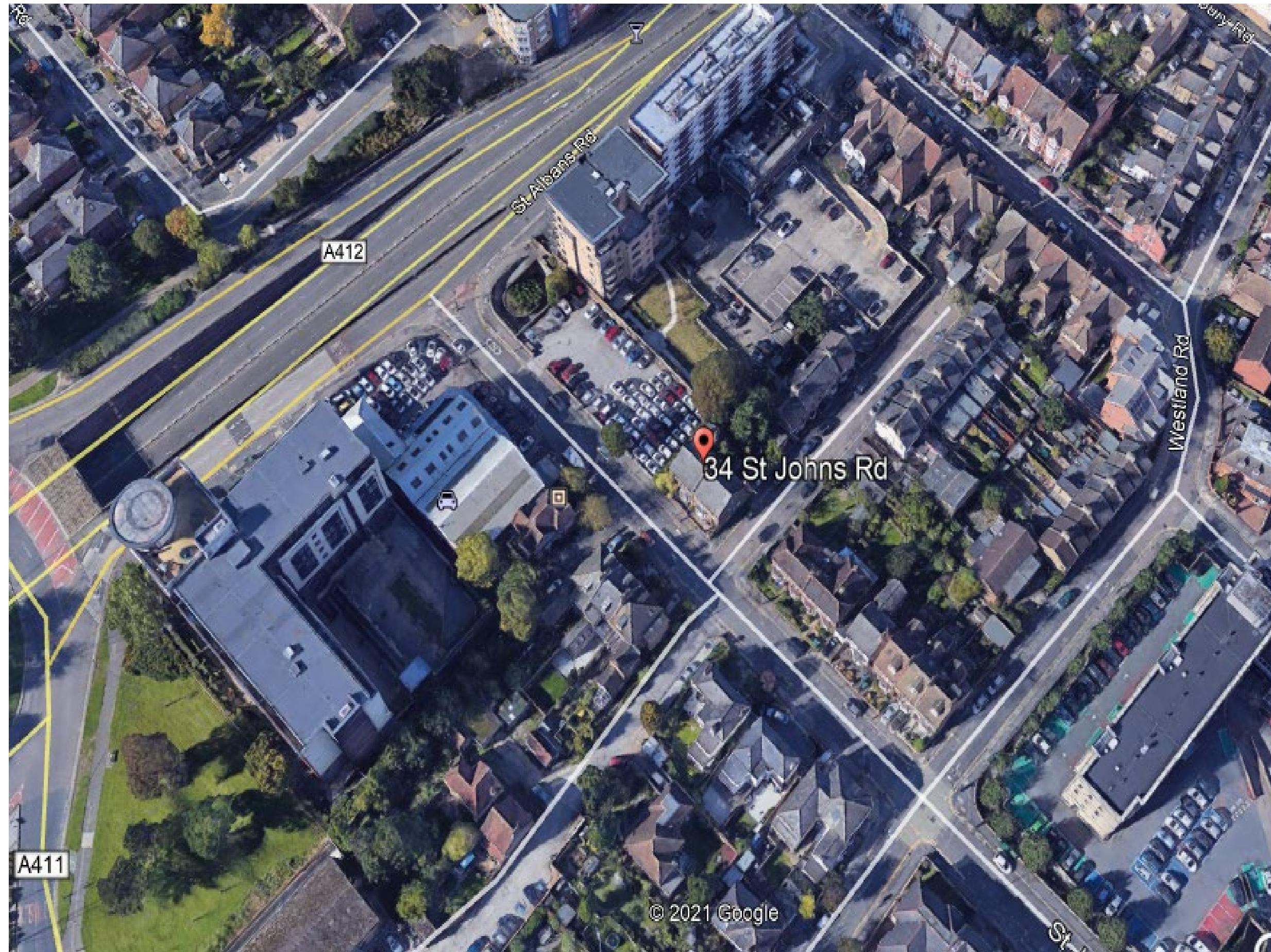


Planning Statement



PROJECT: 34 St Johns Road Watford WD17 1QA

Introduction

Site description

The application site comprises a two storey, semi-detached property on the north side of St Johns Road in central Watford. The property has rear access from Franklin Road.

The surroundings are mixed containing two storey residential properties, flat conversions

The wider surroundings do feature larger flatted developments, large office buildings and commercial uses.

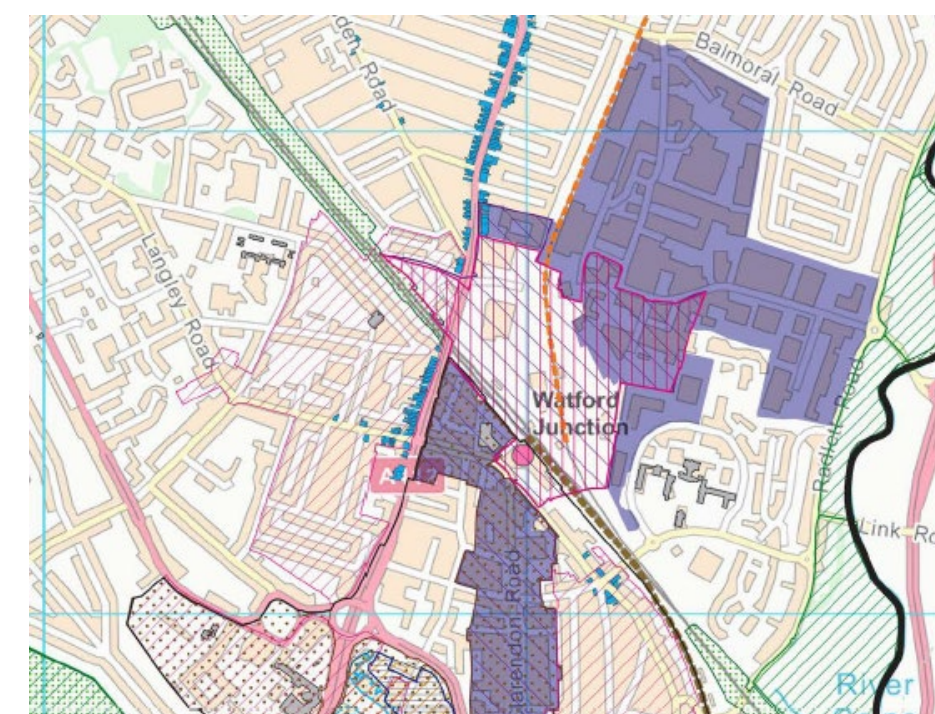
The site is not within a conservation area, contains no listed buildings and is not in the setting of any listed buildings.

The site is not subject to any article 4 directions and contains no protected trees. The site is within Watford Controlled Parking Zone A.



Flood Risk

The site falls outside of any flood risk zone (Flood Zone 1) as defined on the flood maps produced by the Environment Agency, and is therefore not at risk from flooding. As the site is less than 1 hectare in size, the application is not required to be accompanied by a Flood Risk Assessment.



Planning Designations

The above extract from the planning policy map shows, the application site is not within the Green Belt or a Conservation Area, and there are no Article 4 restrictions. The site is not affected by any other planning policy designations.

Proposed Scheme

Proposal

The application is a Certificate of Lawful proposed application to change the use from class C3 dwelling to Class C4: up to six people living together as a single household of multiple Occupancy.

Change the use from class C3 dwelling to Class C4

The proposal is that up to 6 residents will live together in the house. They will each have an en-suite bedroom and will share a kitchen, a lounge and a dining area. Given the current Pandemic, an area for tenants to be able to work easily from home is becoming an essential part of shared living. With this in mind, it is proposed for all tenants to have exclusive use of the communal workspace situated on the second floor.

The property has 6 bedrooms and each of these rooms would be occupied by one person.

Therefore as a matter of fact, the proposed use, as described above, results in Six residents living together as a single household who share basic amenities. It will therefore be within Class C4 and an application for planning permission is not required.

Conclusion

The proposed change of use would be within the tolerances of Schedule 2, Part 3, Class L of the Town and Country Planning (General Permitted Development) Order (2015) as amended.

