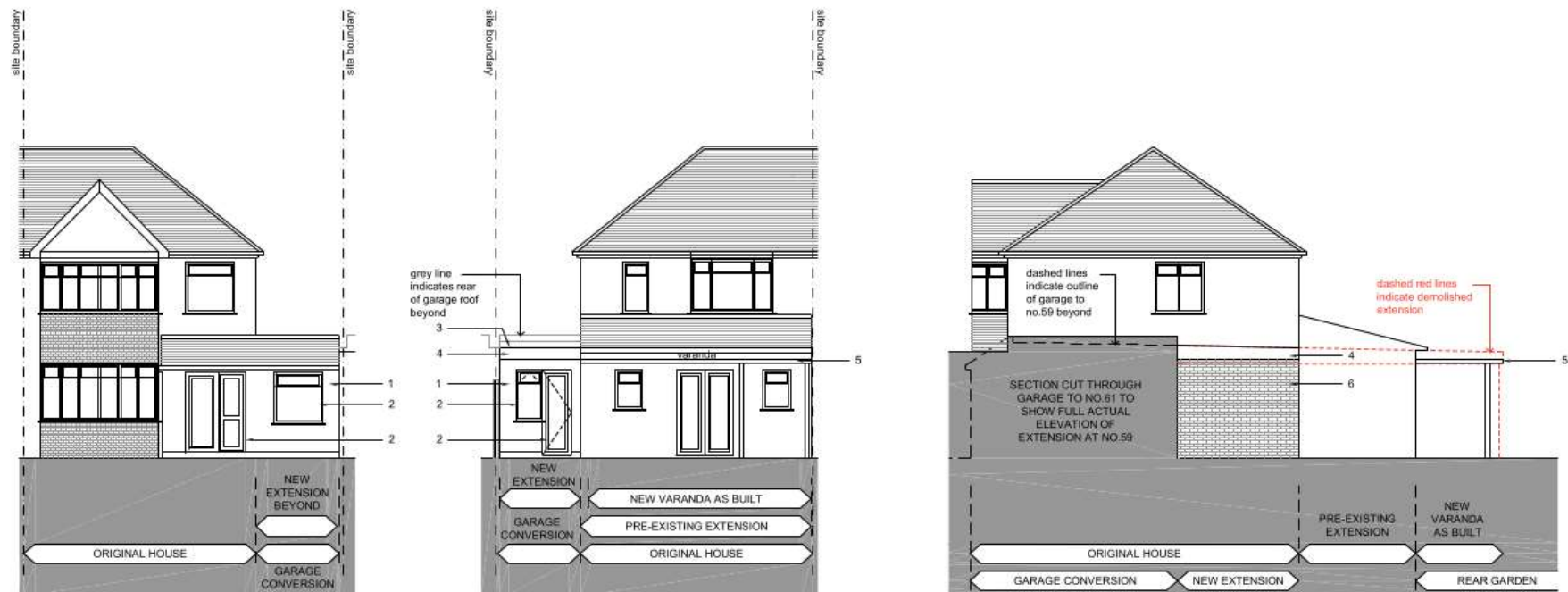


## Floor Plan Comparison



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1

### ELEVATION

PROPOSED FRONT ELEVATION

SCALE 1: 100

2

### ELEVATION

PROPOSED REAR ELEVATION

SCALE 1: 100

3

### ELEVATION

PROPOSED SIDE ELEVATION

SCALE 1: 100

#### MATERIALS KEY:

- 1 NEW PEBBLE-DASHED WALLS TO MATCH EXISTING.
- 2 NEW WINDOWS AND DOORS TO MATCH EXISTING.
- 3 NEW GRP FINISH FLAT ROOF.
- 4 NEW FASCIA, BARGE AND SOFFIT BOARDS WITH GUTTER AND DOWNPIPES TO MATCH EXISTING.
- 5 NEW VARANDA COMPRISING OF TIMBER CANOPY STRUCTURE WITH GRP FINISH, WITH FASCIA AND GUTTER TO MATCH EXISTING, ON SQUARE STEEL POSTS PAINTED GREY.
- 6 NEW RED FACING BRICK WALL.

Client  
PATRICIA BLANKSON: 59 BUSHEY MILL LANE, WATFORD, WD24 7QX

Project  
BUSHEY MILL LANE WD24 7QX - SIDE EXTENSION

Drawing title  
PROPOSED ELEVATIONS

Revisions

Rev	Date	Description
A	24/07/21	FOR PRE-APP
B	16/08/21	FOR PLANNING
C	08/09/21	UPDATED TO SHOW SIDE WALL DEMOLISHED AND REBUILT WITH FACING BRICK

All dimensions are in millimeters unless otherwise stated. All dimensions shall be checked on site prior to works commencing. Any discrepancies shall be reported to K Projects.

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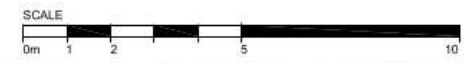
#### PLANNING

Scale at A3  
1:100

Project number  
21018

#### File reference

Drawn by	Date drawn
WK	23/07/21
Checked by	Date checked
WK	08/09/21
Drawing number	Revision
310	C

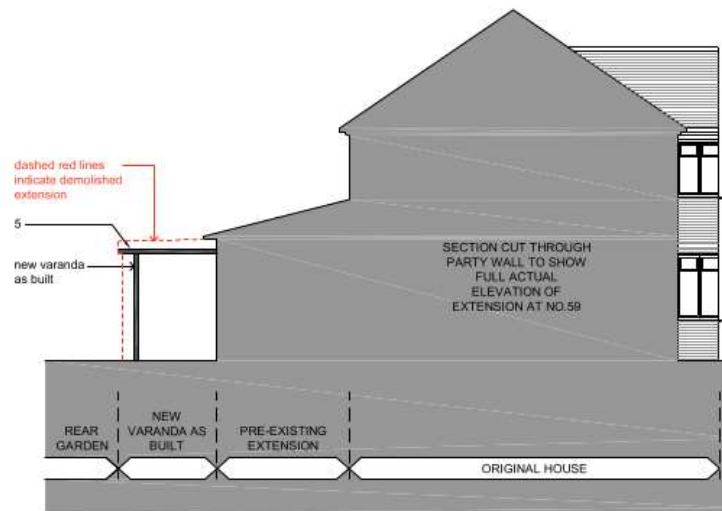


## Proposed Elevations



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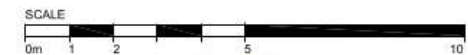
1 ELEVATION  
PROPOSED SIDE ELEVATION SCALE 1: 100

**MATERIALS KEY:**

- 1 NEW PEBBLE-DASHED WALLS TO MATCH EXISTING.
- 2 NEW WINDOWS AND DOORS TO MATCH EXISTING.
- 3 NEW GRP FINISH FLAT ROOF.
- 4 NEW FASCIA, BARGE AND SOFFIT BOARDS WITH GUTTER AND DOWNPIPES TO MATCH EXISTING.
- 5 NEW VARANDA COMPRISING OF TIMBER CANOPY STRUCTURE WITH GRP FINISH, WITH FASCIA AND GUTTER TO MATCH EXISTING, ON SQUARE STEEL POSTS PAINTED GREY.



2 PHOTOGRAPHS OF NEW VARANDA AS BUILT



Client  
PATRICIA BLANKSON: 59 BUSHEY MILL LANE, WATFORD, WD24 7QX  
Project  
BUSHEY MILL LANE WD24 7QX - SIDE EXTENSION  
Drawing title  
PROPOSED ELEVATION

Revisions  
A 24/07/21 FOR PRE-APP  
B 16/08/21 FOR PLANNING

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PLANNING

Scale at A3

Project number

File reference

Drawn by WK Date drawn 23/07/21

Checked by WK Date checked 16/08/21

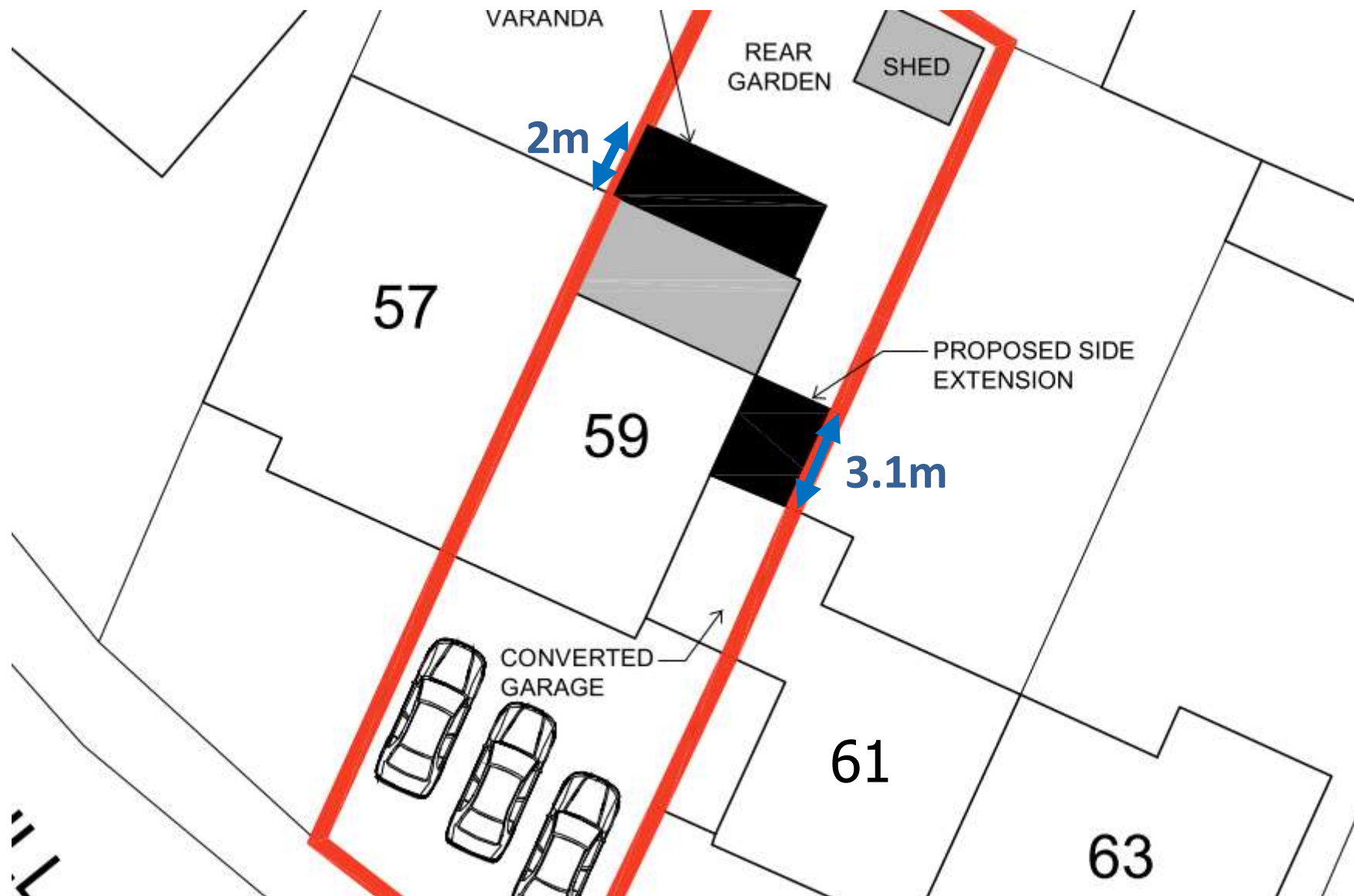
Drawing number Revision



Proposed Side Elevation



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Relationship to neighbours



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## **Recommendation**

Approve planning permission, subject to those conditions and informatives set out in Section 8 of the Committee report.



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## **Item 7 – 21/01033/FUL**

### **2 Briar Road, Watford**

Erection of single storey side and rear extension to create new ground floor residential unit



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Aerial View of Site



**WATFORD**  
**BOROUGH**  
**COUNCIL**





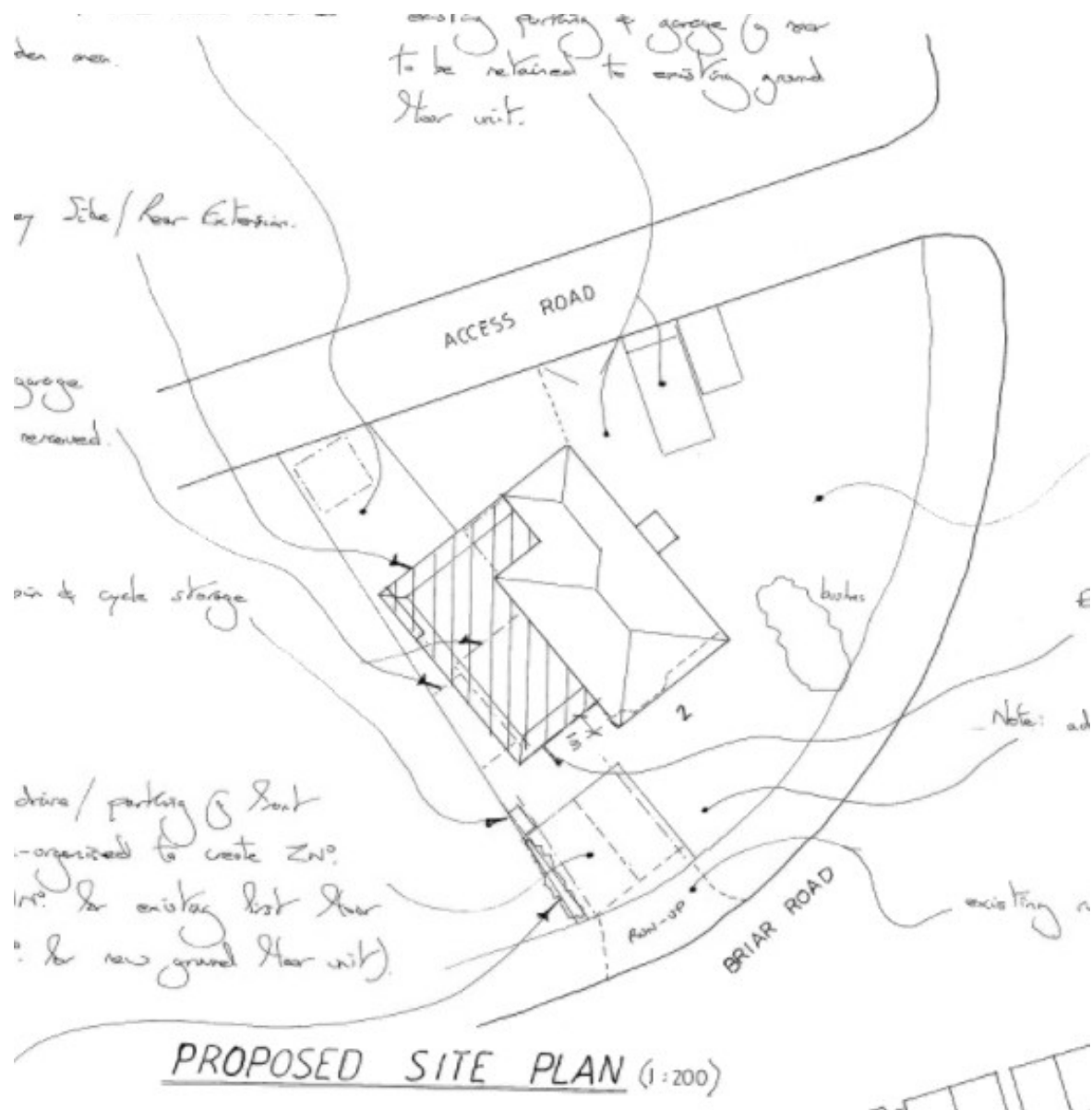
Existing Site



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Proposed Site Plan



**WATFORD**  
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high

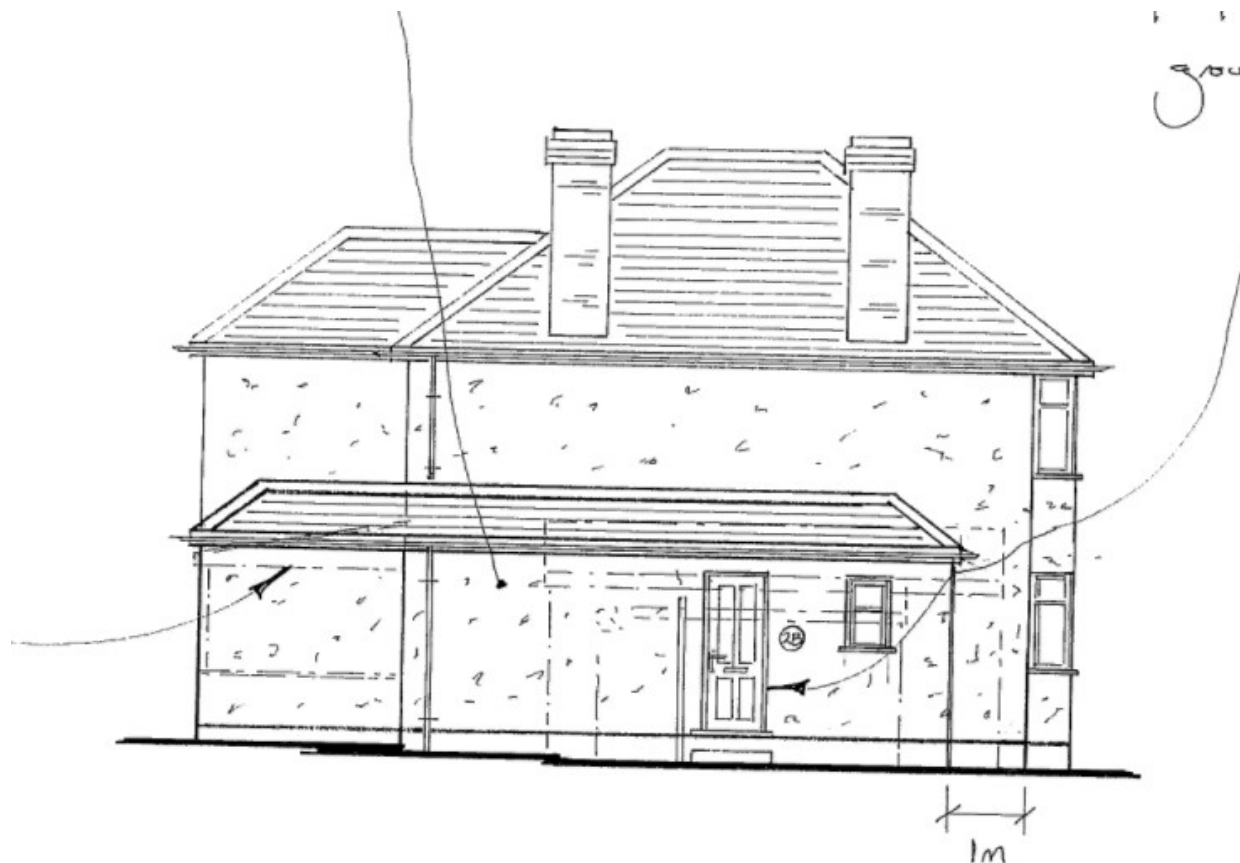
## PROPOSED FRONT ELEVATION

at 10.15.15

Proposed Front Elevation



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PROPOSED S-W ELEVATION

Proposed Side Elevation



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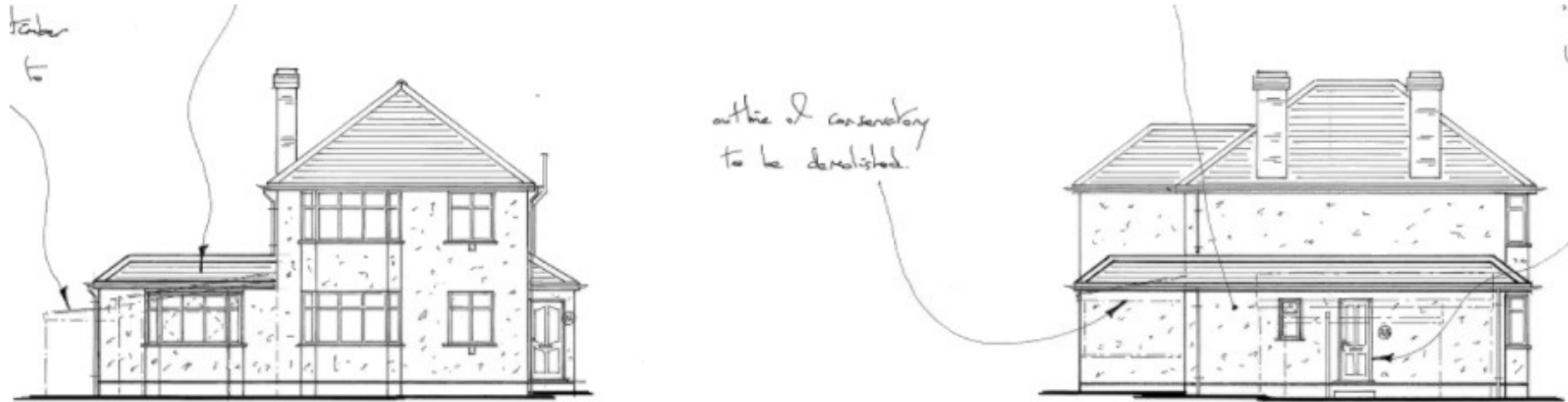
PROPOSED REAR ELEVATION

Proposed Rear Elevation

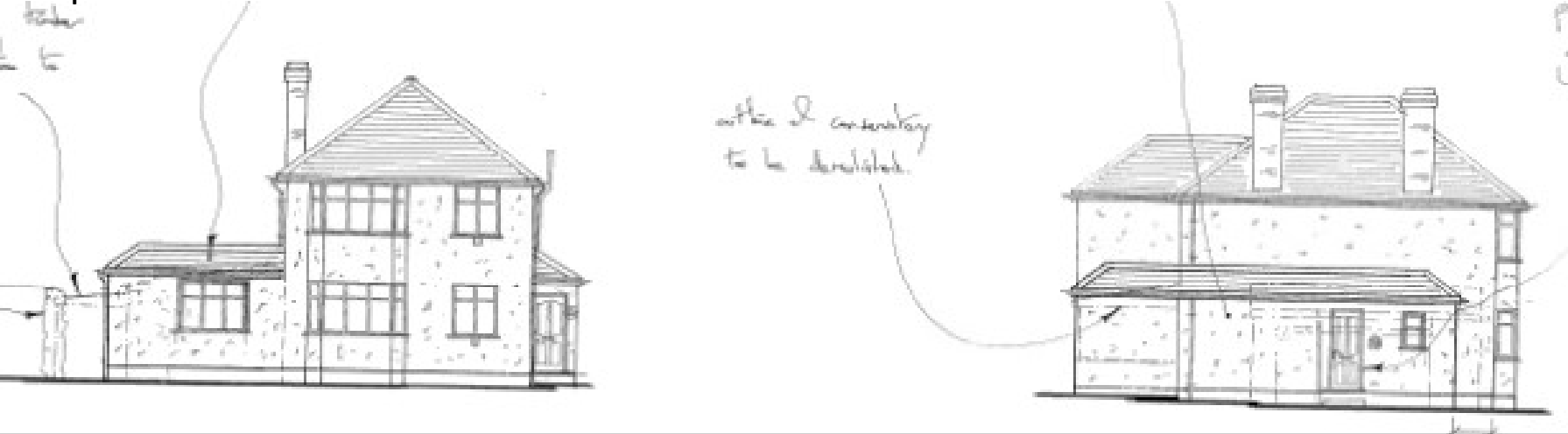


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## Refused Elevations



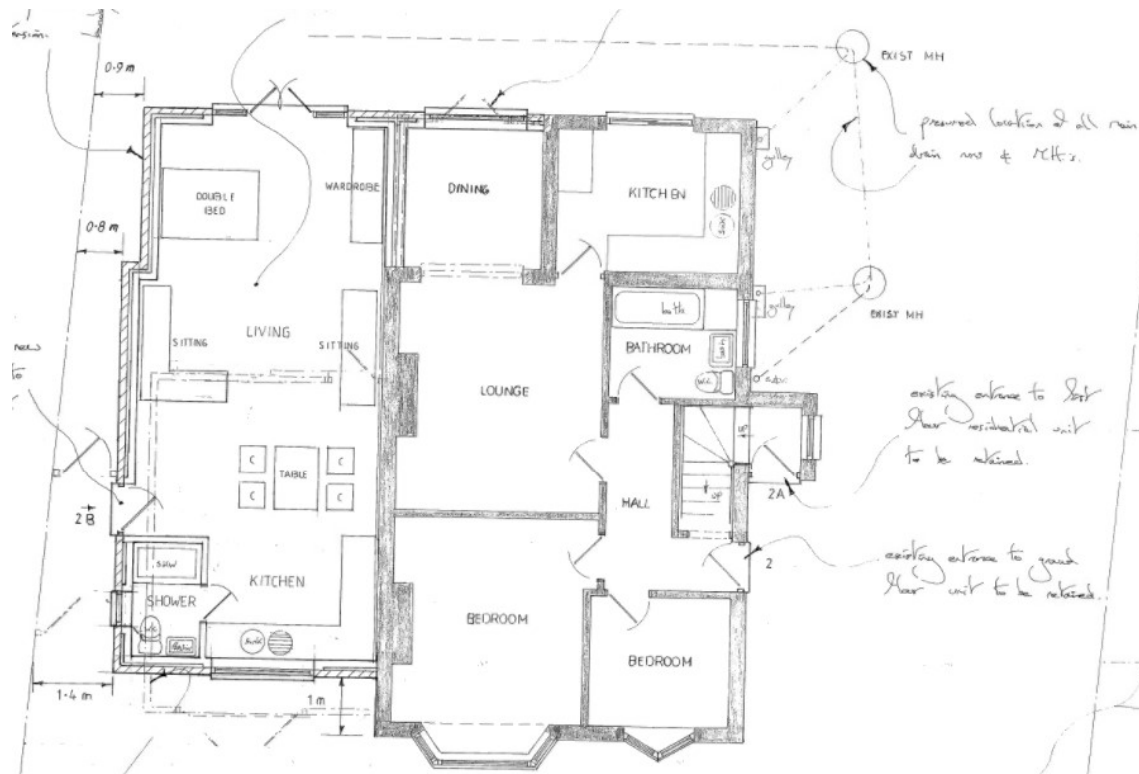
## Proposed Elevations



Comparison of refused and proposed

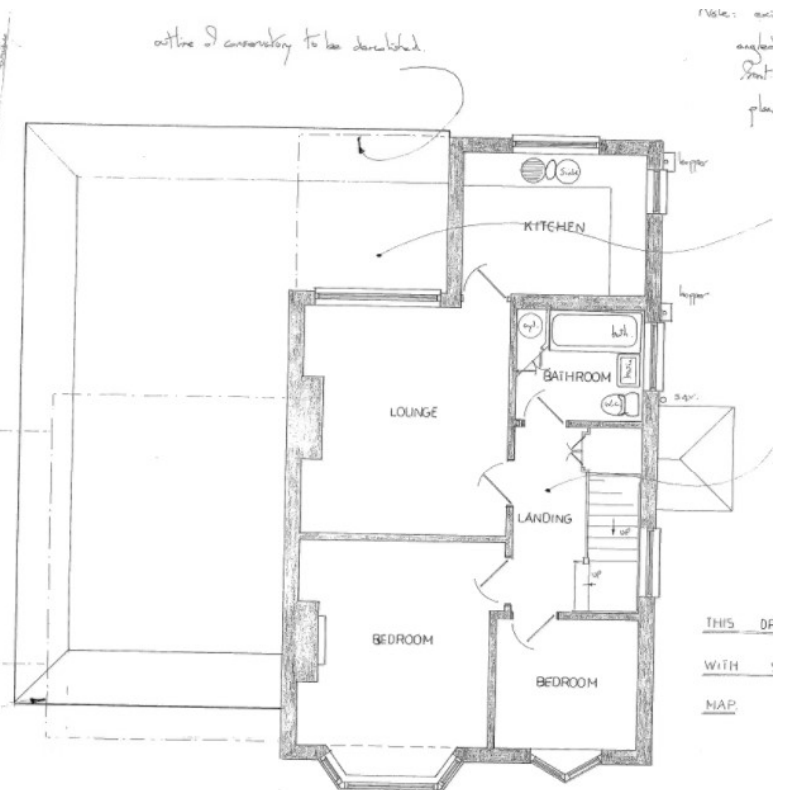


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PROPOSED GROUND FLOOR PLAN

2 garage & 1 car - too



PROPOSED FIRST FLOOR PLAN

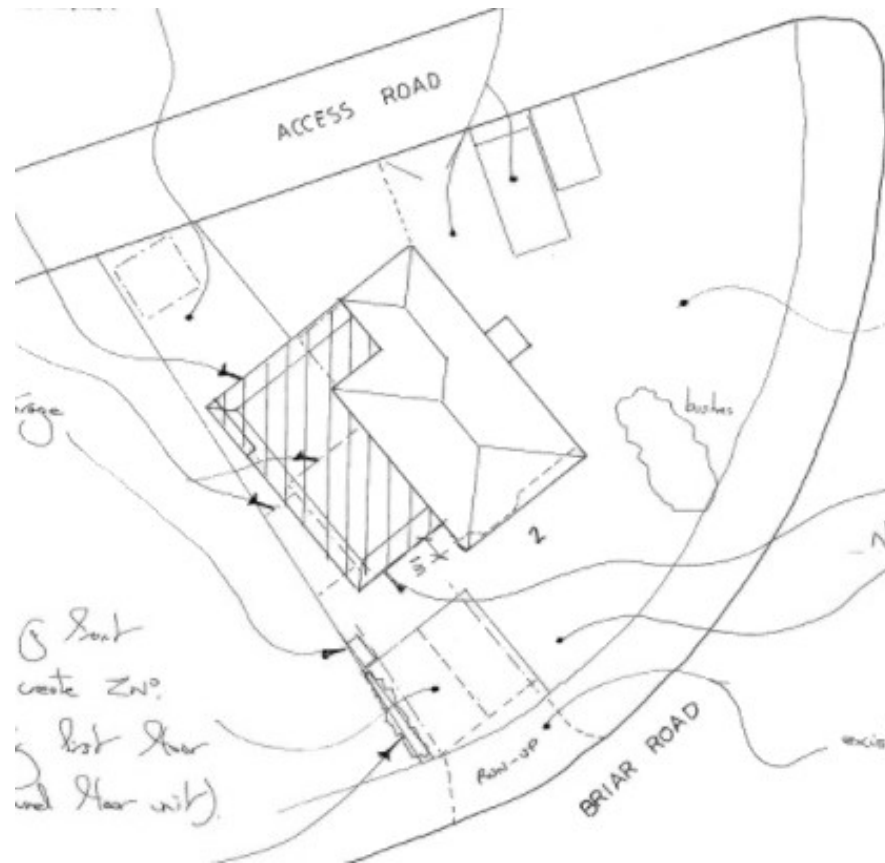
SCALE: 1:50 / 1:100  
PROPOSED SINGLE STOREY  
TOO CREATE NEW GROUND F

## Proposed Floor Plans



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Crossover Access



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## **Recommendation**

Approve planning permission, subject to those conditions and informatives set out in Section 8 of the Committee report.



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