

## Planning Statement

15 Westland Road, Watford  
WD17 1QR

*Prepared For*  
**Mr M Courtney**

**2930**  
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**bell cornwell**

CHARTERED TOWN PLANNERS

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## CONTENTS

<b>1</b>	<b>INTRODUCTION</b>	<b>1</b>
	Site and Surroundings	1
	Relevant Planning History	1
<b>2</b>	<b>PLANNING POLICY</b>	<b>2</b>
	Principle of Development	2
	Housing Mix	3
	Affordable Housing	3
	ACCESS AND PARKING	3
	DESIGN	4
<b>3</b>	<b>CONCLUSIONS</b>	<b>5</b>



## **1 INTRODUCTION**

1.1 This statement supports a submission of a planning application for the extension and subdivision of the existing ground floor flat only, into two 1 bed studio flats and associated external changes, bin/cycle stores, boundary treatment and amenity area at 15 Westland Road, Watford, WD17 1QR (The Site).

1.2 It is important to note that the 3 bedroom flat on the first and second floor remains unaltered and does not form part of this planning application.

1.3 The remainder of this section will set out the character of the site and surrounding area and the relevant planning history.

1.4 Section 2 sets out the development plan and the justification for the principle of residential development and continued need and support for housing. This section also considers the development plan as the starting point for consideration and then other material considerations of weight to justify the proposal. Section 3 concludes the statement.

### **SITE AND SURROUNDINGS**

1.5 The property is a two and half storey end of terrace property currently split into two flats. One on the ground floor (1 bedroom property) and the other across the first and second floor (3 bedroom property) located in a residential street close to the town centre abutting the core development area

1.6 The property is not listed or located in a designated conservation area. There are no protected trees on site and the site falls within an area least likely to flood (Flood zone 1). There is no boundary treatment to the rear of the property leading on to the public right of way.

### **RELEVANT PLANNING HISTORY**

1.7 81/00383/FUL - Conversion of single dwelling into 2 flats. Granted 23<sup>rd</sup> September 1981.



## 2 PLANNING POLICY

2.1 The relevant development plan for Watford Borough Council is the Watford Local Plan. The main material considerations are the recently published National Planning Policy Framework (2023), bin storage allocation and collection guide, character of the area study, cycle parking and residential design guide.

2.2 Those development plan policies of relevance include:

- Strategic Policy SS1.1: Spatial Strategy
- Policy HO3.2 – Housing Mix, Density and Optimising Use of Land
- Policy HO3.9 – Residential Conversions
- Policy HO3.10: Building Design Standards for Healthy Accessible and Adaptable Homes
- Policy HO3.11: Private and Shared Private Amenity Space
- Policy QD6.2: Design Principles
- Policy QD6.4: Building Design
- Strategic Policy CC8.1: Mitigating Climate Change and Reducing Carbon Emissions
- Policy CC8.3: Sustainable Construction and Resource Management
- Policy IN10.3: Development Contributions
- Strategic Policy ST11.1: Sustainable Travel Town
- Policy ST11.5: Electric Vehicles, Car Parking and Car Clubs

### PRINCIPLE OF DEVELOPMENT

2.3 Policy SS1.1 in respect of land outside of the Core Development Area it states that proposals will be supported where they optimise densities to make efficient use of land and Policy HO31 identifies the need for housing.

2.4 Policy HO3.2 expands on the necessity to optimise the density of sites through a design led approach. Within areas outside of the Core Development Area, residential



development are expected to achieve at least 45 dwellings per hectare and ensures there is no net loss of residential accommodation.

- 2.5 Policy HO3.9 relates specifically to residential conversions which is a positive policy supporting subdivision of existing residential accommodation into self-contained flats. This support is however subject to a number of criteria. The proposal assessed against this is that policy HO3.9 a) is met as the proposal does not result in the loss of a family dwelling. National space standards are met in accordance with HO3.9. As this proposal does not relate to a HMO HO3.9 (c) is not relevant. Appropriate amenity space and facilities for refuse and recycling storage area provided on site in accordance with Policy HO3.9 (d). The proposal is a car-free development compliant with Policy HO3.9 (e).
- 2.6 The development is thereby acceptable in principle.

### **HOUSING MIX**

- 2.7 Policy HO3.2 states that proposals for new residential development of five dwellings or more will be supported where they make provision for at least 20% of the total number of residential units to be family-sized (at least three+ bedrooms). As the proposal is for one additional property only, such provision is not a requirement.

### **AFFORDABLE HOUSING**

- 2.8 Policy HO3.3 sets out the threshold for affordable housing provision and this in on development of 10 homes or more. As the proposal is only for 1 additional dwelling an affordable housing provision/contribution would not be sought.

### **ACCESS AND PARKING**

- 2.9 The site is within an area identified in the Local Plan as highly sustainable and proposal is to be car free in accordance with Policy HO3.9 (d). The site is also a short walk from Watford Junction train and bus station. In accordance with Policy ST11.4 the proposal will contribute towards achieving a modal shift and make walking and cycling a convenient and efficient way to access local destinations and on-site cycle provision is provided in line with the cycle parking standards supporting a healthier community in



accordance with Policy HC12.1. As it is to be a car free development no harm will arise to highway safety, in accordance with Policy ST11.6.

## **DESIGN**

- 2.10 The proposed extension and minor alterations to the ground floor and external space has been designed to ensure a positive contribution to the building and streetscene when viewed from the rear (Verulam Passage). A street dominated by parking and service areas and hard standing. There is currently very limited usable private space associated with the existing ground floor one bedroom property at present and no amenity the 3 bedroom property on the first and second floors.
- 2.11 Policy HO3.11 requires all new homes to be provided with private outdoor amenity spaces that meets minimum space standards. The provision of shared private outdoor amenity space, including roof and terrace space, will be supported.
- 2.12 The property at present comprises a small private amenity area to the front and rear of the property. The proposal incorporates a shared amenity space far in excess of what is required for one bedroom studio flats amounting to 46 sq m enclosed by a new rear 1.8m high boundary fence and pedestrian access gate. If there is a preference for this amenity space to be served into private spaces such details can be secured by condition.
- 2.13 The ground floor side extension is to have a mono pitch sloping away from the neighbouring properties. The additional windows to the ground floor south side elevation are all to be obscure glazed and fixed. There are no windows to the ground floor of 17 Westland Road. No harm will arise as a result of the proposal in respect of Overlooking, privacy or overbearing impact.



### **3 CONCLUSIONS**

- 3.1 This statement supports a submission of a planning application for the extension and subdivision of the existing ground floor flat only, into two car free 1 bed studio flats and associated external changes, bin/cycle stores and amenity area at 15 Westland Road, Watford, WD17 1QR.
- 3.2 The principle of the development is supported by the Local Plan and the proposal by increasing the number of units on the site optimises the use of the land. Design changes have been incorporated to expand the existing space through a well designed and sympathetic ground floor extension the existing building incorporating a new large shared amenity space and storage for bins and cycles.
- 3.3 Overall, the proposed development accords with the NPPF when assessed against the policies in the Framework taken as a whole and the Local Plan. Planning permission should thereby be granted without delay.