



NEXUS  
PLANNING

**22 Park Road, Watford WD17  
4QN**

**Planning Statement**

**On behalf of Nazmo Limited**

May 2021



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# 1 Introduction

1.1 This Planning Statement is being submitted in support of a full application, made on behalf of Nazmo Limited ("the Applicant") at 22 Park Road, Watford WD17 4QN ("the site"). This application is being submitted for:

*"Erection of a two storey side and two storey rear extension. Demolition and replacement of existing freestanding garage" ("the Proposed Development").*

## Application Documentation

1.2 This planning application is being supported by the following documents:

- Planning Application Form (including ownership certificates);
- Existing Plans, Elevations and Location Plan (Drawing no. 20039 HHP 01.01)
- Proposed Plans (Drawing no. 20039 HHP 02.01)
- Proposed Garage Plans, Elevations and Section (Drawing no. 20039 HHP 02.02)
- Proposed Elevations (Drawing no. 20069 HHP 04.01)
- Design and Access Statement
- Planning Statement

1.3 This Planning Statement comprises the following sections and should be read in conjunction with the application documents:

- **Section 2** describes the site and its surroundings;
- **Section 3** summarises the planning history relevant to the site;
- **Section 4** sets out in detail the Proposed Development;
- **Section 5** outlines the relevant Development Plan Policies and other material considerations;
- **Section 6** assesses the Proposed Development against the Development Plan policies and other material considerations; and
- **Section 7** draws the information in this report together to provide a conclusion on its findings.

## 2 Site Location and Description

- 2.1 The site comprises a large residential plot within the built up area of Watford. The site is rectangular in shape and comprises a large, detached dwelling to the south of the site, there is an area of parking which fronts onto Park Road. To the rear of the dwelling, lies a large garden which contains a garage to the east. The garden is boarded by trees and plating. Access to the site is gained off Park Road.
- 2.2 The site is within a predominantly residential area, and is neighboured by residential dwellings to the north and west. St Andrew's Church lies to the north east of the site.
- 2.3 The site is located within the Nascot Conservation Area, and located within Flood Zone 1, which demonstrates the lowest risk of flooding.
- 2.4 The site is subject to an Article 4 direction which was made in 2013 and removes permitted development rights within Part 1 (Class A, C and D) and Part 2 (Class A and C) of Schedule 2 of the General Permitted Development Order.
- 2.5 The site backs on to the curtilage of Church of St Andrew (Grade II listed), and shares a boundary with 30-32 Park Road (locally listed) to the west.

### 3 Planning History

3.1 A review of Watford Borough Council's online portal has identified the following planning history for the site:

Application reference	Proposal	Decision
17/01535/TCA	The reduction of the three sycamores and trimming back of the overhang from the yew and plum situated in the vicarage to trees in a Conservation area	Tree Works Approved 25/11/2017
15/00977/TCA	Works to trees in Nascot Conservation Area	Tree Works Approved 20/08/2015
91/00122/FUL	Erection of two storey side and rear extension.	Approved with conditions 25/09/1991
88/00804/FUL	Erection of single storey side extension.	Approved with conditions 12/01/1989
87/00537/OUT	Two semi-detached bungalows.	Refused 03/12/1987
83/00184/FUL	Conversion of property to form two self-contained flats with garages	Approved with conditions 14/09/1983
72/08338/OUT	Outline application for erection of bungalow at rear	Refused
72/08337/FUL	Conversion of existing single family dwelling house into two self-contained flats	Approved with conditions

## 4 Development Proposals

4.1 The Proposed Development seeks planning permission for:

*“Erection of a two storey side and two storey rear extension. Demolition and replacement of existing freestanding garage” (“the Proposed Development”).*

4.2 The Proposed Development will provide the following key elements:

- (1) Second storey side extension to the west of the property;
- (2) Second storey side extension to the east of the property;
- (3) Two storey extension to the rear of the property;
- (4) Conversion of the internal garage into habitable rooms of the property; and
- (5) Demolition and replacement of the existing freestanding rear garage.



Figure 1: Proposed front elevation

4.3 Figure 1 above shows the proposed second storey side extensions, and how this compares to the existing outline of the property. The increase in floorspace is proposed to reflect the need of the occupiers.



Figure 2: Free standing garage Proposed Front Elevation

## 5 Development Plan Documents

5.1 This section of the Planning Statement provides an overview of the key planning policies and other material considerations relevant to the Proposed Development.

### Development Plan

5.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires all planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

5.3 The development plan for Watford Borough Council comprises the following:

- (1) Watford Local Plan Core Strategy 2006 – 2031
- (2) Saved policies of the Watford District Plan 2000
- (3) Watford District Plan map

5.4 In addition to the Development Plan documents, we consider the following to represent Material Considerations in the determination of this application:

- (1) National Planning Policy Framework 2019 (NPPF); and
- (2) National Planning Practise Guidance (NPPG).

5.5 Relevant national and local level policies are summarised below. Section 6 then seeks to assess the proposed development against those policy objectives.

### National Planning Policy Framework (2019)

5.6 The National Planning Policy Framework (NPPF) was adopted on 27th March 2012, and the Government published the updated NPPF in July 2018. This was then revised in February 2019. The NPPF sets out the Government's planning policies and how these are expected to be applied.

5.7 Paragraph 7 of the NPPF sets out that the purpose of the planning system is to achieve sustainable development. Paragraph 8 then identifies the three overarching objectives of sustainable development; the social, environmental and economic objectives. Paragraph 11 of the NPPF outlines a presumption in favour of sustainable development, and for decision-taking this means:

*"Approving development proposals that accord with an up to date development plan without delay."*



### Watford Local Plan Core Strategy 2006 – 2031

- WBC 1 Presumption on favour of sustainable development
- SS 1 Spatial Strategy
- SD 1 Sustainable Design
- SD 3 Climate Change
- UD 1 Delivering High Quality Design
- UD 2 Built Heritage Conservation

### Saved Policies of the Watford District Plan 2000

- U15 Building of Local Interest
- U17 Setting of Conservation Areas
- U18 Design in Conservation Areas
- U19 Small Scale Developments in Conservation Areas

### Other Material Considerations

- Residential Design Guide (amended 2016)
- Conservation Areas Management Plan (July 2013)

## 6 Planning Assessment

6.1 This section of the planning statement sets out the main policy issues associated with the Proposed Development and provides an explanation of how these issues have been addressed in order to comply with the aims, objectives and requirements of the policies set out in the Development Plan, whilst taking into account other material considerations. In this regard, we consider the key issues of relevance to the Proposed Development to fall under the following headlines aligned to National Planning Policy Framework:

- Principle of Development
- Achieving well designed places
- Conserving and enhancing the historic environment

6.2 The key themes identified above are addressed in the following paragraphs, with reference to the Proposed Development and the relevant national and local planning policies.

### Principle of development

6.3 The NPPF seeks a presumption in favour of sustainable development (Paragraph 11) for both plan making and decision making. For decision making, this means approving development proposals that accord within an up-to-date development plan without delay.

6.4 This is reinforced by Watford Local Plan Core Strategy (2000) Policy WBC 1 which sets out that the Council will take a positive approach that reflects the presumption in favour of sustainable development.

6.5 Policy SS 1 seeks high standards of sustainability and design and a positively integrated approach to development.

6.6 The rear extension will unify the ad hoc extensions that have taken place to the rear of the dwelling, resulting in an improved visual appearance of the property from the rear. The side extensions respect the original dwelling, and are subordinate to the main house through their proposed scale and roof form.

6.7 The replacement garage to the rear of the property will provide additional storage, and provision to park four cars. The design of the garage is subordinate in scale to the main dwellinghouse, and has been designed to complement the dwellinghouse.

6.8 A precedent study of properties along Park Road has been undertaken and is summarised in the submitted DAS. This local assessment demonstrates the extent of wide property frontages as a defining part of the architectural character along Park Road. The property is set back from the streetscene, resulting in a proportionate design with extensions remaining subordinate to the host dwellinghouse. Overall the proposal will provide a cohesive design that unifies the external appearance of the building, ultimately enhancing the character of the locality and conservation area.

### Achieving well designed places

#### Design

- 6.9 Local Plan Policy SD 1 identifies that the Council will apply the principles of the Hertfordshire Building Futures Guide and all new development will be expected to comply with the updated national standards on sustainable development.
- 6.10 Policy UD 1 sets out that all new development should adhere to the following set of design principles, including, but not limited to:
- (1) Local character: new development should respect and enhance the local character of the area in which it is located; and
  - (2) Historic value: new development should recognise and respond to features of historic value; safeguarding, understanding and promoting the historic environment.
- 6.11 Residential Design Guide Section 8.2 states that extensions must respect the character and scale of the host building. The proposed development has been designed to ensure that the extensions are subordinate and complimentary to the original dwellinghouse.
- 6.12 Section 8.3 of the Residential Design Guide recognises the importance of an extension respecting the scale and character of properties within the street as a whole. The rear extension would not be visible from the streetscene, and would not impact the adjacent properties. The first floor extensions have been set back from the front façade and extend to a lower ridge line, remaining subordinate to the host building. This is reinforced at the rear elevation, which follows the same ridge line as the side extensions.
- 6.13 The proposal would result in a proportionate development which is complimentary to the local character of the surrounding area and host building, and considered suitable in this location.

### Amenity

- 6.14 The proposed development has been designed to avoid any harm the amenity of neighbouring dwellings. The proposal would not overlook into habitable neighbouring rooms, and maintains a distance between the adjacent properties, respecting the 45 degree rule. As a result it is considered that there would be little impact upon the privacy and amenity of the adjacent dwelling.
- 6.15 The proposed development would not impact upon the harm of the occupying residents. Although the rear extension and freestanding garage would be located to the rear of the dwelling, the proposal would not result in any significant reduction to the amount of garden space as an adequate amount of amenity space would remain for the benefit of the occupier of the house.

### Conserving and enhancing the historic environment

- 6.16 Local Plan Policy UD 2 states that the Council will ensure that the Borough's historic environment is identified, conserved, and, where appropriate, enhanced. This includes conservation area, listed buildings, locally listed buildings, scheduled ancient monuments, archaeological remains and registered parks and gardens, and their settings.
- 6.17 Saved Policy U15 sets out that proposals for development affecting the appearance, character or setting of Buildings of Local Interest should ensure that due regard is paid to safeguarding the relevant features of the building and its setting.
- 6.18 Saved Policy U17 notes that development which adversely affects the setting of a Conservation Area will be resisted. Saved Policy U18 states that development within a Conservation Area will be resisted if considered inappropriate in terms of scale, setting, massing, siting and detailed appearance in relation to surrounding buildings and the Conservation Area as a whole.
- 6.19 Saved Policy U19 sets out that planning permission will be resisted for small scale development which could lead to a number of similar applications, the cumulative effect which would be detrimental to the character and appearance of the area.
- 6.20 The front extension would be visible from the street, and consequently, would have a minor impact upon the conservation area. However the front first floor extension has been set back from the front façade and has a lower ridge line, resulting in a design that is subordinate to the host building and in character with frontages across the locality. Therefore, the proposed development should be considered acceptable with regard to the streetscene.

6.21 The rear extension and freestanding garage would not be visible from the street, and would have no impact on the streetscene. As discussed above, the design respects the host building and character of the area, and should be considered acceptable in this regard.



## 7 Conclusion

7.1 This Planning Statement is being submitted in support of a full application, made on behalf of Nazmo Limited ("the Applicant") at 22 Park Road, Watford WD17 4QN ("the site"). This application is being submitted for:

*"Erection of a two storey side and two storey rear extension. Demolition and replacement of existing freestanding garage".*

7.2 The Proposed Development will provide the following key elements:

- (1) Second storey side extension to the west of the property;
- (2) Second storey side extension to the east of the property;
- (3) Two storey extension to the rear of the property;
- (4) Conversion of the internal garage into habitable rooms of the property; and
- (5) Demolition and replacement of the existing detached rear garage.

7.3 The rear extension will unify the ad hoc extensions that have taken place to the rear of the dwelling, improving the visual appearance of the property from the rear. The side extensions respect the host dwelling, and would enhance the appearance of the property and streetscene.

7.4 Overall the proposal will provide a cohesive design that unifies the external appearance of the building, enhancing the character of the area and conservation area.

7.5 The proposal has been designed with regard to national and local policy, and should be approved without delay.

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