

Planning Committee

PLANNING APPLICATIONS RECEIVED

DATE:

Wednesday 13 June 2012

PLANNING COMMITTEE

APPLICATIONS

WEDNESDAY 13TH JUNE 2012

PLANNING APPLICATIONS RECEIVED

SECTION 1 - MAJOR APPLICATIONS

SECTION 2 - OTHER APPLICATIONS RECOMMENDED FOR GRANT

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PLANNING COMMITTEE

WEDNESDAY 13TH JUNE 2012

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SECTION 1 – MAJOR APPLICATIONS

None.

SECTION 2 - OTHER APPLICATIONS RECOMMENDED FOR GRANT

Item No. 2/01

Address: HATCH END HIGH SCHOOL, HEADSTONE LANE, HARROW

Reference: P/0262/12

Description: PROVISION OF MULTI PURPOSE GAMES PITCH TO INCLUDE 4 X 8.25M FLOODLIGHTING COLUMNS; 1.8M HIGH BOARDED FENCE & 3M HIGH SPORTS IMPACT FENCE; PROVISION OF ACCESS RAMPS AND SECURITY GATES TO EAST ELEVATION

Ward: HATCH END

Applicant: MRS MARY QUICK

Agent: LOM

Case Officer: SUSHILA BHANDARI

Expiry Date: 21/05/2012

RECOMMENDATION

GRANT planning permission subject to conditions:

REASON

The proposal multi use games area would be an enhancement to the existing school facilities and would make best use of the site which is currently not utilised and derelict. The design of the pitch and associated fencing and floodlighting would be sympathetic to the wider context of the school built form and as such would have no detrimental impact upon the character and appearance of the locality. The proposed floodlights would provide a safe environment for the late use of the site and subject to an appropriate condition restricting the operating hours of these floodlights, there would be no undue impact upon surrounding residential amenity or the environment.

The decision to grant planning permission has been taken having regard to National Planning policy Framework 2012, the policies of The London Plan 2011, the Harrow Core Strategy and the saved policies of the Harrow Unitary Development Plan 2004 (listed in the informative), as well as to all relevant material considerations including any responses to consultation.

INFORMATION

The application is reported to the Planning Committee because the floor area of the proposed outdoor multi use pitch would be greater than 400m² and therefore the proposal falls outside of the scheme of delegation under Part 1, 1(d).

Statutory Return Type: Minor development

Council Interest: None

Gross Floorspace: n/a

Net additional Floorspace: n/a

GLA Community Infrastructure Levy (CIL) Contribution (provisional): Nil – as the development would be wholly used for the provision of education.

Site Description

- The application site relates Hatch End High School which comprises a mix of single and two storey buildings located on the eastern side of Headstone Lane, Hatch End.
- The subject site relates to the former outdoor swimming pool area, which is bounded by the Roundhouse Theatre building to the west, hard-surfaced playground area to the north, the post 16 two storey building to the east and Shaftesbury School to the south.
- The outdoor swimming pool has been removed and the land has been backfilled with earth and remains derelict with a mesh fencing around the perimeter of the site.
- In the wider context, the school site is bounded by residential development to the east (Courtney Avenue), north (Tillotson Road) and west (Headstone Lane), and Shaftesbury School to the south.
- The subject site would maintain a distance of some 60m to the rear boundaries of the residential properties along Headstone Drive, some 138m from the rear boundaries of the residential properties along Tillotson Road and some 121m to the rear boundaries of the residential properties along Courtney Avenue.

Proposal Details

- The application proposes to construct a multi use games area pitch (MUGA pitch) for netball, 5-a-side football, tennis and basketball. The new MUGA pitch would be laid with AstroTurf which would be bounded by a 3m high green-mesh sports impact fencing with access gates located the north and south elevations.
- The remaining land around the perimeter of the MUGA pitch would be laid with open grade porous tarmac.
- The proposal would also include the provision of 4 x 8.25m high columns with flood lighting.
- A new 1.8m high close vertical boarded timber fence is proposed along the southern site boundary along the edge of the tarmac surfaced area.
- The proposal also seeks to construct an access ramp along the eastern side of the proposed MUGA pitch and install a security gate to allow fire escape from the Roundhouse building.
- A new retaining brick is proposed along the northern side of the MUGA pitch which would separate the new pitch and the existing hard surfaced play area.

Revisions to Previous Application

- n/a

Relevant History

P/0483/09

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

GRANTED : 01/05/2009

P/2612/09

PROVISION OF A NEW INDOOR SWIMMING POOL TO REPLACE EXISTING OUTDOOR POOL (REVISED APPLICATION BASED ON AMENDMENTS TO AN EXISTING PLANNING CONSENT REF: P/0483/09 GRANTED 01/05/2009)

GRANTED ; 15/01/2010

Pre-Application Discussion

- None

Applicant Submission Documents

- Design and Access Statement which is summarised as follows:
 - Site was formerly an open air swimming pool in the heart of the school.
 - In April 2009 permission was granted to build a new indoor swimming pool – this project was abandoned due to funding issues.
 - In its current state the site is unusable by the school.
 - Hatch End High School is now an Academy.
 - The aim of the works is to reinstate the area as a usable part of the school.
 - The aim is to provide Multi Use Games Area for the use of the school and the wide community.
 - The aim is to provide a solution that is usable throughout the year. As such the proposal is to provide 4 No. floodlights to allow use into the evenings throughout winter months.
 - The aim is to provide a facility that is accessible to the wider community.
 - The proposed opening times are as follows and are no different from the schools current opening hours for community access:
 - 0730 to 2130 Monday to Friday
 - 0800 to 2000 on Saturdays
 - 1000 to 1800 Sundays to Bank Holidays
 - The pitch is approximately 1m above the current playground level.
 - Primary access to be provided to the playground side of the pitch via steps.
 - Wheelchair access is provided via controlled access through the secure line utilizing the existing ramp which provides fire escape egress from the Roundhouse.
 - Car parking for community use outside of normal school hours will utilise the schools existing car park.
 - Toilet facilities for the community access will utilise the facilities within the existing Roundhouse which are fully accessible and conveniently located adjacent to the pitch.

Consultations

Engineering Drainage Officer: No objections subject to standard conditions.

Highways Authority:

There are no material concerns with this proposal on the premise that there would be no change to the existing community use opening times which have not to date lead to any material issues arising in the vicinity in terms of detriment to the public highway.

Although the MUGA may attract additional patronage to the site it is considered that the on site car park, which exceeds 40 spaces, is capable of accommodating the majority of car borne generation to the site during off-peak times without detriment to the surrounding area. Also some of the catchment is likely to be local, a percentage of use will be via sustainable travel modes hence on balance there is no objection to the proposal.

Advertisement

- None

Notifications

Sent: 13
Replies: 0
Expiry: 10.05.2012

Addresses Consulted

233-257 (odds only) Headstone Lane
Chantry Works, Chantry Road
Chantry House, Chantry Place
Shaftesbury School, Long Elms

Summary of Responses

- n/a

APPRAISAL

MAIN CONSIDERATIONS

- 1) Principle of the Development
- 2) New Education Facilities/ Character and Appearance of the Area
- 3) Residential Amenity
- 4) Traffic and Parking
- 5) Accessibility
- 6) S17 Crime & Disorder Act
- 7) Consultation Responses

1) Principle of the Development

The education use of this site is established and in line with London Plan policy 3.18C and saved policy C7 of the Harrow UDP, there is no in principle objection to the provision of an outdoor multi use games area (MUGA pitch) for the existing education establishment, subject to consideration of the need for new facilities, the accessibility of the site and safe setting-down and picking-up points within the site.

Detailed consideration of these and other policy requirements and material considerations is undertaken in the sections below. In summary, the proposed MUGA pitch is considered to be acceptable as the proposal would enhance the existing sport facilities for the school and would be a benefit to the wider community.

2) New Education Facilities/ Character and Appearance of the Area

National Planning Policy Frameworks (NPPF) acknowledges that high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well being of communities. This is further supported under core policy CS 1(G) which states that the Council will work with institutions and landowners where necessary to support public access to sport and recreation facilities. Appropriate proposals for enhancement of such facilities will be supported.

London Plan policy 3.18C seeks to support development proposals which would enhance education and skills provision through new build, expansion of existing facilities or change of use to education.

Saved Policy C7 of the Harrow Unitary Development Plan (2004) states that Council will seek to ensure that appropriate education facilities are provided. Saved policies R4 and R5 of the Harrow Unitary Development Plan (2004) recommend that the Council should seek further provision of outdoor sports facilities and intensive use pitches, with Policy R5

in particular highlighting that multi use areas can be particularly important.

London Plan polices 7.4B and 7.6B, core policy CS 1B of the Harrow Core Strategy and saved policy D4 of the Harrow UDP seeks to ensure that all development proposals achieve a high standard of design and have regard to the local context and existing buildings.

Saved policy D23 in determining proposals for lighting or floodlighting of buildings, sports facilities and other facilities will take into consideration amongst other things the effect on the character and amenity of the surrounding area, the appearance of the installations when unlit, effect of lighting in terms of sky glow, glare and light trespass, the effect on wildlife and any possible disturbance arising from the associated use.

In assessing the proposal against the NPPF, policy 3.18C of The London Plan, core policy CS 1(G) of the Harrow Core Strategy and saved polices C7, R4 and R5 of the Harrow UDP, the proposed MUGA pitch would be sited on land that was previously occupied by an outdoor swimming pool. Planning permission was granted in 2009 (ref: P/0483/09) for a replacement indoor swimming pool building for the school. However, due to funding constraints the school had not been able to proceed with this project. The current site has been back filled with soil and remains derelict with fencing separating it from the useable areas of the school. It is considered that the provision of a MUGA pitch in this location would bring back into use a surplus piece of land which would benefit the school as well as the wider community. As such, the proposal would be in accordance with the objectives set out under the policies listed above.

In assessing the impact of the proposed development on the character and appearance of the area (against policies 7.4B and 7.6B of The London Plan, core policy CS 1(B) of the Harrow Core Strategy and saved policy D4 of the Harrow UDP), the proposed MUGA pitch and the associated 3m mesh fencing, the new access ramp, the new 1.8 timber fencing along the southern side of the pitch and the new retaining wall along the northern side of the proposed pitch, would be bounded on all sides by the existing school site and Shaftesbury School to the south of the site. Therefore, the proposed development would not be visible from the public realm and there would be only restricted distant views of the proposal from the upper floors of the residential development that bounds the school site. Based on these factors, the proposed development would have no undue detrimental impact upon character and appearance of the area and the proposal would give rise to no conflict with the objectives set out under the policies listed above.

In assessing the impact of the proposed floodlighting against saved policy D23 of the Harrow UDP, visually the 8.25m lampposts to which the floodlighting would be attached to would be sufficiently screened from the street scene by the existing single and two storey high school buildings. As such, the proposed floodlighting would not be highly visible in street scene when unlit (criterion C of saved policy D23). Criteria A and D of saved policy D23 require that due consideration is given to the effect of the proposal on the character and amenity of the surrounding area and in terms of sky glow, glare and light. The proposal seeks to operate the MUGA pitch facilities for the school and the wider community for the hours stated in the accompanying Design and Access Statement (summarised above). The latest operating hours would be till 2130 hours on Mondays to Friday and 2000 hours on Saturdays. The floodlights would allow the use of the MUGA pitch during winter months. Whilst it is acknowledged that there would be some level of sky glow during late evenings, in particular during the winter months, the nearest residential properties most likely to be effected (on Headstone Lane) are sited some 60m

from the site in question and some 85m from the nearest floodlight. Furthermore, part of the glare would be defused by the existing school buildings and the hours of operation would not be unreasonable so as to cause harm to residential amenities in terms of light disturbance.

In terms of assessing the impact of the proposal on wildlife (criterion E of saved policy D23), the proposal is located in an urban environment which is largely built up and surrounded with hard-landscaped areas. There are trees located close to the site which may have potential for some biodiversity value, however, the type of trees are unlikely to be suitable for any protected species or bat roosts. On this basis, the proposal is considered not to have any detrimental effect on wildlife.

In conclusion, it is considered that the proposed development would have no unacceptable harm upon the character and appearance of the area and the proposal would be in accordance with the policies listed above.

3) Residential Amenity

Saved policies R4 and R5 of the Harrow UDP will support the development of outdoor sports through the provision of intensive pitched and multi-use games area, provided that there would be no unacceptable harm upon residential amenity. Paragraph 9.29 of the reasoned justification to saved policy C7 of the Harrow UDP states that new development must not be detrimental to the environmental quality of the surrounding locality or the amenities of residents. Saved policy D23 of the Harrow UDP requires floodlighting to be as unobtrusive as possible and have regard to the effect on the amenity of surrounding area.

The use of the MUGA pitch would be mainly used by the school in line with its current operating hours and would also be available for use by the community during outside normal school operating hours. The proposal does not seek to increase student or staff numbers and therefore the proposal would not intensify the use of the existing site. The use of the site after school hours would be limited to the numbers than can physically use the site at any given point and therefore the numbers likely to use this facility is unlikely to generate any unreasonable level of disturbance to nearby neighbouring residents to warrant a refusal on such grounds.

As discussed above, the proposed MUGA pitch and the floodlights would be sited at least a minimum distance of 85m from the nearest residential properties located on Headstone Lane, a distance of some 138m from the properties along Tillotson Road and some 121m from the properties along Courtney Avenue. Whilst it is acknowledged that they maybe some distance views of the floodlights when they are lit, given the distances stated above, it is considered that the proposal would have no unreasonable impact in terms of glare and light trespass.

In conclusion, it is considered that the proposed development would have no detrimental impact upon residential amenities of the neighbouring occupiers and would be in accordance with the objectives set out under the policies listed above.

4) Traffic and Parking

As stated above, the proposed development would not amount to any increase in student or staff numbers on the site and therefore there would be no intensified use of the site. The proposed use of the site outside of the school hours can be satisfactorily accommodated through the existing level of parking available on the school premises and

as such, there would be no unreasonable displacement on to the adjacent highway. The Council's Highway Authority has raised no objection to the proposed development. Accordingly, it is considered that the proposed development would not give to any conflict with the objectives set out under saved policies T13 and C7 of the Harrow UDP.

5) Accessibility

Policy 7.2C of The London Plan requires new development to achieve high standards of accessible and inclusive design which should be supported in Design and Access Statements submitted. Saved policy C16 of the Harrow UDP requires all development proposals to provide accessible facilities for all users. To supplement these policies, the Council has adopted Supplementary Planning Document: Access for All 2006.

The proposal seeks to construct an access ramp along the eastern side of the proposed MUGA pitch. In this regard, the proposal is considered to meet the objectives of policy 7.2C of The London Plan, saved policy C16 of the Harrow UDP and the adopted SPD.

6) S17 Crime & Disorder Act

It is considered that this proposal would not lead to an increase in perceived or actual threat of crime.

7) Consultation Responses

None

CONCLUSION

In summary, having due regard to all relevant policy constraints and material considerations set out above, the proposal is found to be consistent with the objectives set out in the National Planning Policy Framework (2012), The London Plan (2011), the Harrow Core Strategy and the saved policies of the Harrow UDP (2004). The proposal multi use games area would be an enhancement to the existing school facilities and would make best use of the site which is currently not utilised and derelict. The design of the pitch and associated fencing and floodlighting would be sympathetic to the wider context of the school built form and as such would have no detrimental impact upon the character and appearance of the locality. The proposed floodlights would provide a safe environment for the late use of the site and subject to an appropriate condition restricting the operating hours of these floodlights, there would be no undue impact upon surrounding residential amenity or the environment. For these reasons this application is recommended for grant.

CONDITIONS

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 and Country Planning Act 1990.

2 The development hereby permitted shall be carried out in accordance with the following approved plans:

S11-367-X001 (A); 1364-21-ST-02; 1364-21-ST-01; Design and Access Statement; UKS7891; 1364-31-GE-01; 1364-00-GE-01; 1364-21-GD-01

REASON: For the avoidance of doubt and in the interests of proper planning.

3 The floodlights and the multi use games area pitch shall not be used outside the following hours:

0730 to 2130 Monday to Friday

0800 to 2000 on Saturdays

1000 to 1800 Sundays to Bank Holidays

REASON: To safeguard the amenity of nearby residential occupiers, in line with the requirements of saved policies D23, R4, R5 and C7 of the Harrow Unitary Development Plan (2004).

INFORMATIVES

1 REASON FOR GRANT OF PLANNING PERMISSION

The proposal multi use games area would be an enhancement to the existing school facilities and would make best use of the site which is currently not utilised and derelict. The design of the pitch and associated fencing and floodlighting would be sympathetic to the wider context of the school built form and as such would have no detrimental impact upon the character and appearance of the locality. The proposed floodlights would provide a safe environment for the late use of the site and subject to an appropriate condition restricting the operating hours of these floodlights, there would be no undue impact upon surrounding residential amenity or the environment.

The decision to grant planning permission has been taken having regard to National Planning policy Framework 2012, the policies of The London Plan 2011, the Harrow Core Strategy and the saved policies of the Harrow Unitary Development Plan 2004 (listed below), as well as to all relevant material considerations including any responses to consultation.

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

National Planning Policy Framework (2012)

Harrow Core Strategy (2012) – policy CS 1B and CS 1G,

The London Plan (2011)

3.18C Education facilities

7.2C An inclusive environment

7.3B Designing out crime

7.4B Local character

7.6B Architecture

Harrow Unitary Development Plan 2004:

D4 The Standard of Design and Layout

D23 Lighting, Including Floodlighting

T13 Parking Standards

R4 Outdoor Sports Facilities

R5 Intensive Use Pitches

C7 New Education Facilities

C16 Access to Buildings and Public Spaces

Supplementary Guidance/ Documents

Supplementary Planning Document: Access For All (2006)

2 CONSIDERATE CONTRACTOR CODE OF PRACTICE

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 PARTY WALL ACT:

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

Plan Nos: S11-367-X001 (A); 1364-21-ST-02; 1364-21-ST-01; Design and Access Statement; UKS7891; 1364-31-GE-01; 1364-00-GE-01; 1364-21-GD-01

HATCH END HIGH SCHOOL, HARROW



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Item No. 2/02
Address: 6 CREST VIEW, PINNER, HA5 1AN
Reference: P/0945/12
Description DETACHED OUTBUILDING IN REAR GARDEN (RESUBMISSION)
Ward PINNER SOUTH
Applicant: MR JOHN HINKLEY
Agent: THE GARDEN OFFICE COMPANY
Case Officer: MARK OWEN
Expiry Date: 24 MAY 2012

RECOMMENDATION

GRANT planning permission for the development described in the submitted plans and application, subject to conditions:

REASON

The decision to grant planning permission has been taken having regard to National Planning Policy Framework 2012, the policies of The London Plan 2011, the Adopted Harrow Core Strategy 2012 and the saved policies of the Harrow Unitary Development Plan 2004, as well as to all relevant material considerations. The development would have a minimal impact on the character and appearance of Crest View and the amenities of the neighboring occupiers.

INFORMATION:

This application is reported to Planning Committee as the land owner is the spouse of a Member of the Council and the determination of this application therefore falls outside of Category C)(iii), Provisos to Part 1, Part 2 and Part 3 of the Scheme of Delegation dated 14 March 2012

Statutory Return Type: Householder
Council Interest: None
Gross Floorspace: 208.65sqm
Net Additional Floorspace: 25.66sqm
GLA Community Infrastructure (CIL) Contribution: Not applicable

Site Description

- The application property is a bungalow located at the western end of Crest View.
- The dwelling has an existing rear extension and includes a detached garage located to the front of the property.

- The property includes a raised patio area beyond the rear elevation wall and a rear garden which has a slight gradient down towards the rear boundary. The rear elevation wall of the dwelling is located approximately 14.46m away from the rear boundary. There is a change in levels of approximately 1m from the patio to the garden
- The north flank wall of No.5A Crest View is angled away from the boundary with No.6 Crest View with a separation distance of approximately 2m. This dwelling has an existing rear extension.
- No.50, 52 and 54 Cuckoo Hill Road are located approximately 25m away from the boundaries with No.6 Crest View.
- There is a thick vegetation cover along the rear and side boundaries of the garden.
- **Proposal Details**
- It is proposed to position an outbuilding at the bottom south west corner of the rear garden.
- The outbuilding would have a maximum width of 6.8m, a depth of 3.6m and a height of 3.1m. It would have a pitched roof.
- It would be located 0.40m away from the rear boundary which neighbours No.52 Cuckoo Hill Road and 0.30m away from the side boundary neighbouring No.5A Crest View. It would be positioned 8.26m away from the side boundary which neighbours with No.54 Cuckoo Hill Road.
- The outbuilding would be located 10.11m away from the rear elevation wall of the dwelling.

Relevant History

HAR/9100
ERECTION OF HOUSE
Granted (10/05/1954)

HAR/9100/A
ERECTION OF BUNGALOW AND GARAGE
Granted (25/03/1955)

HAR/9100/B
ERECTION OF BUNGALOW AND GARAGE
Granted (10/02/1956)

LBH/291
ERECTION OF DETACHED BUNGALOW/GARAGE
Withdrawn (16/06/1965)

LBH/291/1
ERECTION OF DETACHED BUNGALOW GARAGE
Granted (09/02/1966)

LBH/291/2
EXTENSION TO LOUNGE
Granted (18/05/1970)

LBH/16730

ERECTION OF SINGLE STOREY EXTENSION TO REAR OF BUNGALOW
Granted (11/04/1980)

P/0471/12
DETACHED OUTBUILDING INR EAR GARDEN
Withdrawn

Applicant Submission Documents

- Design and Access Statement

Consultations

Tree Preservation Officer: No objection

The Pinner Association: No comment

Notifications

Sent: 4

Replies: 0

Expiry: 12th May 2012

Neighbours Consulted:

50, 52 and 54 Cuckoo Hill Road; 5a Crest View

APPRAISAL

The Government published the National Planning Policy Framework [NPPF] on 27 March 2012 that consolidates national planning policy. This document now carries significant weight and has been considered in relation to this application.

The Core Strategy has been adopted following a meeting of the Full Council on 16th February 2012 and is now part of the Development Plan for the Borough.

MAIN CONSIDERATIONS

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

1) Principle of the Development

Saved policy D4 of the Harrow Unitary Development Plan 2004 (HUDP) requires all new development to provide a high standard of design and layout, respecting the context, siting and scale of the surrounding environment. The saved policies of the UDP broadly reflect policies 7.4.B and 7.6.B of The London Plan 2011 which seek to ensure that development respect local character and provide architecture of proportion, composition and scale that enhances the public realm.

Core Policy CS 1 sub-section B of the Core Strategy requires the Council to resist proposals that harm the character of suburban areas and developments on garden land. It goes onto to state that all developments shall respond positively to the local and historic context in terms of design, siting, density and spacing, reinforce the positive attributes of local distinctiveness whilst promoting innovative design and/ or enhancing areas of poor design; extensions should respect their host building.

The outbuilding does not fall under permitted development because its height would be more than 2.5m and within 2m of a boundary. Therefore the consideration is whether the extra 0.6m in height would be detrimental to the surrounding area and the property itself.

The proposed outbuilding would be located at the bottom of the rear garden and set away from the rear elevation wall of the dwelling by approximately 10.11m. In addition the structure would be set considerably away from any neighbouring property and would be obscured by thick vegetation cover found along the boundaries of the dwelling. As a result it is considered that the extra 0.6m in height would be acceptable due to site circumstances and thus the outbuilding would comply with policies 7.4B and 7.6B of The London Plan (2011), policy CS1.B of the Adopted Harrow Core Strategy (2011-2026), saved policies D4 of the Harrow Unitary Development Plan (2004) and the adopted Supplementary Planning Document: Residential Design Guide (2010).

The outbuilding would be used as a garden studio. Such a use would be incidental to the residential use of the dwellinghouse and this use can be secured by a planning condition which is attached.

2) Residential Amenity

Saved policy D5 of the Harrow UDP seeks to ensure that all new residential development inter alia provides amenity space that is sufficient to protect the privacy and amenity of the occupiers of the surrounding buildings, as a usable amenity area for the occupiers of the development and as a visual amenity. Criterion B goes on to state that new buildings should provide space around buildings by maintaining adequate separation between buildings and site boundaries in order to reflect the setting of neighbouring buildings and to protect the privacy and amenity of occupiers of existing and proposed new adjoining dwellings.

The outbuilding is positioned in the final quarter of the garden and set a considerable distance away from any neighbouring residential dwelling. As a result, the structure does not create any overbearing impact nor create a loss of light to residents of such properties.

3) S17 Crime & Disorder Act 1998

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

4) Consultation responses

None

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; the proposal would not be detrimental to the character and appearance of the area and would have no detrimental impact on the residential amenities of neighbouring occupiers. Therefore, this application is recommended for grant.

CONDITIONS:

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 and Country Planning Act 1990.

2 The development hereby permitted shall be carried out in accordance with the following approved plans: Design & Access Statement; Site Plan; Block Plan; GOS2020 – planning.

REASON: For the avoidance of doubt and in the interests of proper planning

3 The outbuilding hereby permitted shall not be used for any purpose other than day/garden room, domestic storage, personal games room or similar uses which are incidental to the enjoyment of the dwellinghouse as such.

REASON: To safeguard the amenity of neighbouring residents and the character of the locality in accordance with The London Plan (2011) policies 7.4B and 7.6B, Core Policy CS1B of the Harrow Core Strategy (2012) and saved policies D4 and D5 of the Harrow Unitary Development Plan (2004).

INFORMATIVES:

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant planning permission has been taken having regard to National Planning Policy Framework 2012, the policies of The London Plan 2011, the Adopted Harrow Core Strategy 2012 and the saved policies of the Harrow Unitary Development Plan 2004, as well as to all relevant material considerations. The development would have a minimal impact on the character and appearance of Crest View and the amenities of the neighboring occupiers.

National Planning Policy

National Planning Policy Framework 2012

The London Plan 2011:

7.3.B – Designing out Crime

7.4.B – Local Character

7.6.B – Architecture

The Harrow Core Strategy 2012

CS1.B – Overarching Policy

Saved Policies of the London Borough of Harrow Unitary Development Plan 2004:

D4 – The Standard of Design and Layout

D5 – New Residential Development – Amenity Space and Privacy

Adopted Supplementary Planning Documents

Supplementary Planning Document: Residential Design Guide 2010

2 CONSIDERATE CONTRACTOR CODE OF PRACTICE

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 PARTY WALL ACT:

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>

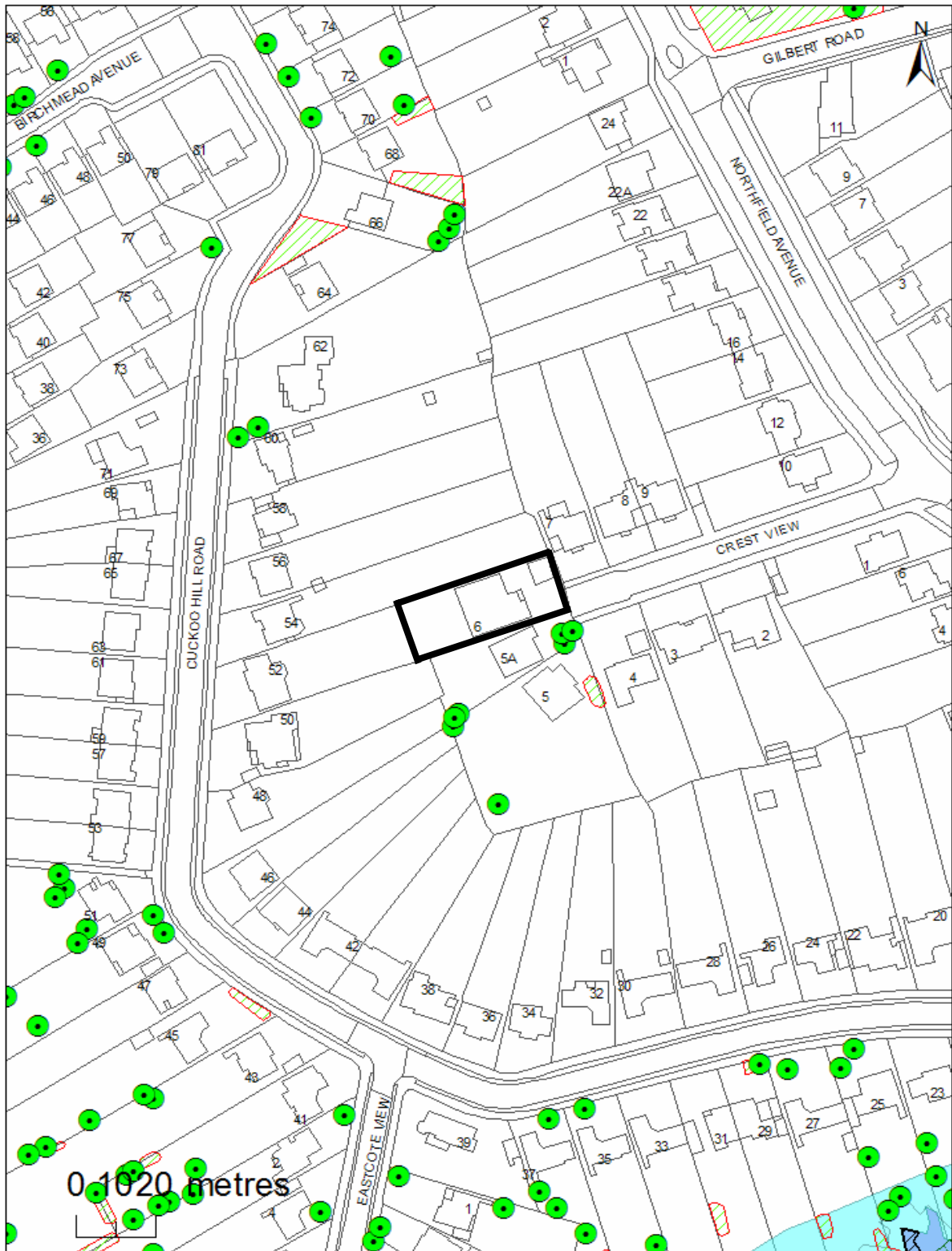
Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com

Plan Nos: Design & Access Statement; Site Plan; Block Plan; GOS2020 – planning

6 CREST VIEW, PINNER



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SECTION 3 - OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

None.

SECTION 4 - CONSULTATIONS FROM NEIGHBOURING AUTHORITIES

None.

SECTION 5 - PRIOR APPROVAL APPLICATIONS

None.