

Committee date	Tuesday 7 February 2023
Application reference	22/01431/FUL – Land at 2 Farm Field Watford Herts
Site address	WD17 3DF
Proposal	Erection of one 4 bedroom detached dwelling house.
Applicant	Mr B. Sugden, Mrs C. Hillier and Mrs H. Sugden.
Agent	Ms Helen Tether
Type of application	Full planning application
Reason for committee item	5 or more objections submitted
Target decision date	7 February 2023
Statutory publicity	Watford Observer, Site Notice and Neighbour Letters
Case officer	Chris Osgathorp chris.osgathorp@watford.gov.uk
Ward	Park

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 comprises a plot of open, grassed land within Farm Field. The site is accessed from a private driveway that leads from the end of Devereux Drive and provides access to four other properties. The neighbouring dwelling at No. 2 Farm Field (Sugden House) is a Grade II listed building.
- 2.2 There are trees within and adjacent to the application site that are protected under Tree Preservation Order No. 226. The site is not located in a conservation area.

3. Summary of the proposal

3.1 Proposal

- 3.2 The erection of one 4 bedroom detached dwellinghouse. The dwelling would have a driveway and integral garage, which would be served by the existing access drive.

3.3 Conclusion

- 3.4 The proposal would provide one 4-bed dwelling within an established residential area, which would contribute towards the need for family-sized homes in the Borough.

- 3.5 The proposed dwelling would not interfere with any key views of the Grade II listed building at 2 Farm Field given the significant separation distance and its siting at a lower land level. The 2 storey scale of the proposed dwelling would be commensurate with the buildings in its context, and its design displays an interesting architectural form with simple detailing so as to ensure that it would not draw attention away from the listed building. Since the previous application, the windows have been changed to a more contemporary style with black aluminium frames, and so the design would not make an unwanted attempt to copy or mimic the detailing of the listed building. Conditions to require the approval of full details of external materials and detailed drawings of the external elevations are recommended to ensure that a high quality appearance is achieved.
- 3.6 The proposed dwelling would not cause a significant loss of light, outlook or privacy to neighbouring properties. Furthermore, an acceptable living environment would be provided for future occupiers of the proposed development.
- 3.7 The Highway Authority has raised no objection on highway safety grounds. The additional vehicular movements associated with a single dwelling would not cause a significant increase in traffic generation or parking in the surrounding area. Whilst residents have raised pedestrian safety concerns about the existing access into Farm Field, this is an existing access arrangement serving 4 properties which would not be altered as a result of the proposed development. The additional vehicular movements associated with the proposed dwelling would be small and so it is not considered that it would cause material harm to pedestrian safety.
- 3.8 The proposed development is also considered to be acceptable in terms of its impacts on trees, biodiversity and sustainability.
- 3.9 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 National Planning Policy Framework (the Framework) 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 years 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 Framework policies on protected areas or assets of particular importance provide a clear reason for refusing development or, and adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, assessed against the Framework 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 Framework.

- 4.3 The Council scored 48% 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 22/01071/FUL - Erection of one 4 bedroom detached dwelling house. Withdrawn.

6. Main considerations

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

(a) Principle of residential development.

(b) The effect of the proposal on the character and appearance of the area, including the setting of the nearby Grade II listed building.

(c) The effect on the living conditions of neighbouring properties.

(d) Whether an acceptable standard of amenity for future occupiers would be provided.

(e) Access, parking and highway matters.

(f) The effect of the proposal on protected trees.

(g) Biodiversity.

(h) Sustainability and environmental considerations.

- 6.2 (a) Principle of residential development

Strategic Policy HO3.1 of the Local Plan states that proposals for residential development will be supported where they contribute positively towards meeting local housing needs and achieving sustainable development.

Residential developments should make optimal use of land and provide a mix

of homes. In this case, the proposal provides one 4-bed dwelling within an established residential area, which would contribute towards the need for family-sized homes in the Borough.

- 6.3 In respect of density and optimising the use of land, the site is outside the Core Development Area where Policy HO3.2 sets out that new residential developments are expected to achieve at least 45 dwellings per hectare, but the optimal density for individual sites should be established through careful consideration of local character, context and access to amenities and public transport.
- 6.4 The proposed development would have a density of 10.23 dwellings per hectare, which is below the target density. Nevertheless, the proposed development would respect the context of the area, which predominantly comprises detached housing set in spacious grounds. Furthermore, the development would preserve the setting of the nearby Grade II Listed building and would respect the constraints arising from the protected trees on and adjacent to the site, as discussed in the report. As such, having regard to the site specific circumstances, the amount of development is considered to be acceptable.
- 6.5 (b) Character and appearance and setting of listed building
- In considering proposals for planning permission, the duty imposed by section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1980 requires that special regard must be had to the desirability of preserving the setting of listed buildings. Paragraph 193 of the Framework states that “great weight should be given to the [designated heritage] asset’s conservation”.
- 6.6 No. 2 Farm Field (known as Sugden House) is a Grade II listed detached house which was built in 1956. The ‘Reasons for Designation’ in the Official List Entry refers to the architectural interest of the building: “Architectural Interest: the design of the completed house combines the visionary aesthetic of the Smithsons with the indelible stamp of their clients. The superficial simplicity of the exterior treatment belies the subtle nuances of the design, expressed particularly in the form and arrangement of the windows”. Furthermore, it states “the architectural partnership of Alison and Peter Smithson was one of the most influential of the post-war period nationally and internationally. Sugden House is one of their few domestic commissions which came to fruition”.
- 6.7 Views of the listed building are quite localised due to the presence of neighbouring buildings and mature trees. As such, its significance is most appreciated and understood from the private drive leading from Devereux

Drive and the land that immediately surrounds the building. The proposed dwelling would not interfere with any key views of the listed building due to the significant separation distance of over 45m that would be maintained and its sizeable set back of around 8.5m from the private drive. The proposed dwelling would be read as a sympathetic extension of the existing linear siting of dwellings in Devereux Drive/Farm Field – which display varied architectural designs – and would not unduly compete with or appear dominant in relation to the listed building.

- 6.8 Furthermore, the row of tall birch trees within the garden of the listed building provide some screening and separation between the application site and the listed building. The application site is also at a lower land level and so the proposed dwelling would appear subservient and would not compete with the prominence and stature of the listed building in the surroundings.
- 6.9 The 2 storey scale of the proposed dwelling would respect the scale of buildings in the vicinity – as shown by the proposed street scene drawing. Its design displays an interesting architectural form with simple detailing. The link in the middle of the building, comprising the main entrance, would break up the massing and provide two main brick finished elements, including shallow pitched, gabled roofs. The fenestration of the proposed dwelling is quite simple so as to ensure that it would not draw attention away from the understated elegance of the external elevations of the listed building. Officers raised concerns to the previous application Ref. 22/01071/FUL on the basis that the proposed windows appeared to be trying to mimic those on the listed building. However, the windows have now been changed to a more contemporary and complimentary style with black aluminium frames. With appropriate materials, it is considered that the proposed dwelling would achieve a high quality appearance.
- 6.10 For the above reasons, it is considered that the proposal would preserve the setting of the listed building and maintain the character and appearance of the surrounding area. The proposal therefore accords with Policies QD6.2, QD6.4, HE7.1 and HE7.2 of the Local Plan.

6.11 (c) Living conditions of neighbouring properties

The proposed dwelling would not cause a significant loss of daylight, sunlight or outlook to residential properties in the vicinity of the site due to the sizeable distances that would be maintained to the neighbouring windows and gardens.

- 6.12 Section 7.3.16 of the Watford Residential Design Guide (the RDG) states that a minimum separation distance of 27.5m should be achieved between rear

elevations of new houses and existing houses when clear glass and directly facing habitable windows are at first floor level. Furthermore, it states that a minimum direct distance of 11m should be maintained between upper level habitable rooms on a rear elevation and property boundaries in order to minimise overlooking of private gardens.

- 6.13 The proposed development would maintain a significant distance of around 40m from the rear windows of No. 33 Glen Way, which accords with the guidance in the RDG. Consequently, the proposal would not cause a significant level of overlooking into the habitable rooms of the neighbouring property. Furthermore, the upper floor rear windows of the proposed dwelling would maintain a separation of at least 11m from the rear boundary, in accordance with the guidance in the RDG. The proposal would therefore maintain adequate privacy to the properties at the rear of the site.
- 6.14 The RDG does not set out guidance separation distance between front elevations of properties, as para 7.3.16(a) says that the separation will be determined by the street layout and size of the front gardens. The plans shows that the proposed dwelling would maintain a distance of around 24m from the front elevation of No. 1A Farm Field at its nearest point. Whilst front separation distances are typically slightly greater in Devereux Drive, the proposed separation of 24m is entirely reasonable and would provide adequate privacy for neighbouring occupiers. The proposed dwelling would be set back a sizeable distance from the access road and it would not be possible to site it further back in the plot due to the Root Protection Areas of the Scots Pine trees sited at the rear of the site.
- 6.15 For the above reasons, the proposed development would have no adverse effect on the living conditions of the occupiers of neighbouring properties.
- 6.16 (d) Standard of amenity for future occupiers

The proposed development would be a 4 bed (8 person) 2 storey dwelling for the purposes of the Technical Housing Standards – Nationally Described Space Standard (the NDSS). The NDSS states that the minimum gross internal floor area (GIA) for such a dwelling is 124sqm. The proposed dwelling would have a GIA of around 337sqm, which significantly exceeds the minimum standard. All habitable rooms would benefit from sufficient levels of natural lighting and outlook. Furthermore, future occupiers would benefit from a large garden, which would provide a functional outdoor space.

- 6.17 For the above reasons, the proposal would provide good quality living accommodation for future occupiers.

6.18 (e) Access, parking and highway matters

The part of the existing access road that runs to the front of Nos. 76 and 78 Devereux Drive is adopted highway. It is narrow as the highway is only wide enough for a single vehicle to pass. The road has 'slow' road markings and there is not a dedicated footway. This section is about 30m long from the end of Devereux Drive. At this point, there is a gated entrance to a private drive that serves Nos. 1A, 1, 2 and 3 Farm Field. Immediately to the south of the application site, there is a public footpath which adjoins the adopted section of the access road. This provides access to the Glen Way recreation space to the east (referred to as 'The Dumps' by local residents).

6.19 The Highway Authority has raised no objection to the proposed development on highway safety grounds. The additional vehicular movements associated with a single dwelling would not cause a significant increase in traffic generation or parking in the surrounding area.

6.20 Residents have raised safety concerns about the relationship between the public footpath and the access road (which does not have a dedicated footway). It is suggested that vehicles travelling along the access road at high speeds cause danger to pedestrians exiting the public footpath onto the access road, and pedestrians are vulnerable due to the absence of a dedicated footway. Whilst these concerns are noted, this is an existing access arrangement serving 4 properties, which would not be altered as a result of the proposed development. The additional vehicular movements associated with the proposed dwelling would be small and so it is not considered that it would cause material harm to pedestrian safety. A further consideration is that the existing gate, which denotes the start of the private drive, could be closed by residents (rather than kept open) to require vehicles to stop.

6.21 Appendix E of the Local Plan sets out a maximum parking standard of 1 space per dwelling outside the Core Development Area. The proposed on-site parking provision would exceed this standard. Nevertheless, the relatively narrow width of the access road limits the manoeuvring space available for vehicles to enter and exit the driveway. As such, a larger driveway than may otherwise be desired is acceptable in this instance. Furthermore, whilst acceptable due to site constraints, the provision of a detached dwelling on a large plot is not a typical new development typology in Watford. Having regard to the large amount of open space around the dwelling and the open character of the front gardens, it is not considered practical to limit the amount of on-site parking to 1 space. It is also pertinent that many nearby

properties have larger parking areas due to the width of the plots and the set back of the houses from the road.

6.22 (f) Trees

There are several mature trees within and outside the application site close to the periphery, which are protected under TPO No. 226. These include 3 no. Scots Pine trees (T15-T17) within the application site near to the western boundary, and a group of trees to the north which are outside the application site within the rear garden of No. 2 Farm Field (T1-T9). There is also a nearby Birch tree (T18) within the garden of 1 Farm Field. The submitted Arboricultural Impact Assessment and Arboricultural Method Statement (The Arboricultural Report) identifies that the above trees would be retained.

6.23 In addition to the above, there are 5 no. fruit trees (T10-14) roughly in the middle of the application site. These would be removed to accommodate the proposed development. The Arboricultural Report identifies that the fruit trees are quite aged and poor quality (Category U), and so there is no objection to their removal to accommodate the proposed development.

6.24 The 3 no. Scots Pine trees (T15-T17) are high quality Category A trees with 40+ years remaining useful contribution. The Arboricultural Report says that works could have a minor effect on tree T15 due to their proximity to the eastern end of the calculated Root Protection Area (RPA) – special construction methods will be needed to avoid damage to fine roots. The Arboricultural Report identifies that the proposed development would not affect the RPAs of Category B trees T6 (English Oak) and T18 (Birch). The proposed dwelling would be around 1m outside the RPAs of 4 no. Category C Birch trees (T3, T4, T5 and T9) to the north. Nevertheless, the Arboricultural Report sets out that special construction methods will be needed to the north side of the proposed dwelling to avoid direct (mechanical) or indirect (compaction) damage to the south-eastern extent of the tree RPAs.

6.25 Having regard to the above, the Arboricultural Report includes a method statement to protect the trees during construction works. Amongst other things, this includes tree protection barriers, ground protection, construction methods (hand digging close to RPAs), and details of storage, working area, and site access. The Arboricultural Officer has no objection to the proposed development but has requested further details of the proposed ground protection – this could be secured by condition. The proposal therefore accords with Policies NE9.1 and NE9.2 of the Local Plan.

6.26 (g) Biodiversity

No ecological appraisal was submitted with the application, however, the site contains no existing buildings that could provide a habitat for bats or birds, and the only trees to be removed are poor quality fruit trees. The mature trees around the periphery of the site would be retained. As most of the site is kept as short grass, it is considered that the proposal would have negligible impact on ecological features, including protected and priority species. It is noted that the proposed block plan indicates the provision of 4 no. replacement trees. Nevertheless, a landscaping condition to include a scheme of enhancements to biodiversity at the site should be attached to any grant of permission. Amongst other things, this may potentially include bird/bat boxes, native planting and habitat for hedgehogs. The proposal therefore accords with Policy NE9.1 and NE9.8 of the Local Plan

6.27 (h) Sustainability

Policy CC8.1 of the Local Plan 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 Part L Buildings Regulations 2013, and compliance with the optional standard of 110 litres of water use per person per day, as set out in The Building Regulations (2010) Approved Document G Requirement G2 and Regulation 36.

6.28 No details have been submitted with the application regarding sustainable construction or energy efficiency, and no renewable energy systems are currently proposed. However, under the new Part L Building Regulations (effective from June 2022) all new residential development must achieve an improvement of around 31% in carbon emissions over the target emission rate in the Building Regulations 2013. This exceeds the policy requirement. Furthermore, a condition could be imposed to require the dwelling to be constructed to meet the water efficiency optional requirement of 110 litres of water per person per day, in accordance with Policy CC8.3.

6.29 The application site is within Flood Zone 1 (low risk of flooding) and is not identified in the South West Hertfordshire Level 1 Strategic Flood Risk Assessment as being in an area at high risk of groundwater flooding. The proposed block plan indicates that the driveway would be constructed in permeable paving, which would allow surface water to drain away within the

site. It is recommended that a condition to require details of the construction of the parking area to be submitted for approval should be imposed.

7. Consultation responses received

7.1 Internal Consultees

Consultee	Comment Summary	Officer response
Highway Authority	No objection	Noted.
H.C.C Fire and Rescue Service	<p>It is unclear whether minimum requirements for vehicle access have been met in respect of Building Regulations Approved Document B 2019.</p> <p>Guidance that a fire appliance should be able to be within 45m of all parts of the dwelling. Access road to be a minimum of 3.7m wide between kerbs and for gates to be a minimum of 3.1m wide.</p> <p>Dead end access routes of over 20m require turning facilities.</p>	<p>It appears that the access road is slightly less than 3.7m wide and there are no dedicated turning facilities for fire tender within Farm Field.</p> <p>Nevertheless, the existing access road already serves four other residential properties where this arrangement exists – some of which are significantly further from Devereux Drive than the application site.</p> <p>Consequently, it is not considered that the siting of the proposed dwelling would place significant additional demands on the Fire Service. Detailed consideration of fire safety would be a matter for Building Regulations approval.</p>
Arboricultural Officer	No objection to proposed tree works.	Noted

	Additional details sought regarding proposed ground protection.	
Waste & Recycling	No comments	Noted
Twentieth Century Society	As the new building lies at the foot of the Sugden House land plot, it forms part of the entry sequence to the house along Devereux Drive. While the proposed development does not inhibit this sequence, the Society regrets a missed opportunity for the applicants to put forward a distinguished building of architectural merit in keeping with Sugden House, and one which would set up a more nuanced dialogue with the listed asset and the entry sequence.	The effect of the proposal on the setting of the listed building is considered in paragraphs 6.5-6.10 of the report.

7.2 Interested parties

A notice was posted outside the site and a notice published in the Watford Observer on 16 December 2022.

Letters were sent to 6 properties in the surrounding area and 13 letters of objection have been received. The main comments are summarised below, the full letters are available to view online:

Objection comment	Officer comments
Concerns regarding the size and design of the proposed dwelling. It would harm the setting of the listed building.	This is considered in paragraphs 6.5-6.10 of the report.
There is a well-used pedestrian footway to the south of the site that leads to a green space known as 'The Dumps'. Additional traffic movements in Farm Field would be dangerous to pedestrians as the footpath is	This is considered in paragraph 6.20 of the report.

directly off the access road with no pavement. There is limited inter-visibility between pedestrians and drivers.	
Concerns regarding the accessibility of the proposed driveway and potential trespass/damage to neighbouring property.	<p>The proposed driveway, at around 8.5m, is generous in width. There is no substantive evidence that the access arrangements would cause trespass or damage to neighbouring property. The proposed dwelling would be accessed from the existing private road in the same way as the dwelling opposite at No. 1A Farm Field.</p> <p>Any damage to property would be a civil matter.</p>
Loss of privacy to No. 1A Farm Field. Separation distance does not reflect other properties in the area.	This is considered in paragraph 6.14 of the report.
Loss of privacy to properties to the rear of the site in Glen Way.	This is considered in paragraph 6.13 of the report.
Loss of light and outlook	This is considered in paragraph 6.11 of the report.
<p>Noise and disturbance from construction work. Nuisance parking from contractors in surrounding roads.</p> <p>Impact of construction work on health and wellbeing.</p>	<p>The Highway Authority has not requested the submission of a construction management plan.</p> <p>Construction traffic would be low given that the proposal is for one dwelling and there are controls outside the planning system, including the Highways Act 1980, to deal with matters such as obstruction in the highway.</p> <p>Furthermore, there are powers in the Environmental Protection Act 1990, as amended, to enable the Council to investigate a statutory nuisance, including noise, which may include action to restrict the hours of noisy works. Further information is available on the Council's website</p>

	https://www.watford.gov.uk/neighbour-complaints/reporting-nuisances/6 As such, this is not sufficient grounds to withhold planning permission.
Noise disturbance caused by future occupiers of the proposed dwelling.	The proposal is compatible with the residential character of the area and so would not cause a material increase in noise and disturbance.
The proposal would put pressure on old drainage and waste systems.	Given that the proposal is for one dwelling, it is unlikely to put pressure on drainage and waste infrastructure.
Impact of the proposal on trees and wildlife.	This is considered in paragraphs 6.22 – 6.26 of the report.
Concerns regarding surface water drainage at the site.	This is considered in paragraph 6.29 of the report.
Loss of property value.	This is not a material planning consideration.

8. Recommendation

That planning permission be granted subject to the following conditions:

Conditions

1. Time Limit

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. Approved Drawings and Documents

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

PL01; PL02; PL03; and, PL04.

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

3. Tree Protection Measures

No development shall commence until an updated Arboricultural Impact Assessment and Arboricultural Method Statement to include further design

details of the proposed ground protection measures to protect trees during construction works, as indicated on the submitted Tree Protection Plan, has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details for the duration of construction works.

Reason: To maintain the health of protected trees, in accordance with Policies NE9.1 and NE9.2 of the Watford Local Plan 2021-2038. This is a pre-commencement condition because the carrying out of construction works without prior agreed protection measures could cause harm to the health of protected trees.

4. Materials

No development above ground level shall be carried out until full details of the materials to be used for all the external finishes of the development hereby approved, including all external walls, all roofs, doors, windows, fascias, rainwater and foul drainage 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.

Reason: To ensure that the proposed development applies high quality materials that make 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 2021-2038.

5. Detailed drawings

No development above ground level shall be carried out until detailed section drawings of the external elevations of the proposed dwelling, including walls/brick detailing, door and window reveals, cills, gable edges, parapets/eaves design and balustrades 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.

Reason: To ensure that the proposed development achieves high quality design 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 2021-2038.

6. Hard and Soft Landscaping

Prior to the first occupation of the development hereby approved, full details of both hard and soft landscaping works, including:

- trees and soft landscaping to be planted (including location, species, density and planting size),
- a scheme of ecological enhancements,
- details of any changes to ground levels,
- materials for all pathways, all hard surfacing and amenity areas/paving, and,
- boundary treatments,

shall be 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 Policies NE9.1 and NE9.8 of the Watford Local Plan 2021-2038.

7. Parking and Manoeuvring Area

Prior to the first occupation of the development hereby approved, surface water drainage details (including details of the construction of the hard surface and disposal of surface water) of the parking area shall be submitted to and approved in writing by the Local Planning Authority. The parking area shall be laid out in accordance with the drawings approved under Condition 2 and constructed in accordance with the approved drainage details prior to the first occupation of the development. The parking area shall be retained at all times thereafter.

Reason: To ensure that adequate parking and manoeuvring space is provided and to ensure that surface water is drained within the site so as to minimise flood risk elsewhere, in accordance with Policy NE9.1 and of the Watford Local Plan 2021-2038.

8. Electric vehicle charging

Prior to the first occupation of the development hereby approved an electric vehicle charging point shall be installed and made available for use. 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.

9. Permitted development rights removed

Notwithstanding the provisions of Article 3, Schedule 2, Part 1 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 Classes A or B or the provision of hard surfaces permitted under Class F shall be carried out or constructed without the prior written permission of the Local Planning Authority.

Reason: The removal of permitted development rights for enlargements to the dwellinghouse is necessary to ensure that any developments are carried out in a manner which will not be harmful to the character and appearance of the area or the setting of the nearby listed building. The removal of permitted development rights for the laying out of additional hard surfaces is necessary in the interests of the visual appearance of the site and to restrict additional on-site parking that could undermine the Council's sustainable transport objectives.

10. Water efficiency

The development hereby approved shall be constructed 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 environmental impact of the proposed development, in accordance with Policy CC8.3 of the Watford Local Plan 2021-2038.

11. Accessible dwellings

The development hereby approved shall be constructed 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 meet the needs of older people and those with mobility issues, in accordance with Policy HO3.10 of the Watford Local Plan 2021-2038.

12. No balcony

No part of the flat roof above the single storey rear projection (comprising the living room) shall be used as a balcony or roof terrace.

Reason: To protect the privacy of the occupiers of neighbouring properties in Glen Way.

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