

TOWN & COUNTRY PLANNING LIMITED



13 Evelyn Road, Cockfosters, HERTS, EN4 9JT
07843-561129 email martin@tcpltd.net

Planning Statement

Site: 64 Milton Drive,

Borehamwood,

Herts. WD6 2BB

Proposal: Erection of 2 x one-bedroom flats

1.0 Application Site and Location

1.1 The application site is located on the south-west side of Milton Drive, and forms part of the rear and side garden of No.64 Milton Drive. 64 Milton Drive is an end of terrace house, in a terrace forming a uniform building line bordering a square green. The land slopes gently down from Milton Drive across the green. Opposite this row of houses is an almost identical development at No.62a that was approved under ref: 14/0114/FUL. The site is not located within a conservation area, nor is the property a listed building.

1.2 The houses that form this part of Milton Drive are small, simply designed two storey houses, with gable roofs and chimneys, with external materials comprising either pebble dash or painted render and brown roof tiles. The houses have a very regimented and uniform character. The houses have small front amenity areas, with a foot path between these areas and the green. There is no off-road car parking for these types of units fronting onto amenity greens. Consequently, there are no parking restrictions in Milton Drive to allow flexibility given the limited options for off-street parking arrangements.

2.0 Relevant Planning History

2.1 No recorded planning history is available for this site.

3.0 The Planning Proposal

1.1 The application seeks planning permission for the erection of 2 one-bedroom flats. The proposed building is a two-storey building with external appearance of being an extension to the existing end of terrace building. The ground and first floor flats are accessed from the single front door with a lobby to give the appearance of uniformity with the existing properties. The rear garden of the proposed building would be sub-divided into two garden areas serving each flat. The ground floor flat would be able to access their garden from the living rooms and via passageway between the buildings. The first-floor flats would be able to access their garden from the pathways at the side of the building.

Site Area: 0.03 hectares

Density: 133 dwellings per hectare

Mix: 2 x 1-bedroom flats

Dimensions: Height to eaves 5M, to roof 7.5M, width 7.4M and depth 10.8M

4.0 Relevant Planning History

4.1 No relevant recorded planning history.

5.0 Relevant Planning Policies

National Planning Policy Framework 2012

Circular 11/95 – Conditions

D3 Control of Development – Drainage and Runoff Considerations

D20 Supplementary Guidance (Local Plan 2003)

D21 Design and Setting of Development (Local Plan 2003)

H8 Residential Development Standards (Local Plan 2003)

C7 Watling Chase Community Forest (Local Plan 2003)

E7 Trees and Hedgerows – Protection and Retention (Local Plan 2003) E8 Trees, Hedgerows and Development (Local Plan 2003)

H10 Back Garden Development (Local Plan 2003)

R2 Developer Requirements (Local Plan 2003)

6.0 Key Issues

Principle

Visual Impact: Height, Size, Mass and Appearance Spacing and Setting

Residential Internal Design Standards

Residential Amenity

Landscaping Design (Hard and Soft)

Trees

Waste

Drainage

6.1 Core Strategy 2013 policies CS1 and CS2 relate to the supply of new homes and the location of new homes in the Borough respectively. The Council will make provision for at least 3,990 additional dwellings within the district between 2012 and 2027, a development rate of a minimum of 266 dwellings per year. Therefore, new houses make a much-needed contribution to this target. Priority will be given to locating the majority of residential development within the main settlement of Borehamwood, Potters Bar and Bushey. Between 2012 -2027, up to 60% of new housing will be sought in Borehamwood. Therefore, the location of the proposal in Borehamwood would contribute to this target.

6.2 Part D requires garden development to respect its immediate surroundings and improve the overall quality of an area. Local Plan 2003 policy H10 relates to garden development. In locations characterised by detached and semi- detached houses where sites can be formed through the assembly of a number of long rear or side gardens, developments will not be granted permission unless: - (i) a proper means of access is provided for motorists and pedestrians which keeps to minimum any visual impact within the street scene; and (ii) the proposal complies with the criteria listed in policy H8 (Residential Development Standards).

6.3 There would be no access provided for motorists and the pedestrian access is existing. Although, no access would be provided for motorists a relaxation of policy guidance would be acceptable in this instance as the existing houses do not have any access for motorists considering the spatial layout. The site is in a priority location utilising used land within the existing settlement of Borehamwood. Therefore, considering the above the proposal would be acceptable subject to compliance with the criteria listed in policy H8 and the Residential Design Standards recommend in Part D 2013 of the Planning and Design Guide and sustainable design.

6.5 The NPPF 2012 seeks to ensure that new development of a high standard of design, sustainable and makes places better for people. Local Plan 2003 policies D21 and H8 seek to ensure that new development respects the character of surrounding development. These policies are supported by policy CS22 of the Core Strategy 2013. Part D 2013 of the Planning and Design Guide SPD gives specific guidance regarding size, height, mass and appearance.

Layout

6.6 The existing layout consists of terraced houses arranged in a uniform layout with a strong building line having small front and longer rear gardens, bordering opposing sides of a square green. The layout of the proposed building conforms, having a similar footprint and building line to the existing terrace of houses.

6.7 Small front amenity areas are available to the front of the building. These amenity areas extend as far out as the amenity areas of the existing houses. The existing foot path beyond the front amenity areas would not be extended.

6.8 Each flat would be allocated rear garden space. The length and shape to the rear garden area is similar to other existing properties, and exceed the current standards.

6.9 Each flat is provided with sufficient private garden space and there are sufficient separation distances to site boundaries. Part D requires in an area where there is little separation distance between buildings that a one metre separation distance to the side boundaries is maintained. In this instance there is a one metre separation distance to the rear garden boundaries of the houses in Tennison Avenue. The proposed layout of the plot is almost identical to that of the other houses.

Built Form

6.10 The built form of the local context consists of two storey, end of terrace building with gable roofs. The built form of the proposed building replicates this design, with the small exception of the slightly greater depth. However, the roof line of the proposed house also falls in line with the existing roof line of the houses along the green. The height of the built form of the proposed building is in keeping with the unformed and regimented character of the local context.

Architectural Approach

6.11 The architectural approach of the dwelling is utilitarian in design but blends in well with the street scene. The existing dwellings have chimneys centrally located in the roof ridge, windows with both horizontal and vertical emphasis and canopies over the front doors. The proposed dwellings also have windows with horizontal emphasis. The simple architectural approach of the proposed dwelling is in keeping with the unformed and regimented character of the local context.

Materials

6.12 Generally the external materials that can be found amongst the dwellings around the green are pebble dash and painted render and brown roof tiles. The materials proposed for the building are white render and brown roof tiles, which are like those found amongst the existing houses. It is considered that the proposal would be in keeping with the character of the local context in terms of height, size, mass and appearance and as such would comply with the NPPF, policies D20, D21, H8 and CS22 and Part D.

Spacing and Setting

6.13 Local Plan policy states that new dwellings should have appropriate space around them to respect the setting of neighbouring buildings and new dwellings should be provided with adequate and appropriately sized and designed private amenity space.

6.14 The dwellings surrounding the green are terraced houses grouped in pairs that are separated by a ground floor gap of approximately 1 metre gap the proposed building is in keeping with this.

6.15 Part D states that 1-bedroom flats should be provided with 20 square metres of amenity space. Each flat has an area of private garden space. Flat 1 has 42m², Flat 2 54m². Therefore, each flat would be provided with sufficient private garden space.

Residential Internal Design Standards

6.16 Part D recommends minimum gross internal areas for flats to be provided satisfactory living conditions. The minimum gross internal area flat 1 will have 50m² and flat 2 will have 56m² exceeding these standards.

Daylight

6.17 The British Research Establishment requires that in plan-view that the centre of a neighbouring habitable room window does not lie within a 45-degree line taken from the corner of a new building and in horizontal-view that the centre of that same window does not lie under a 45-degree line taken from the top corner of the same new building. If these situations are both need to occur for there to be significant loss of daylight to neighbouring habitable room windows. In this instance these situations do not both occur at the front or rear of the neighbouring building No.64. Therefore, there is unlikely to be any significant loss of daylight to the occupants of No.64.

Outlook

6.18 A 45-degree line taken from the nearest edge of the habitable room windows at No.64 would not be breached by the nearest new building. Therefore, there would be unlikely to be any significant loss of outlook to the occupants of No.64.

6.19 The new building would be 1 metre away from the rear boundary fence of the gardens on Tennison Avenue to the north-west. The new building would be approximately 19 metres away from the rear habitable room windows of these houses which is above the 10m guideline. Furthermore, the end of the rear gardens is the least intensive used part of the garden. Therefore, the outlook from the rear habitable windows of Tennison Avenue would not be significantly adversely affected.

Privacy

6.20 Part D requires that there is a separation distance of 10m between rear and side facing elevations containing habitable rooms. Where one or both elevations do not contain habitable room windows closer separation distances may be acceptable. The side elevation of the new building contains a kitchen window which would face the rear elevations of Tennison Avenue. However, these elevations are approximately 19m apart and the first floor living room window in the west side elevation is conditioned to be obscure glazed. 9 Therefore, it is considered that there would be no overlooking and loss of privacy to any properties on Tennison Avenue.

Landscaping Design (Hard and Soft)

6.21 Policy H8 requires details to be provided of hard and soft landscaping for residential development. At the front of the proposed building there are areas available for soft landscaping. Areas of hard landscaping include the extension of the existing footpath along the green and along the paths at the sides of the plots. We would request that a condition has been imposed on the recommendation of approval requiring details of hard and soft landscaping to be submitted prior to development commencing.

Trees

6.22 Policies E7 and E8 seek to protect trees from development. There are no trees that will be affected on this site.

Car Parking Provision

6.23 Policy CS25 requires new development to provide off-road car parking provision subject to the standard requirement for the area, the quality of any car parking facilities to be provided as part of the proposed development and a range of other factors Residential estates are referred to as specific potential opportunity areas for significantly reduced levels of off-street parking. Other factors that the policy conforms may be considered in light of reducing the off-street car parking provision include: proximity to public transport and services, actual on-street car parking conditions, and measures to reduce car dependency. The Parking Standards SPD determines the amount of residential off-road car parking provision for flats based on the number of bedrooms and upper floor habitable rooms. One-bedroom flats require 1.5 car parking spaces.

6.24 No off-road parking provision has been provided and therefore a range of other issues as noted above should be considered. The application site is in a relatively highly accessible location in terms of local and strategic public transport links (bus stops for routes 107 and 292 and Elstree and Borehamwood railway station) and proximity to services, notably the Elstree and Borehamwood District Centre is within approximately 500m walking distance. It should also be noted that the rear gardens have been provided with secure double bicycle storage units for each unit.

6.25 In light of the above factors, the full Car Parking Standard requirement is not considered to be applicable. Further, it would be unreasonable to expect any car

parking provision in this instance because there is no ability to provide off- road car parking provision because of lack of availability of space and access and the existing houses have no off-road car parking provision. As such the proposed lack of car parking provision would not be a reasonable reason for refusal of the application.

Waste

6.26 Policy H8 requires adequate provision to be made for the storage and collection of waste and recyclable materials. Provision requirements for New Developments requires that each household has the following provision for general waste and recycling:

240 litres (L) for general waste 240L for green waste
240L for plastic / cans / glass 38L for paper

6.27 The proposed site layout plan details the positions for the above waste storage units.

6.28 Part D requires that the minimum carry distance of refuse bins be 25 metres from the road. However, given the fact that the some of the houses overlooking the green are a greater distance away from the adjacent highway, this minimum carry distance would be exceeded. Given the arrangement of the houses overlooking the green and their distance away from the adjacent highway it would not be sufficient reason to refuse the application.

Drainage

6.29 The proposed site is not in an area at risk of flooding. Hard surfaced areas are proposed within the site. We would request that the details of these materials be imposed via a condition of approval and agreed in writing prior to work commencing



No.64 Milton Drive existing front elevation



No. 62a Milton Drive existing front elevation Approved under ref: 14/0114/FUL

7.0 Conclusion

The layout, built form, architectural detailing and materials would be in keeping with the local context. There is sufficient spacing and setting for the new building and sufficient amenity space provision. The proposal complies with the residential internal design standards. The proposal would protect the residential amenity of neighbouring occupants. Hard and soft landscaping materials can be resolved by condition. No trees are proposed to be removed. While there is no potential to provide off-road car parking, the site is within a sustainable location close to services and to public transport facilities and there is ample safe and secure storage in the rear gardens to facilitate the use of cycles as demonstrated. Storage of refuse and recycled materials can be accommodated sensitively on site in the positions detailed on the plans. The Council is therefore respectfully requested to approve this planning application