



**PLANNING STATEMENT for  
A JOINT FULL PLANNING APPLICATION at**

**9 AND 11 POUNDFIELD**

**WATFORD**

**WD5 7AB**

# CONTENTS

<b>1. INTRODUCTION</b>	<b>3</b>
<b>2. SITE DESCRIPTION</b>	<b>4</b>
<b>3. THE PROPOSAL</b>	<b>5</b>
<b>4. PLANNING POLICY</b>	<b>6</b>
<b>5. CONCLUSION</b>	<b>7</b>

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## **1. Introduction**

1.1 iPlans has been instructed by Jabeen Khan to submit a joint full planning application for a single storey rear extension and 2x outbuilding.

1.2 This Planning Statement has been prepared to accompany and support this application.

## 2. Site Location & Description

2.1 The site at 9 and 11 Poundfield, Watford, WD25 7AB accommodates a semi-detached property that is used as flats. 9 Poundfield occupies the first floor and 11 Poundfield occupies the ground floor.

2.2 Photographs below show the front and rear elevations of the building.



2.3 The building facade is a mix of brick and render. The fenestrations are uPVC.

### 3. The Proposal

3.1 This joint full planning application is for a single storey rear extension and 2x outbuilding.

3.2 The rear extension will measure 2300mm deep and 6000mm wide. It will have a flat roof with 2x roof window. The maximum height of the flat roof will measure 2900mm. With roof windows, it will measure 3100mm. There will be a bi-folding door to the rear elevation. It will be stepped in from the right boundary.

3.3 Outbuilding 1 will be located to the left, rear side of the garden. This part of the garden belongs to 9 Poundfield. This will be used as a games room. There will be a door to the right elevation. It will measure 3000mm deep and 5800mm wide. It will have a flat roof with 2x roof window. The flat roof will have a maximum height of 2500mm. With the roof windows, it will measure 2700mm.

3.4 Outbuilding 2 will be located to the right, rear side of the garden. This part of the garden belongs to 11 Poundfield. It will be used as an office with toilet. It will measure 2500mm deep and 6000mm wide. It will have a flat roof with a roof window. The flat roof will have a maximum height of 2500mm. With roof window, it will measure 2700mm. The outbuilding will be stepped in from the right boundary. There will be a door on the elevation facing the main dwelling. There will be a window to the left side.

3.5 During the construction process, materials will arrive by the builder's merchants delivery vehicles. Vehicles and construction activity can be accommodated down Poundfield without significantly affecting the traffic flow.

3.6 Waste from the site will be removed by skips with the appropriate street licences.

3.7 Hours of operation will be in accordance with the good contractors scheme.

## 4. Relevant Planning Policy

4.1 The Local Plan and Residential Design Guide have been consulted as part of this planning application.

4.2 Policy QD6.2 of the Local Plan states that proposals for new development will be required to show how they will make a positive contribution to high quality design and place-making. The scale and massing of proposed buildings will need to relate to the local context and the role of the area.

4.3 The Residential Design Guide Supplementary Planning Guidance states extensions must respect the character and scale of the host building. To achieve this, the following needs to be considered:

- 4.3.1 Size and shape: an extension should complement the size, shape and character of the existing property and should normally be subordinate to it
- 4.3.2 Roof pitch: an extension should have a roof form, pitch and angle that respects that of the host property
- 4.3.3 Materials: should match or complement those of the host property
- 4.3.4 Scale of windows and doors: the design, position, proportion and size of new windows and doors should reflect the design, position, proportion and size of those within the host property and
- 4.3.5 Details: existing detailing such as chimneys, party walls, tiles and decorative brickwork should be reflected within the proposed extension, where appropriate

4.4 Rear extensions should not exceed a depth of 3.5m for a semi-detached house measured from the rear elevation of the original dwelling. Rear extensions to detached or semi-detached properties should be set away from the property boundaries by at least 1m to maintain side access to rear gardens. Second extensions, canopies or conservatories added to existing extensions will not be allowed if, when added to an original extension, they exceed the allowances. Roof form should match those on the host building. Flat roof is likely to be the most appropriate form for a single storey rear extension. Effect of a proposed extension on daylight should be assessed using the 45-degree rule – line projected from the centre point of an adjacent neighbours nearest habitable window.

4.5 Where proposed extensions result in a loss of garden space, the council will seek to ensure that adequate private garden space is retained proportional to the number of people that can be reasonably accommodated within the property. Furthermore, the council will seek to ensure that the remaining garden area maintains its privacy and amenity value and is effective and usable. Stand-alone detached buildings within the curtilage of existing properties are only likely to be acceptable in the gardens of properties where such buildings form part of the existing character of the area and are solely for the use and enjoyment of the occupants of the property. Their acceptability will be subject to their size and the size of the rear garden. Stand-alone buildings situated within front gardens are likely to have a detrimental effect on the street scene and are unlikely to be acceptable.

## 5. Conclusion

5.1 This joint full planning application is for a single storey rear extension and an outbuilding.

5.2 The rear extension is of a scale that will appear proportionate to the main building. It will be stepped away from the boundary to minimise impact to amenity level.

5.3 The outbuildings will be used as an office and games room by the occupants of the flats. The height of the outbuildings is kept to a minimum to avoid an overbearing impact. The side window in outbuilding 2 will be obscured glazed thus there will be no issue of overlooking or loss of privacy to the neighbouring property or garden.

5.4 I therefore would hope you consider this application for approval.