

PART A

Report of: **DEVELOPMENT MANAGEMENT SECTION HEAD**

Date of Committee	21st November 2013
Site address:	31 Glen Way
Reference Number :	13/01000/FUL
Description of Development:	Erection of 2 No. detached dwellings and associated works following the demolition of the existing house and out buildings
Applicant:	Mr Joe Moran
Date received:	20th September 2013
8 week date(minor):	2nd December 2013
Ward:	PARK

SUMMARY

The proposal is for the demolition of the existing house and its replacement by two detached, single family dwelling houses, which would stand side by side, facing the public footpath. The development is considered to be well designed and environmentally sustainable, it would provide a good standard of accommodation, and it would have no significant impact on the amenity of neighbours, nor on the street-scene. The owners have entered into a planning obligation to mitigate the impact of the additional house on local services.

The Development Management Section Head recommends that the application be approved as set out in the report, subject to conditions.

BACKGROUND

Site and surroundings

The site is currently occupied by a two storey, detached, single family dwelling house. It dates from 1954, and the current occupant has said that it was designed by her late husband, and that she has lived in it since it was new. It seems that this was originally a bungalow, but that dormer windows were added to make it a two storey house in the 1970s. A single storey extension at the rear was added in 1990. The house has white rendered walls and a tiled roof with dormer windows on all four sides. There is a conservatory at the rear.

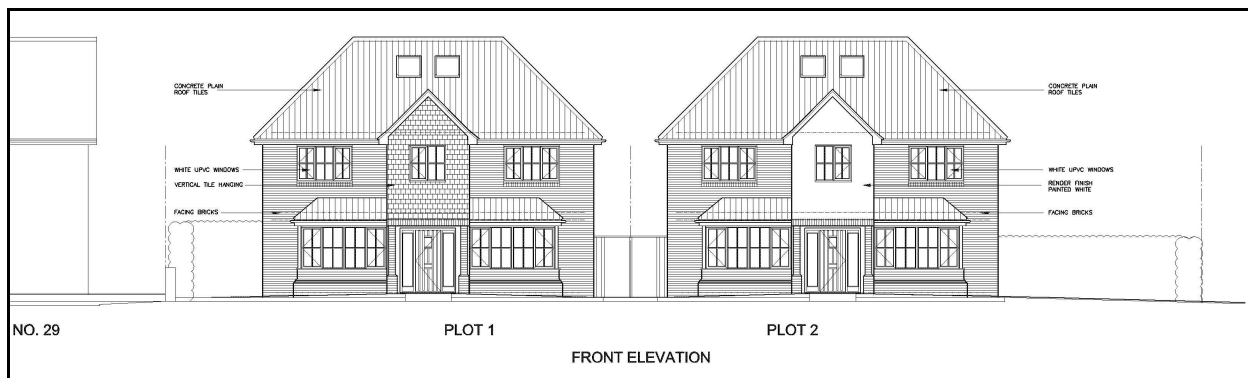
There is a spacious front drive and a detached garage which has a covered car port attached to its side. There is a large timber shed in the rear garden. The rear garden is very large, with some mature trees and a long lawn.

The house is located at the end of Glen Way, where the road ends at a turning head, and a public footpath continues beyond the road's end to give access to a small park called Glen Way Open Space. The two houses at the end of Glen Way are this site at 31 and its neighbour at 30, and they are both angled to face the end of the street at angles of approximately 45 degrees. There are also some other houses located behind that neighbour at 30. The public footpath connecting the street with the park passes between the site (31) and 32. A hedge and a section of mesh fence and trellis and a short boundary wall separate the site from the public footpath. The hedge then wraps around the rear boundary of the site's garden to separate it from the park. It is a dense hedge which provides a good level of privacy.

Proposed development

Full planning permission is sought for the demolition of the existing buildings and for the redevelopment of the site with two detached houses.

They would have the character of two storey houses, but there would also be accommodation in the loft spaces, making them effectively three storeys. They would be “handed” (i.e. mirror images of each other), the only difference that is shown on the drawings being the finishing material for the first floor of the front bay, which would be tile hung on Plot 1 (the house on the left, as seen from the front) and white render on Plot 2.



Front elevation

The houses will stand side by side, with a gap of 2.4m between them (1.2m on each side of the boundary). Whereas the existing house is set at an angle to Glen Way, the two new houses will stand side on to it, directly facing the public footpath.

Each house would have five bedrooms (four on the first floor and one in the loft) and a playroom (in the loft). On the ground floor each house would have a lounge, a dining room, a third reception room, an open plan kitchen and breakfast room, a toilet and a utility room.

Each house will have two parking spaces on its front drive and a front lawn (beneath which a rainwater harvesting tank would be buried). There would also be a turning area shared by the two houses, which would stand between their front gardens and the public footpath. Each house would have a long rear garden (in excess of 30m).

Amendments

The application was amended, on advice from the Council, when the agent submitted some revised drawings and a revised Design and Access Statement on 1st October 2013. The changes were that rainwater harvesting tanks and solar panels are now proposed. Please refer to the section of this report entitled Environmental Sustainability for details.

The applicant does not currently own the site. In submitting the amended application form he has certified, by completing Certificate B in Section 25, that he has informed all three of the owners of the fact that he has applied for planning permission.

Planning History

54/16655/FUL – Planning permission was granted on 26.10.1954 - Erection of dwelling house.

76/00551/FUL – Planning permission was granted on 14.12.1976 - Construction of dormer window in the south-west elevation

77/00319/FUL – Conditional planning permission was granted on 17.08.1977 - Dormer window in roof.

90/00544/FUL – Approved with conditions on 14.01.1991 - Erection of single -storey rear extension to form shower room (retrospective application).

Relevant Building Control History

16655 – Bungalow – approved 1954

28638 – Covered way – approved 1965

868/76 – Structural alterations – approved 1976

90/0411 – Single storey rear extension

Relevant policies

National Planning Policy Framework

Section 7 Requiring Good Design

Watford Local Plan Core Strategy 2006-31

SD1 Sustainable Design

SD2 Water and Wastewater

SD3 Climate Change

SS1 Spatial Strategy

UD1 Delivering High Quality Design

INF1 Infrastructure Delivery and Planning Obligations

The Watford District Plan 2000

SE22 Noise

SE27 Flood Prevention

Hertfordshire Waste Core Strategy And Development Management Policies Document 2011-2026

There are no policies that are relevant to this case.

Hertfordshire Minerals Local Plan Review 2002-2016

There are no policies that are relevant to this case.

Supplementary Planning Guidance

Residential Design Guide volume 1: Building New Homes (SPD adopted Nov 2008)

Watford Character Of The Area Study (SPD adopted Dec 2011)

SPG6: Internal Space Standards (SPG adopted October 2001)

CONSULTATIONS

Neighbour consultations

Eight properties in Glen Way and Farm Field were notified. Representations have been received from six members of the public, all of whom live in Glen Way or Roughwood Close. Some of them wrote more than once. The section of this report entitled *Consideration of Representations Received* contains a table summarising the points that were raised.

Arboricultural consultant

The proposed development does not affect any significant trees. However care will be required to ensure the retained existing hedging is not damaged or removed especially alongside the parking/turning area to the front of the two dwellings.

Hertfordshire County Council (Highway Authority)

The County Council as Highway Authority does not wish to restrict the grant of permission.

Informatives:

1) The development shall not begin until details of the disposal of surface water from the drive and parking area have been submitted to and approved in writing by the Local Planning Authority in conjunction with the Highway Authority. The dwelling shall not be occupied until the works for the disposal of surface water have been constructed in accordance with the approved details.

Reason: To minimise danger, obstruction and inconvenience to highway users.

2) Prior to the commencement of the site works details of on-site parking for all contractors, sub-contractors, visitors and delivery vehicles shall be approved in writing by the Local Planning Authority in conjunction with the Highway Authority and that area shall be maintained available for use at all times during the period of site works.

Reason: To minimise danger, obstruction and inconvenience to users of the highway.

3). All materials and equipment to be used during the construction shall be stored within the curtilage of the site unless otherwise agreed in writing by the Highway Authority prior to commencement of the development.

Reason: In the interest of highway safety and the free and safe flow of traffic

Comments:

The proposal is for the demolition of the existing house and the construction of two new dwellings at 31 Glen Way, Watford.

Access

The site is at the end of a cul-de-sac known as Glen Way which is an unclassified road with a speed limit of 30mph. There is already a vehicle access to this site from Glen Way. In section 6 of the application form indicates the development will widen of the existing access to the highway.

Parking

Section 10 indicates there will be 4 parking spaces within the site to serve the proposed dwellings. Although not dimensioned, plan 13/111/2 Rev A appears to show insufficient space in front of the building to provide parking for 4 cars and manoeuvring within the site so that vehicles would not be able to enter and leave the highway in forward gear. However, Glen Way is an unclassified road and the site is located at the end of a cul-de-sac. Under these circumstances I do not consider I could substantiate a highway objection to this development.

I recommend the applicant should submit a dimensioned drawing showing details of the layout, size of the proposed scheme for parking and manoeuvring within the site has been submitted to and approved in writing by the Local Planning Authority.

The width needed to access perpendicular spaces conveniently, depends on the width of the bay and the angle of approach. The minimum width to access perpendicular spaces recommended by Manual for Streets is 6.0m width needed to for a 4.8mX2.4m parking

bay at 90 degrees(Para 8.3.51) which is in the interests of vehicles to get into the spaces in one movement .

The proposal results in an additional dwelling; therefore this development would attract a contribution towards but not limited to Sustainable Transport Measures identified in the South West Hertfordshire Transport Plan and subsequent transport plans. Under these circumstances I have no objection to this proposal and recommend permission is granted subject to the completion of an Agreement to secure a financial contribution of £1000.

The proposal is not considered to result in any severe adverse impact on the public highway and is considered acceptable to the Highway Authority.”

APPRAISAL

In accordance with s.38 of the Planning and Compulsory Purchase Act 2004, the Development Plan for Watford comprises:

- (a) *Watford Local Plan Part 1: Core Strategy 2006-31 (adopted Jan 2013)*
- (b) the continuing “saved” policies of the *Watford District Plan 2000*
- (c) the *Hertfordshire Waste Core Strategy And Development Management Policies Document 2011-2026*
- (d) the *Hertfordshire Minerals Local Plan Review 2002-2016*

The East of England Plan 2008 and the “saved” policies of the Hertfordshire Structure Plan 1991-2011 were revoked on 3rd January 2013.

In addition, the National Planning Policy Framework (NPPF) sets out the Government’s planning policies for England and seeks to make the planning system less complex and more accessible, to protect the environment and to promote sustainable growth. The NPPF was published on 27th March 2012 and is a material consideration in planning decisions. It does not change the statutory status of the development plan as the starting point for decision making. Planning Policy Guidance Notes and Statements have been cancelled and replaced by the NPPF.

Design

The houses will be of a simple design. Neither traditional nor modernist, it could best be described as a contemporary interpretation of a traditional form. They will have the appearance from the front of being two storey houses, albeit with roof lights in the front roof slopes. In fact they will have three storeys, and this will be achieved by having crown roofs (i.e. pitched, but with a flat section rather than a ridge at the summit). When seen from the front, the roofs will appear to have a lateral ridge (see below "*Precedents*" for examples). It will be possible to see them obliquely, so the fact that they have crown roofs will be apparent, but it is not considered that this would amount to sufficient reason to justify the refusal of the application, given that this is not a conservation area and Glen Way's character is of ordinary detached houses in a variety of styles.

Each house will have a symmetrical frontage with a central front double storey bay to give it a strong presence and identity. The houses will be identical to each other (but handed) except for the finishing material for the first floor of the front bays. A condition will require the submission of further details regarding the bricks and the roof tiles, so that could be an opportunity to consider requiring different colours of bricks so as to differentiate the two houses from each other and prevent monotony.

Impact on the street scene

Glen Way is characterised by detached two storey houses, mainly in brick, and that is what is proposed here. It is true that there will be accommodation in the loft, but that is often the case on extended two storey houses as well. Providing loft accommodation in a house that previously had two storeys often does not require planning permission. Two storey houses with rooms in the loft are very common in Watford, but in this case the attic rooms would be purpose built, rather than conversions.

Whereas the existing house stands at an angle to the other houses on this side of Glen Way, the two new houses will stand beside them, facing the same direction (westward), so it could be argued that they will be more consistent with the pattern of development in the street than the existing house is. The site cannot be seen well from further down Glen

Way, so it is not considered that the development will have a significant impact on the street-scene.

Precedents

There are two precedents for pairs of new houses that would be somewhat similar to the proposed development. Both developments have been granted planning permission and have been built in the last few years, and both are on or close to the Hempstead Road. Both are considered to be successful developments that have caused no harm to the street scene.

A pair of new detached 2/3 storey houses has been built at 79 Hempstead Road, near the junction with Stratford Way. They replaced one older two storey house. Although not identical to the pair that are proposed in this case, they are similar in their size, general design, positioning, and in the use of crown roofs to conceal a third floor in what appears to be a two storey house. Although the Council initially refused planning permission for these houses (08/01053/FUL), they were subsequently allowed on appeal to the Planning Inspectorate. Planning permission was later granted by the Council for a revised scheme as a second application (08/01053/FUL). The development has now been completed.

A more recent precedent is on Kildonan Close, where a similar pair of houses has recently been completed on the site of a former bungalow at number 3. That development was granted planning permission by the Development Control Committee on 22nd November 2011 (11/00910/FUL).

Environmental sustainability

The scheme that was initially submitted did not include any particular measures to make the development environmentally sustainable; but, acting on advice from the Council, the applicant submitted some revised drawings on 1st October 2013. Those revised drawings propose that each house will have an underground rainwater harvesting tank beneath its front lawn, and each will have solar panels on the flat section at the crown of its roof. Neither the tanks nor the solar panels will be visible from the street or from neighbouring houses.

The tanks will reduce the amount of purified mains water that the houses will need to use. Some systems are used for water to irrigate gardens and wash cars etc, while some more sophisticated systems are available that can also be used for flushing toilets in the house. The application has not given full details but it is considered that, while the more sophisticated system would be preferable, the more basic system would be acceptable. There is therefore no need to request further details, but a condition should be applied to ensure that a system is installed and retained.

Such a condition should also be applied as regards the solar panels. The drawings do not specify whether the solar panels will be photovoltaic (i.e. generating electricity) or thermal (i.e. heating water) but either would be acceptable.

Impact on neighbouring properties

Each house will have three side windows that will face the other new house. At ground floor there will be a toilet window, at first floor a bathroom window, and in the loft a side roof light to the bedroom (which will also have a rear dormer window to provide its outlook). The only side window facing the existing neighbour at 29 Glen Way will be a roof light window of the playroom at Plot 1. A condition can ensure that these side windows are obscurely glazed so that neither of the new houses threatens the privacy of the other, and so that the playroom's side roof light does not threaten the privacy of 29 Glen Way.

Otherwise the windows will face forwards or they will overlook their own rear gardens, as is the case with the existing house.

There is only one immediately adjacent neighbour, which is the house at 29 Glen Way. The nearest new house to that will be Plot 1, but that house will be at least 1.7m away from the side boundary, with a further gap of approximately 3.5m on the other side, making a total separation of approximately 5.2m, which is considered a generous spacing. It is not considered likely that the new house will cause any significant obstruction to the levels of natural light reaching that neighbour from the south, given that there is already a two storey house in approximately the same location.

The house at No 29 has only one small secondary window at first floor in its flank elevation, so the development will not obstruct that neighbour's outlook.

Room sizes

The following minimum room size requirements are taken from Supplementary Planning Guidance Document 6 (SPG6): Internal Space Standards, which was adopted in October 2001. It is assumed that a main bedroom will accommodate a couple, with the other bedrooms being occupied by one person, so there will be one more occupant than the number of bedrooms; so in this case, as there would be 5 bedrooms, it is assumed that there will be 6 occupants. As the two proposed houses would be identical (but handed) it is only necessary to assess the room sizes of one of them.

Room	Required	Proposed	Acceptable?
Reception	No requirement	NA	NA
Lounge	16m ²	16.5m ²	Yes
Dining room	No requirement as there is also a kitchen / diner	NA	NA
Kitchen / diner	13m ²	30m ²	Yes
Utility room	No requirement		
Family bathroom	Bath, basin & WC	Bath, basin & WC	Yes
Bedroom 1	11m ²	19m ²	Yes
En suite to bedroom 1	No requirement	NA	NA
Bedroom 2	6.5m ²	15m ²	Yes
Bedroom 3	6.5m ²	13m ²	Yes
En suite to bedroom 3	No requirement	NA	NA
Bedroom 4	6.5m ²	11m ²	Yes
Bedroom 5	6.5m ²	15m ²	Yes
Playroom	No requirement	NA	NA
Study	No requirement	NA	NA

Gardens

This is a large and deep plot, so both of the new houses will be able to have large rear gardens. Plot 1's rear garden will be 382m², and Plot 2's will be 369m². The current guidance (which is likely to be revised soon) is that the minimum size for a garden for a new house should be at least 50m², so the proposed gardens would certainly be acceptable (see the Residential Design Guide, volume 1, section 7.6).

The proposal is to retain some parts of the existing boundary hedge, including the section that screens the front of the site from the public footpath. The Council's Arboricultural Consultant has recommended that a condition should be applied to ensure that hedges are retained where possible, and to control the landscaping of the development.

Traffic, transport and parking

The Council's parking standards are likely to be revised soon, but currently there are *maximum* parking standards (not minimum) so as to prevent excessive parking on forecourts and to encourage more sustainable means of transport such as walking, cycling or the use of public transport. Saved Policy T24 (Residential Development) of the Watford District Plan 2000 applies, and it is supported by Appendix 2, which states that the maximum number of parking spaces that should be permitted for a new house with four or more bedrooms in this part of Watford (Zone 4 of Map 7 of the appendix) is 3 spaces per dwelling.

In this location it is unrealistic to expect a family to have no cars or only one car, as it is not close to the Town Centre or local shops or services. So the proposal to provide two parking spaces per house seems reasonable as it will be below the permissible maximum, but still be a reasonable provision.

Many families have no more than two cars, so there is no reason to fear that the development will result in cars being parked on the street. A turning area is to be provided for the use of both houses, so that cars can manoeuvre off the street. The existing hedge is to be retained to ensure that no cars are able to drive on that part of the public footpath,

and a condition could be applied ensure that this is the case. A condition could also require further details to show what measures will be used to prevent cars from driving on the section of the footpath that is not covered by the hedge.

No bicycle stores have been proposed, but each house would have plenty of space to erect a shed in the rear garden if the occupiers wanted to (subject to the necessary approval, given that permitted development rights to erect sheds under Class E are recommended to be removed by a condition).

The representation received from the Hertfordshire Highways Service (see above) raises no objection to the proposal. Some conditions have been suggested, and versions of those conditions, or others with similar objectives, are recommended to be attached.

Section 106 planning obligation (unilateral undertaking)

The development proposed in this application is one where, in accordance with Policy INF1 of the Watford Local Plan Part 1 Core Strategy, the Council will normally require the applicant to enter into a planning obligation to provide contributions towards the provision or improvement of community facilities and infrastructure. Under Regulation 122 of the Community Infrastructure Levy Regulations 2010, where a decision is made which results in planning permission being granted for development, a planning obligation may only constitute a reason for granting planning permission for that development if the obligation is:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.

Saved policies L8, L9, and H10 of the Watford District Plan 2000, together with *SPG 10: Open Space Provision* recognise that cumulative small developments within the urban area of Watford can produce significant additional demands for services and facilities in the same way that a smaller number of larger developments would. However, unlike larger developments which can often accommodate some provision of these services and

facilities within the site, smaller developments are clearly unable to do so and it would be unreasonable to expect them to. It is therefore reasonable to expect the applicant in such cases to make a financial contribution towards improved services and facilities within the Borough.

Most new residential developments within Watford comprise fewer than 50 dwellings. The Council seeks financial contributions on a per unit basis from all new residential developments. This is considered to be a reasonable approach as it ensures that all such developments make contributions on an equal basis, with actual payments determined by the number and, in some cases, the size of the units proposed. This approach therefore does not disadvantage applicants proposing larger developments within the Borough, but rather ensures that all applicants make payments in proportion to the additional demand on services and facilities that their development will generate.

The Council's approach to seeking financial contributions by means of a planning obligation is fully in accordance with the advice set out in paragraphs 203 to 205 of the National Planning Policy Framework. In each case, the contributions received are pooled together in order to accumulate sufficient funds for the Council, the County Council and the Primary Care Trust to undertake capital works within the Borough. Given the small size of the Borough, this is considered to be a reasonable and acceptable approach to the provision of new or improved services and facilities and accords with paragraphs 203 to 205 of the National Planning Policy Framework.

The contributions in the case of the development proposed in this application are set out below. As these contributions have been calculated in accordance with the Hertfordshire County Council's Planning Obligations Toolkit (adopted January 2008) and the relevant policies of the Watford District Plan 2000, they are directly related to the proposed development, are fairly and reasonably related in scale and kind to that development and are necessary to make the development acceptable in relation to those policies. Accordingly, the requirement for such contributions meets the tests in Regulation 122 of the Community Infrastructure Regulations 2010, and, consequently, the planning

obligation can be taken into account as a material planning consideration in the determination of the application.

Primary education:	£4,692
Secondary education:	£5,662
Nursery education:	£545
Childcare:	£244
Youth facilities:	£105
Library facilities:	£265
Sustainable transport:	£1,500
Total payable to Hertfordshire County Council:	£13,013

Open space provision:	£1,236
Children's play space:	£985
Monitoring fee:	£350
Total payable to Watford Borough Council:	£2,571

Provision of fire hydrants: As required by the Fire Service

The owners have agreed to make the contributions described above, and to that end they have submitted a unilateral undertaking, which applies to the current owners or to any future owners. In this case the applicant is not currently an owner, and therefore the applicant is not a signatory to the unilateral undertaking.

Consideration of representations received

Responses were received from six members of the public, all of whom live in Glen Way or Roughwood Close. Some of them wrote more than once. The following table contains a summary of the points that were raised.

One of the objectors visited the Town Hall after having submitted his objection and discussed the application with the case officer. On being shown the plans, he mentioned

that he had not seen them before, and that he had thought that the new houses would be built behind the existing one. However that objection has not been withdrawn.

Points Raised	Officer's Response
<p>Glen Way is a narrow road, so it is not suitable for infill development.</p>	<p>Glen Way is quite narrow, but as this end of it is a residential cul-de-sac it does not carry any through traffic. The road is broad enough for its purpose. The application site is at the end where the road widens for a turning head. There is no reason why the width of the road should make the site unsuitable for an infill development.</p>
<p>Access in and out of Glen Way is difficult because of the large number of vehicles using it. There is only one exit with no traffic lights.</p>	<p>It is difficult to turn right out of Glen Way onto the Hempstead Road, but that is because Hempstead Road is a busy main route into Watford carrying a lot of traffic. Adding one more house (with a maximum of two cars) will not make a noticeable difference to the amount of traffic on Glen Way. The highway authority is Hertfordshire County Council, and any decision as to whether traffic lights should be installed is a matter for them.</p>
<p>There is a lot of pedestrian activity on the public footpath. Vehicles using the site could endanger pedestrians or cyclists.</p>	<p>The vehicular access to the site will be the same as for the existing house (albeit slightly widened) and the development will be partly separated from the public footpath by the retention of the existing hedge. A condition will require details to show how the other part will be kept free from vehicles.</p>
<p>The playrooms could be used as bedrooms.</p>	<p>They are large enough to meet the Council's room size requirements for bedrooms.</p>

<p>The proposal would be over-development of the plot.</p>	<p>The plot is very large, and the existing house occupies only a small part of it. Currently this is not efficient use of the land. The Borough needs more housing, and it is considered that the proposed development would sit comfortably on this large plot.</p>
<p>The drawings seem to have been deliberately made difficult to understand.</p>	<p>The drawings are clear, and are typical of the type of drawings that are normally required with a planning application. The Duty Planning Officer is available at the Town Hall every weekday from 10:00am to 12:45 to explain applications; no appointment is needed. For a more detailed explanation an appointment can be made to meet the case officer who is dealing with a particular application.</p>
<p>The bedroom and playroom windows would overlook the gardens of 29, 27, 25 and perhaps other houses.</p>	<p>The only side-facing window that faces an existing neighbour would be the side roof light window of the playroom at Plot 1. A condition can ensure that it is obscurely glazed, and that the only parts that can be opened will be parts that are 1.7m above the floor so as to protect the neighbours' privacy. The playroom has front and rear roof light windows too, but those will only face forwards or over the property's own rear garden, as is normal in any house.</p>
<p>The new houses will not have enough parking space. This will lead to on-street parking congestion on the street, which is a problem that is already making it difficult for residents to get out of their drives.</p>	<p>The Council's policy is that a house of this size in this part of Watford should have a maximum of 3 parking spaces. Two spaces per house have been proposed, which is considered adequate provision for a single family dwelling. It is not considered likely that this will lead to parking</p>

	<p>congestion on the street. When the site visit was conducted on a Wednesday afternoon there was only one car parked on the street in this section of Glen Way.</p>
<p>The development will result in the loss of existing on street parking space in the head of the cul-de-sac.</p>	<p>This is a turning head, which is intended to enable vehicles to turn around at the end of the street. It was not meant to be used as parking space.</p>
<p>Builders working on other developments in the area have been working at unsociable hours.</p>	<p>A condition can be attached to ensure that working hours are at times that will minimise disturbance to neighbours. When violations of conditions are reported to the Council appropriate action is taken by the Planning Enforcement team.</p>
<p>Properties in this area sometimes have covenants limiting the number of dwellings to one per plot.</p>	<p>Covenants are a separate issue from the Planning system, and the Council is not involved in enforcing them. Planning permission does not over-ride a covenant, which would still apply. However in this case the title deed (HD400127) has been submitted in support of the application, and that does not include any covenant limiting the number of dwellings that may be erected on the site.</p>
<p>Some other developments in the area have been altered without the neighbours having been consulted.</p>	<p>Whether or not a development is altered subsequently is not a material consideration in the determination of an application for planning permission.</p>
<p>The development will overlook the Glen Way Open Space, and it will tower above that space.</p>	<p>These will be 2/3 storey houses that will look like 2 storey houses with rooms in the loft. Such houses are common, and the development is not considered to be unreasonably tall. The park is a</p>

	public space so there is no reason why the houses should not overlook it. Public spaces benefit from being overlooked because otherwise they can be vulnerable to crime or antisocial behaviour.
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Conclusion

The two new houses will make more efficient use of this broad plot than the existing house does, which occupies only a small part of a large plot. The new houses will be adequately spaced and their design is considered acceptable. The room sizes would be adequate, the amount of parking space would be adequate but not excessive, and the rear gardens would be ample. No significant harm will be caused to the amenity of any neighbours, nor to the street scene. The applicant has acted on advice from the Council by revising the design to make it more environmentally sustainable. The applicant has submitted a unilateral undertaking which will constitute a planning obligation to mitigate the impact of the development on local services and infrastructure.

Human rights implications

The Local Planning Authority is justified in interfering with the applicant's Human Rights in order to alleviate any adverse effect on adjoining properties and their occupiers and on general public amenity. With regard to any infringement of third party Human Rights, these are not considered to be of such a nature and degree as to override the Human Rights of the applicant and therefore warrant refusal of planning permission.

RECOMMENDATION

That planning permission be granted, subject to the following 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 Construction of the development hereby permitted shall not take place before 8am or after 6pm Mondays to Fridays, before 8am or after 1pm on Saturdays and not at all on Sundays and Public Holidays.

Reason: To safeguard the amenities and quiet enjoyment of neighbouring properties during the time that the development is being constructed, pursuant to Policy SE22 of the Watford District Plan 2000.

- 3 No development shall commence on site, and no trees or hedges shall be removed or partially removed, until full details of all hard and soft landscaping works (including details of any changes to ground levels around the building), any fencing or other boundary treatments and any external lighting 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: In the interests of the visual amenity of the site, in accordance with Policy UD1 of the Watford Local Plan (Part 1: Core Strategy) 2006-31.

- 4 No development shall commence on site until full details and physical samples of the bricks and the roof tiles 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: In the interests of the visual appearance of the site, pursuant to Policy UD1 (Delivering High Quality Design) of the Watford Local Plan (Part 1: Core Strategy) 2006-2031.

- 5 The proposed bathroom and toilet windows in both the flank elevations and the proposed side roof light bedroom windows of both houses shall be fitted with obscured glass at all times, and no part of those windows shall be capable of being opened other than parts that are at least 1.7m above the floor of the room in which the window is installed. This condition also applies to the side roof light window of the playroom at Plot 1 (but not at Plot 2).

Reason: To prevent overlooking of those parts of neighbouring premises in which the residents should have a reasonable expectation of privacy, pursuant to section 17 (point 4) of the National Planning Policy Framework and Policy UD1 (Delivering High Quality Design) of the Watford Local Plan (Core Strategy) 2006-2031, and in accordance with the principles of good design that are set out in the Residential Design Guide supplementary planning document (volume 2 Extending Your Home, section 3.3.1c) as referenced in paragraph 12.1.5 supporting Policy UD1.

- 6 Neither of the houses shall be occupied until the solar panels and the rainwater harvesting systems that are shown on the drawings hereby approved have been installed, and those systems shall be retained thereafter, as shown on those drawings, unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that the development is environmentally sustainable, as required by Policies SD1 (Sustainable Design), SD2 (Water and Wastewater) and SD3 (Climate Change) of the Watford Local Plan Part 1 Core Strategy, and in accordance with Chapter 10 of the National Planning Policy Framework.

- 7 No windows, doors or openings of any kind, other than those shown on the plans hereby approved, shall be inserted in the walls or roofs of this development, unless otherwise approved in writing by the Local Planning Authority.

Reason: To prevent overlooking and consequent loss of privacy to neighbouring premises pursuant to Policy UD1 (Delivering High Quality Design) of the Watford Local Plan (Core Strategy) 2006-2031, and in accordance with the principles of good design that are set out in the Residential Design Guide supplementary planning document (volume 2 Extending Your Home, section 3.3.1c) as referenced in paragraph 12.1.5 supporting Policy UD1.

- 8 The hard standings at the front of both houses shall be constructed in such a way that any rain water falling on those surfaces shall either soak away into the soil within the site or else drain into a rainwater harvesting tank for reuse by the occupiers of the dwellings. The rainwater shall not run off onto land outside the site, nor enter public drains or sewers.

Reason: To avoid localised flooding of the highway, nuisance to neighbours, or overloading of public sewers and sewage treatment works during periods of heavy or prolonged rainfall, pursuant to saved Policy SE27 (Flood Prevention) of the Watford District Plan 2000.

- 9 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (or any modification or re-enactment thereof), no development permitted under Schedule 2, Part 1, Classes A, B, C, D, E or F of the Order shall be carried out to the dwellings hereby approved without the prior written permission of the Local Planning Authority.

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

amenities of adjoining occupiers, in accordance with Policy UD1 (Delivering High Quality Design) of the Watford Local Plan Part 1 Core Strategy.

- 10 No development shall commence on site until a Construction Environmental Management Plan has been submitted to and approved by the Local Planning Authority. This Plan shall include details of temporary access for construction vehicles, contractors parking, the delivery and storage of materials, measures to mitigate noise and dust, wheel washing facilities, plant and equipment and a contact procedure for complaints. The Plan as approved shall be implemented throughout the construction period. No materials or equipment shall be stored outside the curtilage of the site unless otherwise agreed in writing by the Local Planning Authority (in consultation with the Highway Authority).

Reason: To safeguard the amenities and quiet enjoyment of neighbouring properties and prevent obstruction of the adjoining highway during the time that the development is being constructed, pursuant to saved Policy SE22 of the Watford District Plan 2000.

- 11 No development shall commence on site until dimensioned drawings have been submitted to and approved in writing by the Local Planning Authority to demonstrate that the parking spaces will be adequately sized to accommodate vehicles and that they will be positioned in such a way as to allow easy parking and manoeuvring. Those drawings shall include details of measures to be taken to prevent vehicles from driving over the public footpath.

Reason: To ensure that the width of the bays and the angle of approach will be sufficient to allow vehicles to enter and leave the site in forward gear, so as to prevent vehicle movements that might be hazardous to other road users or pedestrians using the adjacent public footpath.

Informatives

- 1 This planning permission is accompanied by a planning obligation in the form of a unilateral undertaking, which is binding upon the owners and their successors in title. It obliges the owners to make certain contributions to local services and infrastructure when work commences on implementing this permission. It includes an obligation to inform the Local Planning Authority when work commences by contacting the Section 106 Officer in the Planning department.

- 2 The planning officer's full report gives more detail than is to be found in the Decision Notice. The full report can be obtained from the Council's website www.watford.gov.uk/planning where it is to be found as an appendix to the agenda of the Development Control Committee of 21 November 2013, or on request from the Regeneration and Development Department.

- 3 In dealing with this application, Watford Borough Council has considered the proposal in a positive and proactive manner having regard to the policies of the development plan as well as paragraphs 186 and 187 of the National Planning Policy Framework and other material considerations, and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2010, as amended.

- 4 The development will involve the creation of addresses for new properties. The applicant must apply to the Council to allocate a street number or name. This is a requirement of the Public Health Act 1925. Applications for this purpose should be made to the Local Land and Property Gazetteer Officer at Watford Borough Council, Town Hall, Watford, WD17 3EX.

Drawing Numbers

Site location plan

Drawing number 13/111/1

Drawing number 13/111/2 revision A

Drawing number 13/111/3

Drawing number 13/111/4

Drawing number 13/111/5

Drawing number 13/111/6 revision A

Drawing number 13/111/7

Drawing number 13/111/8

Design and Access Statement

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