

<b>Committee date</b>	Tuesday, 1 November 2022
<b>Application reference</b> <b>Site address</b>	22/00565/FUL - 3 Cherry Tree Road
<b>Proposal</b>	Demolition of existing dwelling with the erection of 9 x 4 bed dwellings together with car and cycle parking, private amenity space, refuse storage, landscaping and other associated development.
<b>Applicant</b>	Permitted Development Investment No. 10 Limited
<b>Agent</b>	Hgh Consulting
<b>Type of Application</b>	Minor
<b>Reason for committee Item</b>	Number of objections
<b>Target decision date</b>	24 June 2022
<b>Statutory publicity</b>	Letters to neighbours
<b>Case officer</b>	Paul Baxter, paul.baxter@watford.gov.uk
<b>Ward</b>	Leggatts

## 1. Recommendation

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

## 2. Site and surroundings

- 2.1 The application site is located on the western side of Cherry Tree Road, adjoining 9, Cherry Tree Road, is rectangular in shape and has a site area of 0.1 hectare. The site forms part of the much larger former Mothercare headquarters site (1.3 hectares) and comprises principally car parking but also a detached house with small garden (No.3).
- 2.2 The former Mothercare site is a large site which dominates the locality comprising a T-shaped former office building, warehouse and car parking. The former office building is currently in the process of being extended and converted to provide 145 flats under permitted development rights. The surrounding roads are characterised by two-storey, semi-detached housing built in the 1930s displaying a strong and regular street pattern (Character Area 18C). Further to the west, behind the former Mothercare site, are allotments, Cherry Tree Primary School and post-war development at Foxhill/Brushrise comprising terraced housing and linear blocks of flats (Character Area 25E). Further to the south is the Harebreaks estate (Character Area 13) built in the 1920s, a formally planned estate of municipal housing

displaying 'garden suburb' design characteristics, predominantly semi-detached and terraced housing.

- 2.3 There are no nationally or locally listed buildings in the locality and the site is not within a conservation area.

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

#### **3.1 Proposal**

- 3.2 The proposal is to demolish the existing detached house and erect a terrace of 9 no. 4 bed family houses. Each house will have direct access from Cherry Tree Road with one on-site parking space on the frontage and a private rear garden. All of the houses are two storey and incorporate accommodation in the roofspace, served by a rear facing dormer window and rooflights.

#### **3.3 Conclusion**

The application site forms part of the former Mothercare site which is allocated for housing in the new Local Plan. The principle of residential development is therefore acceptable. Whilst the properties in the locality are generally semi-detached, the proposed terrace would be commensurate with the general height and scale of buildings in the area. Furthermore, the terraced built form would make efficient use of the land, which is supported by national planning policy and the new Local Plan.

- 3.4 The proposed terrace would sit comfortably within the streetscene and create a new active frontage. One off-street car-parkingspace per dwelling is provided which accords with the new Local Plan. New tree planting is proposed in the front and rear garden areas to off-set the loss of 2 existing small trees.

- 3.5 The proposed 9 family houses are welcomed within this established residential area and help to diversify the overall housing mix in the context of the smaller flats being created in the former office building. All of the houses will provide a high quality of accommodation for future occupiers. The proposal will cause no harmful impacts to surrounding properties or the wider area.

- 3.6 It is therefore concluded that the proposed development accords with the development plan as a whole and so it is 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 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 The former Mothercare site has a long history of industrial use dating back to the 1930s before being acquired by Mothercare as their headquarters. Mothercare recently vacated the site following the demise of the company.
- 5.2 The former office building is currently being extended and converted to provide 145 residential flats and 103 parking spaces under permitted development (refs. 20/00803/OPD, 20/00623/FUL and 21/00455/AAPA).

## **6. Main considerations**

- 6.1 The main issues to be considered in the determination of these applications are:
  - (a) Principle of residential development
  - (b) Impact on the character and appearance of the area
  - (c) Impact on the living conditions of neighbouring properties
  - (d) Standard of amenity for future occupiers would be provided
  - (e) Access, parking and highway matters
  - (f) Environment and biodiversity

6.2 (a) Principle of residential development

In the new Watford Local Plan the site falls within Housing Allocation Site HS07 which has an indicative yield of 98 dwellings. This site comprises the whole of the former Mothercare headquarters site. The principle of residential development on the site is therefore accepted. Within this allocated site, the main former office building is in the process of being extended and converted under permitted development rights to provide 145 flats.

6.3 Strategic Policy HO3.1 states that proposals for residential development will be supported where they contribute positively towards meeting local housing needs and achieving sustainable development. Developments should make optimal use of land and provide a mix of homes. In this case, the proposal provides 9 x 4 bed family homes within an established residential area and within a larger site already providing 145 flats.

6.4 Policy HO3.2 gives further details on housing mix, density and optimising the use of land. It requires at least 20% of dwellings to be family sized (3 or more bedrooms) which this proposal achieves. Although the site itself does not provide for a mix of dwelling sizes, it needs to be seen in the context of the wider site which is providing 145 no. 1 and 2 bed flats. In respect of density and optimising the use of land, the site is outside the Core development Area and the minimum density to be achieved is 45 dwellings per hectare. In this case, a density of 90 dwellings per hectare is achieved.

6.5 Optimal density for individual sites should be established through careful consideration of local character, context and access to amenities and public transport. These matters are considered further below.

6.6 Policy HO3.3 requires developments of 10 dwellings or more to provide at least 35% affordable housing. At 9 dwellings, there is no requirement to provide affordable housing in this case. Given the density achieved, which significantly exceeds the minimum, the site has been optimised and the provision of 9 dwellings is accepted.

6.7 (b) Impact on the character and appearance of the area

Strategic Policy QD6.1 seeks to deliver high quality design across the borough. The borough is divided into 3 distinct areas – Core Development Area, Established Areas and Protected Areas - with a separate approach for each area. The application site is within an Established Area where the degree of change will be more limited than in the Core Development Area but is expected to result in a gentle uplift in the density of the area. Proposals

should be led by the existing characteristics of the local area and should reinforce and where appropriate enhance the character of the area.

- 6.8 Policy QD6.2 gives more detailed design principles for new development including sustainable design, character and identity, built form, active frontages, connectivity and views. Policy QD6.4 builds on these policies and gives detailed design guidance on how these design principles can be achieved. Policy QD6.5 concerns building height and gives base building heights for the 3 Strategic Development Areas (which make up the Core Development Area) and those areas outside the Core Development Area. For areas outside the Core Development Area the base building height is 4 storeys.
- 6.9 The proposed development is for a terrace of 2 storey houses with accommodation in the roof. This is below the base building height for the area, and therefore Policy QD6.5 for taller buildings does not apply. The surrounding roads are predominantly 2 storey, semi-detached houses although there is a wider variety of building typologies in the wider area, including terraces of houses at Foxhill/Brushrise and across the Heartbreaks estate. A number of objections have been raised to the terraced form of the houses not reflecting the predominant semi-detached form of the area. However, the proposed houses are of a very similar height and form and adopt a traditional architectural style, albeit in a more contemporary interpretation. The use of projecting gables at either end and centrally within the terrace also break up the massing and add further interest to the façade.
- 6.10 It is also important to note the context of the site within the wider former Mothercare site. This site, comprising a large office building, warehouse and extensive surface level car parking, is completely at odds with the surrounding residential areas. Much of the application site comprises surface level car parking with an isolated detached house. In this context, it is considered that the proposed terrace of houses, fronting directly on to Cherry Tree Road, is a significant positive benefit to the streetscene and will create a new active frontage. It will also help to create a more human scale to the street in contrast to the large and imposing office building.
- 6.11 The proposed houses are to be constructed in multi-red brick with considered cast stone detailing with a concrete tiled roofs. The stone detailing around the windows and doors will add interest and articulation to the elevations and complement the bricks. Whilst the predominant external material in the surrounding area is brown pebble dash render, red brick also features along with concrete roof tiles and the materials are considered to be an appropriate

response to the locality. The rear dormer windows are considered to be of an appropriate scale within the roofscape.

6.12 In conclusion, it is considered that the proposed houses will make a positive contribution to the character and appearance of the streetscene and the wider area.

6.13 (c) Impact on the living conditions of neighbouring properties

The only property adjoining the site is the house at 9 Cherry Tree Road sited due north. The depth of the application site matches the depth of this property and its garden area. The northernmost proposed house is sited 4.5-4.9m from the flank elevation of No.9. Its front elevation is set back less than 1m behind the front elevation of No.9 and its rear elevation extends 2m beyond the double storey rear extension of No.9. As such, the proposed development will have no adverse impact on the light, outlook or privacy to the habitable room windows in the front and rear elevations of this property. Whilst there are some windows in the flank elevation of this property, they are secondary windows and are also screened by existing boundary vegetation which is to be retained.

6.14 The houses on the opposite side of Cherry Tree Road are sited 23m away across the road. The proposed houses reflect the existing building line of Nos. 9 and 11 and are set back a similar distance from the highway (5.5-6m) as those house opposite (6.2m). The relationship to these houses reflects the building lines of the surrounding roads and the spacing between facing houses of 23-24m. The relationship to the houses opposite therefore reflects the prevailing street form in the area and is acceptable, and will not give rise to any harmful impacts.

6.15 (d) Standard of amenity for future occupiers

Policy HO3.10 requires all new homes to meet or exceed the nationally described space standard and to comply with M4(2) of the Building Regulations relating to accessibility. The applicant has confirmed this will be achieved and this can be secured by condition. All of the proposed houses meet or exceed the minimum floorspace for 4 bed, 7/8 person dwellings over 3 levels. All of the houses are dual aspect with windows facing either east or west. All habitable rooms will have good levels of natural light, outlook and privacy. An assessment of daylight and sunlight has shown that all the houses will be fully compliant with the latest guidance from the BRE 'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice' (3<sup>rd</sup> Edition, 2022). Windows on the front elevations (facing east) will look out over Cherry

Tree Road to the houses opposite. Those in the rear elevations (facing west) will look out over the car parking area of the new flats serving the converted former office building.

- 6.16 Policy HO3.11 gives minimum standards for outdoor amenity space for new homes, with a minimum of 25m<sup>2</sup> for 4+ bed dwellings. All the proposed houses exceed this with private garden areas of c.54m<sup>2</sup>. There is no external access to the garden areas from the rear or via an alleyway, however, bin storage and secure cycle storage for two cycles is provided within the front garden area of each house adjacent to the parking space.
- 6.17 Policy QD6.4 details building design criteria to ensure all new buildings are visually attractive, functional, accessible, sustainable, mitigate climate change, and that reflect the character and wider objectives for the area. In this respect, inter alia, all of the houses are individually accessed from the street, are dual aspect, provide a small office for working at home, and provide appropriate external bin stores.
- 6.18 (e) Access, parking and highway matters  
Policy ST11.4 seeks to encourage walking and cycling. The site is located within walking distance (550m) of a range of local shopping facilities and bus stops on St Albans Road to the east and is also within walking distance (600-850m) of Asda, Little Waitrose (at the Shell garage), North Watford Library and two health centres. The proximity of a range of local services will encourage walking for short, local journeys. Two cycle spaces are provided for each house, in accordance with this policy, in the form of a secure cycle store within the frontage of each plot. This will encourage cycling for local journeys and those within the wider area.
- 6.19 Policy ST11.5 sets car parking standards for new development. For dwellings outside the Core Development Area, the maximum provision is 1 space per dwelling. Each house is provided with 1 space on the frontage, accessed directly from Cherry Tree Road, and accords with this policy. This policy also requires 20% of parking spaces to have active charging points for electric vehicles. However, this is now a requirement for all new houses under the Building Regulations 2022 and the applicant has confirmed this will be provided.
- 6.20 The proposal will result in the loss of c.7 on-street parking spaces on Cherry Tree Road in front of the site. Parking on Cherry Tree Road and the

surrounding roads is uncontrolled. However, virtually all houses in the surrounding area have 2 parking spaces within their front gardens and the flatted development within the former Mothercare offices includes a parking provision of 0.7 space per flat, which also accords with the maximum standard. As such, it is not considered that the proposal will give rise to any significant harm in respect of on-street parking. Notwithstanding this, a parking survey carried out in 2021 in respect of the prior approval applications to extend and convert the former office building identified 64 available parking spaces on Cherry Tree Road and Beechwood Rise.

6.21 The proposed car parking will require a series of crossovers on to Cherry Tree Road to allow safe access/egress. Herts. County Council as the Highway Authority initially raised a number of concerns regarding the proposed long, continuous crossover on to Cherry Tree Road and requested amended drawings of the proposed crossovers. This has now been amended to show a series of separate crossovers which is considered acceptable.

6.22 With regard to traffic generation, a Transport Statement has been submitted with the application which assesses the historic traffic generation of the former Mothercare headquarters, the approved flatted conversion and the proposed 9 houses. It concludes that the total residential development comprising the proposed houses and the 145 approved flats, will result in a reduction in traffic flows on the surrounding roads, equating to a net reduction in car trips of 64 two-way trips in the AM peak, 50 two-way trips in the PM peak and 139 two-way trips across the day. As such, the proposal will not result in any adverse highways impacts.

6.23 (f) Environment and biodiversity

Strategic Policy CC8.1 states that the Council will support proposals that help combat climate change and new development will need to demonstrate how it contributes positively towards this. Policy CC8.3 seeks to minimise the impact of new housing on the environment through energy and water efficiency measures. This includes a 19% improvement in carbon emissions over the target emission rate in the Building Regulations 2013 and a standard of 110 litres of water use per person per day. The applicant has confirmed the water efficiency measures will be achieved and this can be secured by condition. No details have been submitted with the application regarding sustainable construction or energy efficiency and no renewal energy systems are currently proposed. However, under the new Building Regulations 2022 (effective from June 2022) all new residential development must achieve an



improvement of 40% in carbon emissions over the target emission rate in the Building Regulations 2013. This exceeds the policy requirement.

- 6.24 Strategic Policy NE9.1 states that new development will be expected to demonstrate a positive impact on the natural environment. Appropriate measures include, inter alia, minimising the impacts on biodiversity and achieving a net gain, reducing the risk of flooding including surface water flood risk, protecting trees and encouraging native planting. Policy NE9.4 seeks to avoid and mitigate all forms of flood risk. Policy NE9.5 seeks to reduce the risk of surface water flooding through the use of effective sustainable drainage systems. Policy NE9.8 seeks a biodiversity net gain of 10% or more through the use of the Defra Biodiversity Metric.
- 6.25 In respect of biodiversity, no biodiversity assessment was submitted with the application (at the time of submission in April 2022 there was no requirement for this). However, the majority of the site comprises car parking associated with the former Mothercare use. The existing detached house has a small garden laid to lawn. Along the frontage with Cherry Tree Road are 3 small trees and an unkempt hedge comprising mainly cotoneaster, a non-native and invasive species. The 3 trees are all Ash with 1 dead and the other 2 classed as category C (low quality) in the submitted Tree Survey. As such, the biodiversity value of the site is likely to be low.
- 6.26 In mitigation for these losses, the proposal includes 7 new trees along the frontage and 9 new trees in the rear gardens, in addition to shrub planting in the front gardens. Subject to appropriate species this is considered to be a significant improvement for the site. This can be secured by condition. An Arboricultural Impact Assessment has been submitted with the application and the Council's Tree Manager has no objection to the removal of these 3 trees. The replacement tree planting is also supported.
- 6.27 There is existing shrub and hedge landscaping along the boundary with 9, Cherry Tree Road to the north. The proposed northernmost house has been set in from this boundary in order to ensure this landscaping can be retained.
- 6.28 The application includes a Preliminary Roost Assessment for bats which has concluded that the potential of the existing house to support roosting bats is low and does not recommend any further surveys.
- 6.29 The site is not within a flood risk area (Flood Zone 1) and also incorporates a surface water drainage system to manage surface water runoff and minimise the potential for flooding. This will result in a betterment in surface water runoff and is acceptable. This can be secured by condition.

6.30 A Phase 1 ground investigation has been undertaken and has identified potential ground contamination from previous industrial uses. A Phase 2 intrusive ground investigation is recommended and a method statement has been submitted that will enable detailed examination of the ground and an appropriate remediation strategy to be devised, as appropriate. This can be secured by condition.

## 7. Consultation responses received

### 7.1 Statutory consultees and other organisations

#### Hertfordshire County Council – Highway Authority

The Highway Authority commented that they would wish to see separate, shorter crossovers on to Cherry Tree Road rather than a single long crossover, as originally proposed, and also details shown of highways infrastructure that may be affected. This has now been incorporated into an amended drawing and an additional Technical Note. This is acceptable to the Highway Authority.

### 7.2 Internal Consultees

#### Tree Manager

No objection to the proposed tree removals or replacement planting, subject to appropriate native species.

### 7.3 Interested parties

Letters were sent to 43 properties in the surrounding area. Responses have been received from 14 properties. The main comments are summarised below, the full letters are available to view online.

Comments	Officer response
Parking a major concern. Lack of available parking on surrounding roads. One space per dwelling inadequate.	See paragraphs 6.18-6.20 of the report.
Overdevelopment of Mothercare site. Too many houses proposed on this small site.	The current extension and conversion of the office building is being undertaken as permitted development. Whilst the proposed 9 houses optimise the use of the site, it is not considered to be an overdevelopment as all appropriate standards are met.
Additional traffic generation from development of Mothercare site. Congestion at St Albans Road	The overall parking provision within the wider former Mothercare site will be significantly reduced as a result of the

junctions.	current and proposed residential developments thereby reducing overall traffic flows on the surrounding roads.
Terraced houses will look out of place in estate of semi-detached houses. Different scale and design of houses.	See paragraphs 6.7-6.12 of the report.
Further noise and disturbance in the area.	Environmental Health have powers under the Environmental Protection Act to deal with nuisance caused by construction.

It should be noted that a number of the comments and objections raised in the letters relate to the extension and conversion of the former Mothercare office building which are not relevant to this application.

## 8. Recommendation

That planning permission be granted subject to the conditions listed below:

### 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 and documents:

0108-00-EX-001 R2-01  
0108-00-EX-101 R2-01  
0108-00-EX-201 R2-01  
0108-00-EX-301 R2-01  
0108-00-GA-101 R2-04  
0108-00-GA-201 R2-04  
0108-00-GA-202 R2-04  
0108-00-GA-301 R2-03  
0108-00-HA-201 R2-04  
0108-00-HA-301 R2-04  
0108-00-HB-201 R2-04  
0108-00-HB-301 R2-04

0108-00-HC-201 R2-04  
0108-00-HC-301 R2-04  
0108-00-HD-201 R2-04  
0108-00-HD-301 R2-04  
4296-20 P04  
4296-20 P04 (coloured)  
4296-21 P02  
3580-1100-T-006 C (Appendix B of Technical Note dated August 2022)

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

3. No development shall commence until a ground investigation has been undertaken in accordance with the 'Intrusive Investigation Method Statement for a Ground Investigation' by Ground and Water (Report ref. GWPR4731/IIMS/May 2022) and the following reports have been submitted to and approved in writing by the Local Planning Authority:
  - i) The site investigation results and the detailed risk assessment 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.
  - ii) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (i) 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.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with Policy CC8.5 of the Watford Local Plan 2021-2038.

4. Following completion of measures identified in the approved remediation scheme and prior to the first use or occupation 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.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with Policy CC8.5 of the Watford Local Plan 2021-2038.

5. No development shall commence above the level of the damp course until details and samples of the materials to be used for all the external finishes of the development hereby approved, including external walls, roofs, doors, windows, fascias, and rainwater 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 proposed development applies high quality materials that makes a positive contribution to the character and appearance of the area, in accordance with Policies QD6.2 and QD6.4 of the Watford Local Plan 2022-2038.

6. No development shall commence above the level of the damp course until detailed section drawings of the door and window reveals, cills and lintels, roof eaves, and gable edges and brick detailing 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 proposed development applies high quality materials that makes a positive contribution to the character and appearance of the area, in accordance with Policies QD6.2 and QD6.4 of the Watford Local Plan 2022-2038.

7. The development hereby approved shall not be occupied until details have been submitted to and approved in writing by the Local Planning Authority to confirm that the dwellings have been completed to meet the water efficiency optional requirement of 110 litres of water per person per day, as set out in the Building Regulations (2010) Approved Document G Requirement G2 and Regulation 36.

Reason: To minimise the impact of the development on the environment, in accordance with Policy CC8.3 of the Watford Local Plan 2021-2038.

8. The development hereby approved shall not be occupied until details have been submitted to and approved in writing by the Local Planning Authority to confirm that the dwellings hereby approved have been built to the Building Regulations (2010) Access to and use of Buildings, Approved Document M (2015 as amended), Volume 1: Dwellings, M4 (2): Accessible and adaptable dwellings.

Reason: To provide accessible housing, in accordance with Policy HO3.10 of the Watford Local Plan 2021-2038.

9. The development hereby approved shall not be occupied until the surface water drainage scheme, as detailed in the Drainage Strategy by Whitby Wood (Report ref. P450426-REP-CTR-DS01 dated 28 June 2022) has been constructed in full accordance with this report and drawing no. CTR-C-0100 P02 at Appendix F. The drainage scheme shall be retained at all times thereafter.

Reason: To ensure the development mitigates surface water run-off and flooding in accordance with Policy NE9.5 of the Watford Local Plan 2021-2038.

10. The development hereby approved shall not be occupied until full details of both hard and soft landscaping works, based on the approved drawings, including:

- trees and soft landscaping to be planted (including location, species, density and planting size)
- materials for all pathways, parking spaces, and hard surfacing
- all 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. The 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, 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 to ensure that enhancements to biodiversity are provided in accordance with paragraphs 8c), 174d) and 180d) of the Framework and Policy NE9.1 of the Watford Local Plan 2021-2038.

11. The development hereby approved shall not be occupied until the parking spaces have been laid out and constructed in accordance with the approved drawings. The parking spaces shall be retained at all times thereafter.

Reason: To ensure that adequate parking and manoeuvring space is provided for the future occupiers, in accordance with Policy ST11.5 of the Watford Local Plan 2021-2038.

12. The development hereby approved shall not be occupied until the bin storage facilities and secure and weatherproof cycle storage facilities have been installed in accordance with the approved drawings. These facilities shall be retained as approved at all times thereafter.

Reason: In the interests of the visual appearance of the site and to ensure that adequate facilities for residents of the proposed development are provided. The cycle storage facilities are necessary to promote the use of sustainable modes of transport, in accordance with Policy ST11.4 of the Watford Local Plan 2021-2038.

13. The development hereby approved shall not be occupied until one active electric vehicle charging point has been provided to each dwelling. The electric charging infrastructure shall be retained at all times thereafter.

Reason: To ensure that the proposed development achieves high levels of sustainability in accordance with Policy ST11.5 of the Watford Local Plan 2021-2038.

14. No external renewable energy plant or equipment shall be installed on the approved houses until details of the siting, type and design of the plant or equipment, to include technical specifications and any noise emissions and noise mitigation measures, have been submitted to and approved in writing by the Local Planning Authority. The plant and equipment shall only be installed in accordance with the approved details.

Reason: To ensure that any works are carried out in a manner which will not be harmful to the character and appearance of the area, and will not prove detrimental to the amenities of neighbouring occupiers.

15. Notwithstanding the provisions of Article 3, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or any modification or re-enactment thereof), no enlargements of a dwellinghouse permitted under Part 1, Classes A or B or erection of buildings permitted under Part 1, Class E shall be carried out or constructed without the prior written permission of the Local Planning Authority.

Reason: The removal of permitted development rights under Classes A, B and E is necessary due to the modest size of the plots and to ensure that any developments are carried out in a manner which will not be harmful



to the character and appearance of the area, and will not prove detrimental to the amenities of neighbouring occupiers.

### 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.