

TOWN AND COUNTRY PLANNING ACT 1990

DECISION NOTICE

Planning Ref. No. 16/01633/FUL

Pinnacle UK Investments Limited
C/O MRPP
Miss Jessica Ferguson
21 Buckingham Street
London
WC2N 6EF

Refusal of Planning Permission

Applicant	Pinnacle UK Investments Limited
Development	Demolition of existing building (Class A2) and erection of nine residential units (Class C3) and nursery (Class D1)
Location	85 Chalk Hill Watford WD19 4DA

In pursuance of their powers under the above Act and the Orders and Regulations in force thereunder, the Council hereby refuses the development proposed by you in your application received with sufficient particulars on 30th November 2016, and as shown on drawing no(s) MRPP2

5407/A100 Rev E
5407/A101 Rev B
5407/A102 Rev E
5407/A104
TS16-148R
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This development is refused for the following reasons :-

- 1 The proposed development fails to achieve a high standard of design and appearance and would have an uncomfortable relationship with the adjoining properties in Haydon Road and Chalk Hill. It would not take the opportunities available for improving the character and quality of an area and is therefore contrary to Policies SS1 and UD1 of the Watford Local Plan Core Strategy 2006-31 and Section 7 of the National Planning Policy Framework.
- 2 The layout of the proposed development would fail to provide an acceptable standard of amenity for future occupiers of the proposed flats. The proposal is therefore contrary to paragraph 17 of the NPPF, which states, among other things, that planning should "always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings".
- 3 The proposed development, owing to its height, gabled roof design and close proximity to the side habitable windows of the upper floor flat No. 83 Chalk Hill, would cause a significant loss of light and outlook to the habitable rooms of the neighbouring property. The proposal is therefore contrary to paragraph 17 of the NPPF, which states, among other things, that planning should "always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings".
- 4 The access to the car park would only be wide enough for a single car and given the frequency of visits to the nursery, particularly between 8am-9am, it is likely that there would be conflict between vehicles entering and exiting the site, which could cause safety issues particularly as there would be young children in the vicinity. The car park and access is tight and there is limited space for manoeuvring. Nos. 81 - 83 Chalk Hill are serviced from the car park and the presence of delivery vehicles in this area would add to the congestion. The unsatisfactory access and parking layout could lead to nursery visitors waiting to turn into the car park until a parking space becomes vacant, which would lead to congestion around the vehicular access and obstruction to the free flow of traffic. The poor access and parking arrangement would be likely to cause visitors to park in Haydon Road and Chalk Hill and thereby exacerbate demand for on-street parking. Although the application site is in a fairly sustainable location, the application fails to demonstrate to the satisfaction of the Local Planning Authority that appropriate measures could be put in place to ensure that the proposed nursery would not cause parking problems and obstruction to the free flow of traffic in Chalk Hill and Haydon Road. The proposal is therefore contrary to "saved" Policies CS6, H15, T21 and T22 of the Watford District Plan 2000.
- 5 The location of the proposed bin and cycle storage adjacent to the vehicular access would not provide a safe environment due to the close proximity of passing cars. Furthermore, the bins would be clearly visible from the street and would therefore be harmful to the visual amenity of the area. In addition, the nursery would have an external buggy parking area, which would not be secure and would appear unsightly in the street scene. The proposed cycle storage is inadequate and would be neither weatherproof nor secure. The proposal is therefore contrary to Policy UD1 of the Watford Local Plan Core Strategy 2006-31 and "saved" Policies T10 and SE7 of the Watford District Plan 2000.

INFORMATIVES :-

- 1 In dealing with this application, Watford Borough Council has considered, in a positive and proactive manner, whether the planning objections to this proposal could be satisfactorily resolved within the statutory period for determining the application, having regard to the policies of the development plan as well as paragraphs 186 and 187 of the National Planning Policy Framework and other material considerations, and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2010, as amended. However, for the reasons set out in this decision notice, the proposal is not considered to achieve an acceptable and sustainable development. The Council would nevertheless encourage discussion of alternative acceptable proposals by making use of the pre-application advice or duty planner services, details of which are available on the Council's web site.
- 2 The planning officer's full report gives more detail than is to be found in the Decision Notice. The full report can be obtained from the Council's website www.watford.gov.uk/planning, or on request from the Regeneration and Development Department.

Signed _____

A black rectangular box redacting the signature of the official.

25th January 2017

Adrien Waite
Development Management Section Head

DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2010
PART 5
TOWN AND COUNTRY PLANNING ACT 1990

Notes

1. If the applicant wishes to have an explanation of the reasons for this decision it will be given on request and a meeting arranged if necessary.
2. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse planning permission or refuse approval for the proposed development, or to grant permission or approval subject to conditions, the applicant may appeal to the Planning Inspectorate, in accordance with Section 78 of the Town and Country Planning Act 1990, **within six months of the date of this notice.**

Appeals must be made on a form which is obtainable from the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at www.planningportal.gov.uk/pcs The Planning Inspectorate has the power to allow a longer period for the giving of a notice of appeal but this power will not be exercised unless there are special circumstances which excuse the delay in giving notice of appeal.

3. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

Sites or developments the subject of an enforcement notice please note:-

If this decision regards a planning application relating to the same or substantially the same land and development as its already the subject of an enforcement notice and you want to appeal against this decision then you must do so within 28 days of the date of this notice or,

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against this decision then you must do so within 28 days of the date of service of the enforcement notice, or 6 months of the date of this notice whichever period expires earlier.