





### Residential Design Guide



Adopted - July 2014  
Amended - August 2016

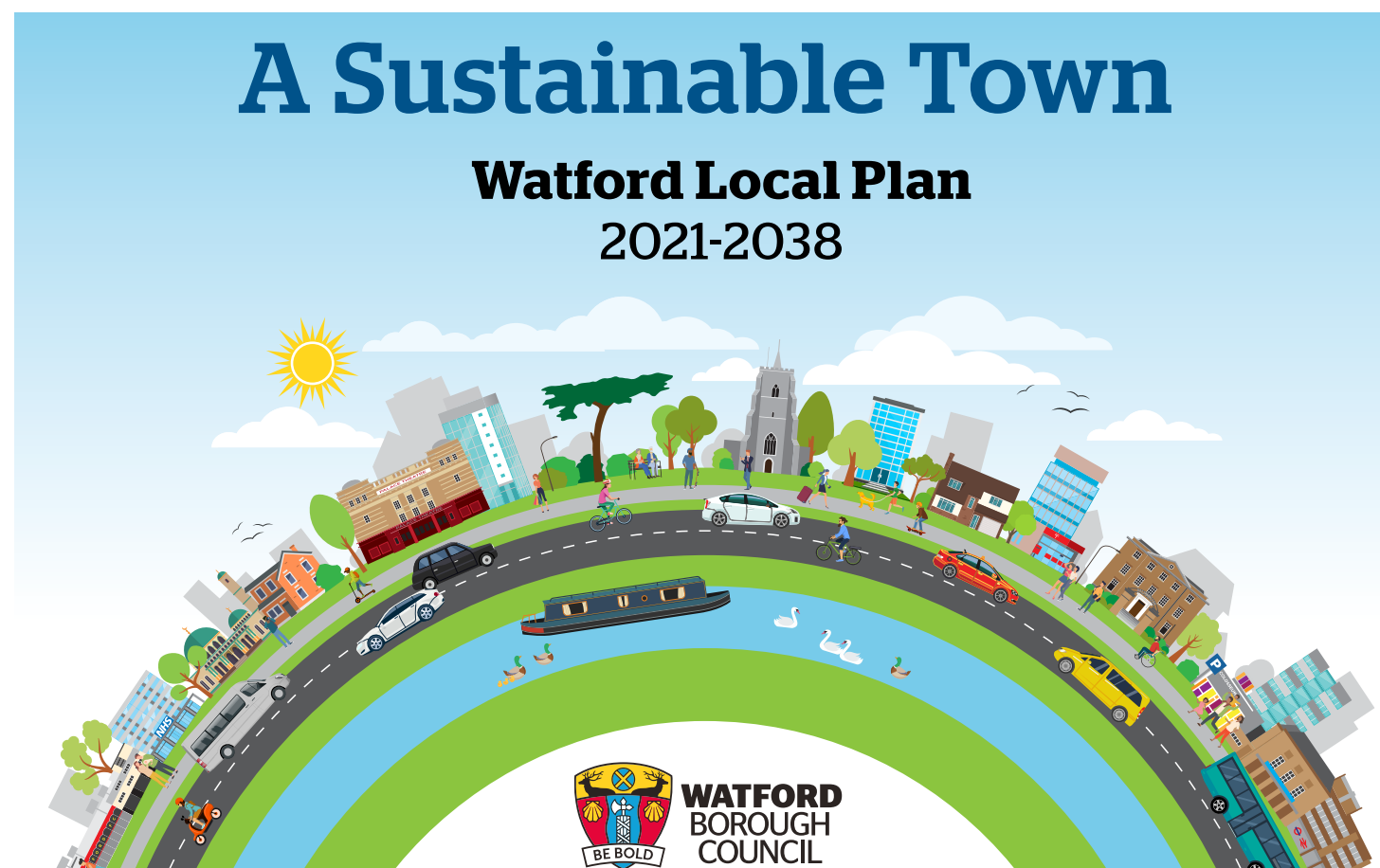
### Nascot



Conservation Area  
Character Appraisal

Adopted December 2015

### National Planning Policy Framework



### Watford Character of Area Study



Planning for a Better Watford









The proposed development outlines the erection of x 3 detached residential dwellings with associated parking, access and refuse arrangements following the demolition of the existing building on site.

All three units have been designed to provide spacious housing accommodation, appropriate for families. The accommodation schedule below sets out the Gross Internal Areas (GIA) for each unit:

Name	Provision	Area
Unit 1	4B8P	173 m <sup>2</sup>
Unit 2	4B8P	215 m <sup>2</sup>
Unit 3	4B8P	173 m <sup>2</sup>
<b>Total</b>		<b>561 m<sup>2</sup></b>

The proposal has been formed following a in depth review of the previous schemes submitted for development on the plot, the reasons for Local Authority refusal and the feedback provided by Watford borough council planning officers.

Furthermore, the scheme presented under this submission has been carefully developed following an in depth analysis of the existing site, its context and relevant planning policy/guidance. The proposed development responds well to the positive forms of development situated within the context in regards to density, plot layout, and external design.

Internally each unit is provided with a spacious kitchen / living / dining area and downstairs toilet on the ground floor. Unit two being the largest property is also provided with an additional TV room on the

ground floor. Bedroom accommodation and bathrooms are provided on the first floors and the second / loft floors of all three units for a traditional family home layout.

All three of the proposed units are provided with generous external amenity space to be in keeping with the character of the surrounding area and maintain a setback from the public highway outside the site, as presented by the existing property and surrounding houses.





## The Proposal

### Planning Consideration - Principle of Development

#### Policy Context

- Section 5 of the NPPF 'Delivering a sufficient supply of homes'
- Local Plan Policy H03.1 'Housing Provision'

#### The Proposal

The proposed development for the demolition of the existing building to provide three detached dwellings is acceptable in principle due to various reasons. Firstly, the site is located in the 'Established Area' of Watford where the council considers a gentle uplift in density acceptable, as stated in the delegated report of application no.22/01252/FUL.

Secondly, it is considered that the existing use of the site and the established character of the surrounding area are residential (Class C3). Therefore, the principle of residential development is appropriate, given the existing and surrounding characteristics. Further to this, the loss of the existing residential property is deemed acceptable based on the delegated reports of the two previous applications which raised no objection to the removal of the existing house.

Furthermore, there is an identified housing need in Watford, as stated in Policy H03.1 'Housing Provision' which reflects section 5 of the NPPF which guides Local Authorities to boost the housing supply. The target net housing completions in Watford is 13,328 homes over the plan period, which equates to 784 new homes per year. Therefore, the proposed development will positively contribute to the local housing need.

With the above points in mind, it can be considered that the proposed development is acceptable from a land use perspective.

