



**Studio
Charrette**

**Demolition of existing dwellinghouse and
development of a new dwelling**

**2 Brookdene Avenue,
Watford,
WD19 4LF**

**Planning, Design and Access and
Biodiversity Statement**

Introduction

Studio Charrette has been commissioned to prepare a planning application for the demolition of the existing dwellinghouse and the development of a new dwelling of modern design to include a basement and loft accommodation.

This application is supported by the following documents:

- Planning application form;
- Correct fee;
- Planning and Design and Access Statement (this document);
- Site location plan
- Existing and proposed drawings references:
 - Existing and Proposed Block/Site Plan
 - Existing and Proposed Ground Floor Plans
 - Proposed First Floor Plan and Roof Plan
 - Proposed Front and Rear Elevations
 - Proposed Side Elevations

Figure 1: Site Location Plan



Application Site

The application site is a two storey detached dwelling house on a residential is made-up of other very similar houses, in the main, two storey detached houses constructed with brick and of a basic early 20th century design.



Figure 2: Site Photograph

The site is on a classified road, the B4542 and has parking for two vehicles in the front.

The house has previously been extended to the side and rear.

Planning History:

The following history is on the Council's planning register:

Part two, single storey rear extension

Ref. No: 03/1265/FUL | Status: Application Permitted

Renewal of planning permission 03/1265/FUL: First floor, two storey and single storey rear extensions

Ref. No: 08/1782/FUL | Status: Application Permitted

Prior Approval: Single storey rear extension (depth 8 metres, maximum height 3 metres, maximum eaves height 2.87 metres)

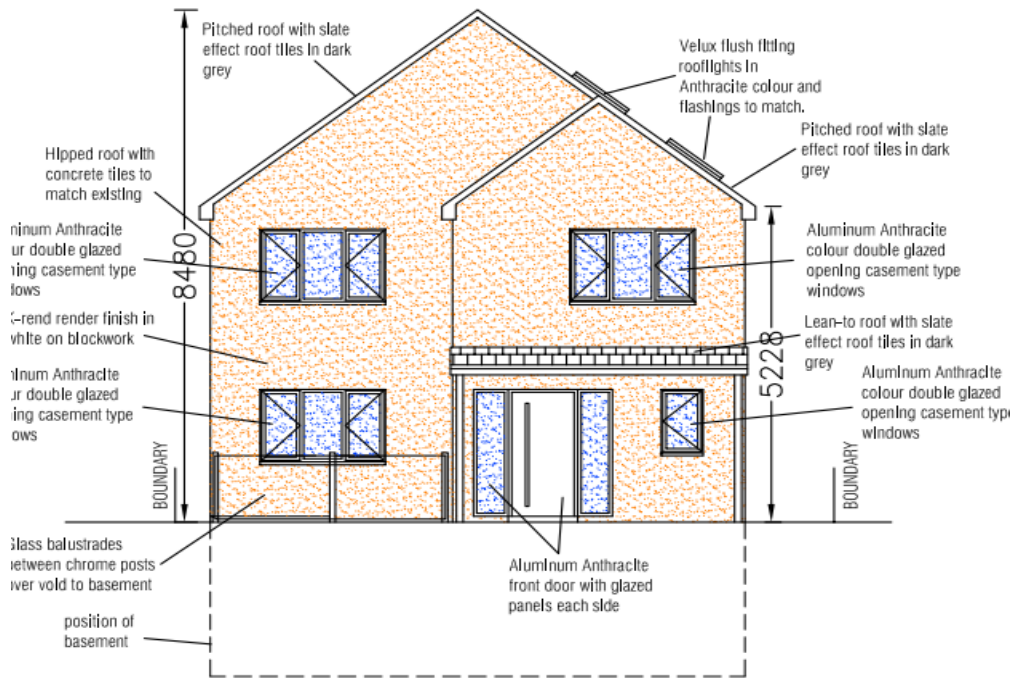
Ref. No: 22/1948/PDE | Status: Application Refused

Existing Front Elevation



NE - Front Elevation, 1:100

Proposed Front Elevation



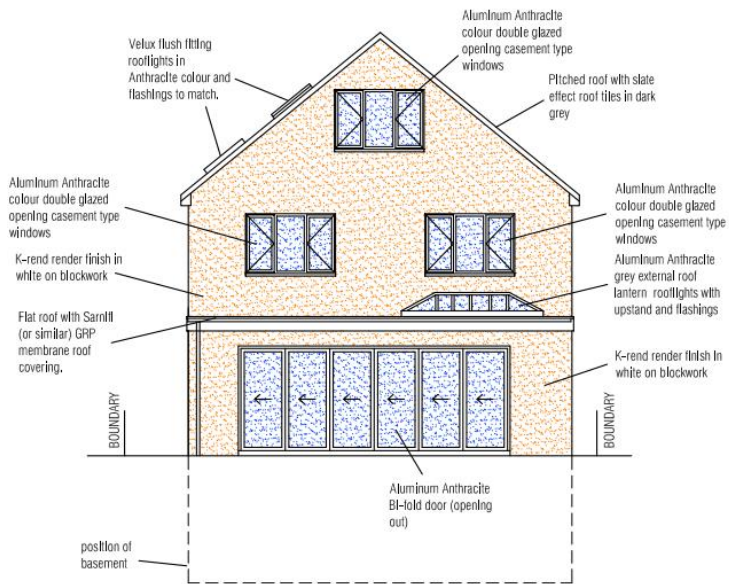
NE - Front Elevation, 1:100

Existing Rear Elevation



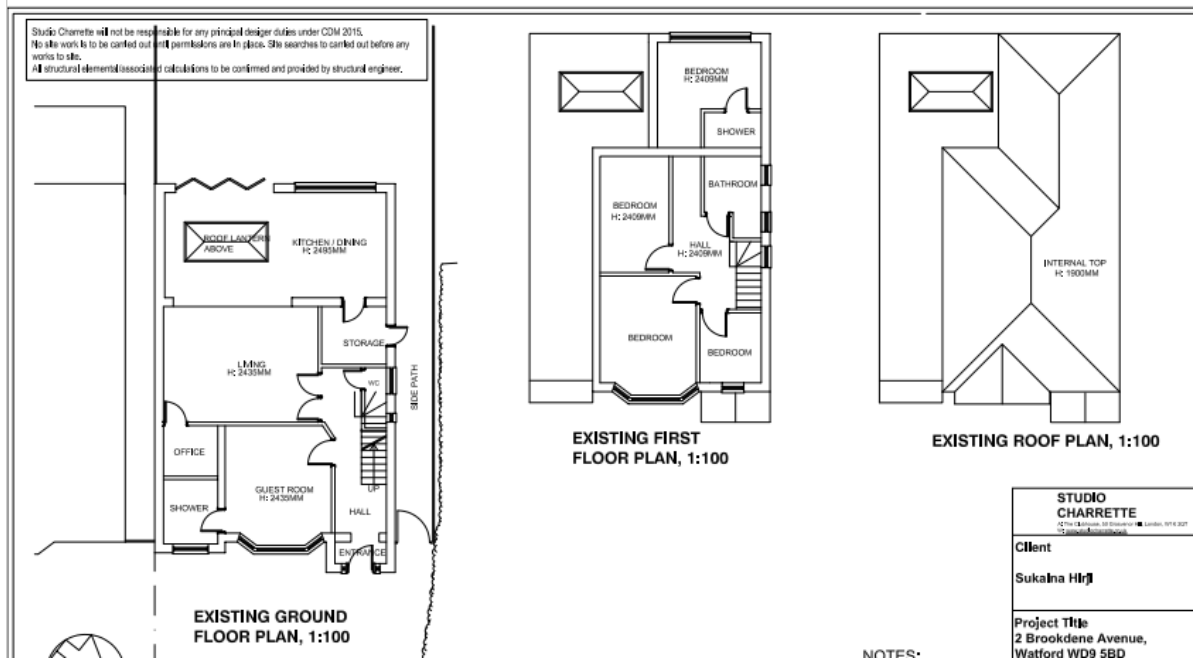
SW - rear Elevation, 1:100

Proposed Rear Elevation

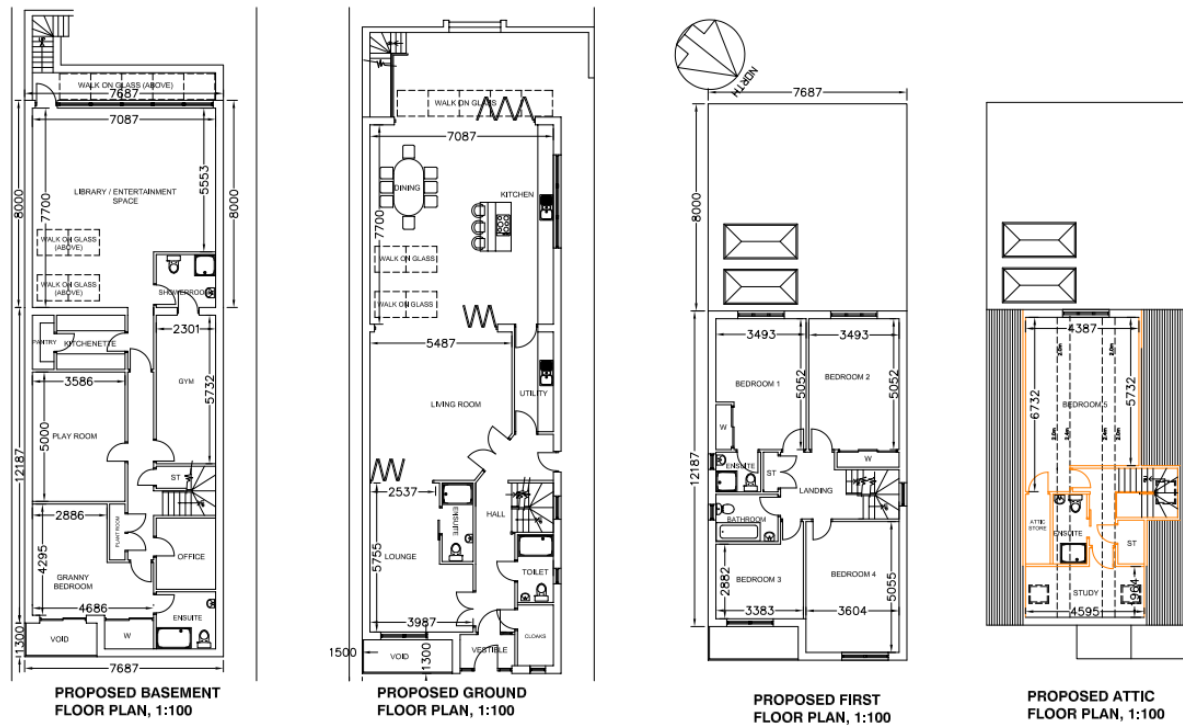


SW - rear Elevation, 1:100

Existing Floor Plans



Proposed Floor Plans



The Proposal

The applicant is seeking full planning permission for the demolition of the existing house and its replacement with a basement, ground floor and 1st floor house to provide space for home working, home entertainment and five bedrooms for an expanding family.

Design

The proposed new dwelling has been sensitively designed to respect the local character and vernacular, and the replacement dwelling will be of a similar design and size to the front Brookdean Avenue elevation

The proposed dwelling will be constructed from block and brick, to match the existing dwelling and other dwellings in the immediate area.

The fenestration will comprise simple windows which match what is existing, and will fit in with the wider street scene.

While the replacement dwelling is slightly higher than that what is there previously, it is not significantly higher than other buildings in the immediate locality.

Access

The new dwelling will be accessed via the existing driveway, with an area of off-street parking for two cars.

Assessment

The following policy and guidance documents are recognised as primary considerations for the decision of the associated application at the site location:

National Policies:

National Planning Policy Framework (NPPF)

Adopted Local Plan Policies:

Local Development Plan

The application has been considered against the policies of the Local Plan, including the Core Strategy (adopted October 2011), the Development Management Policies Local Development Document (adopted July 2013) and the Site Allocations Local Development Document (adopted November 2014).

The Core Strategy was adopted in 2011. Relevant policies include Policies CP1, CP9, CP10 and CP12.

The Development Management Policies Local Development Document (DMLDD) was adopted in 2013. Relevant policies include DM1, DM4, DM6, DM8, DM13 and Appendices 2 and 5.

Principle of development

The National Planning Policy Framework (NPPF) has a general presumption in favour of sustainable development.

Paragraph 8 of the NPPF notes that sustainable planning includes *“a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations”*.

Paragraph 11 of the NPPF confirms that there is a presumption in favour of sustainable development and that development that accords with the development plan should be approved unless material considerations indicate otherwise.

Para 11 of the NPPF (and footnote 8) also advises that where the development plan is absent, silent or relevant policies are out of date, permission should be granted unless there are specific policies in the NPPF that indicate that development should be restricted.

The application dwelling is not situated within a Conservation Area and is not a Listed or Locally Listed Building. As such, there are no overriding policy requirements to retain the existing dwelling and the principle of demolition and construction of a replacement dwelling is considered to be acceptable.

The application relates to the demolition of an existing dwelling and the construction of a replacement dwelling. The proposal would not result in the loss of residential accommodation and the site is within a built-up area

Design and Impact on Street Scene

Policy CP1 of the Core Strategy (adopted October 2011) seeks to promote buildings of a high enduring design quality that respect local distinctiveness and Policy CP12 of the Core Strategy relates to design and states that in seeking a high standard of design, and it is expected that development proposals should have regard to the local context and conserve or enhance the character, amenities and quality of an area.

Policy DM1 and Appendix 2 of the Development Management Policies document set out that development should not have a significant impact on the visual amenities of an area.

With the removal of the garage to the side of the house and its replacement with a one metre wide space to access the rear, the design provides a positive contribution to the street scene and has been specifically designed this way to avoid the terracing effect that the council seeks to limit.

Design, layout and appearance

The National Planning Policy Framework (NPPF) (2021) supports development that is visually attractive and sympathetic to the surrounding area (see Para 130). It places significant weight on design quality (Para 134) and states that proposals should take into account local planning policy.

As set out in the design section above, the proposed dwelling has been designed to sensitively respond to the surrounding context and provide a positive contribution to the area. The proposed design represents the character of the area.

Effect on the living conditions of the neighbouring occupiers and the future occupiers of the development

The principles of good design ensure proposed developments provide excellent standards of accommodation for future residents and have no negative impacts on the amenity of existing neighbouring buildings.

The proposed development will include large windows to maximise daylight to habitable rooms.

The new dwelling will be of sufficient distance from existing neighbouring buildings to ensure there are no impacts on daylight and sunlight to habitable rooms.

Basement Light

The design of the basement is to include light wells to the front and rear, and also include walk on glass from the proposed ground floor to allow for additional natural light to philtre to the basement.

The only possible habitable space in the basement is the granny bedroom and on suite to the front elevation, which will benefit directly from the light well.

The additional light well and walk on glass will illuminate the library media area towards the rear, well the only room that will not have natural light will be the small playroom in the centre of the basement.

Increased Size and Height

The existing property has the following dimensions:

- Width of house – 8.19 m
- Length of house – 13.23 m
- Ground level to ridge – 7.71 m

The proposed property will be:

- Width of house – 7.8 m
- Length of house – 21.48 m
- Ground level to ridge – 8.7 m

The main increase in the length of the house is coming in the basement and ground floor level, although this is offset by the removal of the side extension, the subsequent reduction in the width of the premises and the inclusion of a side access space.

The 1st and 2nd floors will have a length of 12.18 metres, thereby not creating an overly large or dominating dwelling on these levels.

When compared to the existing house the proposal is considered to present as a high quality design with clean lines that would remove the current complicated roof form.

While it is acknowledged that the proposed development would result in an increase in size and scale over the existing dwelling, it is considered that the provision of high quality design; the site's location as the first house on the street; the addition of an access to the side and the much more coherent design to the front elevation more than offsets the increase in size of the proposed dwelling.

Biodiversity Statement

The site is a typical urban location and biodiversity is limited to trees and garden spaces. It is confirmed that no trees or shrubs are to be lost due to this proposal.

Additionally, no garden space is to be lost and biodiversity will be encouraged in the rear garden area.

The reduction in the width of the house to provide for an access to the side will assist in the increased accessibility to the rear garden for small mammals such as hedgehogs.

Overall, it is considered that the proposed development has no negative impact on biodiversity.

Conclusion

Following a review of the proposals applicable policy and material considerations it is of our view that the development is in compliance with all applicable policies as previously illustrated.



We see no reason for the council to refuse our request for planning approval and kindly request for a timely decision to be made in line with applicable guidance of the NPF.