

DEVELOPMENT CONTROL COMMITTEE

16th OCTOBER 2014

UPDATE SHEET

Item 5

14/01145/FUL – 184 Pinner Road

AMENDED DRAWINGS RECEIVED

Amended drawings were received on 06.10.14 (numbered 1406 – TP.03 Rev A and 1406 – TP. 12 Rev C) which clarify that the existing hedging which runs around part of the perimeter of the site will be retained. The position of the gate serving House 1 has been revised to show that the existing gate opening will be utilised. This will remove the need for the creation of a new opening in the hedge.

AMENDED CONDITIONS

Condition 3 has been amended so that details of the window reveal treatment, the external finish of the dormers and the eaves and soffit treatment can be secured. This revision to the condition is made in order to ensure that a high quality finish is applied. The wording of the reason for this condition remains unchanged.

Condition 3 amended to read as follows:

Notwithstanding the information already submitted, no works of construction shall commence until details of (a) the materials to be used for all the external finishes of the building (b) the reveal treatment to be applied around all windows and doors and (c) the external finish of the dormers and the eaves/soffit treatment, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out only in accordance with the details approved under this condition.

The first paragraph of Condition 5 has been amended to remove the requirement for the submission of “details of hedging to be retained” as the amended drawings referred to above now show the extent of the hedging to be retained.

Condition 5 amended to read as follows:

Notwithstanding the information already submitted, no works of construction shall commence until full details of both hard and soft landscaping works, including details of all existing trees to be retained, any arboricultural works to be carried out, any new planting, any changes to ground levels, all pathways, all hard surfacing, amenity areas/paving, lighting and, where required, a

phasing programme have been submitted to and approved in writing by the Local Planning Authority.

ADDITIONAL CONDITION

It is recommended that a further condition be added to protect the existing hedging as set out below:

The existing hedging shall be retained in accordance with the details shown on Drawing 1406 – TP.03 Rev A unless otherwise agreed in writing by the Local Planning Authority. Any hedging shown to be retained which within a period of five years dies or becomes diseased shall be replaced in the next planting season with hedging of a similar size and species, or in accordance with details approved in writing by the Local Planning Authority. For the purposes of this condition a planting season is the period from 1 October in any one year to 31 March in the next following year.

Reason: In the interests of the visual appearance of the site in accordance with Policy SE37 of the Watford District Plan 2000 and Policies SS1, UD1 and UD2 of the Watford Local Plan Core Strategy 2006-31.

ADDITIONAL REPRESENTATIONS RECEIVED

Additional representations have been received from an objector who had previously made comments earlier on in the application process. In addition, a further objection has been received. These representations raise concerns that there is inadequate on-site parking provision and this will compound parking problems on Sherwoods Road. These issues are discussed in the report.

One of the objectors considers that the parking standards of hotels and guest houses should be applied and therefore 1 space per bedroom would be required. The scheme does not propose a hotel or guesthouse and the appropriate maximum parking standards for dwellinghouses have been considered.