

SECTION 1 – MAJOR APPLICATIONS

SECTION 2 - OTHER APPLICATIONS RECOMMENDED FOR GRANT

Item: 2/01

HATCH END HIGH SCHOOL, HEADSTONE LANE, HARROW **P/0483/09/GL**

Ward HATCH END

PROVISION OF A NEW INDOOR SWIMMING POOL TO REPLACE EXISTING OUTDOOR POOL

Applicant: Heather Clements
Agent: Saunders Architects
Statutory Expiry Date: | 07-MAY--09

RECOMMENDATION

Plan Nos: 4913-201-D1; 202-D2; 204-D2; 400-D1; 401-D1; 402-D2; 403-D2; 404-D2; 405-D2; 406-D1; 407-D1;

GRANT permission for the development described in the application and submitted plans, subject to the following condition(s):

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town & Country Planning Act 1990.

2 The development hereby permitted shall not commence until samples of the materials to be used in the construction of the external surfaces noted below have been submitted to, and approved in writing by, the local planning authority:

(a) the extension/building(s)

The development shall be completed in accordance with the approved details and shall thereafter be retained.

REASON: To safeguard the appearance of the locality.

3 The swimming pool hereby permitted shall not be open to members of the public outside the following times:-

a: 08:00 hours to 22:00 hours, Monday to Friday inclusive,

b: 09:00 hours to 20:00 hours on Saturdays,

c: 10:00 hours to 16:00 hours, Sundays or Bank Holidays,

without the prior written permission of the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

4 The development hereby permitted shall not commence until details of a scheme to achieve a reduction in predicted carbon dioxide emissions of 20% from on site renewable energy generation have been submitted to, and approved in writing by, the local planning authority. The development shall not be occupied until the works have been completed in accordance with the approved details and thereafter retained.

REASON: To ensure the development provides a satisfactory level of renewable energy.

5 The development hereby permitted shall not be occupied until works for the disposal of sewage have been provided on site in accordance with details to be submitted to, and approved in writing by, the local planning authority. The works shall thereafter be retained.

REASON: To ensure that adequate drainage facilities are provided.

6 The development of any buildings hereby permitted shall not be commenced until works for the disposal of surface water have been provided on site in accordance with details to be submitted to, and approved in writing by, the local planning authority. The works shall thereafter be retained.

REASON: To ensure that adequate drainage facilities are provided.

7 The development of any buildings hereby permitted shall not be commenced until surface water attenuation/storage works have been provided in accordance with details to be submitted to, and approved in writing by, the local planning authority. The works shall thereafter be retained.

REASON: To prevent the increased risk of flooding.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the London Plan and-or the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

London Plan: 3D.5, 4A.7

Harrow Unitary Development Plan:

D4, T6, R13, C7, C16, C17, SPD, Access for All (2006)

2 INFORMATIVE:

Notwithstanding the note on your submitted plan(s), this decision has been made on the basis of measurements scaled from the plan(s), unless a dimensioned measurement overrides it.

3 INFORMATIVE:

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

4 INFORMATIVE:

The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994 which govern health and safety through all stages of a construction project. The Regulations require clients (ie those, including developers, who commission projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Clients have further obligations.

Your designer will tell you about these and your planning supervisor can assist you in fulfilling them. Further information is available from the Health and Safety Executive Infoline on 0541 545500.

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(Please note that any reference in this informative to "planning supervisor" has no connection with any Planning Officers within Harrow's Planning Services or with the Town and Country Planning Act 1990.)

5 INFORMATIVE:

The applicant is reminded of the duties set out in the Disability Discrimination Act 1995 with regard to employment and service provision. An employer's duty to make reasonable adjustment is owed to an individual employee or job applicant. However, the responsibility of service providers is to disabled people at large, and the duty is anticipatory. Failure to take reasonable steps at this stage to facilitate access will therefore count against the service provider if or when challenged by a disabled person from October 2004. The applicant is therefore advised to take full advantage of the opportunity that this application offers to improve the accessibility of the premises to people with mobility and sensory impairments.

6 INFORMATIVE:

IMPORTANT: Compliance With Planning Conditions Requiring Submission and Approval of Details Before Development Commences

- You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority.
- Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted.
- Beginning development in breach of a planning condition will invalidate your planning permission.
- If you require confirmation as to whether the works you have carried out are acceptable, then you should apply to the Local Planning Authority for a certificate of lawfulness.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Character and Appearance of the Area/Residential Amenity (D4)
- 2) Education, Leisure and Community Facilities, including Transport Impacts (3D.5, T6, R13, C7, C16, C17, SPD)
- 3) Renewable Energy and Sustainable Development (4A.7)
- 4) S17 Crime & Disorder Act (D4)
- 5) Consultation Responses

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INFORMATION

a) Summary

Statutory Return Type:	Minor Development, all other
Site Area:	0.16 ha
Floor Area	970 sq. m
Council Interest:	Council owned school

b) Site Description

- The school is surrounded by houses on three sides, with Tillotson Road to the north, Courtenay Avenue to the east, and Headstone Lane to the west. Shaftesbury School and St Teresa's RC First and Middle School are located to the south of the site.
- The school is made up of a number of buildings 1-3 stories in height, located around the north, east and west of the site. Two theatre buildings, an outdoor swimming pool and a new sixth form centre (in course of construction) are located to the south of the site. Tennis courts, approximately 10 years old, are located in the centre of the site.
- The access to the site is from Headstone Lane and the car parking is to the west of the site.

c) Proposal Details

- New indoor swimming pool on site of existing pool.
- The buildings would abut the new sixth form centre currently under construction to the east and the existing 'rotunda' theatre to the west.
- The pool building itself would be a total of 33.2m long, 25m wide and 7.5m high.
- The main pool would have curved end walls and a 16 metre wide curved roof (4m high at lowest point and rising to 5.6m high) with a central ridged section that would be 2.2m wide and would project 2m above the roof. The central ridged section of the roof would have roof lights on the northern slope and solar panels on the south slope.
- The northern part of the building, which would contain changing rooms and other facilities, including a plant room in the basement, would be 9m wide and 32m long and would have a flat roof with a maximum height of 3m.
- In addition to the pool hall and changing facilities, the proposal would include a reception, lobby and foyer area between the western end of the swimming pool and the existing 'rotunda' theatre.
- This atrium would have an irregular shape (being located between two curved structures) and would have triangular canopies at both the north and south entrances.
- The atrium would be a maximum of 25m deep and 10m wide and would have a subservient pitched roof with a maximum height of 5.6m.

d) Relevant History

WEST/1234/02	Construction of a linked building to provide theatre workshop	GRANTED 13-FEB-03
P/1305/08/CFU	Construction of a two-storey sixth form centre to provide classrooms, I.T. units, and a dining/social area, and an extension to the great hall to provide additional dance/drama facilities	GRANTED 01-JAN-08

e) Pre-Application Discussion

- None

f) Applicant Statement

- Facility will be for joint school and public use; proposal fits in with masterplan for redevelopment of school; design reflects curved walls of 'rotunda' theatre; energy efficiency measures would be introduced; facilities would take full account of the needs of all users, including disabled users, and takes account of cultural diversity

g) Consultations

Hatch End Association: No response received

Drainage Engineers: Conditions required on foul and surface water drainage, and surface water storage and attenuation. These have been attached to the recommendation.

Site Notice

Expiry: 10-APR-09

Notifications:

Sent: 13

Replies: 0

Expiry: 09-APR-09

Summary of Responses:

N/A

APPRAISAL

1) Character and Appearance of the Area/Residential Amenity

The proposed swimming pool represents a contemporary addition to the existing school buildings, and would represent a well-designed use of the space currently occupied by an open-air pool.

The swimming pool has been designed to complement the existing rotunda theatre and the new sixth form centre currently under construction.

In terms of design, the proposal is considered to make a positive contribution to the character and appearance of the school.

This scheme, in conjunction with other proposals, will allow for the provision of permanent, better quality facilities at the school.

The nearest residential properties to the site are in Headstone Lane, the rear gardens of which are 40m from the site of the proposed swimming pool. The rear gardens of properties in Long Elmes are 50m from the site, and those in Courtenay Avenue are 60m from the site.

It is considered that there are no residential properties close enough to the proposed building to be affected by this development due to its location to the south of the site adjacent to the neighbouring school. There are no residential properties adjacent to the location of the proposed swimming pool. The use of the swimming facilities out of hours is also unlikely to have an impact on residential neighbours for the same reason.

As such, it is considered that this application would not have any detrimental impacts on the amenities of neighbouring occupiers. However, a condition has been added to restrict the hours of use of the swimming pool to protect the nearby residents from traffic noise and movements in the late evenings and at night.

2) Education, Leisure and Community Facilities, including Transport Impacts

The proposal would make better and more effective use of the space and would allow for the new pool to be used throughout the year, not just by pupils, but also by the wider community.

The proposal has been designed to be fully accessible, not just in terms of people with disabilities, but also in terms of diverse cultural communities, for example through the use of mechanisms to allow for single-sex use.

The proposal would comply with the relevant policies in relation to new education and leisure facilities.

The school has an existing Travel Plan. A condition attached to the planning permission for the Sixth form requires that a revised Travel Plan be approved before pupil or staff numbers can be increased above the existing numbers. This was required to ensure that the development would not cause an adverse effect on traffic movement and highway safety.

The swimming pool would not, of itself, result in any increase in staff or pupil numbers. However, the use of the pool as a community resource could have an impact on the levels of traffic entering or leaving the site, both during and outside of school hours.

There would be 11 car parking spaces available for the community use of the pool during school hours, and further spaces, in the staff car parking area, available outside of those times. This level of parking provision is considered sufficient.

In terms of additional traffic movements, it is considered that the changes to the travel patterns to the site would not require a revision to the Travel Plan in this instance.

3) Renewable Energy and Sustainable Development

The proposed scheme briefly touches on how it would address the renewable energy and sustainable development policies of The London Plan. For this type of development, an applicant must demonstrate how the design of the development will incorporate these policies into the final scheme. A condition is therefore attached requiring further details of renewable energy and sustainable development measures to be approved before the commencement of works.

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4) S17 Crime & Disorder Act

The proposal would have no impact with respect to this legislation.

5) Consultation Responses

N/A

CONCLUSION

For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations including comments received in response to notification and consultation as set out above:
this application is recommended for grant.

6 The development hereby permitted shall not be occupied or used until the forecourt parking space shown on the approved plans has been made available for use. The space shall be allocated and retained for use by the occupants of the ground floor flat only and shall be used for no other purpose without the prior written permission of the Local Planning Authority.

REASON: To ensure suitable parking provision for people with disabilities in association with the provision of 'Lifetime Homes Standards' housing.

7 Before the hard surfacing hereby permitted is brought into use the surfacing shall EITHER be constructed from porous materials, for example, gravel, permeable block paving or porous asphalt, OR provision shall be made to direct run-off water from the hard surfacing to a permeable or porous area or surface within the curtilage of the site, in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority.

The surfacing shall be carried out in accordance with the approved details and shall thereafter be retained.

(Please note: guidance on permeable paving has now been published by the Environment Agency on

<http://www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens>).

REASON: To ensure that adequate and sustainable drainage facilities are provided, and to prevent any increased risk of flooding.

8 The refuse bins shall be stored at all times, other than on collection days, in the designated refuse storage area, as shown on the approved drawing.

REASON: to safeguard the appearance of the locality.

9 The development hereby permitted, as detailed in the submitted and approved drawings, shall be built to Lifetime Homes Standards, and thereafter retained to those standards.

REASON: To ensure provision of 'Lifetime Homes' standard housing in accordance with the policies of the Harrow Unitary Development Plan.

10 No development shall take place until plans showing the appearance, finish and materials of the remedial work to the retained part of the garage block, limited to those parts of the structure within the application site, have been submitted to and approved in writing by the local planning authority, and the development shall be carried out in accordance with the approved details.

REASON: In the interests of the character and appearance of the area.

11 The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific permission from the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

INFORMATIVES

1 INFORMATIVE:

The following policies in the London Plan and-or the Harrow Unitary Development Plan are relevant to this decision:

London Plan:

3A.1 Increasing London's Supply of Housing

3A.2 Borough Housing Targets

3A.3 Maximising the Potential of Sites

3A.4 Efficient Use of Stock

3A.5 Housing Choice

Harrow Unitary Development Plan:

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

D9 Streetside Greenness and Forecourt Greenery

T13 Parking Standards

H10 Maintenance and Improvement of Existing Housing Stock

Supplementary Planning Guidance: Extensions: A Householder Guide (2008)

Supplementary Planning Document: Accessible Homes (2006)

2 INFORMATIVE:

The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves:

1. work on an existing wall shared with another property;
 2. building on the boundary with a neighbouring property;
 3. excavating near a neighbouring building,
- and that work falls within the scope of the Act.

Procedures under this Act are quite separate from the need for planning permission or building regulations approval.

"The Party Wall etc. Act 1996: explanatory booklet" is available free of charge from: Communities and Local Government Publications, PO Box 236, Wetherby, LS23 7NB

Please quote Product code: 02 BR 00862 when ordering.

Also available for download from the CLG website:

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/133214.pdf>

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com

3 INFORMATIVE:

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

4 INFORMATIVE:

IMPORTANT: Compliance With Planning Conditions Requiring Submission and Approval of Details Before Development Commences

- You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority.
- Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted.
- Beginning development in breach of a planning condition will invalidate your planning permission.
- If you require confirmation as to whether the works you have carried out are acceptable, then you should apply to the Local Planning Authority for a certificate of lawfulness.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Conversions of Houses and Other Buildings to Flats (D4, H10, 3A.1, 3A.2, 3A.3, 3A.4)
- 2) Character and Appearance of the Area (D4, D5, D9, SPG)
- 3) Residential Amenity (D5, SPG)
- 4) Traffic and Parking (T13)
- 5) Accessible Homes (3A.5, SPD)
- 6) S17 Crime & Disorder Act (D4)
- 7) Consultation Responses

INFORMATION

This application is reported to the Committee at the request of a Nominated Member.

a) Summary

Statutory Return Type: Minor Dwellings
Lifetime Homes: 1
Council Interest: None

b) Site Description

- Two-storey semi-detached dwelling on the east side of Winchester Road.
- The application property currently has a single-storey garage building to the rear, which it shares with the neighbouring property at No.45.
- The front garden of the property is currently predominantly hard surfaced with a vehicular access to the highway.
- The rear garden of the application property has a depth of approximately 20 metres.
- The adjoining property at No.41 has a single-storey rear extension with a depth of 3.0 metres.
- The neighbouring property at No.45 has a modest single-storey rear extension and a detached garage building in the rear garden, shared with the application property.
- Winchester Road is characterised by semi-detached housing, of single and two-storey design.

c) Proposal Details

- Full width single-storey rear extension with a depth of 3.0 metres and a height of 3.0 metres with a flat roof.
- Hip to gable roof extension and rear dormer, set in 1.0 metre from the proposed gable end, 500mm from the party wall boundary with No.41 and 1.0 metre up the roofslope from eaves level.
- Conversion of the property into two self-contained flats, the ground floor flat containing 1 bedroom and the upper floor flat containing 2 bedrooms.
- The proposal is to provide a parking space for one car in the front garden, with soft landscaping occupying the rest of the frontage.
- Refuse storage will be provided within the rear garden of the property.
- Access to the property is via the original front door in the front elevation, with entrance doors to the proposed two flats provided internally.
- The existing garden will be divided into two to provide amenity space for both flats, with the existing garage building demolished.

Revisions to previous approval (ref P/2042/07/DFU allowed on appeal):

- Addition of hip to gable and rear dormer roof extension, resulting in the upper floor flat comprising 2 bedrooms, instead of the previously approved 1 bedroom.

d) Relevant History

P/2042/07/DFU	Single storey rear extension, conversion to two flats	REFUSED 18-OCT-07 ALLOWED ON APPEAL 27-AUG-08
P/3788/08	Conversion to two flats; single storey rear extension; side and rear dormers; access ramp at front	WITHDRAWN 16-JAN-09

e) Pre Application Discussion

- None

f) Applicant Statement

- Design and Access Statement

g) Consultations:

Notifications:

Sent:	Replies:	Expiry:
19	3	24-FEB-09

Summary of Response:

Pre-commencement conditions attached to previous permission have not been complied with and re-iterating objections to previous application.

APPRAISAL

1) Conversions of Houses and Other Buildings to Flats

The proposal is to convert the property into two self-contained flats. The ground floor flat would contain one bedroom, whilst the upper floor flat would contain two bedrooms. Both flats would have access to adequate areas of rear amenity space, with some 22m² proposed for the ground floor flat and 40m² for the first floor flat. It is considered that adequate amenity space would be provided for the occupiers of the proposed flats.

The proposed internal arrangements satisfy the minimum space standards and would be arranged sympathetically to avoid any issues of stacking.

2) Character and Appearance of the Area

The proposed single-storey rear extension would not be overly visible from the street and would have an acceptable scale and appearance. The proposed hip to gable and rear dormer roof extension would comply with SPG requirements, by virtue of the dormer being set in 1.0 metre from the gable end wall and 500mm from the party wall boundary. The extensions would therefore have an acceptable appearance.

The two garages of Nos.43 and 45 share a party wall, over which is the ridge of a double-pitched roof. It is proposed to remove the part of the garage on the application site to make space for the amenity areas and refuse storage. This would leave the garage with an awkward mono pitch roof design. However, the Inspector, in allowing the previous appeal, concluded that given the building is set well back behind the houses with limited street scene impact and that the demolition could be carried out without planning permission, this part of the proposal would not be so detrimental as to warrant refusal of permission. A condition is imposed requiring details of the finish and materials of the remedial work to the retained part of the garage to be submitted and approved prior to commencement of the development and this is consistent with the previous appeal decision.

The proposal incorporates refuse storage within the rear garden area. Given the proposed two units on site, there are likely to be a minimum of five refuse bins and these can be accommodated within an enclosure in the rear garden of the flats, with access down the side of the property to enable the bins to be brought out on collection day.

The proposal is to provide one hard surfaced parking space angled across the front garden, with associated soft landscaping. However, the Inspector considered that there would be adequate space in the front garden to provide the necessary soft landscaping required to comply with policy D9, subject to a condition requiring the details of landscaping to be approved prior to the commencement of the development. The level of soft landscaping provided is the same as previously allowed in the appeal scheme, which the Inspector considered to be adequate.

3) Residential Amenity

The proposed single-storey rear extension would abut the neighbouring extension at No.41 with the same depth and would comply with SPG requirements in terms of a 3.0 metre deep rearward projection and 3.0 metre height. This part of the proposal would therefore not result in any adverse amenity impacts to the occupiers of neighbouring residential properties.

There are no protected windows on the flank wall of No.45 that would be adversely affected by the proposed roof extension. The proposed rear dormer roof extension would not result in an unacceptable additional level of overlooking compared to the overlooking currently experienced from first floor windows.

As discussed above, it is considered that the proposed conversion would provide adequate accommodation for the future occupiers. It is also considered that the change from one dwelling to one 1 bedroom flat and one 2 bedroom flat, would not result in an unacceptable increase in intensity of use and no adverse amenity impacts are therefore expected to occur as a result of the proposal.

4) Traffic and Parking

The Council's UDP sets maximum car parking standards and as such there is no minimum. The proposed layout would allow for one off-street parking space in the front garden and this was considered to be adequate by the Inspector to serve the development, as additional parking could be satisfactorily accommodated on the street.

5) Accessible Homes

Since September 2007 the Council's UDP policy has been replaced with London Plan Policy 3A.5 which requires all new homes to be designed and built to Lifetime Homes Standards.

The proposed ground floor flat complies with all 16 points of the Lifetime Homes Standards and the proposal is therefore considered acceptable in this regard.

6) S17 Crime & Disorder Act

It is considered that this application would not have any detrimental impact upon community safety and is therefore acceptable in this regard.

7) Consultation Responses:

Apart from the points raised in the above sections, other issues raised are:

- Pre-commencement conditions from previous application not complied with: The development previously approved has not commenced so no breach has occurred. Similar conditions are attached to this decision.

CONCLUSION

For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations, including any comments received in response to publicity and consultation, as set out above this application is recommended for grant.

9 NELSON ROAD, STANMORE

Item: 2/03

P/0006/09/FOD

Ward STANMORE PARK

SINGLE AND TWO STOREY SIDE EXTENSION, SINGLE STOREY FRONT & REAR EXTENSIONS, FRONT ACCESS RAMP

Applicant: Harrow Council - Housing Services

Agent: Major Works and Adaptation

Statutory Expiry Date: | 02-MAR-2009

RECOMMENDATION

Plan Nos: HC5799/103, HC 5799/100, 101B (received 06/03/2009), 102A (received 20/02/2009)

GRANT permission for the development described in the application and submitted plans, subject to the following condition(s):

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town & Country Planning Act 1990.

2 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

REASON: To safeguard the appearance of the locality.

3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no window(s) / door(s) shall be installed in the flank walls of the development hereby permitted without the prior permission in writing of the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

4 The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific permission from the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the London Plan and-or the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

London Plan: Policy 3A.4

Harrow Unitary Development Plan:

D4, D5

Supplementary Planning Guidance: Extensions - A Householder's Guide (2008)

Supplementary Planning Document: Accessible Homes (2006)

2 INFORMATIVE:

The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves:

1. work on an existing wall shared with another property;
 2. building on the boundary with a neighbouring property;
 3. excavating near a neighbouring building,
- and that work falls within the scope of the Act.

Procedures under this Act are quite separate from the need for planning permission or building regulations approval.

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Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com

3 INFORMATIVE:

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Character and Appearance of the Area (D4, D5)
- 2) Residential Amenity (D5)
- 3) S17 Crime & Disorder Act (D4)
- 4) Consultation Responses

INFORMATION

This application is reported to Committee as a petition of objection has been received. This application was deferred from Development Management Committee on 25th March 2009 for a Members' site visit. The site visit took place on 21st April 2009.

a) Summary

Statutory Return Type: Householder Development
Council Interest: Council Owned Property

b) Site Description

- The site features a two-storey semi-detached building on the northern side of Nelson Road. Haig Road runs along the western boundary of the site and Lemark Close runs along the rear boundary of the property.
- The property is pebble dashed and the roof is tile and hipped. The front elevation features a small canopy over the front door.
- Close boarded fencing to a height of 2 metres encloses the side and rear of the property with picket fencing adjoining the highway to the front of the property.
- The property has not been extended.
- The adjoining dwelling, No.11, has not been extended, save for a small porch to the front of the property, which projects 1 metre beyond the front wall of the property.

c) Proposal Details

- It is proposed to erect a single storey front, single and two-storey side and single storey rear extensions. Ramped access would be provided to the front of the dwelling as well as internal alterations.
- The proposed single storey front extension would serve as an entrance porch and bedroom and would project 1 metre beyond the front wall of the dwelling. It would have a mono-pitched roof with a midpoint height of 3 metres and extend 5.3 metres along the front of the property.
- The proposed single and two-storey side extensions would be set 300mm and 1000mm respectively from the boundary of the property.
- The proposed single storey side extension would project the entire depth of the dwelling at 6.7 metres and would be 3.3 metres wide. The roof detail of the proposed single storey side extension would continue from the single storey front extension with a mono-pitched roof.
- The proposed two-storey side extension would be set back 1 metre from the front wall of the dwelling and set 1 metre off the side boundary of the property. It would be 2.6 metres wide and would have a subordinate hipped roof with a ridge height of 7.2 metres.
- The proposed single storey rear extension would project 3 metres beyond the rear wall of the property. It would be flat-roofed and have a maximum height of 3 metres, abutting the neighbouring boundary with No.11 and extending for 9.1 metres along the rear of the property.
- It is proposed to retain the hardstanding and soft landscaping to the front of the property with the addition of ramped access to the front door with an approximate gradient of 1:25.

d) Relevant History

- None

e) Applicant Statement

- None

f) Consultations

- None.

Advertisement: General Notification

Expiry: 24-FEB-09

Notifications:

Sent : 12 Replies 3 Expiry: 30-JAN-09
Petition of 44 signatures objecting to the proposal received.

Summary of Responses:

Loss of light; overdevelopment of the property; access to foul sewers and drainage issues; traffic issues arising; serving of notice of works to neighbours

APPRAISAL

1) Character and Appearance of the Area

Nelson Road is characterised by semi-detached properties. While the properties on the eastern side of Nelson Road display various different forms and styles, the properties on the western part of Nelson Road are more traditional in form, many of which have not been extended, save for small front porch and single storey extensions.

The proposed single storey front extension, projecting 1 metre beyond the front wall of the dwelling would interrupt the blank façade of the existing front elevation. Given the setting of the pairs dwellings, No.9 & 11 further from the highway than the neighbouring properties to the east, and the presence of a porch projecting 1 metre beyond the front wall to No.11, it is considered that this forward projecting single storey extension would not represent an undue intrusion in the streetscene and would be acceptable and would represent a subordinate extension of the dwelling house.

The proposed single and two-storey side extensions have been designed to accord with the provisions of the Council's SPG: Extension's – A Householder's Guide (2008). The single storey side extension has also been sited 300mm from the boundary of the property. Whilst it is acknowledged that the junction of Haig Road and Nelson Road displays an open character and the property on the opposite side, No.7, has not been extended, it is considered that the creation of subservient and subordinate side extensions, along with the significant widths of the footpaths along Haig Road, would retain the important open character of Nelson Road and Haig Road. The design and detailing of these extensions is also considered acceptable and in keeping with the character of the dwelling house and that of the residential area.

2) Residential Amenity

As the proposed front and side extensions would be sited a considerable distance from the neighbouring dwellings, it is considered that there would be no undue impact to neighbouring amenities as a result of these extensions.

The single storey rear extension would abut the boundary with No.11. However, the proposed extension would not project more than 3 metres beyond the rear main wall and would not exceed 3 metres in height.

The proposed development would therefore comply with the Council's SPG paragraphs C.2 and C.7 in relation to single storey rear extensions to semi-detached properties. Given the orientation of the proposed extensions to the west of No.11 and the design of the proposed single storey rear extension in accordance with the Council's SPG, it is considered that this element would not result in any undue overshadowing, overlooking or overbearing effect on the amenity of the neighbouring property, No.11.

3) S17 Crime & Disorder Act

It is considered that the proposed development does not have any adverse crime or safety concerns.

4) Consultation Responses

While it is recognised that the single storey rear extension will result in some loss of light to the neighbouring properties, it is considered acceptable as it would comply with the Council's SPG. Given the height and depth of the proposed extension, it is not considered that there would be an undue loss of light to No.11. The 45° code is not relevant in this instance as this relates to two-storey extensions or extensions which exceed 3 metres in height.

The proposed extensions to the dwelling have been assessed in conjunction with the other elements of the proposed development. As each of these elements would be subservient to the original dwelling and would accord with the Council's Extensions SPG, it is considered that the proposed extensions would not represent an overdevelopment of the site.

The application site does not lie within any known floodplains or flood zones or near any culverted watercourses. The Council's Drainage Section has not objected to the proposed development.

An informative has also been attached in the relation to the applicant's compliance with the Party Wall etc. Act (1996).

CONCLUSION

For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations including comments received in response to notification and consultation as set out above this application is recommended for grant.

83A AND 83B HINDES ROAD, HARROW **Item: 2/04**
P/0026/09/SG
Ward GREENHILL
DETACHED OUTBUILDINGS AT REAR OF BOTH PROPERTIES

Applicant: Mrs Rehana Jahangeer Choudhry
Agent: David R Yeaman & Associates
Statutory Expiry Date: | 03-MAR-09

RECOMMENDATION

Plan Nos: Site Plan, 100C (plans and elevations for 83A), 100C (plans and elevations for 83B)

GRANT permission for the development described in the application and submitted plans, subject to the following condition(s):

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town & Country Planning Act 1990.

2 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

REASON: To safeguard the appearance of the locality.

3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no window(s)/door(s) shall be installed in the flank wall(s) of the development hereby permitted without the prior permission in writing of the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

4 The outbuildings hereby permitted shall not be used for any purpose other than domestic storage in the connection with the use of Nos. 83A and 83B Hindes Road respectively, without the prior written permission of the Local Planning Authority.

REASON: To safeguard the amenity of neighbouring residents and the character of the locality.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the London Plan and-or the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

Harrow Unitary Development Plan: D4, D5

2 INFORMATIVE:

The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves:

1. work on an existing wall shared with another property;
 2. building on the boundary with a neighbouring property;
 3. excavating near a neighbouring building,
- and that work falls within the scope of the Act.

Procedures under this Act are quite separate from the need for planning permission or building regulations approval.

"The Party Wall etc. Act 1996: explanatory booklet" is available free of charge from: Communities and Local Government Publications, PO Box 236, Wetherby, LS23 7NB Please quote Product code: 02 BR 00862 when ordering.

Also available for download from the CLG website:

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/133214.pdf>

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com

3 INFORMATIVE:

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Character and Appearance of the Area
- 2) Residential Amenity
- 4) S17 Crime & Disorder Act (D4)
- 5) Consultation Responses

INFORMATION

This application is reported to Committee at the request of a Nominated Member. This application was deferred from Development Management Committee on 25th March 2009 for a Members' site visit. The site visit took place on 21st April 2009.

a) Summary

Statutory Return Type: Minor dwellings

Council Interest: None

b) Site Description

- No. 83A is a two storey semi-detached property located on the northern side of Hindes Road, which has been converted into two flats.
- The proposed rear garden for No. 83A would be at the rear of the property and would be 13m deep
- No. 83B is a detached dwellinghouse with a rear garden depth of approximately 29 metres.
- There are two existing outbuildings located in the rear gardens of No's 54 and 56 Warrington Road, which share a boundary with the subject properties

c) Proposal Details

- Construction of an outbuilding for both properties.
- Each outbuilding would be set away from both side boundaries and the rear boundary by 1m.
- Each outbuilding would be 3.4m in depth and 5.8m in width
- The buildings have hipped roofs, 3m in height at the ridge and 2.35m in height at the eaves.
- One window and one door are proposed to be located in the front elevation.
- No flank windows are proposed

Revisions to Current Application:

- Proposal changed from one outbuilding spanning the width of both properties, to two separate outbuildings
- Height reduced from 3.9m at ridge to 3.0m

d) Relevant History

No. 83 and 83A Hindes Road

P/3495/08	Certificate: Use of dwellinghouse as two flats	GRANTED 15-DEC-08
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83B Hindes Road

EAST/235/00/FUL	Detached house with parking	GRANTED 8-MAY-00
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P/1559/07	Single and two storey rear extension and two storey extension at first floor level incorporating roof extension at rear of house	REFUSED 18-JUL-07 APPEAL DISMISSED 21-MAY-08
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P/2334/08	Single, first floor and two storey rear extension; external alterations (revised)	Applicant is challenging the appeal decision in the High Court REFUSED 28-AUG-08 APPEAL LODGED – decision yet to be made by Inspectorate.
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e) Pre-Application Discussion

- None

f) Applicant Statement

- None

g) Consultations

Site Notice:	General Notification	Expiry: 04-FEB-09
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Notifications:

Sent: 12

Replies: 2

Expiry: 02-FEB-09

Summary of Responses:

Object to outbuildings being painted white, comments regarding re-planting of trees on site, noise pollution, loss of privacy, increased traffic as a result of the building work, parking pressures.

APPRAISAL

1) Character and Appearance of the Area

The outbuildings would be set away from the side and rear boundaries by 1m and would be a maximum height of 3 metres. The dimensions of the outbuilding are considered acceptable and consistent with other outbuildings in the surrounding area. It is considered that the proposal would comply with Policy D4 of the Harrow Unitary Development Plan, 2004 and Supplementary Planning Guidance, Extensions: A Householders Guide, 2008

2) Residential Amenity

The proposed outbuilding at the rear of No. 83B would be located 11m from the rear protected windows at No. 7 Radnor Road and 23m from the rear protected windows of No. 56 Warrington Road. The proposed outbuilding at the rear of No. 83A would be located 23m from the rear protected windows of No. 54 Warrington Road and would maintain an adequate sized rear garden (101sqm) for the occupiers of this flat.

Given the dimension of the proposed outbuildings and the separation distance from the protected windows of the neighbouring dwellings, it is considered that the proposal would not have a detrimental impact on the amenities of the occupiers of the neighbouring properties. If the application properties 83/83A Hindes Road had been in single family occupation the proposal would have been permitted development. The proposal is permitted development at 83B but permitted development rights were removed when planning permission for the single family dwelling was granted in 2000.

3) S17 Crime & Disorder Act

It is considered that the proposed development would not have any adverse crime or safety concerns.

4) Consultation Responses

It is not considered that an application for two outbuildings would increase highway traffic of parking pressures on site.

All other issues raised during the consultation period have been discussed in the appraisal.

CONCLUSION

For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations including comments received in response to notification and consultation as set out above:
this application is recommended for grant.

58/60 NIBTHWAITE ROAD, HARROW

Item: 2/05

P/4104/08/GL

Ward MARLBOROUGH

CONVERSION OF TWO DWELLINGHOUSES TO FIVE FLATS; ALTERATIONS TO ROOF TO FORM END GABLES AND REAR DORMERS; SINGLE-STOREY REAR EXTENSION TO BOTH PROPERTIES; EXTERNAL ALTERATIONS TO FIRST FLOOR REAR ELEVATION; FORMATION OF NEW VEHICULAR ACCESS TO HAMILTON ROAD; 1.8M HIGH BOUNDARY FENCE (RESIDENT PERMIT RESTRICTED)

Applicant: Mr J Donovan

Agent: Mr Shantilal Mistry

Statutory Expiry Date: | 23-FEB-09

RECOMMENDATION

Plan Nos: 0653/02; 0653/05 Rev C; 0653/10 Rev F; 0653/11 Rev D; Design and Access Statement

GRANT permission for the development described in the application and submitted plans, subject to the following condition(s):

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town & Country Planning Act 1990.

2 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

REASON: To safeguard the appearance of the locality.

3 No development shall take place until a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to, and approved in writing by, the local planning authority.

The boundary treatment shall be completed:

b: before the building(s) is/are occupied in accordance with a timetable agreed in writing with the local planning authority

The development shall be completed in accordance with the approved details and shall thereafter be retained.

REASON: To safeguard the amenity of neighbouring residents and the character of the locality.

4 The development hereby permitted, as detailed in the submitted and approved drawings, shall be built to Lifetime Homes Standards, and thereafter retained to those standards.

REASON: To ensure provision of 'Lifetime Homes' standard housing in accordance with the policies of the Harrow Unitary Development Plan.

5 The development hereby permitted shall not commence until there has been submitted to, and approved by, the local planning authority, a scheme of hard and soft landscape works which shall include a survey of all existing trees and hedgerows on the land, indicating those to be retained and those to be lost. Details of those to be retained, together with measures for their protection in the course of the development, shall also be submitted and approved, and carried out in accordance with such approval, prior to any demolition or any other site works, and retained until the development is completed. Soft landscape works shall include: planting plans, and schedule of plants, noting species, plant sizes and proposed numbers/densities.
REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development.

6 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building(s), or the completion of the development, whichever is the sooner. Any existing or new trees or shrubs which, within a period of 2 years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season, with others of a similar size and species, unless the local authority agrees any variation in writing.
REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development.

7 The development hereby permitted shall not be occupied or used until the parking spaces shown on the approved plans have been made available for use. Two of the spaces shall be allocated and retained for use by the occupants of the ground floor flats only and shall be used for no other purpose without the prior written permission of the Local Planning Authority.
REASON: To ensure suitable parking provision for people with disabilities in association with the provision of 'Lifetime Homes Standards' housing.

8 The refuse bins shall be stored at all times, other than on collection days, in the designated refuse storage area, as shown on the approved drawing.
REASON: to safeguard the appearance of the locality.

9 The development hereby permitted shall not be occupied or used until all the works detailed in the application have been completed in accordance with the permission granted unless otherwise agreed in writing by the local planning authority.
REASON: To ensure a satisfactory form of development.

10 Before the hard surfacing hereby permitted is brought into use the surfacing shall EITHER be constructed from porous materials, for example, gravel, permeable block paving or porous asphalt, OR provision shall be made to direct run-off water from the hard surfacing to a permeable or porous area or surface within the curtilage of the site. Please note: guidance on permeable paving has now been published by the Environment Agency on <http://www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens>.
REASON: To ensure that adequate and sustainable drainage facilities are provided, and to prevent any increased risk of flooding.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the London Plan and-or the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

London Plan: 3A.1, 3A.2, 3A.3, 3A.4, 3A.5, 4B.1,

Harrow Unitary Development Plan: D4, D5, D9, T6, T13, C16, SPG Extensions: A Householder's Guide (2008), SPD Accessible Homes (2006), Harrow Council: Code of Practice for Domestic Refuse Storage (2008)

2 INFORMATIVE:

The applicant is advised that any window in the flank elevation of the development hereby permitted will not prejudice the future outcome of any application which may be submitted in respect of the adjoining property.

3 INFORMATIVE:

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

4 INFORMATIVE:

The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves:

1. work on an existing wall shared with another property;
 2. building on the boundary with a neighbouring property;
 3. excavating near a neighbouring building,
- and that work falls within the scope of the Act.

Procedures under this Act are quite separate from the need for planning permission or building regulations approval.

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Also available for download from the CLG website:

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/133214.pdf>

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com

5 INFORMATIVE:

The relevant traffic order will impose a restriction making residential occupiers of this building ineligible for residents parking permits in the surrounding controlled parking zone.

6 INFORMATIVE:

Please note that guidance on permeable paving has now been published by the Environment Agency on

<http://www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens>

7 INFORMATIVE:

IMPORTANT: Compliance With Planning Conditions Requiring Submission and Approval of Details Before Development Commences

- You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority.
- Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted.
- Beginning development in breach of a planning condition will invalidate your planning permission.
- If you require confirmation as to whether the works you have carried out are acceptable, then you should apply to the Local Planning Authority for a certificate of lawfulness.

8 INFORMATIVE

The applicant is recommended to install under-sink waste disposal units in each unit to deal with food waste.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Character and Appearance of the Area (D4, D5 & D9)
- 2) Residential Amenity (D4, D5 & SPG)
- 3) Conversion Policy, including Lifetime Homes standards and transport impacts (3A.1 – 3A.5, D4, D5, T6, T13 & C16, SPD)
- 4) S17 Crime & Disorder Act (D4)
- 5) Consultation Responses

INFORMATION

This application was deferred from Development Management Committee on 25th March 2009 for a Members' site visit. The site visit took place on 21st April 2009.

a) Summary

Statutory Return Type:	Minor Dwellings
Site Area:	505 m ²
Habitable Rooms:	14
Density:	277 hrph, 99 dph
Car Parking	Standard 7
	Justified 3
	Provided 3
Lifetime Homes:	5
Wheelchair Standards:	0
Council Interest:	None

b) Site Description

- A pair of two-storey semi-detached dwellings located on the southern side of Nibthwaite Road on the corner of Hamilton Road;
- Neither dwelling has been extended, other than enclosure of No. 60's front porch;

- To the east is No. 56 Nibthwaite Road, a two-storey semi-detached dwelling that has not been extended;
- Shared access between No. 56 and 58 Nibthwaite Road;
- A portion of the rear garden of the site (7.9m (w) x 15.9m (d)) has been removed from the application site (possibly for a future development), and this separate site is serviced by an existing vehicular crossover off Hamilton Road.

c) Proposal Details

- Convert the two dwelling houses into five self-contained flats;
- Ground floor would contain 2 two-bedroom four-person flats;
- First floor would contain 2 two-bedroom three-person flats;
- Loft would contain 1 one-bedroom two-person flat;
- Retention of two front doors (one would be fixed shut) with ramp and levelled platform entrance
- Single storey rear extension, with a combined depth of 3.3m, width of 10.5m and height of 3m, to both properties.
- Extend the side roof of both dwellinghouses from hip to end gable;
- Rear dormer on each dwellinghouse;
- New crossover off Hamilton Road with sliding gate accessing three carspaces including one disabled carspace in the rear garden area;
- 1.8m high boundary fence;
- Two refuse storage bins (paladins) at side.

Revisions to Previous Application:

Following the previous refusal (P/1983/08) the following amendments have been made:

- Number of proposed flats reduced from six to five;
- The loft would previously have contained 2 bedsit flats, as opposed to a single flat currently proposed
- The previously proposed 7.7m wide two-storey rear extension to both properties has been omitted.
- The width of the single-storey rear extension has been reduced by 0.2m.
- Given the recent appeal decision, it is considered that these revisions are sufficient to overcome the previous reasons for refusal.

d) Relevant History

58 Nibthwaite Road

P/2818/04/DFU	Single storey rear extension, alterations to roof to form end gable and rear dormer	GRANTED 14-APR-05
P/0715/03/DFU	Single storey rear extension, side and rear dormer	GRANTED 28-MAY-03
EAST/349/02/FUL	Rear dormer, single storey rear extension and conversion of dwellinghouse to two self contained flats	REFUSED 29-OCT-02

Reasons for Refusal

1 The proposal will result in an excessive number of converted properties in Nibthwaite Road which would result in an unacceptable imbalance in the mix of dwelling types and sizes.

2 The proposed roof extension, by reason of excessive size and bulk, would be unduly obtrusive and overbearing and would detract from the appearance of this and adjacent properties.

60 Nibthwaite Road

P/1732/06/DFU	Conversion of dwelling to form four self contained flats, single and two storey rear extension (resident permit restricted)	REFUSED 16-AUG-06 APPEAL DISMISSED 06-JUN-07
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Reasons for Refusal:

1 The proposal, by reason of excessive number of units proposed at the site and lack of satisfactory provision for refuse storage, represents an over-intensive use of the site resulting in an additional activity and disturbance which would be harmful to living conditions of nearby occupiers, contrary to policies SD1, EP25, D4, D5 and H9 of the Unitary Development Plan.

2 The proposed two storey rear extension, by reason of the size and siting of the flank wall, would unduly detract from the proportions and spatial setting of the original dwelling when viewed in the streetscene, to the detriment of the visual amenity and character of the locality, contrary to policies SD1, D4, D5 and Supplementary Planning Guidance, Extensions: A Householders Guide, of the Unitary Development Plan.

3 The proposed two storey rear extension, by reason of excessive bulk and rearward projection, would be unduly obtrusive, result in loss of light and overshadowing, and would be detrimental to the visual and residential amenities of the occupiers of the adjacent property contrary to policies SD1, D4, D5 and Supplementary Planning Guidance: Extensions - A Householders Guide, of the Unitary Development Plan.

4 The proposal has failed to provide suitable access to the rear garden and would not meet the minimum standards as required for "Lifetime Homes" and therefore potential occupiers of the site would not enjoy normal standards of amenities expected in a new development contrary to policies SD1, D4, D5, H9 and Supplementary Planning Guidance: Accessible Homes, of the Unitary Development Plan.

58 & 60 Nibthwaite Road

P/0789/08/DFU

Conversion of two dwellinghouses to eight self-contained flats; two-storey rear extensions; two rear dormers; formation of new vehicular access to Hamilton road; 1.8m boundary fence, sliding gate and external alterations

REFUSED
12-MAY-08
APPEAL
DISMISSED
24-NOV-08

Reasons for Refusal:

1 The proposal, by reason of excessive number of units and lack of satisfactory amenity space represents an over-intensive use of the site and would give rise to an unreasonable increase in residential activity and associated disturbance to the detriment of the amenity of nearby occupiers and the character of the locality, contrary to policies D4 and D5 of the Harrow Unitary Development Plan (2004).

2 The proposed extensions including the hip to gable end roof alterations, rear dormers and the first floor rear extension, by reason of their size, siting and unsatisfactory design, would be incongruous, impair the proportions of the original dwelling and the roof form, and would appear unduly obtrusive and overbearing, to the detriment of the character and appearance of the property and the visual amenities of adjacent neighbouring occupiers and the street scene, contrary to policies D4 and D5 of the Harrow Unitary Development Plan (2004) and Supplementary Planning Guidance – Extensions: A Householders' Guide (2003).

3 The proposed front elevation entrance and dormer would be uncharacteristic of the area and detract from the appearance of the original building, to the detriment of the appearance of the dwelling and the street scene, contrary to D4 of the Harrow Unitary Development Plan (2004) and Supplementary Planning Guidance - Extensions: A Householders' Guide (2003).

4 The proposal by reason of poor layout, inadequate room sizes and non-compliance with Lifetime Homes standards, would provide substandard accommodation to the detriment of the amenities of future occupiers of the flats, contrary to the provisions of policies 3A.5 of the London Plan and D4 and D5 of the Harrow Unitary Development Plan (2004) and Supplementary Planning Document: Accessible Homes (2006).

5 The proposal, by reason of its first floor flank windows and rear windows/doors with balconettes, would result in real and perceived overlooking of neighbouring occupiers, to the detriment of the residential amenities of the occupiers of the adjacent properties contrary to policies D4 and D5 of the Harrow Unitary Development Plan (2004) and Supplementary Planning Guidance: Extensions – A Householders Guide (2003)

6 The proposed siting of the refuse bins in the front garden would detract from the appearance of the property in the street scene and the appearance of the area contrary to policies D4 and D9 of the Harrow Unitary Development Plan (2004).

7 The proposed parking area in the rear garden shows a substandard layout, and by reason of its size and siting proposes an excessive amount of hardstanding and would give rise to unacceptable levels of noise and disturbance, to the detriment of the character and appearance of the area and neighbouring amenity, contrary to Policies D4, D5, and T13 of the Harrow Unitary Development Plan (2004).

P/1983/08	Conversion of two dwelling houses to six flats; alterations to roof to form end gables and rear dormers; single and two-storey extensions to both properties; formation of new vehicular access to Hamilton Road; 1.8m high boundary fence with sliding gate; external alterations (resident permit restricted)	REFUSED 24-SEP-08 APPEAL LODGED 06-JAN-09 DECISION PENDING
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Reasons for Refusal:

1 The proposal, by reason of excessive number of units and lack of satisfactory usable amenity space represents an over-intensive use of the site and would give rise to an unreasonable increase in residential activity and associated disturbance to the detriment of the amenity of nearby occupiers and the character of the locality, contrary to policies D4 and D5 of the Harrow Unitary Development Plan (2004).

2 The proposed extensions including the hip to gable end roof alterations, rear dormers and the first floor rear extension, by reason of their size, siting and unsatisfactory design, would be incongruous, impair the proportions of the original dwelling and the roof form, and would appear unduly obtrusive and overbearing, to the detriment of the character and appearance of the property and the visual amenities of adjacent neighbouring occupiers and the street scene, contrary to policies D4 and D5 of the Harrow Unitary Development Plan (2004) and Supplementary Planning Guidance – Extensions: A Householders' Guide (2008).

3 The proposed parking area in the rear garden by reason of its size and siting proposes an excessive amount of hardstanding and would give rise to unacceptable levels of noise and disturbance, to the detriment of the character and appearance of the area and neighbouring amenity, contrary to Policies D4, D5, and T13 of the Harrow Unitary Development Plan (2004).

4 The proposed refuse storage arrangements, by reason of inadequate and unsatisfactory provision and siting, would result in actual or perceived loss of privacy and overlooking of the ground floor flat, to the detriment of the residential amenities of the future occupiers of the site, contrary to policies D4 and D5 of the Harrow Unitary Development Plan (2004).

e) Pre-Application Discussion

- None

f) Applicant Statement

- Proposal would comply with lifetime Homes standards; existing front doors will remain; existing fences would be repaired or replaced with a sliding gate to the parking area to improve security; development would not be out of character with other developments in the area.

g) Consultations

Vehicle Crossings Officer: No objection to construction of 5.4m of crossing, which represents a 3.6m lowered kerb.

Waste Management Officer: The applicant will need to provide space for 1 no. 1100 litre waste bin and 1 no. 1280 litre blue recycling bin.

The applicant is also recommended to install under-sink waste disposal units in each unit to deal with food waste.

A dropped kerb will need to be provided in the highway to allow access for the bins to the collection vehicle.

The above assumes that garden waste will be removed by the gardening contractor.

Notifications:

Sent: 11

Replies: 4

Expiry: 26-JAN-09

Summary of Responses:

Proposal is contrary to assurance that no further conversions in Nibthwaite Road would be permitted; loss of family accommodation; pressure on sewers; proposal will reduce the level of on-street parking; excessive number of refuse bins; disturbance from construction activity

APPRAISAL

1) Principle of Development

In the recent appeal decision on the conversion of this property into eight flats, the principle of the conversion of the property into flats was not disputed by the Inspector. Another recent appeal decision relating to the conversion of No. 110 Nibthwaite Road into three flats (PINS reference APP/M5450/A/07/2056858 dated 06-Feb-08, Harrow Council reference P/1959/07/DFU) supported the principle of this type of property being converted into three self-contained units, and by extension this pair of semi-detached houses into five.

The appeal relating to the conversion of the property into eight self-contained flats was dismissed on design grounds relating to proposed extensions. The aspects of that scheme to which first the Council, and then the Inspector, objected have been omitted. Other previous reasons for refusal have also been addressed.

Character and Appearance of the Area

58/60 Nibthwaite Road is on the junction with Hamilton Road, and part of the garden has been fenced off, presumably for future development as a separate house. Additionally, part of the rear garden at the application site has been set aside for car parking, which would introduce additional hardstanding. However, in the previous appeal, the Inspector made no comment as to the level of hardstanding and noted that this would not be out of character with the pattern of development in the locality, which includes a number of garages and off-street parking.

The proposed extensions, namely a single-storey rear extension, with roof alterations to form gable ends and rear dormers, are typical forms of householder development in the vicinity. The dimensions of these extensions would comply with the relevant requirements of the Supplementary Planning Guidance on householder extensions and are considered acceptable.

The Inspector noted that the two-storey extensions which were previously proposed, would have been a stark and uninteresting addition to the (street) scene. Given that these elements of the proposal have been omitted, it is considered that the proposal would not be detrimental to the character or appearance of the area.

The proposal would retain two front doors, albeit with one fixed shut. This would maintain the appearance of a pair of semi-detached dwellings and is considered appropriate in this context.

Each dwellinghouse currently has a small front dormer with a width of 1.3m on the first floor cat slide roof. These would be retained, which is considered appropriate in this context.

The front gardens are currently a mixture of hard paving and soft landscaping. The proposal would provide a substantive area of soft landscaping in the front garden, with some paving to the front door and the side access to the rear garden. This is considered acceptable as it would introduce additional forecourt greenery and streetside greenness as required by policy D9.

The proposal would incorporate refuse storage at the side of the property in the access to the rear garden nearest Hamilton Road. This is considered acceptable, and the proposal makes adequate provision for refuse storage insofar in relation to the Code of Practice for storage and collection of refuse and material for recycling in domestic properties.

As noted above, the proposal incorporates a car parking and manoeuvring area in the rear garden. This would necessitate the provision of a new means of access to the highway (Hamilton Road) and would further involve the provision of a 1.8m high sliding gate.

In terms of the character and appearance of the area, this is considered acceptable.

2) Residential Amenity

The level of residential activity associated with the use of the site as five flats is considered acceptable, and would not be detrimental to the residential amenities of future occupiers of this site or of neighbouring occupiers.

In the previous appeal, the Inspector noted that the additional vehicle spaces proposed at the site would not lead to significant additional disturbance for the neighbours given the location near a traffic junction.

The access from the front of the property to the communal amenity area, would be along the sides of the property. One access, which would also contain the refuse storage bins, would be within the curtilage of the development, and the other would use the shared access between Nos. 56 and 58 Nibthwaite Road.

These accesses would involve people passing two small windows in each of the flank walls of the ground floor flats. However, these windows would be secondary windows, one to a kitchen area and one to a bathroom, and would be obscure glazed. Given the size, location and uses of these windows, it is considered that this would be sufficient to protect the privacy of the occupiers of those flats and would not be detrimental to the residential amenities of the future occupiers of the flats.

3) Conversion Policy, including Lifetime Homes standards and transport impacts

The suitability of the new flats created in terms of sizes, circulation and layout: The Council requires that standards of accommodation should be comparable to those recommended by the Institute of Environmental Health Officers, and that the space within buildings should provide satisfactory amenities for the occupiers of the flats created. These recommended minimum room sizes are included in the Council's Informal Guidance on conversions of dwellinghouses into flats (2007).

The room sizes of the proposed flats meet the requirements of this document and are considered acceptable.

Although the flat in the roof space would have a living/kitchen room over a bedroom of the flat below, previous appeal decisions relating to stacking indicate that this is acceptable given current Building Regulations standards regarding noise transmission. Although this could be seen as poor substitute for a more suitable vertical arrangement of rooms, this is, in this instance, considered acceptable.

The Council now requires that all new dwellings comply, as far as practical, with Lifetime Homes standards. The parking arrangement would allow for enlargement to provide at least one disabled parking space. The proposal is considered to comply with the requirements of Lifetime Homes, subject to conditions requiring the development to be built to Lifetime Homes standards, and two of the parking spaces being made available for the ground floor flats.

The level of usable amenity space available

The proposal would provide a communal rear garden for all five flats with a primary useable area of 80sqm. There would also be privacy screening for the occupiers of the ground floor flats. Although this level of amenity space provision for five flats could be considered insufficient in comparison with other properties, the Inspector noted that the space proposed would be adequate for washing to be hung out, and for a small play area. He further noted that although the amenity area would not be of high quality, it would be adequate to serve the proposed development.

Therefore, the amenity space provision is considered acceptable and would comply with the requirements of Policy D5 which seeks to provide adequate levels of private amenity space in all developments.

Traffic and Highway safety

The proposal would result in five residential units on the site. The submitted plans show three off-street parking spaces. It is recognized that the site is within a reasonable walking distance of Harrow Town Centre, where there is a high level of public transport accessibility, and is in a controlled parking zone. It is therefore considered that this level of parking provision is acceptable, provided the occupiers of the new units are ineligible for resident's parking permits due to this sustainable location. An informative is attached to this permission advising that the relevant traffic order will impose a restriction making residential occupiers of the building ineligible for residents parking permits. This restriction is required in order to mitigate parking stress in the immediate area that could otherwise have been added to.

Although the proposal would result in the loss of some on-street parking facilities, the relatively low occupancy levels in this part of the controlled parking zone mean that this would not result in significant additional parking stress in the vicinity.

Refuse/recycling provision

The submitted plans show the provision of two communal refuse bins at the side of the property. This location is considered acceptable. The refuse bins should only be brought to the front on the day of collection, in line with the requirements of the Council's Code of Practice for Domestic Refuse Storage (2008), and a condition to this effect has been added to this permission.

4) S17 Crime & Disorder Act

The proposal would have no impact with respect to this legislation.

5) Consultation Responses

Proposal is contrary to assurance that no further conversions in Nibthwaite Road would be permitted; Loss of family accommodation – there are no planning policies to restrict conversions in this manner.

Proposal will reduce the level of on-street parking; excessive number of refuse bins – Addressed in appraisal.

Pressure on sewers; disturbance from construction activity – not material planning considerations.

CONCLUSION

For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations including comments received in response to notification and consultation as set out above:

this application is recommended for grant.

11 WAKEHAMS HILL, PINNER

Item: 2/06

P/0031/09/SB5

Ward PINNER

DEMOLITION OF EXISTING DWELLINGHOUSE AND OUTBUILDINGS; ERECTION OF THREE DETACHED SINGLE AND TWO STOREY DWELLINGHOUSES WITH GARAGES AND CAR PARKING; NEW VEHICLE ACCESS (CLOSURE OF EXISTING VEHICLE ACCESS) AND LANDSCAPING.

Applicant: Mr Santokh Sahota

Agent: Maze Planning Ltd

Statutory Expiry Date: | 16-MAR-09

RECOMMENDATION

Plan Nos: Site Plan; 250905 (Detail Survey); DS23080602.04 (Tree Protection Plan); SS04/ 270 REV A; 271 REV A; 272 REV A; 273 REV A; 274 REV A; 275 REV A; 276 REV A; 277 REV A; 278 REV A; 150 REV D; 151 REV A; 150; Design and Access Statement; Tree Survey; Site Waste Management Plan; Archaeological Assessment Report; Materials Submission (Received 01.04.2009)

GRANT permission for the development described in the application and submitted plans, subject to the following condition(s):

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town & Country Planning Act 1990.

2 The development hereby permitted shall not commence until samples of the materials to be used in the construction of the external surfaces noted below have been submitted to, and approved in writing by, the local planning authority:

(a) the extension/building(s)

(b) the ground surfacing

The development shall be completed in accordance with the approved details and shall thereafter be retained.

REASON: To safeguard the appearance of the locality.

3 No development shall take place until a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to, and approved in writing by, the local planning authority.

The boundary treatment shall be completed:

a: before the use hereby permitted is commenced

b: before the building(s) is / are occupied

c: in accordance with a timetable agreed in writing with the local planning authority

The development shall be carried out in accordance with the approved details and shall thereafter be retained.

REASON: To safeguard the amenity of neighbouring residents and the character of the locality.

4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no development which would otherwise fall within Classes A, B, D, E and F in Part 1 of Schedule 2 to that Order shall be carried out without the prior written permission of the local planning authority.

REASON: To safeguard the character of the area by restricting the amount of site coverage and size of dwelling in relation to the size of the plot and availability of:

a: amenity space

b: parking space

and to safeguard the amenity of neighbouring residents.

5 The proposed garage(s) shall be used only for the parking of private motor vehicles (and domestic storage if appropriate) in connection with the development hereby permitted, and for no other purpose.

REASON: To ensure that the parking provision is available for use by the occupants of the site and in accordance with the Council's parking standards.

6 Before the hard surfacing hereby permitted is brought into use the surfacing shall EITHER be constructed from porous materials, for example, gravel, permeable block paving or porous asphalt, OR provision shall be made to direct run-off water from the hard surfacing to a permeable or porous area or surface within the curtilage of the site, in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority.

The surfacing shall be carried out in accordance with the approved details and shall thereafter be retained.

Please note: guidance on permeable paving has now been published by the Environment Agency on

<http://www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens>.

REASON: To ensure that adequate and sustainable drainage facilities are provided, and to prevent any increased risk of flooding.

7 No site works or development shall commence until details of the levels of the building(s), road(s) and footpath(s) in relation to the adjoining land and highway(s), and any other changes proposed in the levels of the site, have been submitted to, and approved by, the local planning authority.

REASON: To ensure that the works are carried out at suitable levels in relation to the highway and adjoining properties in the interests of the amenity of neighbouring residents, the appearance of the development, drainage, gradient of access and future highway improvement.

8 Notwithstanding the submitted drawings SS04/142/d and SS04/ 152, the development hereby permitted shall not commence until there has been submitted to, and approved by, the local planning authority, a scheme of hard and soft landscape works for the forecourt of the site. Soft landscape works shall include: planting plans, and schedules of plants, noting species, plant sizes and proposed numbers / densities.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development.

9 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building(s), or the completion of the development, whichever is the sooner. Any existing or new trees or shrubs which, within a period of 2 years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season, with others of a similar size and species, unless the local authority agrees any variation in writing.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development.

10 The refuse bins shall be stored at all times, other than on collection days, in the designated refuse storage area, as shown on the approved drawing.

REASON: to safeguard the appearance of the locality.

11 The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition, and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

REASON: The existing trees represent an important amenity feature which the local planning authority considers should be protected.

12 No demolition or site works in connection with the development hereby permitted shall commence before:-

(a) the frontage.

of the site is enclosed by a close boarded fence to a minimum height of 2 metres. Such fencing shall remain until works and clearance have been completed, and the development is ready for occupation.

REASON: In the interests of amenity and highway safety.

13 The development hereby permitted, as detailed in the submitted and approved drawings, shall be built to Lifetime Homes Standards, and thereafter retained to those standards.

REASON: To ensure provision of 'Lifetime Homes' standard housing in accordance with the policies of the Harrow Unitary Development Plan.

14 The development hereby approved shall not be occupied until a suitable boundary treatment such as a fence or wall of a maximum height of 2000mm has been provided along the line of the proposed sub-division of the plot. Such fence or wall shall be retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

REASON: To safeguard the privacy and amenity of future occupiers and neighbouring residents.

15 The development hereby shall not commence until a written method for the implementation and monitoring of tree protection measures during the construction of the development has first been submitted to, and approved in writing by, the local planning authority. The method shall provide for a pre-commencement meeting with representatives of the local planning authority and for periodic inspection by a qualified Arboricultural Consultant during the construction of the development, reporting all findings following inspection to the local planning authority. The development shall be carried out in compliance with the written method so agreed.

REASON: To safeguard retained trees on the site, which are considered to be of significant amenity value, and to protect the character of the locality.

16 No development shall take place within the area indicated (this would be the area of archaeological interest) until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to, and approved in writing by, the local planning authority.

REASON: To secure the provision of archaeological excavation and the subsequent recording of the remains in the interests of national and local heritage.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the London Plan and-or the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

London Plan:

3A.1: Increasing London's supply of housing

3A.2: Borough housing targets

3A.4: Efficient use of stock

3A.5: Housing choice

Planning Policy Statement 3: Housing

Supplementary Planning Guidance, Extensions; A Householders Guide (2008)

Supplementary Planning Guidance, Designing New Development (2003)

Supplementary Planning Document 'Accessible Homes' (2006)

Harrow Unitary Development Plan:

D4 The Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

D9 Streetside Greenness and Forecourt Greenery

D10 Trees and New Development

T13 Parking Standards

H10 Maintenance and Improvement to Existing Housing Stock

Item 2/06 : P/0031/09/SB5 continued/...

- EP43 Green Belt and Metropolitan Open Land Fringes
- D20)
- D21) Sites of Archaeological Importance
- D22)
- D31 Views and Landmarks

2 INFORMATIVE:

The development of this site is likely to damage archaeological remains. The applicant should therefore submit detailed proposals in the form of an archaeological project design. This design should be in accordance with the appropriate English Heritage guidelines.

3 INFORMATIVE:

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

4 INFORMATIVE:

The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves:

1. work on an existing wall shared with another property;
 2. building on the boundary with a neighbouring property;
 3. excavating near a neighbouring building,
- and that work falls within the scope of the Act.

Procedures under this Act are quite separate from the need for planning permission or building regulations approval.

"The Party Wall etc. Act 1996: explanatory booklet" is available free of charge from: Communities and Local Government Publications, PO Box 236, Wetherby, LS23 7NB
Please quote Product code: 02 BR 00862 when ordering.

Also available for download from the CLG website:

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/133214.pdf>

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com

5 INFORMATIVE:

IMPORTANT: Compliance With Planning Conditions Requiring Submission and Approval of Details Before Development Commences

- You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority.

- Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted.

- Beginning development in breach of a planning condition will invalidate your planning permission.

Item 2/06 : P/0031/09/SB5 continued/...

- If you require confirmation as to whether the works you have carried out are acceptable, then you should apply to the Local Planning Authority for a certificate of lawfulness.

6 INFORMATIVE:

Notwithstanding the note on your submitted plan(s), this decision has been made on the basis of measurements scaled from the plan(s), unless a dimensioned measurement overrides it.

7 INFORMATIVE:

Please note that guidance on permeable paving has now been published by the Environment Agency on <http://www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens>

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Character and Appearance of the Area (D4, D9, SPG)
- 2) Residential Amenity (D4, D5, SPG)
- 3) Impact on Green Belt, Site of Nature Conservation Importance Fringe and Views (EP43, D31)
- 4) Archaeology (D20, D21, D22)
- 5) Parking Standards/ Highway Safety (T13)
- 6) Impact on Trees (D10)
- 7) Accessibility (London Plan 3A.5, SPD)
- 8) Housing Provision and Housing Need (H10, London Plan: 3A.1, 3A.2, 3A.4, 3A.5)
- 9) S17 Crime & Disorder Act (D4)
- 10) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type:	Minor Dwellings	
Green Belt	Adjacent to Pinner Park Farm	
Car Parking	Standard	5.4
	Justified	6
	Provided	6
Lifetime Homes:	3	
Wheelchair Standards:	0	
Council Interest:	None	

b) Site Description

- Two storey detached dwellinghouse on 2940m² irregularly shaped plot to north side of Wakehams Hill, Pinner;
- The dwellinghouse is situated further back in the plot than its neighbouring dwelling no.9 and is well screened from view of the streetscene by the high hedge and dense vegetation along the front boundary fronting Wakehams Hill;
- Site bounded to south by Wakehams Hill and public footpath to George V Avenue, to the west by no. 9 Wakehams Hill, to northwest by rear gardens of properties in Terrilands, and to east Pinner Park Farm land;
- Site levels rise from south to east; trees within the site are in an area subject of Tree Preservation Order; site is included within Pinner Village Archaeology Priority Area
- Pinner Park Farm land designated Green Belt, Site of Nature Conservation Importance and Archaeology Priority Area; parts also designated as a Scheduled Ancient Monument;
- Existing access drive located adjacent to neighbouring dwellinghouse no.9;
- No.9 Wakehams Hill is a detached two storey dwellinghouse, the eastern flank elevation of this dwellinghouse abuts the site boundary with the subject site.

c) Proposal Details

- Demolition of existing dwellinghouse;
- Construction of three single and two storey detached dwellinghouses;
- The single storey projection at the side would form part of the attached garage;
- The existing access drive located adjacent to no.9 Wakehams Hill would be closed off and a new access drive is proposed;

Revisions to Previous Application:

Following the previous decision (P/1082/06/COU) the following amendments have been made:

- Full application submitted following outline permission on appeal;
- The footprints of the proposed dwellinghouse have been increased, as follows;
 - Plot 1:
 - The front building line would be brought further forward which would range between 0.5m to 2m above that approved under P/1082/06;
 - The rear building line would project further into the rear garden, which would range between 1m to 2m above that previously approved;

- Plot 2:
 - The flank elevation facing plot 1 would be increased by some 1m closer to the boundary with plot 1;
 - The rear building line would be increased by some 1m further into the rear garden;
 - The other flank elevation facing into the rear garden would be increased by approximately between 1m and 5m, infilling the northern stepped corner;
- Plot 3:
 - The flank elevation facing plot 2 would be increased by some 1m closer to the boundary with plot 2;
 - The rear building line would be increased by some 1m to 4m;
- The footprint of the garages would remain the same to that previously approved.

d) Relevant History

P/1082/06/COU	OUTLINE: DEMOLITION OF EXISTING HOUSE AND OUTBUILDINGS, LAYOUT AND ACCESS FOR THREE DETACHED HOUSES WITH GARAGES AND SIX CAR PARKING SPACES	REFUSED 29-JAN-07 APPEAL ALLOWED 08-JAN-08
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Reasons for Refusal:

1. The proposal will give rise to an unacceptable loss of trees, many of which are covered by tree preservation orders, and will be contrary to Harrow Unitary Development Plan Policies EP28 paragraph 3.106 and EP29, which state that the Council should resist applications for development which would impair the integrity of part of any tree mass or spine.
2. The proposed development, sited on the hilltop on the edge of the Green Belt boundary, would result in an unacceptable visual impact to the detriment of the character and openness of the Green Belt, especially from views within Pinner Park Farm below.

P/1094/06/COU	OUTLINE: SITING & MEANS OF ACCESS FOR 14 FLATS AND 18 CAR PARKING SPACES; DEMOLITION OF EXISTING HOUSE AND OUTBUILDINGS	REFUSED 28-JUN-06
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Reasons for Refusal:

1. The proposed development, by reason of its excessive size, bulk and siting, would be visually obtrusive and out of context with the prevailing pattern of development in the area which is characterised by 2 storey detached dwellings, to the detriment of the visual amenities of neighbouring residents and the character and appearance of the area.
2. The proposed car parking area accessed via a narrow road would be likely to give rise to conditions prejudicial to safety and the free flow of pedestrians and vehicular traffic on the adjoining highway.

3. The proposed development would lead to overlooking of the rear garden space of the adjoining property and result in an unreasonable loss of privacy to the occupiers.
4. The proposed development , by reason of excessive number of units and size of building, with the associated disturbance and general activity would result in an over-intensive use and amount to an overdevelopment of the site to the detriment of neighbouring residents and the character of the area.
5. The proposed access road and rear parking area, by reason of excessive size and unsatisfactory siting in relation to the neighbouring residential properties, and associated disturbance and general activity would be unduly obtrusive and detrimental to the visual and residential amenities of the occupiers of those properties and the character of the area.
6. The proposed development, by reason of the height and scale of building sited on the hill top on the edge of the Green Belt boundary, would result in an unacceptable visual impact to the detriment of the character and openness of the Green Belt, especially from views within Pinner Park Farm below.

e) Pre-Application Discussion

- None

f) Applicant Statement

- Please see Design and Access Statement which includes reference to the increased size of dwellings to comply with Lifetime Homes provision;

g) Consultations

English Heritage:

The site abuts Pinner Park pale. This marks the boundaries of the 13th Century deer park which is Scheduled in three separate sections. The line of the pale associated with the above site does not fall within the Scheduled Area, however this does not preclude remains being present. The proposed buildings will come very close to the line of the pale and in particular may affect remnants of the bank. It is not considered that any further work need be undertaken prior to determination of this planning application but the archaeological position should be reserved by attaching a condition to any consent granted. In this instance I would consider that an archaeological watching brief would be an appropriate form of mitigation.

The Pinner Association: No comments received:

Drainage Engineer: The developer needs to provide details to demonstrate surface water will not be discharged onto the highway

Site Notice

Expiry: 05-MAR-09

Notifications:

Sent: 29

Replies: 1

Expiry: 11-FEB-09

Summary of Responses:

- Very little change from the 2006 scheme, except the house foot prints have been enlarged;
- Parking is very restricted;
- Detailed tree survey of the site needs to be rigorously enforced.

APPRAISAL

1) Character and Appearance of the Area

This application follows from a previous outline application ref.P/1082/06/COU which was refused planning permission for the reasons stated above. The applicant appealed against the Council's decision which was subsequently allowed. The principle of the development to provide three detached dwelling houses on this site has therefore already been established. The main changes in this application is that the applicant is now seeking full planning permission and seeks to increase in the footprint of the proposed dwellinghouses, as previously described.

UDP Policy D4 seeks a high standard of design and layout in all developments taking into account, *inter alia*: site and setting; context scale and character; and public realm. In terms of context, scale and character, existing development in Wakehams Hill and The Squirrels predominantly comprises detached houses of modest bulk, with narrow but consistent gaps between them and rear garden depths in the region of 15m. It is acknowledged that further east along Wakehams Hill there is a later development of more dense terraced dwellings. Development in Terrilands to the rear is more informally arranged around a cul-de-sac and is generally more spacious in character.

The proposed increase in the footprint of each of the proposed houses in this revised scheme maintains an informal layout and the proposed development would maintain sufficient distance from neighbouring dwellinghouses. It is considered that the proposed scale of the development would not have a detrimental impact upon the character and appearance of the locality. Each of the proposed dwellinghouses would maintain sufficient space around the building to respect the prevailing pattern of development in the surrounding area. The appearance of the dwellinghouses would be in keeping with the character and appearance of the surrounding locality.

Although the applicant has submitted a landscaping scheme, the proposal does not provide sufficient details in relation to the number, densities and size of plants to be used. It is considered that landscaping detail can be dealt with condition. The proposal seeks to provide storage for the refuse and recycling bins in the rear garden, which would be considered acceptable. In view of this, it is considered that the proposal in principle would not have a detrimental impact upon the visual amenity of the locality and would be in accordance with policies D4 and D9 of the Harrow UDP.

2) Impact on Green Belt, Site of Nature Conservation Importance Fringe and Views

UDP Policy EP43 seeks to resist development adjacent to Green Belt land where there would be a detrimental visual impact or an adverse ecological impact. In relation to the adjacent Green Belt and Site of Nature Conservation Importance regard is to be had to opportunities for the retention of trees and natural features; landscape character; and sympathetic & complementary landscaping. Policy D31 seeks to protect local views, panoramas and landmarks.

It is acknowledged that the proposed dwellings would be visible from the adjacent Pinner Park Farmland. However, having regard to the Planning Inspector's decision relating to P/1082/06/COU, the Inspector concluded that the proposed houses would not have a harmful effect or detract from the openness of the adjacent Green Belt land. It is considered that the proposed marginal increase in the footprint of the proposed houses (not being closer to the boundary with the Green Belt) would not have a harmful impact upon the openness of the adjacent Green Belt, and therefore the proposed development is considered to be acceptable.

The proposed development seeks to incorporate landscaped gardens and seeks to retain many of the trees along the site boundaries. It is considered that the proposed development would not adversely affect the nature conservation integrity of the Pinner Park Farm land.

3) Residential Amenity

The impact of the proposed development on the residential amenities of the adjacent neighbouring dwellings nos.9 Wakehams Hill and 6 and 7 Terrilands was assessed under P/1082/06/COU. The proposed dwelling located on plot 1 would maintain a minimum distance of 11.5m from the rearmost wall of the proposed dwelling and the site boundary abutting no.6 Terrilands, and a distance of approximately 20m from this boundary to the rear corner of the dwellinghouse at no.6 Terrilands.

The proposed house on plot 1 would maintain a distance of 8m between the front corner of the proposed garage and the rear corner of the dwellinghouse at no.9 Wakehams Hill. In addition, a distance of 12m would be maintained between the proposed two-storey dwelling house on plot 1 and the rear corner of no.9 Wakehams Hill. There is a window on the flank elevation of no.9 Wakehams Hill which serves a hallway. This window already looks out on to the access drive and the garden to the existing subject dwellinghouse and therefore it is considered that the proposal would not give rise to any additional harm than the existing situation.

The proposed dwellings would be set back from the front boundary and would therefore maintain a sufficient distance from the dwellinghouse located opposite on Wakehams Hill.

It is considered that the proposed increase in the footprint of the proposed houses would still maintain a sufficient distance from these neighbouring dwellings and therefore the proposal would not have a detrimental impact upon the residential amenities of the neighbouring occupiers.

4) Archaeology

UDP Policy D20 seeks sufficient information with applications affecting archaeological priority areas to assess the implications of the proposed development. Policy D21 seeks appropriate siting, design and building uses in relation to archaeological interests with site management and preservation *in-situ* of the most important remains. Where permanent preservation is not required Policy D22 requires site investigation prior to development in accordance with a written programme, to be agreed.

The applicant has provided a desktop archaeological assessment of the subject site. However, no information has been submitted with the application in respect of a programme of archaeological works. English Heritage has raised no objection subject to an archaeological watching brief; a condition to this end is therefore recommended. It is also considered that the control of future development on the site, by restricting the relevant provisions of the Town and Country Planning (General Permitted Development) Order 1995, would contribute to the on-going protection of archaeology on this site and the adjoining Pinner Park Farm land.

5) Parking Standards/ Highway Safety

UDP Policy T13 seeks appropriate provision for car parking in new developments, no greater than the maximum levels set out at schedule 5 of the UDP, and having regard to a number of factors relating to location, alternative provision, availability of other modes of transport, measures to promote sustainable travel, the likelihood of on-street parking stress and potential highway or traffic problems.

Each of the dwellings would exceed five habitable rooms. In terms of the Council's standards the development would therefore generate a combined maximum requirement for twelve spaces. Drawing SS04/150/D indicates that space for six parked vehicles would be provided – four per dwelling comprising a double garage with driveway. The site is within a reasonable walking distance of Pinner District Centre, with associated shops, services and public transport links. The proposed development would be situated within a suburban locality of family dwellings where car ownership is to be expected. Although on-street parking in Wakehams Hill is considered not to be stressed and is not the subject of resident permit controls, its topography together with the frequency of crossovers limit the availability of safe parking spaces on-street. In these circumstances it is considered that provision as shown is acceptable.

The proposal would re-site the driveway access onto Wakehams Hill some 16m to the north-east, further up hill. In view of the modest number of traffic movements likely to be generated by the proposed development the Council's Highway Engineer has indicated that this would be satisfactory.

6) Impact on Trees

In the Planning Inspector's Appeal decision relating to the previous scheme P/1082/06/COU, the Inspector did not consider that the proposal for the three detached houses would have a detrimental impact on the protected trees, the majority of which are located around the northern site boundary. The Council's Arboricultural Officer does not raise an objection to the proposed development subject to the imposition of a condition to ensure a method statement is provided prior to commencement of development, a pre-commencement meeting with the Council's Planning Arboricultural Officer, together with period inspection by a qualified Arboricultural Consultant during construction. The proposed development is therefore considered acceptable in relation to tree matters.

7) Accessibility

The Council's adopted supplementary planning document (SPD) on 'Accessible Homes' seeks to ensure that new homes are built and shown to be adaptable to meet Lifetime Home standards.

The proposed development is shown to meet the relevant criteria set out for Lifetime Homes standards.

8) Housing Provision and Housing Need

The proposal would be accordance with the objectives set out in the London Plan and the Council's UDP policies to increase housing supply in the borough.

9) S17 Crime & Disorder Act

The proposed development is not considered to have a material impact upon community protection. The proposed dwellinghouse would be arranged around an informal access drive and would all front this access drive. It is considered that the proposed layout of the development would provide sufficient natural surveillance between the proposed dwellinghouses.

10) Consultation Responses

Dealt with above

CONCLUSION

For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations including comments received in response to notification and consultation as set out above:

This application is recommended for grant.

**GARAGES REAR OF 9 – 11 NOWER HILL,
PINNER**

**Item: 2/07
P/0348/09/SB5**

Ward PINNER

CONSERVATION AREA CONSENT: DEMOLITION OF GARAGES TO REAR OF 9-11
NOWER HILL.

Applicant: DKA Investments Ltd & SCSC Developments Ltd

Agent: Adrienne Hill

Statutory Expiry Date: | 14-APR-09

**LAND TO REAR OF 9 – 15 NOWER HILL,
PINNER**

**Item: 2/08
P/0349/09/SB5**

Ward PINNER

PAIR OF SEMI-DETACHED HOUSES WITH HABITABLE ROOFSPACE; TWO
GARAGES AND HARDSTANDING AT REAR WITH WIDENED VEHICLE ACCESS
FROM THE CHASE

Applicant: DKA Investments Ltd & SCSC Developments Ltd

Agent: Adrienne Hill

Statutory Expiry Date: | 14-APR-09

**P/0348/09/SB5
RECOMMENDATION**

Plan Nos: Site Plan; 17.01/ 02; 881.1 REV B; 881.2 REV D; 881.3 REV C; Tree
Report; Unnumbered Photographs (1 Sheet); Design and Access
Statement

GRANT permission for the development described in the application and submitted
plans, subject to the following condition(s):

1 The works hereby permitted shall be begun before the expiration of three years from
the date of this consent.

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings
and Conservation Areas) Act 1990.

2 The demolition hereby permitted shall not be undertaken before a contract for the
carrying out of the works of redevelopment of the site has been made in relation to
P/0349/09, and submitted to and approved in writing by the Local Planning Authority,
and planning permission has been granted for the development for which the contract
provides.

REASON: To protect the appearance of the:-

(a) area

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT:

The decision to grant Listed Building or Conservation Area Consent has been taken having regard to the policies and proposals in the London Plan and-or the Harrow Unitary Development Plan set out below, and to all relevant material considerations, including any comments received in response to publicity and consultation, as outlined in the application report:

Harrow Unitary Development Plan:

D4, D10, D14, D15

Supplementary Planning Guidance, Designing New Development (2003)

2 INFORMATIVE:

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

3 INFORMATIVE:

The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves:

1. work on an existing wall shared with another property;
 2. building on the boundary with a neighbouring property;
 3. excavating near a neighbouring building,
- and that work falls within the scope of the Act.

Procedures under this Act are quite separate from the need for planning permission or building regulations approval.

"The Party Wall etc. Act 1996: explanatory booklet" is available free of charge from: Communities and Local Government Publications, PO Box 236, Wetherby, LS23 7NB Please quote Product code: 02 BR 00862 when ordering.

Also available for download from the CLG website:

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/133214.pdf>

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405 E-mail: communities@twoten.com

4 INFORMATIVE:

IMPORTANT: Compliance With Planning Conditions Requiring Submission and Approval of Details Before Development Commences

- You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority.

- Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted.

- Beginning development in breach of a planning condition will invalidate your planning permission.

- If you require confirmation as to whether the works you have carried out are acceptable, then you should apply to the Local Planning Authority for a certificate of lawfulness.

P/0349/09/SB5

RECOMMENDATION

Plan Nos: Site Plan; 17.01/ 02/ 03/ 04/ 05/ 06/ 07/ 08/ 09/ 10/ 11; 881.1 REV B; 881.2 REV D; 881.3 REV C; Tree Report; Design and Access Statement

GRANT permission for the development described in the application and submitted plans, subject to the following condition(s):

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town & Country Planning Act 1990.

2 The development hereby permitted shall not commence until samples of the materials to be used in the construction of the external surfaces noted below have been submitted to, and approved in writing by, the local planning authority:

(a) the extension/building(s)

(b) the ground surfacing

(c) the boundary treatment

The development shall be completed in accordance with the approved details and shall thereafter be retained.

REASON: To safeguard the appearance of the locality.

3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no development which would otherwise fall within Classes A, B, D, E and F in Part 1 of Schedule 2 to that Order shall be carried out without the prior written permission of the local planning authority.

REASON: To safeguard the character of the area by restricting the amount of site coverage and size of dwelling in relation to the size of the plot and availability of:

a: amenity space

b: parking space

and to safeguard the amenity of neighbouring residents.

4 The refuse bins shall be stored at all times, other than on collection days, in the designated refuse storage area, as shown on the approved drawing.

REASON: to safeguard the appearance of the locality.

5 The proposed garage(s) shall be used only for the parking of private motor vehicles (and domestic storage if appropriate) in connection with the development hereby permitted, and for no other purpose.

REASON: To ensure that the parking provision is available for use by the occupants of the site and in accordance with the Council's parking standards.

6 Before the hard surfacing hereby permitted is brought into use the surfacing shall EITHER be constructed from porous materials, for example, gravel, permeable block paving or porous asphalt, OR provision shall be made to direct run-off water from the hard surfacing to a permeable or porous area or surface within the curtilage of the site.

Please note: guidance on permeable paving has now been published by the Environment Agency on

<http://www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens>.

REASON: To ensure that adequate and sustainable drainage facilities are provided, and to prevent any increased risk of flooding.

7 The development hereby permitted shall not commence until there has been submitted to, and approved by, the local planning authority, a scheme of hard and soft landscape works for the forecourt of the site. Soft landscape works shall include: planting plans, and schedules of plants, noting species, plant sizes and proposed numbers / densities.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development.

8 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building(s), or the completion of the development, whichever is the sooner. Any existing or new trees or shrubs which, within a period of 2 years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season, with others of a similar size and species, unless the local authority agrees any variation in writing.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development.

9 The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition, and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

REASON: The existing trees represent an important amenity feature which the local planning authority considers should be protected.

10 No demolition or site works in connection with the development hereby permitted shall commence before:

a: the frontage

b: the boundary

of the site is enclosed by a close boarded fence to a minimum height of 2 metres.

Such fencing shall remain until works and clearance have been completed, and the development is ready for occupation.

REASON: In the interests of amenity and highway safety.

11 The development hereby permitted, as detailed in the submitted and approved drawings, shall be built to Lifetime Home Standards, and thereafter retained to those standards.

REASON: To ensure provision of 'Lifetime Home' standard housing in accordance with the policies of the Harrow Unitary Development Plan.

12 The development hereby approved shall not be occupied until a suitable boundary treatment such as a fence or wall of a maximum height of 2000mm has been provided along the line of the proposed sub-division of the plot. Such fence or wall shall be retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

REASON: To safeguard the privacy and amenity of future occupiers and neighbouring residents.

13 The development hereby permitted shall not be occupied until works for the disposal of sewage have been provided on site in accordance with details to be submitted to, and approved in writing by, the local planning authority. The works shall thereafter be retained.

REASON: To ensure that adequate drainage facilities are provided.

14 The development of any buildings hereby permitted shall not be commenced until works for the disposal of surface water have been provided on site in accordance with details to be submitted to, and approved in writing by, the local planning authority. The works shall thereafter be retained.

REASON: To ensure that adequate drainage facilities are provided.

15 The development of any buildings hereby permitted shall not be commenced until surface water attenuation/storage works have been provided in accordance with details to be submitted to, and approved in writing by, the local planning authority. The works shall thereafter be retained.

REASON: To prevent the increased risk of flooding.

16 The window(s) in the east flank wall(s) of the proposed development shall:

(a) be of purpose-made obscure glass,

(b) be permanently fixed closed below a height of 1.8m above finished floor level, and shall thereafter be retained in that form.

REASON: To safeguard the amenity of neighbouring residents.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the London Plan and-or the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

London Plan: 3A.1, 3A.2, 3A.4, 3A.5, 4B.1

Harrow Unitary Development Plan:

D4, D5, D9, D10, D14, D15, T13, C16

Supplementary Planning Guidance, Extensions; A Householders Guide (2008)

Supplementary Planning Guidance, Designing New Development (2003)
Supplementary Planning Document 'Accessible Homes' (2006)

2 INFORMATIVE:

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

3 INFORMATIVE:

The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves:

1. work on an existing wall shared with another property;
 2. building on the boundary with a neighbouring property;
 3. excavating near a neighbouring building,
- and that work falls within the scope of the Act.

Procedures under this Act are quite separate from the need for planning permission or building regulations approval.

"The Party Wall etc. Act 1996: explanatory booklet" is available free of charge from: Communities and Local Government Publications, PO Box 236, Wetherby, LS23 7NB Please quote Product code: 02 BR 00862 when ordering.

Also available for download from the CLG website:

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/133214.pdf>

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com

4 INFORMATIVE:

IMPORTANT: Compliance With Planning Conditions Requiring Submission and Approval of Details Before Development Commences

- You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority.
- Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted.
- Beginning development in breach of a planning condition will invalidate your planning permission.
- If you require confirmation as to whether the works you have carried out are acceptable, then you should apply to the Local Planning Authority for a certificate of lawfulness.

5 INFORMATIVE:

Please note that guidance on permeable paving has now been published by the Environment Agency on

<http://www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens>

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Character and Appearance of the Area and Impact on Conservation Area (D4, D5, D9, D14, D15, SPG)
- 2) Residential Amenity (D4, D5, SPG)
- 3) Parking Standards (T13)
- 4) Accessibility (London Plan Policy 3A.5, SPD)
- 5) Trees (D10)
- 6) Housing Provision and Housing Need (H10; London Plan: 3A.1, 3A.2, 3A.4, 3A.5)
- 7) S17 Crime & Disorder Act (D4)
- 6) Consultation Responses

INFORMATION

This application is reported to Committee at the request of a Nominated Member.

a) Summary

Statutory Return Type:	Minor Dwellings	
Conservation Area:	Tookes Green Conservation Area	
Car Parking	Standard	3.6
	Justified	2
	Provided	4
Lifetime Homes:	2	
Wheelchair Standards:	0	
S106	No	
Council Interest:	None	

b) Site Description

- The application site is situated on the north east corner of The Chase and forms part of the land to the rear of nos.9-15 Nower Hill, comprising of two rows of garages directly adjacent to the rear garden serving no.9 and approximately half the garden area to the rear of nos. 11 and 15 (the former comprising two further garages);
- The application site contains 8 garages in total, of which 6 are constructed from prefabricated concrete and the other 2 are constructed in brick and timber;
- The existing garages appear to be disused;
- The part of the site rearmost of nos.11 and 15 Nower Hill is overgrown and comprises of variety of trees and shrubs;
- The site falls within and on the southwestern boundary of Tookes Green Conservation Area in Pinner. Tookes Green is characterised by large buildings on relatively generous plots of land with considerable green open space at the front and rear of the properties;
- The properties on the opposite side of the road (on The Chase), to the west are characterised by two storey cottages. On the southern side of the road is a two storey flat roofed block of flats (Nower Court);
- Most of the existing trees on the site are protected by virtue of them falling within a conservation area (with a trunk diameter of 75mm at a height of 1.5m from ground level).

c) Proposal Details

P/0348/09 - Conservation Area Consent:

- Demolition of the garages;

P/0349/09

- Redevelopment of the site to provide a pair of semi-detached dwellinghouses;
- Both dwellings would be two-storey high with accommodation at roof level;
- Both dwellings have been shown to be Lifetime Homes;
- Refuse storage would be located in the rear garden;
- A double detached garage would be located at the rear;
- Access to the garages and parking would be from The Chase.

Revisions to Previous Application:

Following the previous decision (P/2972-08) the following amendments have been made:

- Re-sitting of the proposed houses further back into the site to avoid impacting on the protected tree and to maintain the same building line as the flank wall of no.9 Nower Hill.

d) Relevant History

LBH/30677	Detached house and double garage	REFUSED 04-SEP-86 APPEAL DISMISSED 13-JUL-87
P/259/03/CFU	Detached two storey house with parking and access from the chase	REFUSED 05-JUN-03

Reasons for Refusal:

1. The proposal would represent overdevelopment of the site, by reason of inadequate rear garden depth and amenity space, contrary to the provisions of the Harrow Unitary Development Plan and detrimental to the character of the locality.
2. The proposed building, by virtue of its unsatisfactory design, would be out of character in the streetscene and have a detrimental visual impact on the character and appearance of this part of the conservation area.
3. The proposal would result in threat to, and loss of protected trees of significant amenity and landscape value which would be detrimental to the character and appearance of the locality.
4. The proposed dwelling would enable substantial overlooking of the rear gardens of nos. 17 and 19 Nower Hill, resulting in a loss of privacy to the detriment of the residential amenities of the occupiers thereof.

P/1919/04/CFU	Demolition of garages and provision of 2 storey detached house with parking	REFUSED 07-SEP-04
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Reasons for Refusal:

1. The proposed dwelling, by reason of unsatisfactory size, siting, design and appearance would fail to preserve or enhance the character and appearance of the site and this part of the Tookes Green Conservation Area.
2. The proposed dwelling, by reason of excessive bulk and site coverage would result in an overdevelopment of the site to the detriment of neighbouring residents and the character of the area.
3. The proposal would result in a threat to and loss of protected Conservation Area trees of significant amenity and landscape value which would be detrimental to the character and appearance of the locality and this part of the Tookes Green Conservation Area.

P/2237/07	Demolition of garages and single storey rear extension (conservation area consent)	REFUSED 09-NOV-07
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Reason for Refusal:

1. The proposed demolition, in the absence of an acceptable proposal for the replacement of the building(s), would be inappropriate and detrimental to the appearance and character of this part of the Conservation Area, contrary to Policies D4, D5, D11, D14 & D15 of the Harrow Unitary Development Plan 2004 and Supplementary Planning Guidance on Designing New Development, March 2003.

P/2972/08	Two x two-storey semi-detached houses with habitable roofspace, two garages with additional parking and hardstanding at rear with widened vehicle access from 'The Chase'	REFUSED 07-NOV-08
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Reason for Refusals:

1. The proposed development by reason of prominent siting would appear unduly obtrusive and bulky and would detract from the established pattern of development in the street scene and the character of the locality, contrary to policy D4 of the Harrow Unitary Development Plan and Supplementary Planning Guidance - Designing New Development (2003).
2. The proposed development would result in the potential loss of a tree of significant amenity and landscape value, which would be detrimental to the character and appearance of the locality and would fail to preserve the character or appearance of Tookes Green Conservation Area, contrary to policies D4, D10 and D14 of the Harrow Unitary Development Plan (2004).

P/2970/08	Conservation Area Consent: Demolition of garages to rear of Nos. 9 and 11 Nower Hill	REFUSED 07-NOV-08
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Reason for Refusal:

1. The proposed demolition, in the absence of an acceptable proposal for the replacement of the building(s), would be inappropriate and detrimental to the appearance and character of this part of the Conservation Area, contrary to Policies.

D4 Standard of Design and Layout

D14 Conservation Areas

D15 Extensions and Alterations in Conservation Areas

Supplementary Planning Guidance: Designing New Development (2003)
of the Harrow Unitary Development Plan.

e) Pre-Application Discussion

- None

f) Applicant Statement

- See Design and Access statement

g) Consultations

CAAC: Two houses rather than three will make it much less crushed. Putting the garages where they are proposed is an improvement. For the new proposal we would need to see height of the semi-detached houses with roof space in comparison to the house in whose garden they are built. The design would look odd as it has a hip and gable. It would not be a good corner design. The roof would be massive and lifted above the main elevation. The roof would be too high in proportion to the rest of it. Putting accommodation in the roof is overstretching it. The pitch is very steep in relation to that kind of roof. It should relate to the Victorian cottages nearby.

The Pinner Association: no comment

Drainage Engineer: No objections subject to standard conditions attached.

Advertisement: Character of Conservation Area Expiry:19-MAR-09

Notifications:

Sent: 41

Replies: 2

Expiry: 18-MAR-09

Summary of Responses:

- Overdevelopment of the site;
- Loss of trees;
- Loss of privacy;
- Noise during construction and creation of addition two house and additional movement of cars – volume of noise would be excessive;
- Risk of subsidence and damage to property.

APPRAISAL

1) Character and Appearance of the Area and Impact on Conservation Area and Area

When considering proposals for the demolition of buildings within conservation areas, policy D14 of the UDP is particularly relevant which states that redevelopment will only be permitted when the new building contributes to the area by enhancing its character or appearance. The existing garages situated on the subject site are of no particular merit to the character and appearance of the surrounding area or the conservation area. The proposed demolition works are not considered to impact upon the character and appearance of the conservation area. Therefore it is recommended that the consent for the demolition works be approved.

The surrounding pattern of development in the locality is characterised by a mixture of types and styles of dwellinghouses and flats that are generally two storeys high. The existing garages situated on the subject site are of no particular merit to the character and appearance of the surrounding area or the conservation area. The proposed dwellinghouses in terms of their character and appearance would be acceptable in the context of the surrounding established pattern of development in the locality and would preserve the character and appearance of Tookes Green Conservation Area.

The proposed landscaping scheme shows a detailed schedule of plants and trees. It is considered that the proposed landscaping scheme for the front garden shows satisfactory soft landscaping and would maintain visual interest and forecourt greenery in the streetscene. The proposed landscaping scheme would preserve the character and appearance of the conservation area. The proposal seeks to provide storage for the refuse and recycling bins in the rear garden, which would be considered acceptable. In view of this, it is considered that the proposal would not have a detrimental impact upon the visual amenity of the locality and would be in accordance with policies D4, D9, D14 and D15 of the Harrow UDP.

2) Residential Amenity

Policy D5 of the UDP does not stipulate a minimum or maximum standard of amenity space required, but will assess each case against the standard of amenity space in the surrounding area and the amount of useable space provided. The proposal would provide access to a private rear amenity space for each of the dwelling houses, which would be comparable to the amenity space provided in the surrounding area. In this regard the proposed development is considered to be acceptable.

The proposed east flank elevation windows would face the rear garden of no.9 Nower Hill. However these windows would serve non-habitable rooms and the proposed first floor window would be obscured glazed. Given the size of these windows and the distance maintained between the proposed facing flank elevation of the new dwellinghouse and the rear elevation of no.9 Nower Hill, it is considered that there would be no unreasonable impact on the residential amenities of the neighbouring occupiers of no.9 Nower Hill or that of the surrounding neighbouring properties.

It is acknowledged that the proposed development would introduce additional residential activity on the site, expressed through comings and goings to the property. However, given that the proposal relates to residential development for two family dwellinghouses in place of 8 residential garages that has the potential to be used for parking 8 vehicles and the associated disturbance relating to the current situation, it is considered that this proposal would not be detrimental to the amenity of neighbouring occupiers or the character of the locality.

3) Parking Standards

The proposal seeks to provide a double detached garage at the rear which would accommodate two vehicles and there would be scope for further off street parking directly front of these garages. Therefore a total of four off street parking spaces at the rear is proposed that can be accessed via The Chase. Although The Chase and Nower Hill is not a resident permit controlled zone, by providing off street parking the proposed development would not adversely impact upon the local traffic and parking. The Highway Engineer raises no objections to the proposed parking layout.

4) Accessibility

The Council's UDP policy C16 and London Plan policy 3A.5 seeks to ensure that all new homes are built to Lifetime Homes standards and the Council's adopted supplementary planning document (SPD) on 'Accessible Homes' details the requirements of Lifetime Homes standards.

The applicant has demonstrated on plan and in the design and access statement how the proposed development would comply with Lifetime Homes standards. This is considered to be acceptable.

5) Trees

The mature trees on-site are protected by virtue of them falling within the Tookes Green Conservation Area. A tree protection survey has been submitted with this application. The Council's Arboricultural Officer considers that by setting the footprint of the proposed dwellinghouses further back into the plot, the proposed scheme has been shown to overcome the previous reason for refusal. The Council's Arboricultural Officer also considers that the protected fencing measures to be put in place acceptable.

6) Housing Provision and Housing Need

PPS3 and the London Plan Policies 3A.1, 3A.2 and 3A.4 seeks the provision of additional housing to meet a wide range of housing need and demand. There is continuing population increase and growth in the numbers of households requiring housing in both London as a whole, and Harrow in particular. Developments would need to demonstrate how well it integrates with, and complements the neighbouring buildings and local area. The proposal would be accordance with the objectives set out in the London Plan and the Council's UDP policies to increase housing supply in the borough.

7) S17 Crime & Disorder Act

The applicants design and access statement states that the layout of the proposed development would facilitate natural policing and this will be aided by fences around the garden area, and windows and doors will be fitted with anti-theft lock. The demolition of the garages in itself raises no issues with Secured by Design principles. It is considered that the proposed development would not have a material impact upon community protection.

8) Consultation Responses

Dealt with above.

CONCLUSION

For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations including comments received in response to notification and consultation as set out above:
this application is recommended for grant.

HERIOTS, THE COMMON, STANMORE **Item: 2/09**
P/4085/08/ML1
Ward STANMORE PARK
DETACHED STABLE BLOCK AND MANEGE FOR DOMESTIC USE (REVISED)

Applicant: Mr & Mrs L. Portnoi
Agent: Barker Parry Town Planning Ltd.
Statutory Expiry Date: | 17-FEB-09

RECOMMENDATION

Plan Nos: PTC-859-4.13 Rev D; PTC-859-4.14; Proposed Outdoor Riding Arena Layout; Proposed Outdoor Riding Arena:- Surface Retention Elevations; Proposed Outdoor Riding Arena Cross Section; Site Plan; Design and Access Statement; Ecological Assessment; BS 5837: Method Statement & Tree Protection Plan

GRANT permission for the development described in the application and submitted plans, subject to the following condition(s):

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town & Country Planning Act 1990.

2 The development hereby permitted shall be used incidentally to the enjoyment of the dwellinghouse for the purpose specified and for no other purpose at any time without the prior written permission of the local planning authority.

REASON: To safeguard the amenity of neighbouring residents and the character of the locality.

3 No development shall take place until an ecological protection and enhancement plan has been submitted to, and approved in writing by, the Local Planning Authority. The plan shall include full details of all protection and mitigation measures required to ensure that there is no adverse effect on nesting birds, stag beetle or bats. The plan shall include full details of ecological enhancement including native species planting, bat boxes, bird boxes and retention of dead wood habitats and a timetable for implementation and monitoring. The development shall not be occupied or used until the works have been completed in accordance with the approved details and thereafter shall be retained.

REASON: To protect the ecology of the area.

4 No development shall take place until details of any proposed external lighting and a detailed assessment of the effects of this lighting upon nocturnal fauna (including bats) has been submitted to, and approved in writing by, the Local Planning Authority. The development shall not be occupied or used until the works have been completed in accordance with the approved details and thereafter shall be retained.

REASON: To protect the ecology of the area.

5 The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved document 'BS 5837: Method Statement & Tree Protection Plan' before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be retained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition, and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

REASON: The existing trees represent an important amenity feature which the local planning authority considers should be protected.

6 The development hereby permitted shall not commence until a scheme for:
a: the storage and disposal of refuse/waste derived from the appearance of the development

b: and vehicular access thereto

has been submitted to, and approved in writing by, the local planning authority.

The development shall not be occupied or used until the works have been completed in accordance with the approved details and shall thereafter be retained.

REASON: To ensure adequate standards of hygiene and refuse/waste collection without prejudice to the enjoyment by neighbouring occupiers of their properties.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the London Plan and-or the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

Harrow Unitary Development Plan:

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

D10 Trees and New Development

D14 Conservation Areas

D18 Historic Parks and Gardens

D15 Extensions and Alterations in Conservation Areas

EP25 Noise

EP26 Habitat Creation and Enhancement

EP27 Species Protection

EP28 Conserving and Enhancing Biodiversity

EP29 Tree Masses and Spines

EP31 Areas of Special Character

EP32 Acceptable Land Uses

EP34 Extensions to Buildings in the Green Belt

T13 Parking Standards

Supplementary Planning Guidance: Extensions: A Householder's Guide (2008)

Planning Policy Guidance 2: Green Belts

2 INFORMATIVE:

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)

- 1) Character and Appearance of the Green Belt, Area of Special Character and Adjacent Conservation Area (D4, D14, EP31, EP32, EP34, PPG2)
- 2) Residential Amenity (D5, EP25)
- 3) Historic Park and Garden (D18)
- 4) Nature Conservation and Ecology (EP26, EP27, EP28)
- 5) Trees and New Development (D10, EP29)
- 6) Traffic and Parking (T13)
- 7) S17 Crime & Disorder Act (D4)
- 8) Consultation Responses

INFORMATION

This application is reported to Committee due to the receipt of a petition of objection.

a) Summary

Statutory Return Type: Householder Development
Council Interest: None
Green Belt: Yes

b) Site Description

- Detached dwellinghouse on the south side of The Common set in extensive grounds of some 14 hectares.
- The property is hidden from view from The Common due to the fall in land levels from the north to the south of the site and the presence of heavily wooded areas.
- The property itself has been previously extended and the site is also occupied by a pool house, tennis court, stores and a derelict stable block.
- The site lies within the Metropolitan Green Belt and the Harrow Weald Ridge Area of Special Character.
- At the southern end of the site are large deer parks which lie within the boundaries of a Site of Nature Conservation Importance and a Historic Park and Garden (covering Bentley Priory Estate) which both cut across the site.
- The site abuts Little Common Conservation Area to the east and a Site of Special Scientific Interest to the west.
- The dwellinghouse is set approximately 220 metres from The Common and is accessible via a private drive.
- To the north of the site are dwellings in The Common and Priory Close.
- To the south and west of the site is Bentley Priory and to the east are the residential dwellings in Fallowfield.

c) Proposal Details

- Detached stable block in parkland set approximately 100m to the south of the dwellinghouse on the site.
- Stable block would be U-shaped around a central yard with an overall width of 22.2m, building width of 6.0m (including eaves overhang) depth of 16.8m, height of 4.4m to ridge height and 2.6m to eaves height.
- Stable block would incorporate 7 horse boxes, with ancillary storage areas.
- Materials proposed for the stable block include Metroslate for the roof and timber panels for the external walls.
- Manege (equine exercise area) sited approximately 135m to the south of the dwelling and 40m to the south west of the proposed stable block.
- Manege area would be 20m by 60m and would be enclosed by a 1.37m high fence.

Revisions to Previous Application:

- Stable block re-sited and reduced in size compared to the previously withdrawn application (Ref. P/1184/08).

d) Relevant History

P/1184/08/DFU	Detached stable block and manege for domestic use	WITHDRAWN 09-JUN-08
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e) Pre Application Discussion

- PAT reference 2702.

f) Applicant Statement

- Design and Access Statement submitted.
- Stables and associated barns have been located on this area of the land for well in excess of 40 years.
- Horse manure would be stored in a container and collected on a regular basis by commercial contractors and would not smell as bad as the neighbours claim.
- The horses will not be able to roam freely around the grounds and will be contained within dedicated paddocks and will not be close to neighbours' boundaries.
- The stable will be used for private stabling and will not be a commercial venture.
- There is no intention of any farming to be carried out and therefore no slurry will be produced.

g) Consultations:

English Heritage – The application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.

The Garden History Society – Do not wish to comment.

Stanmore Society – No response.

Natural England – No response.

Environment Agency – No response.

GLA – No response.

Tony McNulty MP – Supports the petition of objection submitted by neighbours.

Notifications:

Sent:

22

Replies:

Expiry: 27-JAN-09

Summary of

13 + 13 signature

Response:

petition of objection

Concerns over smell of horse manure and amount of waste the development will result in; Size of proposed stable block; Overdevelopment of the Green Belt; Increase in traffic; Inappropriate for an area of natural beauty; Ancient forest and Green Belt; Disturbance to wildlife; Proximity of development to neighbouring dwellings; Should be sited over 150m from neighbouring properties; Waste will attract insects which will affect the neighbourhood; Concerns over waste removal and boundary fence; Concerns that the stable block could be used as a commercial venture.

APPRAISAL

1) Character and Appearance of the Green Belt, Area of Special Character and Adjacent Conservation Area

The application site constitutes predominantly open land, covering 14 hectares, comprising landscaped gardens and open parkland including a deer park. The site is within the Green Belt and the part of the site where the proposed stable block and manege would be situated is within Bentley Priory Historic Park and Garden. Little Common Conservation Area borders a portion of the north east boundary of the site.

PPG2: Green Belts states that 'essential facilities for outdoor sport and recreation and for other uses of land which preserve the openness of the Green Belt may be acceptable'. It goes on to say that 'essential facilities should be genuinely required for uses of land which preserve the openness of the Green Belt and do not conflict with the purposes of including land in it. Possible examples of such facilities include small stables for outdoor sport and recreation'.

The proposed building would measure 22.2m by 16.8m. It is considered that the proposed building would not be excessively large in relation to the size of the site and would not unreasonably detract from the open character of this part of the site. Given also the proposed use of the building it is considered that the proposed stable block would be an appropriate form of Green Belt development and would be acceptable in relation to Green Belt policy.

Given the distance from the proposed stable block to the Little Common Conservation Area boundary, it is considered that the proposal would not have a detrimental effect on the character of the adjacent Conservation Area. The proposal would therefore preserve the character and appearance of the Conservation Area and would comply with UDP policy D14.

No harm would result to the structural features within the Area of Special Character. The proposal is therefore considered to be acceptable in this regard.

2) Residential Amenity

The proposed building would be sited some 60m from the eastern site boundary shared with the dwellings on Fallowfield, the manege approximately 110m. The proposed stable block would have a modest height and, given the distance of the development from the site's boundaries, would not result in the any harm to the outlook from neighbouring properties.

The occupiers of dwellings in Fallowfield have expressed concerns about odour from horse manure. The Applicant has stated that as no farming will be taking place there will be no slurry produced, and that waste products will be stored and regularly collected by a commercial operator. Given the separation distance between the development and these properties it is considered that any odour resulting from the use of the development would not be detrimental to the amenities of neighbouring occupiers. A condition is suggested in order to ensure that the storage and disposal of waste generated as a result of the proposed development is carried out in an acceptable way in order to meet the concerns of neighbouring occupiers.

Neighbouring residents have raised the issue that the stables could become a commercial venture but this claim has been refuted by the applicant's statement, which details that the development will be used to house their own dressage horses. An appropriate condition has been attached to ensure that the use of the proposed development remains incidental to the enjoyment of the dwellinghouse.

3) Historic Park and Garden

It is considered that the proposal would not have an adverse affect on the historic interest of Bentley Priory Historic Park and Garden. Given the distance from Bentley Priory itself, it is considered that the proposal would not affect views in and out of the park and would be screened from the main Bentley Priory site by mature vegetation. The proposal has not been objected to by The Garden History Society or English Heritage and is therefore considered to comply with policy D18.

4) Nature Conservation and Ecology

The site is located within a site of importance for nature conservation and the applicants have submitted an ecology statement. This statement has been externally assessed by a Senior Ecologist at Mouchel who generally considers it to be acceptable. There are two areas where more information is required, however, and so conditions are suggested in order to ensure the acceptability of the development in this regard. The first of these issues is regarding the detail of any proposed lighting and its potential impact upon nocturnal fauna. The second issue is that, as there would be some localised habitat loss as a result of the proposed development, some compensation measures are required to mitigate the impacts upon wildlife in the area. Appropriate conditions are therefore suggested in order to ensure that the recommendations from the Ecologist's report are implemented and the proposal is therefore considered to comply with policies EP26, EP27 and EP28.

Given that the manege would provide a controlled exercise area for the horses it is considered that the resident herd of deer on the property would not be adversely affected by this element of the proposed development.

5) Trees and New Development

The Council's Arboricultural Officer considers that the BS 5837: Method Statement & Tree Protection Plan submitted by the applicant is acceptable. A condition is suggested to ensure that trees are protected during construction and the proposal is therefore considered to be acceptable in this regard.

6) Traffic and Parking

It is not expected that the development would generate a significant amount of traffic, or have excessive parking requirements, and the existing on site parking provision is therefore considered to be adequate.

7) S17 Crime & Disorder Act

It is considered that this application would not have any detrimental impact upon community safety and is therefore acceptable in this regard.

8) Consultation Responses:

Apart from the points raised in the above sections, other issues raised are:

- *Damage to boundary fence* – This is not a material planning consideration

CONCLUSION

For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations, including any comments received in response to publicity and consultation, as set out above this application is recommended for grant.

177 LYNTON ROAD, HARROW

Item: 2/10

P/0208/09/EJ

Ward RAYNERS LANE

SINGLE STOREY SIDE EXTENSION AND FRONT ENCLOSURE REAR DORMER AND CONVERSION OF DWELLINGHOUSE INTO TWO FLATS

Applicant: Mr A Sookia

Agent: Survey Design (Harrow) LTD

Statutory Expiry Date: 27-MAR-09

RECOMMENDATION

Plan Nos: 177/LYN/001 Rev G, site plan and Design and Access Statement

GRANT permission for the development described in the application and submitted plans, subject to the following condition(s):

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town & Country Planning Act 1990.

2 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

REASON: To safeguard the appearance of the locality.

3 Before the hard surfacing hereby permitted is brought into use the surfacing shall EITHER be constructed from porous materials, for example, gravel, permeable block paving or porous asphalt, OR provision shall be made to direct run-off water from the hard surfacing to a permeable or porous area or surface within the curtilage of the site.

Please note: guidance on permeable paving has now been published by the Environment Agency on

<http://www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens>.

REASON: To ensure that adequate and sustainable drainage facilities are provided, and to prevent any increased risk of flooding.

4 The development hereby permitted shall not commence until there has been submitted to, and approved by, the local planning authority, a scheme of hard and soft landscape works for the forecourt of the site. Soft landscape works shall include: planting plans, and schedules of plants, noting species, plant sizes and proposed numbers / densities.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development.

5 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building(s), or the completion of the development, whichever is the sooner. Any existing or new trees or shrubs which, within a period of 2 years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season, with others of a similar size and species, unless the local authority agrees any variation in writing.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development.

6 The refuse bins shall be stored at all times, other than on collection days, in the designated refuse storage area, as shown on the approved drawing.

REASON: to safeguard the appearance of the locality.

7 The development hereby permitted, as detailed in the submitted and approved drawings, shall be built to Lifetime Homes Standards, and thereafter retained to those standards.

REASON: To ensure provision of 'Lifetime Homes' standard housing in accordance with the policies of the Harrow Unitary Development Plan.

8 The development hereby permitted shall not be occupied or used until the forecourt parking space shown on the approved plans has been made available for use. The space shall be allocated and retained for use by the occupants of the ground floor flat only and shall be used for no other purpose without the prior written permission of the Local Planning Authority.

REASON: To ensure suitable parking provision for people with disabilities in association with the provision of 'Lifetime Homes Standards' housing.

9 The development hereby permitted shall not be occupied or used until all the works detailed in the application have been completed in accordance with the permission granted unless otherwise agreed in writing by the local planning authority.

REASON: To ensure a satisfactory form of development.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the London Plan and-or the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

London Plan: 3A.1, 3A.2, 3A.3, 3A.4, 3A.5

Supplementary Planning Guidance: Extensions, A Householders Guide (2008)

Supplementary Planning Document Accessible Homes (2006)

Code of practice for the storage and collection of refuse and materials for recycling in domestic properties (Version 2.2, 2008)

Harrow Unitary Development Plan:

D4, D5, D9, H10, T13, C16

2 INFORMATIVE:

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

3 INFORMATIVE:

The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves:

1. work on an existing wall shared with another property;
 2. building on the boundary with a neighbouring property;
 3. excavating near a neighbouring building,
- and that work falls within the scope of the Act.

Procedures under this Act are quite separate from the need for planning permission or building regulations approval.

"The Party Wall etc. Act 1996: explanatory booklet" is available free of charge from: Communities and Local Government Publications, PO Box 236, Wetherby, LS23 7NB Please quote Product code: 02 BR 00862 when ordering.

Also available for download from the CLG website:

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/133214.pdf>

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com

4 INFORMATIVE:

IMPORTANT: Compliance With Planning Conditions Requiring Submission and Approval of Details Before Development Commences

- You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority.
- Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted.
- Beginning development in breach of a planning condition will invalidate your planning permission.
- If you require confirmation as to whether the works you have carried out are acceptable, then you should apply to the Local Planning Authority for a certificate of lawfulness.

5 INFORMATIVE:

Please note that guidance on permeable paving has now been published by the Environment Agency on

<http://www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens>

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Character and Appearance of the Area, and Amenity (D4, D5, SPG)
- 2) Conversion of Buildings to Flats (D4, D5, D9, H10)
- 3) Accessible Homes (Policy C16, London Plan Policy 3A.5, SPD)
- 4) Traffic and Parking (T13)
- 5) S17 Crime & Disorder Act (D4)
- 6) Consultation Responses

INFORMATION

The application is reported to Committee at the request of a Nominated Member.

a) Summary

Statutory Return Type:	Minor Dwellings
Car Parking:	Standard: 1.8 Justified: 2 Provided: 2
Lifetime Homes:	1
Wheelchair Standards:	None
Council Interest:	None

b) Site Description

- The subject site is on the north-western side of Lynton Road and contains a two-storey end of terrace dwelling. The dwelling has an original single and two-storey rear projection. The dwelling has a single storey rear extension and a conservatory attached to the rear of this extension.
- The site has access to the rear garden from an alleyway at the rear of the site.
- The property to the south-west No. 175 is a two-storey end of terrace dwelling.
- The building line of No. 175 is set forward of the dwelling on the subject site. The property to the north-east of the site No. 179 is the attached terrace. The dwelling has an existing rear conservatory.
- The surrounding street is generally characterised by two-storey terrace dwellings in rows of four to six. The dwellings on the north-western side of the street have alleyway access to the rear of the properties.

c) Proposal Details

- The proposed single storey side extension would have a width of 1.2m and would be sited 0.9m from the south western side boundary.
- It would extend from the main rear wall of the dwelling for a length of 5.7m
- It would have a hipped roof with a height of 2.6m at the eaves
- The proposed dormer would have a width of 1.75m. It would be set in 1m from the edge of the roof and 0.6m from the party wall
- It would be set 1.1m up from the eaves below
- It is proposed to convert the extended dwellinghouse into two self-contained flats.
- The proposed ground floor flat would consist of one bedroom (14m²), a living room (12m²) and kitchen/diner (11m²) and would have a total habitable floor space of 53m²
- The proposed first and second floor flat would consist of two bedrooms (7.8m² and 12.5m²), a living room (15.5m²) and a kitchen (7.5m²). The total habitable floor space of the flat would be 54.5m².
- Access to these flats would be from a communal entrance on the front elevation of the building, which would lead to two separate entrances within the lobby. There would be a gradient of 1:20 to provide access from the front garden into the dwelling.
- Separate garden areas of 60m² and 76m² are proposed.

- Access to the rear gardens would be via the rear of the dwelling of the ground floor flat and via the side of the dwelling for the upper flat
 - A refuse and recycling area for 6 bins would be provided to the side of the dwelling and would be screened by the new front enclosure. Access to the refuse storage area would be via the front of the property.
 - Two off-street car-parking space would be provided, one in front of the dwelling, this space would have a minimum width of 3 metres. And one to the rear of the property via the alley way to the rear.
 - The front garden layout would include an area of soft landscaping.
- d)
- Revisions to Previous Application (P/2142/08/DFU)
 - Removal of first floor element
 - Removal of single storey rear element and reduction of single storey side element
 - Removal of single storey front element
 - Revised floor layout and room sizes to meet lifetime homes standards

e) **Relevant History**

LBH/17220	Erection of single storey extension to rear of dwellinghouse	GRANTED 18-JUL-80
P/2142/08/DFU	Single storey front extension; single and two storey side to rear extension; rear dormer; and conversion into two flats	REFUSED 18-AUG-08

Reasons for Refusal:

1. The proposed two-storey side to rear extension, by reason of excessive bulk, siting and excessive depth, would result in loss of light and overshadowing to the detriment of the residential amenities of the occupiers of the neighbouring property contrary to policies D4 and D5 of the Harrow Unitary Development Plan and Supplementary Planning Guidance - "Extensions: A Householders Guide (2008)".
2. The proposal by reason of its lack of provision for people with disabilities, non-compliance with the Lifetime Homes standards and inadequate size of the living room in the first floor flat, would provide cramped and substandard accommodation to the detriment of the amenities of future occupiers of the site, contrary to policy 3A.5 of the London Plan, policies D4 and D5 of the Harrow Unitary Development Plan (2004), Supplementary Planning Document: Accessible Homes (2006).
3. The proposed siting of the refuse and recycling storage in the front garden would detract from the appearance of the property and the area contrary to policies D4 and D9 of the Harrow Unitary Development Plan 2004.

f) **Pre Application Discussion**

None.

g) **Applicant Statement**

See Design and Access Statement

h) **Consultations:**

Advertisement: Posted: 17-FEB-09 Expiry: 10-MAR-09

Notifications:
Sent: 10 Replies: 0 Expiry: 05-MAR-09

APPRAISAL

1) Character and Appearance of the Area, and Amenity

It is considered that the proposed front enclosure and side extension and proposed rear dormer would not have an unreasonable effect on the surrounding area.

The proposed front element of the extension would be adjacent to the existing porch and would project 1.1 metres beyond the original main front wall and would be in alignment with the existing porch extension and the front bay window. The front extension would screen the proposed bin storage area and would be of acceptable appearance in relation to the existing dwelling.

The proposed dormer would be located at the rear of the dwelling and would be adequately set-in within the existing roof profile of the house, the proposal retains a clearly visible section of roof around the sides of the dormer. This would have the effect of visually containing it within the profile of the roof.

The proposed rear dormer would be compliant with the SPG: Extensions A Householders Guide in relation to distances from the shared party wall and roof edge. It is considered that there would be no material effect on the residential amenities of the neighbouring properties, as the outlook from the rear dormer would be at oblique angles to the rear gardens of the adjoining properties therefore overlooking would be indirect. The length of the rear garden at the subject site would mitigate overlooking of the rear garden of No. 208 Exeter Road.

It is considered that the proposed single storey side extension would not have an unreasonable effect on the character or the dwelling and the street scene. It would appear subordinate to the main dwelling and the materials would match the existing. The neighbouring dwelling at no. 175 Lynton Road has a protected kitchen window located on the north eastern flank wall of the dwelling, the proposed single storey side extension would comply with the vertical 45o code as stated in paragraph 3.14 (II) and it is considered the proposal would not result in any unreasonable loss of privacy or loss of light to the neighbouring property.

2) Conversion of Buildings to Flats

The key aspects of the proposal are discussed below, having regard to relevant UDP and London Plan polices and other material considerations.

Circulation and Layout

It is considered that the proposed units would be acceptable in terms of vertical stacking. Also the proposed size of the ground and first floor flats would be acceptable apart from the first floor living room where a minor deficit in room size of 0.5m², it is considered that this would not materially harm the amenity. Within each flat all bedrooms, living areas and bathrooms would be accessible from a common access lobby and not from other rooms. Access to the entrance of the dwelling would be from the existing entrance-way at the front of the property. It is considered that the overall circulation and layout of the proposal would provide satisfactory living arrangements to both flats.

Access to Amenity Space

The application proposes access to the private amenity space at the rear for both the ground floor and first floor flats, with direct access from the ground floor flat and side access provided for the first floor flat via the passageway at the side. The gardens for the proposed flats would be 60.0m² for the ground floor flat and 76.0m² for the first floor flat. The quantity of amenity space provided for both flats is considered satisfactory.

Landscape Treatment/ Refuse and Recycling Storage

The proposed layout of the front garden would include one off-street parking space, access to the dwelling entrance and an area of soft landscaping. It is considered that the proposed landscaping would be sufficient to enhance the appearance of the property and the streetscene and would therefore meet the objectives of policies D4 and D9. Conditions have been suggested requiring details of the landscaping to be approved by the Council prior to the commencement of the development and requiring implementation of the approved landscaping following occupation of the development.

Policy D4 also refers to the storage of refuse and waste and states that this should not be to the detriment of the visual and residential amenities or detrimental to the character of the area. The refuse and recycling bin area for the flats would be located to the side of the dwelling and would be screened by the new front enclosure. The size of the bin storage area would be adequate for the storage of 6 bins as required by the Council's Waste Management Policy. The proposed storage of refuse is therefore considered satisfactory.

Impact on Neighbouring Amenity

It is acknowledged that the conversion may increase residential activity on the site, through comings and goings to the property and internally generated disturbance. It is considered that the level of disturbance associated with one additional unit would be acceptable.

3) Accessible Homes

The Councils adopted policy C16 and adopted supplementary planning document (SPD) on 'Accessible Homes' and London Plan policy 3A.5 seeks to ensure that new homes can be adapted to meet Lifetime Homes standards. It is recognised that in the conversion of an existing building to flats that it is unlikely for a building to be fully Lifetime Homes compliant, but it is considered that this proposal should strive to meet as many of the Lifetime Homes standards as possible.

The internal layout for the proposed ground floor flat including the width of doors and circulation areas and the dimensions of the bathroom would meet the standards of the SPD in relation to Lifetime Homes.

It is considered that the proposed parking area forward of the dwelling would be capable of being adapted to provide a car parking space in accordance with the Lifetime Homes standards, as the area has adequate depth and width.

4) Traffic and Parking

177 Lynton Road is within walking distance to good public transport links. It is approximately 200m to the bus stop along Kings Road, which is on route H10 and is approximately 0.8km from Rayners Lane tube station. Furthermore, it is considered that some on-street car parking is available in the vicinity of the site. According to Schedule 5 of the Harrow UDP, the maximum car parking standard for the proposal would be 2.6 spaces. The applicant has shown one parking space in the forecourt which would allow the remainder of the front garden to be landscaped in accordance with our requirements and one additional space at the rear. It is therefore considered unlikely that this provision would result in any unreasonable impacts to the traffic and parking situation in the area.

5) S17 Crime & Disorder Act

The proposal is not expected to have any impact in relation to this legislation.

6) Consultation Responses

N/A

CONCLUSION

For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations, including any comments received in response to publicity and consultation, as set out above:
this application is recommended for grant.

15 OLD HALL CLOSE, PINNER

Item: 2/11

P/0118/09/LM

Ward HATCH END

DEMOLITION OF EXISTING TWO STOREY DETACHED DWELLINGHOUSE;
REDEVELOPMENT TO PROVIDE DETACHED TWO STOREY DWELLINGHOUSE

Applicant: Mr Mark Quilter

Agent: Jack Cruickshank Architects

Statutory Expiry Date: | 17-MAR-009

RECOMMENDATION

Plan Nos: MAQ/2/X1; MAQ/2/X2; MAQ/2/OD10 Rev A; MAQ/2/OD11; MAQ/2/OD12;
Design and Access Statement (All received 23 January 2009);
MAQ/2/OD10 Received 6 March 2009;

GRANT permission for the development described in the application and submitted plans, subject to the following condition(s):

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town & Country Planning Act 1990.

2 The development hereby permitted shall not commence until samples of the materials to be used in the construction of the external surfaces noted below have been submitted to, and approved in writing by, the local planning authority:

(a) the extension/building(s)

(b) the ground surfacing

(c) the boundary treatment

The development shall be completed in accordance with the approved details and shall thereafter be retained.

REASON: To safeguard the appearance of the locality.

3 No development shall take place until a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to, and approved in writing by, the local planning authority.

The boundary treatment shall be completed:

b: before the building(s) is / are occupied

REASON: To safeguard the amenity of neighbouring residents and the character of the locality.

4 No demolition or site works in connection with the development hereby permitted shall commence before:

a: the frontage

b: the boundary

of the site is enclosed by a close boarded fence to a minimum height of 2 metres.

Such fencing shall remain until works and clearance have been completed, and the development is ready for occupation.

REASON: In the interests of amenity and highway safety.

5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no window(s) / door(s) shall be installed in the flank walls of the development hereby permitted without the prior permission in writing of the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

6 The development hereby permitted shall not commence until there has been submitted to, and approved by, the local planning authority, a scheme of hard and soft landscape works which shall include a survey of all existing trees and hedgerows on the land, indicating those to be retained and those to be lost. Details of those to be retained, together with measures for their protection in the course of the development, shall also be submitted and approved, and carried out in accordance with such approval, prior to any demolition or any other site works, and retained until the development is completed. Soft landscape works shall include: planting plans, and schedule of plants, noting species, plant sizes and proposed numbers/densities.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development.

7 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building(s), or the completion of the development, whichever is the sooner. Any existing or new trees or shrubs which, within a period of 2 years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season, with others of a similar size and species, unless the local authority agrees any variation in writing.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development.

8 The development hereby permitted shall not be occupied until works for the disposal of sewage have been provided on site in accordance with details to be submitted to, and approved in writing, by the local planning authority. The works shall thereafter be retained.

REASON: To ensure that adequate drainage facilities are provided

9 The development of any buildings hereby permitted shall not be commenced until the works for the disposal of surface water have been provided on site in accordance with details to be submitted to, and approved in writing by, the local planning authority. The works shall thereafter be retained.

REASON: To ensure that adequate drainage facilities are provided.

10 The development of any buildings hereby permitted shall not be commenced until surface water attenuation / storage works have been provided on site in accordance with details to be submitted to, and approved in writing by, the local planning authority. The works shall thereafter be retained.

REASON: To prevent the increased risk of flooding.

11 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no development which would otherwise fall within Classes A, B, D, E and F in Part 1 of Schedule 2 to that Order shall be carried out without the prior written permission of the local planning authority.

REASON: To safeguard the character of the area by restricting the amount of site coverage and size of dwelling in relation to the size of the plot and availability of:

a: amenity space

b: parking space

and to safeguard the amenity of neighbouring residents.

12 The development hereby permitted, as detailed in the submitted and approved drawings, shall be built to Lifetime Home Standards, and thereafter retained to those standards.

REASON: To ensure provision of 'Lifetime Home' standard housing in accordance with the policies of the Harrow Unitary Development Plan.

13 Before the hard surfacing hereby permitted is brought into use the surfacing shall EITHER be constructed from porous materials, for example, gravel, permeable block paving or porous asphalt, OR provision shall be made to direct run-off water from the hard surfacing to a permeable or porous area or surface within the curtilage of the site.

Please note: guidance on permeable paving has now been published by the Environment Agency on

<http://www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens>.

REASON: To ensure that adequate and sustainable drainage facilities are provided, and to prevent any increased risk of flooding.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the London Plan and-or the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

London Plan: 3A.5 and 4A.22

Supplementary Planning Document: Accessible Homes (2006)

Supplementary Planning Guidance: Extensions: A Householders Guide (2008)

Harrow Unitary Development Plan:

D4, D5, D9, C16 and T13

2 INFORMATIVE:

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

3 INFORMATIVE:

The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves:

1. work on an existing wall shared with another property;
 2. building on the boundary with a neighbouring property;
 3. excavating near a neighbouring building,
- and that work falls within the scope of the Act.

Procedures under this Act are quite separate from the need for planning permission or building regulations approval.

"The Party Wall etc. Act 1996: explanatory booklet" is available free of charge from: Communities and Local Government Publications, PO Box 236, Wetherby, LS23 7NB Please quote Product code: 02 BR 00862 when ordering.

Also available for download from the CLG website:

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/133214.pdf>

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com

4 INFORMATIVE:

IMPORTANT: Compliance With Planning Conditions Requiring Submission and Approval of Details Before Development Commences

- You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority.
- Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted.
- Beginning development in breach of a planning condition will invalidate your planning permission.
- If you require confirmation as to whether the works you have carried out are acceptable, then you should apply to the Local Planning Authority for a certificate of lawfulness.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Character and Appearance of the area (D4, D9, 4A.22)
- 2) Residential Amenity (D4, D5)
- 3) Traffic and Parking (T13)
- 4) Accessible Homes (3A.5, D4, C16)
- 5) S17 Crime & Disorder Act (D4)
- 6) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type:	Minor Dwellings
Accessible Units Proposed:	1
Council Interest:	None

b) Site Description

- Two-storey detached dwelling with a two-storey side and single storey rear extensions;
- To the west is No. 14 Old Hall Close, which is a two-storey detached residential dwelling with a single storey garage built to the common boundary;
- To the east are Nos 27 and 29 St Thomas' Drive, which are two-storey detached dwellings;

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- To the east is also No. 31 St Thomas' Drive, which is a two-storey detached dwelling some 28-30m away from the boundary with the site. The garden to No. 31 St Thomas' Drive abounds the rear garden of the site

c) Proposal Details

- Demolition of existing dwellinghouse and erection of replacement two storey detached house
- The proposed house would have a height of 4.9 metres to the eaves and 8.7 metres to the ridge and would incorporate a front gable, porch and single storey element to the rear
- The proposal would incorporate an integral double garage and there would be available space within the front garden to accommodate one vehicle
- Landscaping is proposed to the front garden
- A solar panel is proposed to be installed on the south west side roofslope

Revisions to Previous Application:

Following the previous decision (P/3727/08) the following amendments have been made:

- The previous refused scheme (P/3727/08) was for a similar development and was sited 3m forward of the existing building line
- The forward projection of the proposed new dwellinghouse has been reduced to be sited 2.6m forward of the existing building line and the
- The two storey front gable end projection has been removed
- Two first floor windows on the south west flank wall have been removed

d) Relevant History

HAR/9570/D	Erection of 15 detached houses / garages	GRANTED 19-JAN-56
HAR/9570/G	Amended plan for detached house and garage	GRANTED 22-MAR-57
LBH/24300	Two storey side and single storey rear extension	GRANTED 31-OCT-83
P/1405/07/DFU	First floor rear extension	REFUSED 12-JUL-07
P/1159/08/DFU	Two-storey front extension; first floor rear extension with hipped roof; conversion of roof space to habitable rooms; roof lights on front; side and rear roofslopes	GRANTED 18-JUN-08
P3727/08	Detached two-storey single family dwellinghouse; demolition of existing detached two storey dwellinghouse	REFUSED 12-JAN-09

Reasons for Refusal:

1. The proposal, by reason of its size, the extent of forward projection and unacceptable design, would be unduly bulky and obtrusive in the streetscene and would detract from the appearance and the character of the locality, and would result in a perceived or actual loss of privacy to the neighbouring properties, contrary to Policies D4 and D5 of the Harrow Unitary Development Plan and Supplementary Planning Guidance: "Extensions: A Householders Guide (2008)".

2. The proposed detached dwellinghouse, by reason of poor layout and design would not make a satisfactory contribution to the supply of accessible homes in the Borough and would fail to make adequate provision for persons with disabilities, to the detriment of the amenities of future occupiers of the site, contrary to Policy 3A.5 of the London Plan, Policies D4 and C16 of the Harrow Unitary Development Plan (2004) and Supplementary Planning Document: Accessible Homes (2006)

e) Pre-Application Discussion

- N/A

f) Applicant Statement

- Design and Access Statement

g) Consultations

- **Drainage Engineer:** Standard conditions requested
- **Hatch End Association:** No comments received

Site notice: Posted on site: 13-FEB-09 Expiry:06-MAR-09

Notifications:
Sent: 9 Replies: 1 Expiry: 18-FEB-09

Summary of Responses:

- Front elevation should not exceed the existing buildings front elevation site line
- The enclosure of the front garden is restricted by a covenant and should be retained as an open space
- Scale of the building should be in harmony with the surrounding area
- Contractors should comply with Contractors Code of Practice
- Any damage to road surface, grass verges should be rectified
- Landscaping should be comparable to existing garden

APPRAISAL

1) Character and Appearance of the Area

The surrounding dwellings vary in design, but generally comprise two-storey detached properties. The surrounding properties generally have front building lines which are not staggered and have similar front projections which create a characteristic feature to the dwellings. The proposed dwellinghouse would incorporate 6.15m wide front projection to the left side with a hipped roof. This element would project ahead of the existing front wall by 2.6 metres.

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The main front wall of the proposed dwellinghouse would not project beyond the front building line of No. 14 Old Hall Close, and the forward projection to the left would be 1m forward of the building line. It is noted that the proposed front building line would be brought closer to the road by 2.6m. However, a space of approximately 6.5 metres would be retained between the road and the nearest part of the proposed building, and this is considered acceptable to retain a sense of openness in front of the building and within the street scene. A previously proposed front gable feature has been deleted and the front elevation of the proposal is now considered to be appropriate and in keeping with the surrounding character and appearance of the area.

A condition has been included to ensure that full details of hard and soft landscape works are submitted to and approved in writing by the local planning authority before commencement of the development. This would ensure the development is complemented by an attractive forecourt and would improve the character and appearance of the area.

It is considered that the proposed design of the dwellinghouse would comply with policy D4 of the Harrow Unitary Development Plan and would be in keeping with the character and appearance of the surrounding area.

2) Residential Amenity

Policy D5 seeks to 'maintain adequate separation between buildings and distance to site boundaries in order to protect the privacy and amenity of occupiers of adjoining dwellings'. The new dwelling would comply with the 45 degree code and would therefore not have a detrimental impact on the neighbouring properties in relation to loss of light or outlook.

The south-west flank elevation has been amended to remove the two first floor flank windows. The two ground floor windows would not lead to actual or perceived overlooking as they would be obscure glazed and non-openable below a height of 1.7m. Furthermore, the two flank windows would not be protected against potential future development at No. 14 Old Hall Close. The proposal would not lead to any detrimental impact on neighbouring occupiers and is acceptable.

3) Traffic and Parking

Subject to Schedule 5 of the HUDP (2004), a maximum of 1.8 off-street car-parking spaces (including visitors) should be provided. There is an integral double garage proposed and one car-parking space has been provided on a part of the front garden. A large portion of the front garden would be taken up with soft landscaping and the proposal is therefore considered to be acceptable in this regard. A condition has been included to ensure a detailed landscaping plan is submitted and approved by the Local Planning Authority prior to development commencing on site.

4) Accessible Homes

London Plan policy 3A.5 states that new developments should offer a range of housing choices, taking into account of the requirements of different groups and that all new housing is built to 'Lifetime Homes' standards. The Council has prepared an SPD "Accessible Homes" (2006) which provides detailed guidance for complying with Lifetime Homes standards. The proposal would comply with all of these guidelines, and is acceptable.

5) S17 Crime & Disorder Act

This application would not have any detrimental impact upon community safety and is therefore acceptable in this regard.

6) Consultation Responses

All matters have been raised in the appraisal above.

CONCLUSION

For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations including comments received in response to notification and consultation as set out above:
this application is recommended for grant.

SECTION 3 – OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

None.

SECTION 4 – CONSULTATIONS FROM NEIGHBOURING AUTHORITIES

None

SECTION 5 - PRIOR APPROVAL APPLICATIONS

None.