

## PART A

Report of: **DEVELOPMENT MANAGEMENT SECTION HEAD**

Date of Committee:	<b>26<sup>th</sup> June 2014</b>
Site address:	<b>Rounton, 28, Nascot Wood Road</b>
Reference Number:	<b>14/00497/REM</b>
Description of Development:	<b>Reserved matters application for the appearance, layout, scale and landscaping of 20 new dwellings, pursuant to outline planning permission ref. 13/00450/OUTM.</b>
Applicant:	<b>Persimmon Homes Thames Valley</b>
Date received:	<b>2<sup>nd</sup> April 2014</b>
13 week date(major):	<b>2<sup>nd</sup> July 2014</b>
Ward:	<b>Nascot</b>

### **SUMMARY AND REASONS FOR DECISION**

This application relates to the site known as Rounton at 28, Nascot Wood Road which was granted outline planning permission in July 2013 for the demolition of the existing house and the erection of up to 20 new dwellings on the site (ref.13/00450/OUTM). This established the principle of residential development on the site together with the retention of the ancient woodland within the northern and eastern parts of the site. Access from Nascot Wood Road was approved as part of the outline application. The current application is for the approval of the reserved matters of appearance, layout, scale and landscaping for the proposed new dwellings.

The submitted reserved matters follow the illustrative site layout drawing submitted as part of the outline application, which showed 20 detached and semi-detached dwellings on the site. The reserved matters submitted show 20 detached dwellings of 2 and 2½ storeys in height and of a traditional design style. These details are considered acceptable.

The Development Management Section Head therefore recommends that the details of the reserved matters be approved.

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## **BACKGROUND**

### **Site and surroundings**

The application site has an area of 1.36 hectares and is currently occupied by one dwelling. The site area excludes an area of ancient semi-natural woodland which occupies the western and northern parts of the site, which was the subject of an appeal in August 2012, together with a 15m buffer zone around the woodland. The total site area of Rounton in the ownership of the applicants is 2.6 hectares. The original Rounton house appears to have been demolished between 1967 and 1973 but two substantial outbuildings were retained. One of these was subsequently extended and converted into three dwellings; however, it is understood that these 3 dwellings were then converted into a single dwelling. The second contains storage buildings, garages and a swimming pool (now disused). The site is partially covered by a Tree Preservation Order (TPO 15, 1972), which also covers the ancient woodland sited outside the application site. A number of other groups of trees and individual trees within the site are not covered by the TPO.

The site is bounded by existing residential development at Bay Tree Walk to the north-east and south-east and Nascot Wood Road to the south-west. The surrounding area is characterised by detached houses in generous plots.

## Proposed development

Details have been submitted for the reserved matters of appearance, layout, scale and landscaping for 20 detached dwellings, pursuant to outline planning permission ref. 13/00450/OUTM. The dwellings are of 2 and 2½ storeys and of a traditional design style with pitched, gabled roofs. Each dwelling has on-site parking provision in the form of integral or detached garages.



Site layout

## **Planning history**

The Rounton site, which was originally much larger than the existing site, has a long history of development. The original large house appears to have been demolished sometime between 1967 and 1973. Planning permission was granted in 1973 (ref. 8496/73) for the erection of 48 houses on this larger site. This permission was partially implemented (subject to various reserved matters and full permissions being granted) in the form of the houses on Bay Tree Walk to the north-east and south-east of the current site and nos. 18-24, Nascot Wood Road to the front of the site. At some stage prior to 1986, the existing unused access road between nos. 24 and 26, Nascot Wood Road was constructed, although not on the alignment approved in 1973. The remaining development, incorporating a further 22 houses along the western and northern boundaries of the site, was never implemented. Due to the house at 26, Nascot Wood Road having been built on the site of the approved access road, this permission is no longer extant.

11/00174/OUTM - In February 2011, an application for outline planning permission was submitted for the erection of up to 45 dwellings on the Rounton site, with only access to be determined (utilising the existing unused access between nos. 24 and 26, Nascot Wood Road) and all other matters reserved. This application was eventually refused permission in October 2011 for five reasons. The main reason related to the loss of a significant part of the woodland sited along the north-western and north-eastern parts of the site which was considered to be ancient semi-natural woodland. The other reasons for refusal related to the failure to complete a s.106 agreement to secure contributions towards infrastructure and community facilities. This decision was appealed and the appeal was heard at a public inquiry in August 2012. In September 2012 the appeal was dismissed with the Inspector concluding that the woodland on the site was ancient semi-natural woodland and that the loss of a significant part of this woodland would be contrary to policies in the National Planning Policy Framework (NPPF) and the local development plan and that this harm would not be outweighed by the provision of housing on the site.

13/00450/OUTM – Outline planning permission was granted in July 2013 for the erection of up to 20 dwellings on the site, with the retention of the ancient woodland and a 15m buffer zone. Access from Nascot Wood Road was approved as part of this permission.

### **Relevant policies**

#### **National Planning Policy Framework**

Achieving sustainable development

Section 7 Requiring good design

Section 10 Meeting the challenge of climate change, flooding and coastal change

Section 11 Conserving and enhancing the natural environment

#### **Hertfordshire Waste Core Strategy and Development Management Policies**

##### **Document 2011-2026**

- 1 Strategy for the Provision for Waste Management Facilities
- 1a Presumption in Favour of Sustainable Development
- 2 Waste Prevention and Reduction
- 12 Sustainable Design, Construction and Demolition

#### **Hertfordshire Minerals Local Plan Review 2002-2016**

No relevant policies.

#### **Watford Local Plan Part 1 - Core Strategy 2006-31**

- SD1 Sustainable Design
- UD1 Delivering High Quality Design
- GI1 Green Infrastructure
- GI3 Biodiversity

#### **Watford District Plan 2000**

- SE7 Waste Storage and Recycling in New Development
- SE36 Replacement Trees and Hedgerows
- SE37 Protection of Trees, Woodlands and Hedgerows

SE39	Tree and Hedgerow Protection in New Development
T22	Car Parking Standards
T23	Non-Residential Development
T27	Car Park Location and Design

### **Supplementary Planning Documents**

Watford Character of Area Study

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## **CONSULTATIONS**

### **Neighbour consultations**

Letters were sent to 122 properties, principally in Nascot Wood Road, Birch Tree Walk, Bay Tree Walk and Armand Close, but also to all respondents on the previous application ref. 13/00450/OUTM. Six replies have been received. One letter has expressed support for the proposal and the other five make the following comments:

- A higher quality fence should be provided along the boundary of the woodland and Birch Tree Walk.
- Dense evergreen shrubs should be removed from boundary with Birch Tree Walk.
- More trees are shown to be felled. Is this necessary?
- Large eucalyptus tree on boundary with 35, Bay Tree Walk is causing damage to the garden wall and is almost touching the house. This tree should be removed.
- The development will cause congestion, add a further burden to local services and result in the loss of trees and wildlife.
- The ancient woodland must be protected.

### **Advertisements in local paper/site notices**

Two site notices were displayed outside the site on 14<sup>th</sup> April 2014. A public notice was also published in the Watford Observer on 18<sup>th</sup> April 2014.

## **Consultations**

### **Environment Agency**

No comments.

### **Thames Water**

No comments.

### **Hertfordshire County Council (Highway Authority)**

The County Council has no objection to the proposal subject to the imposition of appropriate conditions and a Section 106 agreement.

*NOTE: These conditions and the planning obligation formed part of the outline planning permission ref. 13/00450/OUTM which is not only the substantive permission but which also approved the access arrangements. They are not relevant to, and cannot be imposed on, any reserved matters approval relating to appearance, layout, scale and landscaping.*

### **Arboricultural Officer**

#### *i) Tree Protection and Arboricultural Construction Methods*

The type and height of the tree protection fence is acceptable. The siting of the fence is acceptable except for the section to the side of plot 11 where it drops back to the tree line: it should follow the 15 metre buffer for the ancient woodland i.e. the red line on RPS drawing no 701. An amended plan should be submitted and approved.

The areas and extent of no-dig and ground protection are also considered acceptable; however, details of the actual ground protection system(s) to be used should be submitted and approved.

#### *ii) Landscaping*

The proposed planting (as shown on drawings 500, 501 & 502) whilst consisting of an element of non-native trees and shrubs is considered acceptable: the non-natives are only used where there is no or limited native alternatives for the space or locations. This planting also reflects the existing non-native planting on the site.

### Policy (Design and Conservation)

While the proposed development is generally acceptable, we would make the following points:

- 1) Areas of tarmac should instead be in permeable block paving to enhance the residential character, reduce flood risk and reduce the dominance of the highways.
- 2) Hedging should replace ground level planting in front of fences facing onto the highways.

*NOTE: Amended drawings have been received incorporating these measures.*

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### **APPRAISAL**

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

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

### **Principle of development**

The principle of the development of up to 20 dwellings on this site has been established through the outline planning permission. The purpose of this application is to consider the reserved matters of appearance, layout, scale and landscaping. The outline planning permission was also subject to 18 other conditions, in addition to those relating to the reserved matters, which will also need to be complied with. Where details are required to be submitted for approval pursuant to these conditions (for example, changes in ground



levels, service locations, boundary treatment, external lighting, etc), separate applications for the discharge of these conditions will need to be submitted.

The appeal decision in September 2012 established the status and extent of the ancient woodland on the site and the need to provide a 15m buffer zone around this woodland. The outline permission granted in July 2013 established the extent of the developable area and other trees within the site, but outside of the woodland area and buffer zone, to be retained. The reserved matters accord with the outline planning permission.

### **Appearance**

The proposed dwellings all have a traditional style incorporating pitched, gabled roofs and a varied range of detailing and other features, including bay windows, dormer windows, splayed brick lintels, stone cills, porches and canopies. Six house types are used with different features and detailing adding interest and variety to the development. Three different facing bricks (red multi, orange and buff) and two different roof tiles (grey and brindle) are also proposed to add further variety. This general palette of materials is considered acceptable. At the present time, the exact materials have not been selected and these can be secured by condition. Overall, the proposed houses are aesthetically pleasing and provide a very pleasant development within this woodland setting.



## **Layout**

The layout of the site follows closely the illustrative layout shown in the outline application and is very much determined by the extent of the developable area. The internal access road is shown as a shared surface road with a width of 4.8m which is acceptable to serve a development of this size. The siting of the houses will have no adverse impacts on the surrounding houses in Bay Tree Walk and Nascot Wood Road. The internal access road is fully accessible by a 10m refuse vehicle which will be able to enter and leave the site in forward gear. This will also be adequate to accommodate service delivery vehicles and fire engines.

## **Scale**

Condition 7 of the outline planning permission requires that no building shall exceed 3 levels of accommodation. The proposal accords with this by providing only 2 and 2½ storey houses with 4 of the houses incorporating accommodation within the roofspace. This is acceptable and accords with the scale of dwellings in the surrounding area.

## **Landscaping**

As part of the outline planning permission, a Tree Retention Plan was approved identifying those significant trees within the site, but not within the ancient woodland or 15m buffer zone, to be retained. The landscaping scheme retains these trees. In the case of six of the trees, there is some limited encroachment of development within the root protection zones comprising the corner of the house on Plot 14, the garages of Plots 15, 16 and 17, and part of the driveways to Plots 1 and 7. A detailed arboricultural construction plan has been submitted specifying the use of 'no-dig' construction methods and areas of hand digging to minimise any root damage to the trees. This is acceptable.

## **Conclusion**

The submitted reserved matters details are similar to the illustrative drawings submitted as part of the outline application and are considered appropriate for the site and acceptable.

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## **HUMAN RIGHTS IMPLICATIONS**

The principle of the development of the site for a primary school together with the access to the site from Ascot Road were agreed at outline stage. The approval of the reserved matters of appearance and scale of the building and the layout and landscaping of the site, subject to appropriate conditions, will have no significant impacts on the human rights of the applicant or other third parties.

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## **RECOMMENDATION**

That the details of the scale and appearance of the buildings and the layout and landscaping of the site be approved, pursuant to Condition 1 of outline planning permission ref. 13/00450/OUTM dated 29<sup>th</sup> July 2013, in accordance with the submitted details and the conditions as set out below:

### Conditions

1. The development shall only be constructed in accordance with the details shown on the following approved drawings:

11.090.100 Rev.9 (black and white), 11.090.100 Rev.9 (colour), 101, 102 Rev.9, 103 Rev.9, 104 Rev.9, 105 Rev.A (all Eric Cole Architecture)

11.060.01A, 02A, 03, 04A, 07A, 08A, 09A, 10A, 11A, 12A, 15A, 16A, 17A, 18A, 19, 20A, 30A, 31, 32 (all Eric Cole Architecture)

P694/1 (PFA Consulting)

100C (hardsurfacing details only), 201C (soft landscaping only), 500C, 501A, 502A, 701 (arboricultural construction works only) (all RPS)

Typical Tree and Shrub Palette (RPS)

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

2. No construction works shall commence until a schedule of external materials for the approved buildings and hard landscaping has been submitted to and approved in writing by the Local Planning Authority. This shall be based upon the details shown on the approved drawings and shall include manufacturers details and samples.

Reason: In the interests of the appearance of the site, in accordance with Policy UD1 of the Watford Local Plan Core Strategy 2006-31.

3. No construction works shall commence until details of the proposed tree ground protection system(s) to be used have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the works within the root protection zones of the retained trees do not harm the health of the trees.

Drawing nos.

11.090.100 Rev.9 (black and white), 11.090.100 Rev.9 (colour), 101, 102 Rev.9, 103 Rev.9, 104 Rev.9, 105 Rev.A (all Eric Cole Architecture)

11.060.01A, 02A, 03, 04A, 07A, 08A, 09A, 10A, 11A, 12A, 15A, 16A, 17A, 18A, 19, 20A, 30A, 31, 32 (all Eric Cole Architecture)

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Typical Tree and Shrub Palette (RPS)

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