



DEVELOPMENT CONTROL COMMITTEE

TUESDAY 19 SEPTEMBER 2006

PLANNING APPLICATIONS RECEIVED

DEVELOPMENT CONTROL COMMITTEE

19TH SEPTEMBER 2006

PLANNING APPLICATIONS RECEIVED

SECTION 1 - MAJOR APPLICATIONS

SECTION 2 - OTHER APPLICATIONS RECOMMENDED FOR GRANT

SECTION 3 - OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

SECTION 4 - CONSULTATIONS FROM NEIGHBOURING AUTHORITIES

SECTION 5 - PRIOR APPROVAL APPLICATIONS

BACKGROUND INFORMATION

All reports have the background information below.

Any additional background information in relation to an individual report will be specified in that report:-

Individual file documents as defined by reference number on Reports

Nature Conservation in Harrow, Environmental Strategy, October 1991

Harrow Unitary Development Plan, adopted 30th July 2004

The London Plan (Spatial Development Strategy for Greater London), Mayor of London, February 2004

DEVELOPMENT CONTROL COMMITTEE

19th SEPTEMBER 2006

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 USE) TO PERMIT OPEING
 FROM 10:00 HOURS
 MONDAYS TO SATURDAYS
 UNTIL 00:30 HOURS OF
 THE FOLLOWING DAY, AND
 10:00 HOURS UNTIL 00:00
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FENCING TO SOUTH VALE AND SUDBURY HILL BOUNDARIES; 2 METRE HIGH METAL GATES ACROSS SITE ACCESSES FROM SOUTH VALE AND SUDBURY HILL AND ALTERATIONS TO HARDSURFACED AREA FROM SUDBURY HILL; 2 METRE HIGH PALISADE FENCING TO WEST SIDE OF PLAYING FIELD AND CONCRETE DEMARCATION POSTS TO GREEN LANE BOUNDARY AND SUDBURY HILL ACCESS

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SECTION 1 – MAJOR APPLICATIONS

SECTION 2 - OTHER APPLICATIONS RECOMMENDED FOR GRANT

Item: 2/01
454 ALEXANDRA AVE SOUTH, HARROW P/764/06/DFU/RM2
Ward RAYNERS LANE
CHANGE OF USE: GROUND FLOOR AND BASEMENT FROM RETAIL (CLASS A1) TO RESTAURANT AND HOT FOOD TAKEAWAY (CLASS A3 & A5); EXTRACT FLUE AT REAR

Applicant: STAMPDILE LTD
Agent: JEREMY PETERS ASSOCIATES

RECOMMENDATION

Plan Nos: 1, 2, 3, 4, 5A & 6

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 use hereby permitted shall not be open to customers outside the following times:- 10.30 hours to 23.00 hours, Monday to Saturday inclusive, and 10.30 hours to 22.30 hours on Sundays, without the prior written permission of the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

3 The development hereby permitted shall not commence until details of a scheme indicating the provision to be made for people with mobility impairments, to gain access to, and egress from, the building(s) (without the need to negotiate steps) have been submitted to and approved in writing by the Local Planning Authority. The use shall not be commenced until the works have been completed in accordance with the approved details and thereafter retained.

REASON: To ensure that the development will be accessible for people with disabilities in accordance with the policies of the Harrow Unitary Development Plan.

4 No music or any other amplified sound caused as a result of this permission shall be audible at the boundary of any premises either attached to, or in the vicinity of, the premises to which this permission refers.

REASON: To ensure that the proposed development does not give rise to noise nuisance to neighbouring residents.

5 Any plant and machinery, including that for fume extraction, ventilation, refrigeration and air conditioning, which may be used by reason of granting this permission, shall be so installed, used and thereafter retained as to prevent the transmission of noise, vibration, and odour/fume into any neighbouring premises.

REASON: To ensure that the proposed development does not give rise to noise and odour/fume nuisance to neighbouring residents.

6 Storage shall not take place anywhere within the application site except within the building(s).

REASON: To safeguard the amenity of neighbouring residents.

7 Before the use commences, the building(s) shall be insulated in accordance with a scheme agreed with 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 that adequate precautions are taken to avoid noise nuisance and to safeguard the amenity of 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 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:

SD1	Quality of Design
SD2	Conservation Areas, Listed Buildings, Sites of Archaeological Importance, and Historic Parks and Gardens
D4	Standard of Design and Layout
D14	Conservation Areas
D15	Extensions and Alterations in Conservation Areas
EM17	Change of Use of Shops - Secondary Shopping Frontages
EM25	Food, Drink and Late Night Uses
EP25	Noise
T13	Transport

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:

Harrow Council has published a leaflet "ACCESS FOR ALL", containing design guidelines for the provision of safe and convenient access for all disabled groups. A copy is attached.

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.

A copy of the Office of the Deputy Prime Minister booklet "The Party Wall etc. Act 1996: explanatory booklet" is available free of charge from:

ODPM Free Literature, PO Box 236, Wetherby, LS23 7NB

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: odpm@twoten.press.net

Website: <http://www.safety.odpm.gov.uk/bregs/walls.htm>

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.
- 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) Change of Use of Shops – Secondary Shopping Frontages (EM17)
- 2) Conservation Area (D14)
- 3) Consultation Responses

INFORMATION

Details of this application are reported to the Committee as a petition against the application was received and it is recommended for grant.

a) Summary

Statutory Return Type: Minor Development

Conservation Area:

Council Interest: None

b) Site Description

- three storey building on east side of Alexandra Avenue with Rayners Lane to rear; ground floor used as retail (Class A1) with residential above
- existing single storey extensions out to rear boundary with Rayners Lane
- within Rayners Lane District Centre; former Rayners Lane Cinema adjoins to south and is listed grade II*
- within Rayners Lane secondary shopping frontage nos. 420-472 (evens); uses as follows: 420: take-away (A5), 422: Florist's Shop (A1) 424 & 426: Public House (A4), 428: Dry Cleaners (A1), 430: Restaurant (was A3) 432: Travel Agent (A1), 434: Butcher (A1), 436: Restaurant (A3) 438: Take Away (A5), [Zorastrian Centre], 454: Stamp Shop (A1) (application site), 456: Hairdressers and Takeaway (A1), 458: Internet Café (A1), 460: Hairdressers (A1) 462: Grocers (A1) 464: Internet shop (A1) 466: Private Club (D2), 468: (D2), 470: Taxi Office (Sui-Generis) 472: Driving School (Sui-Generis)
- other units in this parade and elsewhere in the district centre have extract ducts at the rear

c) Proposal Details

- Change of use of A1 shop to A3 restaurant and A5 takeaway
- Extraction flue at the rear

Revisions to Previous Application:

Following the refusal of a previous application the following amendments to the plans have been made:

- Details of the location and appearance of the fume extraction equipment
- Details of the arrangements for the collection and disposal of refuse/ waste arising from the development

d) Relevant History

P/3183/05/DFU	Change of Use: Ground Floor and Basement from Retail (Class A1) to Restaurant and Takeaway (A3 and A5)	REFUSED 24-FEB-06
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Reasons for Refusal:

1. The submitted plans do not include details of the location and appearance of fume extraction equipment. In the absence of such details it is considered that the proposal poses an unacceptable risk to the character and appearance of the Conservation Area which includes a Grade II* Listed Building.
2. The submitted plans do not include details of the arrangements for the collection and disposal of refuse/waste arising from the proposed development.

e) Applicant Statement

- This application satisfies the requirements of EM17
- Details of the location and appearance of the fume extraction equipment have been included to satisfy the previous reasons for refusal
- Details of the arrangements for the collection and disposal of refuse/ waste arising from the development have been included to satisfy the previous reasons for refusal

f) Consultations:

CAAC: There are no objections to the principle of the change of use. A hot food takeaway in this location will maintain the atmosphere of the area provided it fits within policy guidance for Rayners Lane relating to restaurants of this sort. A high quality shop front design is important in preserving and enhancing the character of the conservation area.

Advertisement:	Character of Conservation Area	Expiry: 07-JUN-06
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Notifications:

Sent:	Replies:	Expiry:
11	2 + 1 petition with 25 signatures	07-JUN-06

Summary of Responses:

Too many changes to Rayners Lane; smell, noise and vibrations; loss of amenity to neighbouring residents; anti social opening hours; impact on Listed building; increase in litter; detrimental impact of flue on Conservation Area; already too many hot food takeaway and restaurants in Rayners Lane; many neighbours not notified of planning application

APPRAISAL

It is considered that this proposed conversion has overcome the previous reasons for refusal.

1) Change of Use of Shops – Secondary Shopping Frontages

This proposal is for a change of use from A1 Retail uses to a mixed use of A3 (Restaurant) and A5 (Takeaway). There is a presumption against change of use of A1 to non-retail uses in the UDP, unless particular criteria are met. These criteria are explored below.

The proposed use is not considered to improve the range of services available to local residents, as currently the number of A3, A4 and A5 uses in the Rayners Lane Secondary Frontage 42.25% of units and 36.76% overall. A3 Restaurant Use is the predominant use of those with 28.17% of units in the Secondary Frontage. This is within the 50% specified in the UDP for secondary frontages.

It is important that the amenity of neighbouring occupiers of residential properties is not unacceptably impacted by any change of use to A3, A4 or A5. The application does not outline how arrangements will be made with regard to noise and the provision of soundproofing and hours of operation. With this insufficient information, it is suggested that conditions should be imposed to limit any adverse impacts on the upstairs neighbour as well as the occupiers of other adjacent properties.

Details of the arrangements for the collection and disposal of refuse/ waste arising from the development have been submitted as part of the application. The refuse would be stored behind a garage style door and collected from Rayners Lane, which runs along the rear of the shop.

2) Conservation Area

454 Alexandra Ave is currently A1 retail shop. In changing the use, from retail to hot food take away; it is not considered that the overall vitality of the Rayners Lane conservation area would be lost.

With regard to the extraction flue at the rear, flues are visually cluttering. However, there are a number of other flues in the rear of the buildings adjacent to the site and as such the proposed flue is considered acceptable. The siting of the flue is considered to be the most appropriate as it's obtrusiveness will be somewhat mitigated by a single storey rear extension.

It is not considered that there would be an unacceptable level of impact on the Conservation Area from the change of use or the extraction flue. Sufficient information has been received by the council with regard to this application to overcome the previous reasons for refusal.

3) Consultation Responses

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

- Immediate neighbours were notified of the planning application under the Code of Practice, Publicity for Planning Applications

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.

26 KENILWORTH AVE, HARROW

Item: 2/02

P/417/06/DFU/KMS

Ward ROXETH

SINGLE AND TWO STOREY SIDE AND REAR EXTENSIONS; FRONT PORCH;
CONVERSION TO TWO SELF-CONTAINED FLATS (REVISED)

Applicant: MR S DAHELEY

Agent: SAXTON DESIGN

RECOMMENDATION

Plan Nos: 2671/1/F, 267/2. landscaping notes received March 7, 2006

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 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.

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.

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 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.

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 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:

- SD1 Quality of Design
- SH1 Housing Provision and Housing Need
- SH2 Housing Types and Mix
- D4 Standard of Design and Layout
- D5 New Residential Development - Amenity Space and Privacy
- H9 Conversion of dwellings to flats
- H18 Accessible Homes
- T13 Parking Standards
- EP25 Noise

2 INFORMATIVE:

Harrow Council has published a leaflet "ACCESS FOR ALL", containing design guidelines for the provision of safe and convenient access for all disabled groups. A copy is attached.

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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MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Extension of Existing Dwelling (SD1, D4, D5)
- 2) Conversion of Single Dwelling to 2 Self Contained Flats (SD1, SH1, SH2, D4, D5, T13, EP25)
- 3) Character of area (SD1, D4, D5)
- 4) Residential amenity
- 5) Consultation Responses

INFORMATION

Details of this application are reported to the Committee as a result of a petition opposing the development being received.

a) Summary

Statutory Return Type: Minor Dwellings
Habitable Rooms: 6
Car Parking: Standard: 2.6 (maximum)
Justified: See report
Provided: 2
Council Interest: None

b) Site Description

- 2-storey semi-detached dwelling, separated from unattached neighbour by side access path serving rears of 20, 22 and 24
- existing front canopy and rearward projection abutting boundary with attached neighbour appear to be original features
- existing attached garage abuts boundary with side access path
- single storey rear extension to garage (3.3m deep) abuts side access path
- attached neighbour (no. 28) has planning permission for 1st floor side to rear, single storey front and rear extensions and conversion to 2 self-contained flats

c) Proposal Details

- Single storey front extension and extension of existing canopy. Depth: 0.9m. Width 3.6m
- 2-storey side extension (width: 2.7m). Full depth of house but with 1m 1st floor setback from front corner
- 2-storey rear extension beyond 2-storey side extension and part of existing house. Depth: 3.65m (ground floor), 3m (1st floor). Width: 3.3m
- Single storey rear extension behind existing house abutting party boundary with no. 28. Depth: 3.65m. Width: 4.3m
- Conversion of extended dwelling house to form 2 self contained flats

Revisions to Previous Application:

Following the previous decision (P/2539/05/DFU) the following amendments have been made:

- Internal layout revised to comply with minimum floorspace standards (both floors) and lifetime homes standards (ground floor)
- Forecourt layout revised to incorporate increased soft landscaping
- Refuse bins storage area relocated to rear of site
- Access to rear garden revised to take account of lack of access rights to side path
- Recessed eaves and gutter to prevent encroachment over boundary with side access path

d) Relevant History

P/1718/05/DFU	28: 2-storey side to rear and single storey front extension; conversion to 2 self-contained flats	GRANTED 04-OCT-05
P/2539/05/DFU	26: 1 st floor side to rear, single storey front and rear extensions; conversion to 2 self-contained flats	REFUSED 25-JAN-06

Reasons for Refusal:

1. The proposed two-storey side to rear extension, by reason of excessive bulk, prominent siting and unsatisfactory design, would be unduly obtrusive with inadequate space about the buildings and would detract from the established pattern of development in the street scene and the character of the locality
2. The internal layout of the proposed flats would be likely to give rise to unreasonable levels of noise transmission between the units, to the detriment of the amenities of future occupiers thereof
3. The proposed parking area, by reason of inadequate landscaping, would be unduly obtrusive and detract from the appearance of the building and the streetscene
4. The proposed parking area would require a crossover of excessive width, prejudicial to the safety of pedestrians and other users of the adjacent highway
5. The submitted plans do not include satisfactory arrangements for the collection and disposal of waste arising from the proposed development.

P/2970/05/DFU	26 and 28: Redevelopment: 2/3-storey block containing 6 flats, access and parking	REFUSED 28-MAR-06
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Reasons for Refusal:

1. The proposed development, by reason of its excessive size and bulk, would be visually obtrusive, would be out of character with neighbouring properties which comprise mainly pairs of two-storey semi detached houses and blocks of two-storey terraced houses in single family occupation, and would not respect the scale and massing of those properties, to the detriment of the visual amenities of the neighbouring residents and the character of the area

2. 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
3. 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
4. The proposed development, by reason of excessive number of units, size of building and hard-surfaced parking areas, with the associated disturbance and general activity, would result in an over-intensive use and amount to overdevelopment of the site to the detriment of neighbouring residents and the character of the area
5. The proposed development would require an excessive width of vehicle access from the highway, detrimental to the safety and convenience of pedestrians using the adjoining footway

P/348/06/DFU	26 and 28: Single and 2-storey extension to both sides and rear; single storey front extension; conversion to 4 self-contained flats with forecourt parking	PENDING
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e) Applicant Statement

- None

f) Consultations:

- **Highway Engineers:** awaited
- **Environment Agency:** no comments
- **Thames Water:** no objection

Notifications:

Sent:	Replies:	Expiry:
48	12 including 40-signature petition	02-MAY-06

Summary of Responses: impact on character of area, increased traffic and parking, area lacking public park, access rights to side path, loss of light, overlooking, hard surfacing of forecourt, adequacy of sewerage infrastructure, eaves/gutters overhanging boundary, need for s.106 agreements to provide off-site floodplain nature reserve and prohibit future occupiers from using cars, development for private profit, no natural light to proposed kitchen, lifetime homes standards, size of extensions, adequacy of proposed vehicle crossover, legality of outstanding planning permission at no. 28.

APPRAISAL

1) Extension of Existing Dwelling

The proposed single storey front extension would have a width of 3.6m and would project 0.9m forward of the front elevation of the existing dwelling and the entrance to the proposed side to rear extension (see below) and would take the form of an open sided front porch continuing the roof line of the existing front canopy. It is not considered that this extension would be detrimental to the character and appearance of the dwelling or the amenities of neighbours.

The proposed 2-storey side to rear extension would project 2.7m from the side and 3m from the rear of the original dwelling, and would occupy the site of the existing attached garage and single storey rear extension. In a significant change from the previously refused scheme, the side element would incorporate a 1st floor setback of 1m from the front corner of the existing dwelling and a subordinate hipped roof, with the rear element being further subordinated relative to the side element. Consequently, it is considered that the proposed side to rear extension would not be excessive in terms of its overall bulk and would not be unduly obtrusive in the streetscene. Subject to the use of appropriate matching materials, as indicated on the submitted plans, it is therefore considered that it would respect the character of the existing dwelling.

The proposed 2-storey side to rear extension would comply with the 45-degree code in relation to both neighbouring properties and given the orientation of these properties, would be unlikely to result in undue loss of light or overshadowing. There are no protected windows in the flank elevation of the unattached neighbour. In addition, the 1m separation distance between the proposed extension and the unattached neighbour's side boundary afforded by the shared access path would help prevent a visually overbearing impact and improve the spatial relationship between the buildings. The submitted plans do not show windows in the extension's flank elevations, and as their future insertion could be prohibited by condition, problems of associated with overlooking and loss of privacy would be unlikely to arise.

The proposed single storey rear extension would project 3.65m from the main rear wall of the existing dwelling and its attached neighbour, and 0.65m beyond that of the proposed 2-storey side to rear extension. The single storey rear extension would have a flat roof with an overall height of 2.8m. It is not considered that it would impact adversely on the character of the existing dwelling.

In relation to the attached neighbour, the proposed single storey extension is considered to be acceptable as both dwellings currently feature a 0.7m ground floor rear projection along the party boundary. In relation to this existing projection, believed to be an original feature, the depth of the proposed extension would be 2.95m and it is therefore considered that it would not be visually overbearing or cause problems of undue loss of light or overshadowing.

The proposed extension is also considered acceptable in these terms in relation to the unattached neighbouring dwelling, especially as its height and rearward projection would not exceed that of the existing extension behind no. 26's attached garage. The submitted plans do not show any windows in the flank elevations of the proposed extension and given that their future insertion could be prohibited by condition, problems of overlooking of neighbouring properties would be unlikely to arise.

2) Conversion of Single Dwelling House to 2 Self-Contained Flats

Suitability of the new units in terms of sizes, circulation and layout

The apartments would be accessed via separate front entrance doors and would be self-contained. Both units would comprise 2 bedrooms, a lounge/diner and bathroom. It is not considered that the conversion would constitute overdevelopment or result in an over intensive use of the property.

As amended, the proposals would comply with minimum floorspace standards for converted dwellings. It is therefore considered that the development would amount to an acceptable form of residential development.

In a change from the previously refused scheme, the vertical arrangement would minimise the potential for noise transmission between the proposed apartments, as the layout has been revised so that the 1st floor lounge/dining area would no longer be directly above a ground floor bedroom. It is acknowledged that revisions to the layout in order to comply with lifetime homes standards have resulted in the positioning of a 1st floor bedroom above a ground floor kitchen. However, given that the kitchen concerned is not part of a living or dining area and is below rather than above the bedroom, it is considered that noise transmission could be reduced to an acceptable level by appropriate sound insulation measures. This would be resolved as part of the building regulation process.

Amenity Space

The extended property would have a rear amenity area of c.154 sq. m, which is considered adequate for the needs of future occupiers of both units. The submitted plans show this area being divided along its length enabling both the ground and 1st floor apartments having access to a suitable area of amenity space. Although an access path runs adjacent to the side boundary, it has been demonstrated that no. 26 has no right of access over this. Therefore, access to the amenity area from the 1st floor unit would be via the rear of no. 28 which is within the same ownership.

Parking and Forecourt Treatment

In terms of parking provision, the property would generate maximum parking requirements of 1.8 spaces as a single-family dwelling and 3 spaces (including 0.4 for visitors) if converted to flats as proposed. The submitted plan indicates provision for 2 off-street spaces on the existing hard standing.

This level of provision is considered appropriate, the revised layout would enable a landscaped area to be provided to the front of the property, which would enhance the appearance of the completed development in the streetscene. As a result the parking area would not be unduly obtrusive. The parking area would be accessed by means a 3.6m wide vehicle crossover, which is considered to be acceptable for a double width driveway in terms of not giving rise to conditions prejudicial to pedestrian or vehicle safety.

A refuse bin storage area serving both the approved development at no. 28 and the proposed development at no. 26 with accommodation for 8 bins is proposed to be located to the rear of no. 28. Consequently, there would be no bin storage on the frontage.

Accessible Homes

The revised plans show that the proposed ground floor unit would comply with Lifetime Homes standards. The parking space would be capable of being widened to 3.3m to enable use by a wheelchair user, and all habitable rooms in the ground floor unit, along with its kitchen and bathroom, would be of sufficient size to accommodate a 1500mm wheelchair turning circle.

3) Character of Area

Given that the proposed extensions and conversion comply with adopted UDP policy and supplementary planning guidance, and there are no extenuating circumstances, it is considered that there would not be any detrimental impact on the character of locality as a result of this development.

4) Residential Amenity

Similarly, given that the proposals comply with adopted UDP policy and supplementary planning guidance, it is not considered that the proposal would be detrimental to the amenities of adjoining owners

5) Consultation Responses:

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

- area lacking in public park provision: adequate on-site amenity space provided
- number of applications submitted, development for private profit: not material planning considerations
- matters relating to floodplain and watercourse at Eastcote Lane/Field End Road and s.106 agreements: not relevant to this application

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.

40 TREGENNA AVE HARROW

Item: 2/03

P/262/06/DFU/KMS

Ward ROXETH

SINGLE AND TWO STOREY REAR EXTENSION; CONVERSION TO TWO HOUSES (REVISED)

Applicant: MR S DULE

Agent: MR J I KIM

RECOMMENDATION

Plan Nos: TAPP 1-1A (received 22nd June 2006), site 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 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 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.

4 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.

5 The development hereby permitted shall not commence until details of a scheme indicating the provision to be made for people with mobility impairments, to gain access to, and egress from, the building(s) (without the need to negotiate steps) have 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 retained.

REASON: To ensure that the development will be accessible for people with disabilities in accordance with the policies of the Harrow Unitary Development Plan.

6 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.

7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order with or without modification), no development which would otherwise fall within Classes A to E 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.

8 The proposed garage(s) and parking space(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.

9 The existing access(es) shall be closed when the new access(es) hereby permitted is / are brought into use, and the highway shall be reinstated in accordance with details to be submitted to, and approved by, the local planning authority. The development shall not be used or occupied until the reinstatement works have been completed in accordance with the approved details. The works shall thereafter be retained.

REASON: To confine access to the permitted points in order to ensure that the development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway.

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 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:

- SD1 Quality of Design
- SH1 Housing Provision and Housing Need
- SH2 Housing Types and Mix
- D4 Standard of Design and Layout
- D5 New Residential Development - Amenity Space and Privacy
- D9 Forecourt greenery
- H18 Accessible homes
- T13 Parking Standards
- EP25 Noise

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:

Harrow Council has published a leaflet "ACCESS FOR ALL", containing design guidelines for the provision of safe and convenient access for all disabled groups. A copy is attached.

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.

A copy of the Office of the Deputy Prime Minister booklet "The Party Wall etc. Act 1996: explanatory booklet" is available free of charge from:

ODPM Free Literature, PO Box 236, Wetherby, LS23 7NB

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: odpm@twoten.press.net

Website: <http://www.safety.odpm.gov.uk/bregs/walls.htm>

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.
- 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:

Any works to the highway will be undertaken by the Council at the applicant/developer's expense.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Extension of Existing Dwelling (SD1, D4, D5)
- 2) Conversion of Single Dwellinghouse to 2 Dwellinghouses (SD1, SH1, SH2, D4, D5, T13, EP25)
- 3) Character of area (SD1, D4, D5)
- 4) Residential amenity
- 5) Trees
- 6) Consultation Responses

INFORMATION

Details of this application are reported to the Committee as a result of a petition opposing the development being received. Also a site visit was held on 2nd September 2006.

a) Summary

Statutory Return Type:	Minor Dwellings
Habitable Rooms:	10
Car Parking:	Standard: 4 (maximum)
	Justified: See report
	Provided: 3
Council Interest:	None

b) Site Description

- 2-storey semi-detached dwelling on wedge shaped corner of Tregenna Avenue and Corfe Avenue

- dwelling has existing single storey front and side extension, 2-storey side extension with 1st floor setback and subordinate roof, and single storey rear extension abutting boundary with 31 Corfe Avenue (attached neighbour)
- no side extensions to attached neighbour
- 51 and 53 Tregenna Avenue (opposite) have 2-storey side extensions to boundaries with Windsor Crescent

c) Proposal Details

- Single storey rear extension behind original dwelling house. Depth: 3m. Width 5.5m
- single storey rear extension behind existing single storey side extension. Depth: 3m. Width: 2.55m
- Conversion of extended dwelling house to form 2 dwelling houses. One unit formed from original dwelling and single storey rear extension. One unit formed from existing single and 2-storey side extensions and proposed single storey rear extension

Revisions to Previous Application:

Following the previous decision (P/1211/05/DFU) the following amendments have been made:

- 2-storey rear extension deleted
- Revised forecourt layout with vehicle crossover relocated away from pedestrian tactiles at corner of Tregenna Avenue and Corfe Avenue
- Reduction in number of off-street parking spaces from 5 to 3 spaces, all to be sited at rear of property adjacent to existing garage
- Increased landscaping of forecourt and provision of 4 refuse bins (2 per unit)

d) Relevant History

LBH/28962	2-storey side extension	GRANTED 13-DEC-85
P/2862/03/DFU	Alterations to front and single storey rear extension to garage and use as room; single storey front extension	GRANTED 29-JAN-04
P/287/05/DFU	1 st floor/2-storey side to rear and single storey rear extension; conversion to 2 dwellings	REFUSED 27-APR-05

Reasons for Refusal:

1. The development would lead to increased use of the forecourt for parking and refuse storage which, in the absence of acceptable proposals for remedial landscaping and screening, would detract from the appearance of this prominent corner property, to the detriment of the visual amenity and character of the locality

2. The proposed two storey side to rear extension, by reason of excessive bulk in relation to the original building on a prominent corner site, would be unduly obtrusive and would detract from the established pattern of development in the streetscene and the character of the localityThe proposed 2 storey side to rear extension, by reason of excessive bulk and rearward projection, would be unduly obtrusive, detrimental to the visual amenities of future occupiers of the converted property
3. The increased use of the crossover at the front of the property, arising from the proposed development, would be likely to give rise to conditions prejudicial to the free flow of traffic and to highway safety
4. The proposed single storey rear extension, by reason of excessive height adjacent to the boundary with no. 31 Corfe Avenue, would appear unduly bulky and overbearing, to the detriment of the visual amenity of the neighbouring occupiers

P/1211/05/DFU	Single and 2-storey rear extension and conversion to two houses; parking at front	REFUSED 08-AUG-05
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Reasons for Refusal:

The proposed parking area to the front of the original dwelling would encroach on the pedestrian tactiles at the corner of Tregenna Avenue and Corfe Avenue detrimental to pedestrian safety. Consequently, the proposal does not make adequate provision for parking within the curtilage of the property and given the present highway and traffic conditions in this road, is likely to have an adverse effect on highway safety and movement.

e) Applicant Statement

- Forecourt treatment revised to address parking issue previously raised by highways.

f) Consultations:

Transportation : awaited

Notifications:

Sent: 16	Replies: 4 including 9-signature petition	Expiry: 28-FEB-06
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Summary of Responses: impact of further development on visual amenity and character of area, proposed extension would be excessively bulky and unduly obtrusive, creation of precedent for similar developments elsewhere in locality, overcrowding, property already converted into 2 units, highway safety implications of bringing existing garage back into use, increased on-street parking, no front garden to proposed additional dwelling, possible felling of trees, disruption during building works, development for commercial gain of applicant, 3rd application for same development, transient nature of occupiers, applicant has not consulted local residents about proposals, strain on utilities

APPRAISAL

1) Extension of Existing Dwelling

The proposed single storey rear extension adjacent to 31 Corfe Avenue would project 3m from the rear elevation of the existing dwelling and its attached neighbour. It would abut the boundary with the attached neighbour and would largely occupy the site of an existing rear extension. The extension would have a flat roof with an overall height of 2.8m. It is therefore considered that this extension would now be acceptable in terms of its impact on the neighbouring dwelling as its reduced height would result in it no longer appearing unduly bulky or having an overbearing impact on the neighbouring dwelling, consistent with the Council's planning guidelines for such developments.

The proposed single storey extension to the rear of the existing side extension would project 3m from the rear elevation of the original dwelling, and would have a flat roof. It is considered that the impact of this extension on the character and appearance of the existing dwelling and the locality would be acceptable. As the nearest boundary to this extension is to the street, there would be no impact on the amenity of neighbouring occupiers.

2) Conversion of Single Dwelling House to 2 Dwelling Houses

Suitability of the new units in terms of sizes, circulation and layout

The additional dwelling would comprise the existing single and 2-storey side extensions, the proposed single storey rear extension. It would contain 3 habitable rooms and would exceed the Institute of Environmental Health standards for habitable floorspace. The existing dwelling would retain 6 habitable rooms. It is therefore considered that the conversion to 2 dwellings would not result in overcrowding.

The proposal would not reduce the amount of single-family dwelling houses on either Tregenna Avenue or Corfe Avenue. Having regard to the Council's policy and guidelines, it is not considered that the proposal would constitute an over-intensive use of the site, nor is it considered that any detrimental change to the character of the locality would occur as a result of the proposed conversion. Furthermore, given the policies of the Council in respect of meeting housing need and facilitating of a range of housing types and sizes, it is considered that the proposal should be favoured.

The additional dwelling would broadly comply with the Council's lifetime homes standards subject to provision of gently graded ramps to enable disabled access into the building, which can be required by condition. The use of a straight staircase to the upper floor would enable future installation of a stair-lift. Although the configuration of the dwelling would be such that the main bathroom would be on the lower level, an upper level toilet is provided adjacent to the 2nd bedroom, which could be converted to an en-suite facility if required.

Amenity Space

The layout of the property is such that direct access to amenity space would be available from both dwellings. The existing garden would be divided into two areas so that the existing dwelling would have a private amenity area of c.100 m², and the additional dwelling would have a private amenity area in excess of 200 m². It is considered that these areas would be sufficient to meet the needs of future occupiers.

Parking and Forecourt Treatment

The recently adopted UDP sets a maximum of 1.8 parking spaces per unit. The submitted plans indicate provision of 3 off-street spaces. Two of these would make use of the existing detached garage adjacent to the boundary with 38 Tregenna Avenue and the hard surfaced area in front of it, with the other 2 immediately adjacent. The existing crossover to Tregenna Avenue would be widened by 3.6m. It is not considered that bringing the existing garage back into use and widening the existing hard surfaced area and crossover in front of it would be detrimental to highway safety, especially as the existing access at the corner of Tregenna Avenue and Corfe Avenue would be closed.. The proposed parking arrangements are therefore considered to be acceptable subject to the submission of full details of the frontage landscaping and its implementation being required by condition.

The submitted plans indicate arrangements for the siting of bin enclosures to accommodate 4 refuse bins (2 per unit). That for the existing dwelling would be sited behind the existing garage. This location is considered acceptable as it is screened from the public domain by the garage and from the neighbour at 38 Tregenna Avenue by the existing boundary fence. The bin enclosure for the proposed additional dwelling would be sited between the flank wall of the existing side extension and the boundary with Tregenna Avenue. This location is considered acceptable as although the enclosure would be close to the footway, the existing 2m fence along the boundary would afford adequate screening, and there are no habitable room windows in the flank elevation.

3) Character of Area

Given that the proposed extensions and conversion comply with adopted UDP policy and supplementary planning guidance, and there are no extenuating circumstances, it is not considered that there would be any detrimental impact on the character of locality as a result of this development.

4) Residential Amenity

Similarly, given that the proposals comply with adopted UDP policy and supplementary planning guidance, it is not considered that the proposal would be detrimental to the amenities of adjoining owners.

5) Trees

The applicant states on the application form that no trees would be felled as a result of the proposed development. However, the trees within the site are not subject to TPOs and the site is not within a conservation area. Consequently, any felling of such trees would be outside the scope of planning control.

6) Consultation Responses:

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

- creation of precedent for similar developments elsewhere in locality: any future applications for similar developments will have to be assessed against the relevant development plan policies and other material considerations pertaining at the time of such application(s)
- property already converted into 2 units: enforcement action in abeyance pending outcome of current planning application
- disruption during building works, development for commercial gain of applicant, transient nature of occupiers, applicant has not consulted local residents about proposals: not material planning considerations
- 3rd application for same development: as material changes have been made to the proposals following the previous application, the LPA is obliged to determine the current application
- strain on utilities: matter for utilities providers

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.

5 JULIUS CAESAR WAY, STANMORE

Item: 2/04

P/1776/06/CFU/MRE

Ward CANONS

OUTBUILDING IN REAR GARDEN

Applicant: MR & MRS M WALKER

Agent: COUNTRYWIDE SURVEYORS

RECOMMENDATION

Plan Nos: Axonometric drawing of shed, layout plan & site plan, all received 28-JUN-06

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.

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 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:

SD1 Quality of Design

SEP6 Areas of Special Character, Green Belt and Metropolitan Open Land

EP33 Development in the Green Belt

EP34 Extensions to Buildings in the Green Belt

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

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.

A copy of the Office of the Deputy Prime Minister booklet "The Party Wall etc. Act
1996: explanatory booklet" is available free of charge from:

ODPM Free Literature, PO Box 236, Wetherby, LS23 7NB

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: odpm@twoten.press.net

Website: <http://www.safety.odpm.gov.uk/bregs/walls.htm>

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Development in the Green Belt (SEP6, EP33, EP34)
- 2) Standard of Design and Layout (SD1, D4)
- 3) Residential Amenity (SD1, D4, D5)
- 4) **Consultation Responses**

INFORMATION

a) Summary

Statutory Return Type: Householder

Green Belt

Council Interest: None

b) Site Description

- Westerly facing detached two storey newly built dwellinghouse situated on the southerly side of Julius Caesar Way, on the crossroads with Flora Close and Cleopatra Close.
- Site is of an extreme wedge shape being of a significant width to the front and coming to a point at the rear providing wedge shaped side plots
- There is an existing fully glazed rear conservatory at the rear of the property.

c) Proposal Details

- The erection of a 2.43m x 2.43m PVC and metal shed in the property's southerly side plot abutting the flank boundary with the adjacent property at no.1 Flora Close.
- Very shallow ridged pitched roof to a ridge height of 2.17m.
- The outbuilding would have a hipped pitched roof with a maximum height of 2.92m.

d) Relevant History

- None

e) Applicant Statement

- None

f) Consultations:

- None

Notifications:

Sent:

3

Replies:

0

Expiry:

31-JUL-06

APPRAISAL

1) Development in the Green Belt

Policies EP33 and EP34 of the UDP state the criteria against which development in the Green Belt will be assessed. The location of the proposed shed would be within the property's southerly side plot, which is bounded on all sides by a 2m wall/fence. This property is located on a new housing estate within the Green Belt and as such this development would not be inappropriate to its residential location nor extend the building envelope of the site. The proposed outbuilding would not affect the openness and character of this part of the Green Belt or the streetscene.

2) Standard of Design and Layout

The proposed design of pre-fabricated shed has the character of a structure associated with garden use and storage and would not detract from the design of other development in the locality and is deemed to be acceptable.

3) Residential Amenity

The proposed shed would take up only a small area (5.9m²) at the southerly side of the property and in this way would not be deemed to unacceptably reduce the private outdoor amenity space for the occupiers of the property. With regards to neighbouring amenity the most likely impact would be on the occupiers at No.1 Flora Close, the adjacent property to the south of the site. The fact that the outbuilding would be to a sympathetic height of 2.17m to its ridge peak and be sited adjacent to a side passage of the adjacent property, it is considered that that this development would have no detrimental impacts on the residential or visual amenities of neighbouring occupiers.

4) Consultation Responses

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

- None

CONCLUSION

For all the reasons considered above, and weighing up the development plan polices 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.

Item: 2/05

PIZZA EXPRESS, 33-36 HIGH STREET, PINNER
P/1460/06/DFU/CM2

Ward PINNER

VARIATION OF CONDITION 5 OF PLANNING PERMISSION WEST/758/94/FUL (CONTROLLING HOURS OF USE) TO PERMIT OPEING FROM 10:00 HOURS MONDAYS TO SATURDAYS UNTIL 00:30 HOURS OF THE FOLLOWING DAY, AND 10:00 HOURS UNTIL 00:00 HOURS ON SUNDAYS

Applicant: PIZZA EXPRESS RESTAURANTS LTD

Agent: JWPC LTD

RECOMMENDATION

Plan Nos: Site plan

GRANT variation(s) in accordance with the development described in the application and submitted plans as follows:

1 The use hereby permitted shall not open to customers outside the following times: - 10:00 hours Mondays to Saturdays until 00:30 hours of the following day, and 10:00 hours until 00:00 hours on Sundays, without the prior written permission of 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 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:

EM24 Town Centre Environment

EM25 Food, Drink and Late Night Uses

D13 The Use of Statutorily Listed Buildings

D14 Conservation Areas

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Residential Amenity (EM24, EM25)
- 2) Conservation Areas and Listed Building (D13, D14)
- 3) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Other
Town Centre Pinner – Primary Shopping Frontage
Council Interest: None

b) Site Description

- North side of High Street, Pinner
- The building is a two-storey structure with both the ground floor and first floor being used for restaurant purposes, part of the 1st floor is also utilised as a store and patrons toilet facility.
- Site located towards the end of the High Street and the primary shopping frontage where the area changes to a more residential character.
- The site is located towards the eastern edge of this designated shopping area.
- The surrounding area is dominated by commercial uses, including late night bars and public houses, restaurants, takeaways, retail and other commercial uses.
- The building is within the Pinner High Street Conservation Area as well as being a listed building (Grade II); there are a number of buildings within the immediate vicinity that are also listed.

c) Proposal Details

- Variation of condition 5 of permission WEST/758/94/FUL to allow opening Mondays to Saturdays 10.00 hours – 00.30 hours of the following day and Sundays 10.00 hours – 00.00 hours.

d) Relevant History

WEST/758/94/FUL Change of use: art gallery shop to restaurant on ground and part of first floors GRANTED 04-APR-95

Condition 5 of this permission read as follows:

“the premises shall not be used between 10.30 hours and 23.00 hours Monday to Saturday inclusive, and between 10.30 hours and 23.30 hours on Sundays, without the prior written permission of the Local Planning Authority.”

REASON: To safeguard the amenity of neighbouring residents.

e) Applicant Statement

- The premises are operated as an upmarket pizza restaurant and are restricted by the 2005 changes to the Use Classes Order as a Class A3 use only. This comprises use as a food lead operation, typically a restaurant or Café and excludes any drink orientated use.
- The food-orientated nature of the use is not conducive to persons who have consumed large amounts of alcohol or have intentions to do so. Alcohol and other drinks are consumed ancillary to the consumption of food.
- The application site is surrounded by commercial uses
- The premises are located within the High Street and are easily accessible by a wide choice of transport options.
- Pizza Express restaurants do not share any of the characteristics of drink led late night bars and pubs. There is no comparison in the nature of use or the likelihood of noise and disturbance being created, between the different use classes. There is also no reason to believe that the proposed modest extension to opening hours at this upmarket pizza restaurant will cause any demonstrable harm to the surrounding area.

f) Consultations:

Advertisement:	Character of Conservation Area Setting of Listed Building	Expiry: 20-JUL-06
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Notifications:

Sent:	Replies:	Expiry:
25	0	06-JUL-2006

Summary of Response:

- None.

APPRAISAL

1) Residential Amenity

The application property is situated along a designated primary shopping frontage to the north of Pinner High Street a designated district centre, within a predominantly commercial area but it is recognised that it is at the periphery of this area, where it changes to residential to the east. Some residential units do also occupy the upper floors of neighbouring buildings. However, due to the location of the applicant premises, within a district centre and within a primary shopping frontage, it is considered that a modest extension of opening hours would be acceptable, as it would not have a major impact on current amenity levels. Neighbouring occupiers have raised no objections to the scheme.

The Government currently favours a relaxation of licensing laws. The proposed extension of hours therefore appears to comply with Government policy. This coupled with the predominately commercial nature of the surrounding area mean that the proposal will not have a major impact on local residential amenity levels. This application is therefore recommended for grant.

It should be noted that the Licensing Panel has agreed the extended hours sought in this application. Should subsequent nuisance result to neighbouring residencies then the responsible authority may call for a review of the license at which time the terms of the license can be reconsidered.

With regard to the Pinner High Street Conservation Area and the building being Grade II Listed, it is not considered that the proposal would have any detrimental effect on the character of the conservation area, nor will the extension in hours have any physical effect on the listed building.

2) Consultation Responses:

- None

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.

HERIOTS, THE COMMON, STANMORE **Item: 2/06**
P/1621/06/CFU/ML1
Ward STANMORE PARK
SINGLE & TWO STOREY FRONT, SIDE AND REAR EXTENSIONS,
ALTERATIONS TO ROOF AND EXTERNAL ALTERATIONS

Applicant: MRS & MRS L PORTNOI
Agent: JANE DUNCAN ARCHITECTS LTD

RECOMMENDATION

Plan Nos: PTC-859-1.00, 1.01, 1.02, 1.03, 1.04, 2.00, 2.01, 2.02, 2.03, 2.04

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.

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 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:

SD1 Quality of Design

SD2 Conservation Areas, Listed Buildings, Sites of Archaeological Importance and Historic Parks and Gardens

SEP6 Areas of Special Character, Green Belt and Metropolitan Open Land

EP31 Areas of Special Character

EP34 Extensions to Buildings in the Green Belt

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

D18 Historic Parks and Gardens

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:

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.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Extensions in the Green Belt (SEP6, EP34)
- 2) Impact on Character and Appearance of Area and Conservation Area (SEP6, SD1, SD2, D4, D5, D18, EP31)
- 3) Residential Amenity (SD1, D4, D5)
- 4) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Householder
Green Belt
Site Area 12.5ha
Council Interest: None

b) Site Description

- detached two storey dwellinghouse with accommodation in roof space set within large grounds, the property itself being approximately 200m from The Common and 80m from the nearest adjacent property.
- 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 heavily wooded areas.
- 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 cut across the site, the dwellinghouse being no closer than 65m to these areas of the site.
- the site is adjacent to Little Common Conservation Area, which lies to the east, and a Site of Special Scientific Interest to the west.
- the majority of the dwellinghouse is as original, the only significant addition being the pool house on the western side of the site.
- site within Green Belt and Harrow Weald Ridge Area of Special Character

c) Proposal Details

- the erection of a single storey and two storey front extension to form a new main entrance to the property.
- roof alterations to the front of the existing garage and a small single storey extension adjacent to this garage.
- replacement of the existing pool house with a new pool house at rear of the property on its western side, with a new external pond at the rear of this feature

- a single storey extension to link the existing property and new pool house.
- a small two-storey extension on the western side of the main property.
- two-storey extension on the eastern side of the property at the rear of the existing building.
- new canopy roof over an entrance in the eastern flank of the property

d) Relevant History

LBH/13659	Erection of single storey extension to rear of leisure wing to provide indoor swimming pool and ancillary facilities.	GRANTED 17-AUG-78
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e) Applicant Statement

- None

f) Consultations:

- **CAAC:** No objection as the site is not within a Conservation Area
- **Garden History Society :** Awaited.

Advertisement:	Character of Conservation Area	Expiry: 10-AUG-06
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Notifications:

Sent: 10	Replies: 0	Expiry: 27-JUL-06
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APPRAISAL

1) Extensions in the Green Belt

The additions proposed to the property in terms of area are as follows:

m ²	Original	Existing	% Increase over original	Proposed	% Increase over original
Footprint	602	789	31%	916	52%
Floor Area	1171	1358	16%	1579	35%
Volume	Not known				

An increase of the property's footprint by 52%, although seemingly large, would be almost insignificant on this of site some 12.5ha, particularly given that these increases would be spread around the existing building as opposed to being concentrated in one particular area. In this way the proposed extensions would not be considered disproportionate or inappropriate development in the Green Belt.

The maximum height of the proposed extensions would not exceed the existing ridge height of the main house and the bulk of the proposed extensions is felt to be sympathetic to the design of the existing property, ensuring the wing containing the garage on the west of the site remains a subordinate feature. In view of these considerations, the character of the Green Belt would not be harmed by the proposals.

2) Impact on Character and Appearance of Area and Conservation Area

The proposed design of the extensions and alterations would not detract from the original design of the property and in this way would sympathetically enhance its key features. The proposed extensions and alterations are sufficiently far from the areas of the site classed to be of Nature Conservation Importance and the Historic Park and Garden to not have any detrimental impact on these features. There would also be no impact on the adjacent Conservation Area and Site of Special Scientific Interest which are adjacent to the site, nor to any structural features within the Area of Special Character.

3) Residential Amenity

The proposed extensions and alterations to the existing house are shielded from all adjacent properties, which are set at least 80m away, by means of their siting and the wooded setting of the site. In this way the proposed extensions and alterations would have no detrimental impacts on the residential or visual amenities of neighbouring occupiers.

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 any comments received in response to publicity and consultation, as set out above: this application is recommended for grant.

WEALD COTTAGE, BROOKSHILL P/1797/06/CFU/KMS
DRIVE, HARROW

Item: 2/07

Ward HARROW WEALD
CONVERSION OF CAR PORT TO HABITABLE ROOM

Applicant: MR & MRS C BENNETT

RECOMMENDATION

Plan Nos: CB/05/01, CB/05/02, CB/05/05A, CB/05/06, site 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 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.

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 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:

SD1 Quality of Design

SEP6 Areas of Special Character, Green Belt and Metropolitan Open Land

EP32 Green Belt-Acceptable Land Uses

EP33 Development in the Green Belt

EP34 Extension to Buildings in the Green Belt

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 The development hereby permitted shall only be used as part of the existing single family dwelling house.

REASON : To accord with the terms of the application.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Green Belt Land and Area of Special Character (SD1, SEP6, EP32, EP33, EP34)
- 2) Visual and residential amenity (SD1, D4, D5)
- 3) Parking (T13)
- 4) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Householder

	Original	Existing (% inc.)	Proposed (% inc.)
Footprint (m2):	54.67	173.87 (218)	173.87 (218)
Floorspace (m2):	105.87	225 (112.5)	225 (112.5)
Volume (m3)	295.81	621.01 (109.9)	621.01 (109.9)

Green Belt	Green Belt and Area of Special Character	
Car Parking:	Standard:	1.8 maximum
	Justified:	see report
	Provided:	4
Council Interest:	None	

b) Site Description

- 2-storey detached dwelling situated in Brookshill Drive
- Existing extensions/alterations to property include single storey double car port with bedroom and living room to rear, bay windows on ground and first floor at rear, new porch and kitchen extension at front
- Hedge to front of property with arch forming access from Brookshill Drive
- Adjacent property 'Newlands' sited at a lower ground level (0.7m) than 'Weald Cottage'
- 'Newlands' has lounge and bedroom windows on front elevation near common boundary, those rooms are dual aspect with rear south facing windows looking over open farmland

c) Proposal Details

- Erection of new wall on front elevation to enclose existing car port and convert to habitable rooms

Revisions to Previous Application:

Following the previous decision (P/115/06/CFU) the following amendments have been made:

- lean-to greenhouse abutting west elevation of original dwelling and party boundary with 'Newlands' deleted

d) Relevant History

HAR/16371	Alterations and additions and drainage	GRANTED 15-FEB-60
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Item 2/07 : P/1797/06/CFU continued/...

HAR/16371/A	Extension to hall to form cloakroom	GRANTED 08-JUL-60
LBH/5114	Single storey extension to provide car port, living room and additional bedroom and formation of parking area	GRANTED 27-APR-70
P/1352/05/CFU	1 st floor side to front extension, front porch	REFUSED 30-AUG-05

Reasons for Refusal:

1. The proposal would give rise to disproportionate additions over and above the size of the original dwelling, which would reduce the openness of the site and detract from the character of the Green Belt and the Area of Special Character and constitute inappropriate development contrary to Planning Policy Guidance Note 2: Green Belts and relevant policies of the Harrow Unitary Development Plan
2. The proposed development, by reason of excessive size and bulk and forward projection, would be unduly obtrusive and overbearing and would result in loss of outlook, to the detriment of the amenity of the occupiers of the neighbouring dwelling.

P/115/06/CFU	Single storey side extension and conversion of car port to habitable rooms	REFUSED 30-AUG-05
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Reasons for Refusal:

1. The proposed side extension, would, in combination with the existing extensions to the property, represent disproportionate additions over and above the size of the original dwelling, detriment to the character and appearance of the dwelling and the surrounding Green Belt

e) Applicant Statement

- None

f) Consultations:

Notifications:

Sent:	Replies:	Expiry:
4	1	20-JUL-06

Summary of Response:

- loss of light, overshadowing and overlooking arising from previous extensions, previous application refused on grounds of extensions representing disproportionate additions and impact on character and appearance of dwelling and surrounding Green Belt, parking, being enclosed by Weald Cottage

APPRAISAL

1) Green Belt Land and Area of Special Character

Policies within the adopted UDP seek to restrict extensions to houses within the Green Belt in order that they should not represent disproportionate additions.

The property has been significantly extended in the past, from what was once a modest cottage to form a relatively substantial 3-bedroom house. The single storey carport and side to rear extension projects deep into the garden on the eastern side of the dwelling, which is surrounded by open farmland. The main part of the house has also been extended by the addition of bay windows to the rear, and a new entrance and porch to the west adjacent to the boundary with 'Newlands'. These existing extensions have increased the footprint of the dwelling by 218% and it is therefore considered that any further extension would constitute disproportionate additions over and above the size of the original dwelling, contrary to policy EP34 of the UDP.

The proposed conversion of the carport to form additional habitable accommodation would not increase the footprint of the property over and above the existing extensions. It would not require an extended area of forecourt parking, as the existing hard surfaced area to the front of the dwelling is sufficient to accommodate 4 family size cars. As this area is largely screened from the public domain by the existing c.3.5m high front boundary hedge, it is not considered that the parking of domestic vehicles on the forecourt rather than in the carport would have an adverse impact on the character of the Green Belt.

2) Visual and residential amenity

The existing carport is situated to the east of the original dwelling and abuts the boundary with open fields. Consequently, it is considered that its conversion would not contribute to any enclosing effect on 'Newlands' or have any other adverse impact on the amenities of the occupiers of that property.

3) Parking

Under current maximum parking standards, a residential dwelling containing 5 or more habitable rooms generates a maximum requirement for 1.8 off-street spaces. As the existing dwelling already comprises 6 habitable rooms, the creation of an additional habitable room through the proposed carport conversion would not increase the parking requirement. The carport conversion would not reduce the level of off-street parking provision to less than the maximum standard as the existing hard surfaced area to the front of the dwelling can accommodate 4 family size cars. It is therefore considered acceptable.

4) Consultation Responses

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

- previous application refused on grounds of extensions representing disproportionate additions and impact on character and appearance of dwelling and surrounding Green Belt: current application considered on its own merits against current development plan policy and considered acceptable
- other matters raised: dealt with above

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.

73 BELSIZE ROAD, HARROW WEALD

Item: 2/08

P/1513/06/DFU/SW2

Ward HARROW WEALD

CONVERSION OF DWELLING HOUSE INTO 3 SELF CONTAINED FLATS;
SINGLE STOREY FRONT, PART SINGLE / PART TWO STOREY REAR, TWO
STOREY SIDE EXTENSIONS (REVISED)

Applicant: MS S COOK

Agent: K SISODIA

RECOMMENDATION

Plan Nos: KS/2006/01A, 02A, 03A, 04A and Site 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 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), other than those shown on the approved plan no KS/2006/01, KS/2006/04 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.

3 The window(s) in the 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.

4 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.

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 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:

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Residential Amenity
- 2) Character of the Area (SD1, D4 & D5)
- 3) Conversion Policy (H9) including Forecourt Treatment (D9), Disabled Persons' Access (H18) & Parking and Access (T13)
- 4) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Minor Dwellings
Parking: 2 spaces provided, 1 disabled space, 1 standard
Council Interest: None

b) Site Description

- The site is located on the east side of Belsize Road on a plot that ends in a point
- The site has no other previous planning permissions
- No. 71 has no planning history and is unextended
- The rear gardens of No. 77 – 67 Boxtree Road bounds the site

c) Proposal Details

- Single storey front, part single and part two storey rear and two storey side extension
- Conversion of dwelling into 3 self contained flats

Revisions to Previous Application:

- Alterations to parking at the front of dwelling.
- Ground floor flat has been altered to comply with “lifetime homes standards”.
- Two storey side extension has been altered to be stepped once towards the rear of the dwelling

d) Relevant History

P/736/06/DFU Conversion of dwellinghouse into 3 flats, front porch, two storey side and part single/two storey rear extensions WITHDRAWN

e) Applicant Statement

- None

f) Consultations:

Highways : No objection

Notifications:

Sent:
11

Replies:
4

Expiry:
26-JUL-06

Petition: Signed by 12 residents of Belsize Road

Summary of Replies: inadequate parking/congestion, removal of trees, self gain, undesirable tenants, set president, decrease in value of properties, live with a building site, not in character, block light, impact privacy

APPRAISAL

1) Residential Amenity

The proposed two storey side extension would be set back 1m from the front of the dwelling at first floor level incorporating a hipped subordinate roof over. The proposed extension would be adjacent to the boundary shared with the rear gardens of the properties along Boxtree Road. The main bulk of the proposed extension would be set a substantial distance away from the protected windows at the rear of properties along Boxtree Road. A window and door is proposed at ground floor level. This would be set 1m from the boundary and over 30m from the protected windows of the nearest residential dwelling (No. 75 Boxtree Road). This is not considered to be detrimental to neighbouring amenity.

The proposed two storey rear extension would be sited away from the boundary with the adjoining neighbour and would not infringe the 45o sightline as taken from the first floor rear corner of the neighbouring dwelling.

The proposed single storey rear extension would be 3m deep and 3m high with a flat roof, thereby complying with the Harrow SPG.

Given that the proposed extensions meet the criteria set out within the SPG for householder extensions this part of the proposal is not considered to detrimentally impact residential amenity and is therefore considered to be acceptable.

2) Character of the Area

The proposal would retain the appearance of the property as a single dwelling in the street scene. The addition of 3 self-contained flats is not considered to cause material harm to the character of the area and is considered acceptable in this respect.

3) Conversion Policy

The application proposes the conversion of one semi-detached house into three self-contained flats. Flat A is based entirely on the ground floor. The proposed ground floor flat is shown to have 2 bedrooms and a living area with a separate kitchen. The first floor flat is to have 1 bedroom with separate kitchen and living space. Flat C is would be over 2 floors with the kitchen and Lounge on the ground floor and 2 bedrooms on the first floor.

The entrance from the existing front door would be retained as the principal access to the units, with a shared lobby within. The vertical stacking of the rooms is considered to be appropriate and will minimise any potential disturbance between properties.

The ground floor flat has been altered from the previously withdrawn application (P/736/06/DFU) to comply with the councils "Lifetimes Homes Standards." It is considered that the overall size of the proposed flats would reasonably meet the needs of non-family occupiers that the development would be likely to attract.

In relation to outdoor amenity space, the existing dwelling has a chamfered rear garden that would be divided between flat A and B, no space has been provided for flat C. Access to the rear garden would be via a side passageway for flat B and a ramp directly from the kitchen of flat A. Harrow and Weald recreational ground is within walking distance of the site and is therefore considered to provide alternative outdoor amenity space for the occupier of flat C.

The proposal details 2 car parking spaces, one standard and one to be 3.3m wide (to comply with "Lifetime Homes Standards"). A steadily rising ramp will be installed to give access to the front door at a gradient of 1:20, and the remaining areas will be landscaped. The proposal will add to forecourt greenery and maintain the character of the streetscene.

A dustbin storage area has been shown to the side of the dwelling. It is set back from the streetscene and is considered to be acceptable situation for the storage of dustbins.

4) Consultation Responses

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

- Undesirable tenants, the value of property and living in close proximity to a building site are not material planning considerations.
- Other material planning considerations addressed in the report above

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.

Item: 2/09

37 SANDRINGHAM CRESCENT, SOUTH HARROW P/1443/06/DFU/RV2

Ward ROXBOURNE

SINGLE & TWO STOREY REAR EXTENSION; SINGLE STOREY FRONT EXTENSION, ALTERATIONS AT SIDE; CHANGE OF USE FROM DWELLING HOUSE (C3) TO CARE HOME (C2)

Applicant: MRS E BECCLES

Agent: MR J BENAIM

RECOMMENDATION

Plan Nos: SB/B187/2, SB/B187/3

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 number of bed spaces available for residents in care shall not exceed 4.

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

3 The parking spaces to the front of the site shall be used only for the parking of private motor vehicles in connection with the development hereby permitted and for no other purpose.

REASON: To ensure that adequate parking provision is available for the use of the site.

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 window(s)/door(s), other than those shown on the approved plan nos SB/B187/2, SB/B187/3 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.

5 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.

6 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 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:

SD1 Quality of Design

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

H14 Conversion of dwellings and/or redevelopment into residential institutional uses such as residential care homes, nursing homes and group homes (with more than 6 sharers)

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:

In June 2006 Harrow Council adopted two Supplementary Planning Documents: "Access for All" and "Accessible Homes", containing design guidelines for the provision of safe and convenient access for all disabled groups. Both documents can be viewed on the Planning pages of Harrow Council's website - the URL address is:

<http://www.harrow.gov.uk/ccm/content/housing-and-planning/planning/news-letter.en>

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.

A copy of the Office of the Deputy Prime Minister booklet "The Party Wall etc. Act 1996: explanatory booklet" is available free of charge from:
ODPM Free Literature, PO Box 236, Wetherby, LS23 7NB
Tel: 0870 1226 236 Fax: 0870 1226 237
Textphone: 0870 1207 405
E-mail: odpm@twoten.press.net
Website: <http://www.safety.odpm.gov.uk/bregs/walls.htm>

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Standard of Design and Layout (D4)
- 2) New Residential Development - Amenity Space and Privacy (D5)
- 3) Accessible Homes (H18)
- 4) Conversion of dwellings and/or redevelopment into residential institutional uses such as residential care homes, nursing homes and group homes (with more than 6 sharers) (H14)
- 5) Parking Standards (T13)
- 6) Consultation Responses

INFORMATION

Two petitions were received with a total of 41 signatures.

a) Summary

Statutory Return Type:

Conservation Area:

Site Area: ha gross, ha net

Habitable Rooms:

Density: hrph, dph

Car Parking: Standard:

Justified:

Provided:

Council Interest: None

b) Site Description

- Two storey attached dwelling is at the end of a row of terrace houses located south of Sandringham Crescent on the corner of Cross Road, which has been extended with a rear conservatory and an outbuilding located to the rear.
- A number of adjoining dwellings have a single storey rear extension while the adjacent dwelling no. 39 has a rear 3m single storey extension and rear dormer.
- No. 35 Sandringham Crescent located to the west of the subject site and separated by Cross Road, is a two storey attached dwelling that has also had a similar two storey rear extension done as to the one proposed.
- Dwellings located to the rear of the subject site are separated by a laneway.

c) Proposal Details

- Single and two storey rear extension, single storey front extension and alterations at side.
- Change of use from dwelling house (C3) to care home (C2)

d) Relevant History

LBH/68415/1	Erection of single storey study and kitchen extension to side of dwelling	GRANTED 15-SEP-78
LBH/34881	First floor side extension	GRANTED 14-MAR-88
P/413/06/DFU	Single and two storey rear extension	GRANTED 24-MAR-06
Revised Plans	The applicant submitted revised plans, date stamped by council 2 nd August. The applicant was required to address council's Accessibility SPG by providing minimum standard door widths, parking and turning circles. Which are indicated on the revised plans	

e) Applicant Statement

- None

f) Consultations:

Traffic and parking engineer: No response

Notifications:

Sent:	Replies:	Expiry:
12	2 (both Petitions)	15-JUL-06
12	0	13-AUG-06

Summary of Response:

- The addition to this property will have an unacceptable visual impact on the '1932' character of the area.
- The change of use will increase vehicular traffic
- Concerned that the term 'disabled people' with learning difficulties' may include people with mental health difficulties.

APPRAISAL

1) Amenity and use of single and two storey rear extension

The subject application proposes a single storey rear and part two-storey rear extension. The extension proposed with regards to dimensions and design is exactly the same as that previously approved (P/413/06/DFU) as such no objection is raised with regards to this section of the proposal.

2) Amenity and use of front extension and alterations

The subject application proposes to extend the existing front porch across the width of the existing front dwelling. This is considered acceptable in this instance as Council guidelines consider front porches appropriate, provided they do not link into existing bay windows or project significantly forward of such windows, which the extension complies with. It is noted that some minor external changes have been made; this includes a second window to the ground floor flank elevation facing Cross Road. This is considered acceptable as the window is to a bathroom and does not overlook into any adjoining dwellings. The level access ramps proposed to the front and rear elevation are required for compliance with accessible homes guidelines, to provide disabled ingress/egress to the dwelling. Further the proposed changes are generally in keeping with the existing scale and architectural style of the original building, as such these changes are not anticipated to impact upon the streetscape.

3) Conversion from dwelling house to care home

Council's housing policies recognise the need for residential accommodation to be provided for a variety of people in need of care. This includes the elderly, those who have learning difficulties or who are mentally ill, people with physical disabilities and children in care. There are no significant adverse environmental effects on surrounding properties or the character of the locality, sufficient parking is provided and the property is large enough for conversion. Further the policy states that group homes with no more than six sharers do not generally require planning permission even when care is provided.

In this instance the environmental effects and the level of occupancy would not be excessive for the size of the building. A house with extensions occupying the same size plot would have a total of 6 bedrooms, two less than the proposal. It is open to question whether planning permission is required given that only 4 bed spaces are proposed for residents in care with an internal nurse's office.

In the above circumstances it is not considered that there would be any conflict with the Council's Housing Policy, which supports such uses in the community.

Residential Amenity

Whilst concern has been expressed at the proposed use, it is precisely the type of proposal encouraged by the governments 'care in community' programme. The intensity of use/level of activity proposed would be similar to that for a dwelling house, which would occupy a similar sized plot. In the circumstances it is not considered that there would be an unacceptable impact upon residential amenity.

4) Parking

The UDP standards for a Care Home is that it's to be assessed on its own merits provided a restraint-based approach is demonstrated. In this instance the applicant has provided two parking spaces located to the front of the dwelling, one being for disabled parking. It is noted that hard standing currently exists to the front of the dwelling. Considering that there will be only 4 habitable rooms and one nurses office and that car parking requirements for a 4 bed dwelling only requires 1.4 spaces and 0.2 spaces per visitor, it is considered that two spaces to the front of the dwelling are considered acceptable in this instance.

5) Accessible Homes

The applicant was required to address council's Accessibility SPG by providing minimum standard door widths, parking and turning circles. Which are indicated on the revised plans and are considered to have addressed council's guidelines in this instance.

6) Consultation Responses

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

- The addition to this property will have an unacceptable visual impact on the '1932' character of the area.
- The change of use will increase vehicular traffic
- Concerned that the term 'disabled people' with learning difficulties' may include people with mental health difficulties.

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.

THE JOHN LYON SCHOOL, PLAYING FIELDS, SUDBURY HILL

Ward HARROW-ON-THE-HILL

2 METRE HIGH FENCING TO SOUTH VALE AND SUDBURY HILL BOUNDARIES; 2 METRE HIGH METAL GATES ACROSS SITE ACCESSES FROM SOUTH VALE AND SUDBURY HILL AND ALTERATIONS TO HARDSURFACED AREA FROM SUDBURY HILL; 2 METRE HIGH FENCING TO WEST SIDE OF PLAYING FIELD AND CONCRETE DEMARCATION POSTS TO GREEN LANE BOUNDARY AND SUDBURY HILL ACCESS

Applicant: THE JOHN LYON SCHOOL

Agent: KENNETH W REED & ASSOCIATES

RECOMMENDATION

Plan Nos: 1451-1, 2B, 3B, 4B

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 approved shall not commence until a detailed metric scale drawing identifying trees to be retained, trees to be removed and trees to be planted have first been submitted to, and approved in writing by, the local planning authority. The drawing shall identify species, include a schedule of planting densities where appropriate, shall include details of underground works and measures for the protection of existing trees and shrubs during construction. The development shall be carried out in accordance with the details and protection measures so agreed.

REASON: To safeguard the character and appearance of the conservation areas and the visual amenity residents and of the locality.

3 The development hereby approved shall not commence until details of the colour to be applied to the fencing and gates have first been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the details so agreed.

REASON: To safeguard the character and appearance of the conservation areas and the visual amenity residents and 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 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:

SEP5 Structural Features

SEP6 Areas of Special Character, Green Belt and Metropolitan Open Land

SD1 Quality of Design

SD2 Conservation Areas, Listed Buildings, Sites of Archaeological Importance and Historic Parks and Gardens

EP25 Noise

EP29 Tree Masses and Spines

EP31 Areas of Special Character

EP44 Metropolitan Open Land

EP45 Additional Building on Metropolitan Open Land

D4 Standard of Design and Layout

D14 Conservation Areas

D15 Extensions and Alterations in Conservation Areas

D16 Conservation Area Priority

C7 New Education Facilities

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Impact upon Metropolitan Open Land, Character and Appearance of Conservation Areas and Area of Special Character
- 2) Residential Amenity
- 3) Trees
- 4) Highway Safety
- 5) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Minor Development

Site Area: 9.8ha

Council Interest: None

b) Site Description

- Irregularly shaped 9.8 hectare site used as school playing field and designated Metropolitan Open Land

- existing accesses from South Vale and Sudbury Hill; site bounded to north-east and south-west by South Vale and Sudbury Hill, to north-west by Green Lane (footway between South Hill Avenue & South Vale), to north by Harrow Field Gardens and to south-east by rear boundaries of property in Greenford Road
- existing boundary treatment comprises derelict timber fence to Sudbury Hill & South Vale, concrete demarcation posts to Green Lane, chainlink fence to Harrow Field Gardens and mature trees and shrubs provide significant screening to some parts of the site
- Tree Preservation Orders protect trees on adjoining sites in Greenford Road, Buchanan Court and Harrow Field Gardens; South Hill Avenue Conservation Area covers land to west (but excluding Runnelfield) beyond Green Lane, Sudbury Hill Conservation Area covers land to north including part of application site
- Harrow-on-the-Hill Area of Special Character designation covers land to north and east of the site

c) Proposal Details

- 2 metre high green palisade railings to boundaries with South Vale (and return to Greville Court garages) (total 260 metres length) and Sudbury Hill (total 260 metres length)
- 2 metre high green palisade railings to run between 12 metres and 15 metres 'inside' the boundary with Green Lane (total 210 metres length), with the actual boundary identified by concrete demarcation posts at 25 metre centres
- 1.8 metre high close boarded fence to north-west of Sudbury Hill access point and set below embankment (approximately 35 metres length), with the actual boundary identified by concrete demarcation posts at 15 metre centres
- 2 metre high green gates and associated enclosure railings to Sudbury Hill and South Vale access points with associated resurfacing and hardsurfacing alterations to South Vale access

d) Relevant History

- None

e) Applicant Statement

- There are three aspects to the scheme:
 - **South Vale frontage:** this frontage has dense vegetation such that a timber fence would not survive. There have been breaches of security and vandalism from this side of the site. Due to its colour and siting within dense vegetation to proposal will be discreet yet provide suitable security and robustness.

- **Green Lane:** The school with to define the boundary with posts but allow public access to the woodland area adjacent to Green Lane. However security is required as there are gaps that which allow access to the playing fields for dog walkers and vandals and the railings, set inside the boundary, may not even need planning permission.
- **Sudbury Hill:** The timber fence would shield the groundsman's yard and equipment at the base of a wooded steep bank. The gates will provide a solid, robust but aesthetically pleasing appearance and the rest of the boundary at the bottom of the bank to the east will be palisade railings until it meets the fence which defines the eastern boundary.
- The boundary to Harrow Field Gardens does not require any further fencing or demarcation at this time.
- At the request of officers the following additional information has been received:
- We wish to retain and replace the Hawthorn and mixed hedge on both sides of the fencing. The fence will not necessarily be located on the boundary and will be positioned to miss any tree or hedge expanse. Where there is no vegetation or where the vegetation is lost this will be heavily planted with new or translocated hedging. It would be difficult to provide a scheme at this stage and we hope you will settle for a sensible condition. The hardsurfacing at South Vale entrance has been amended and is needed to allow a war to pull completely off the road before opening the gates. We would be happy to provide a gravel topping to the surface and again hope this can be covered by condition.
- (From the Grounds Manager, John Lyon School): In 2002 and again in 2004 I was assaulted with a knife and on the latter occasion three men threatened to break into my property, burn down my house and kill my family. Staff have been threatened and verbally abused when asking large groups of men to leave. Some pitches have been ruined by unauthorised misuse. In 2005 site screens were vandalised at a replacement cost of £4000.00. General vandalism of goalposts, their sockets and turf also occurs. More recently the woodland area has been used for lewd acts and as camping area. In 2004 the pavilion was broken into and over £1000.00 worth of damage to building and vending machines occurred. In 2005 machines in the yard were stolen and damaged. Men also had to be asked to leave when found taking pictures of the boys. Vandalism to and graffiti on the lower pavilion at South Vale has taken place; broken glass bottles have to be cleared regularly. Nursery staff were abused and vandalism threatened when they asked a man to clear up his dog's mess. I believe that a secure fence would stop this anti-social behaviour. (9 crime numbers, a witness statement and a Metropolitan Police report have also been submitted).

f) Consultations:

Advertisement:	Character of Conservation Area	Expiry: 27-JUL-06
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Notifications:

Sent:	Replies:	Expiry:
67	2	13-JUL-06

Summary of Response:

spoil view into playing fields and natural beauty of South Vale, will lower tone of neighbourhood and encourage graffiti, adverse effect on property prices, unclear why a fence is now necessary, disruption and traffic problems during construction, access to the playgroup would not be facilitated and children may be injured running their hands along the fence, part of area to be fenced is conservation area, ecology provided by wooded area would be damaged during construction, precedent.

Harrow Hill Trust: girdle of green the Hill appears almost rural with boundaries lightly fenced and vegetated. The usual mode of fencing is wire with green showing through and dominant. 2 metre high palisades with spikes would constitute an unfortunate precedent, changing from 'girdle of green' to 'ring of steel'. This would apply both aesthetically as an area of special character and psychologically in perceptions of the Hill and its social character. If fencing is thought to be needed it should be screened from view from outside the site. We doubt this would be possible with 2m high palisades.

LBH Highways: No objections in principle however the South Vale frontage should be setback a minimum of 6 metres from the edge of the carriageway to ensure that vehicles can clear the highway. It is assumed that the proposed fence runs along the boundary line with the highway and the playing fields.

APPRAISAL

1) Impact upon Metropolitan Open Land, Character and Appearance of Conservation Areas and Area of Special Character

The John Lyon Playing Field undoubtedly makes a positive contribution to the character and appearance of this part of the Hill, by reason of its openness and its greenness. However the maintenance of the open land depends upon the continuation of appropriate, supporting uses such as school playing fields. In light of the evidence supplied by the applicant's agent the need to secure the site and, therefore, ensure that the appropriate use of the open land can be sustained is recognised. However it is also acknowledged that the provision of effective boundary treatment will have some detrimental impact upon the visual amenity and character of the land and surroundings. Ultimately a balance has to be struck between the degree of harm, taking into account any mitigation

measures, and the desirability of site security having regard to the safety of the users of the playing fields and the continued use of the open land for this purpose.

UDP Policies SEP5 and SEP6 seek the protection and enhancement of Areas of Special Character (ASC) and Metropolitan Open Land (MOL) from inappropriate uses and developments. In respect of ASC, Policy EP31 goes on to resist damage to features that contribute to the area and to protect views/skylines from intrusive development. In respect of MOL, Policy EP45 requires that development be limited to that essential for the permitted use of the land and that such development should not have an adverse impact on the character of the area.

The stretch of palisade fencing to be sited behind the woodland area adjacent to Green Lane would, it is considered, have minimal visual impact. By reason of the dense vegetation forming the woodland area the fence would be screened from view at Green Lane, and in views to this direction from within the site the same vegetation would provide a green backdrop.

Similarly the proposed timber fencing to the northwest of the Sudbury Hill access would be sited below a steep embankment and, again in conjunction with existing planting, would have an acceptable visual impact.

The stretch fencing and gates to Sudbury Hill and South Vale would, of course, be more readily visible from the public vantage point of the streetscene and would introduce a visually more formal, urban boundary treatment. Whilst this would not *per se* undermine the openness of the land it would detract from the positive contribution of that the land makes to the character and appearance of this part of the Hill.

However, it is considered that the degree of impact could be reduced by the retention of existing vegetation, wherever possible, and the provision supplemental planting where existing thin areas exist and where construction works result in thinning. Together with the application of an appropriate colour, it is considered that this could be adequately addressed by a suitably worded condition. Whilst these measures would be unlikely to completely mitigate the visual presence of the fencing it would, on balance of the security benefit that would ensure the continued use of the site as playing fields, reduce the impact to a level which is considered to be acceptable.

The part of the proposal to provide a timber fence and concrete demarcation posts to the northwest of the Sudbury Hill access point would be sited within the Sudbury Hill Conservation Area. Part of the palisade fencing and gates to this frontage would face the conservation area boundary on the opposite side of the road and to this extent could affect its setting. In relation to the South Hill Avenue Conservation Area to the west of the site, whilst the impact is more limited due to the alignment and proximity of the site and conservation area boundaries. Nevertheless the fence adjacent to South Vale would be apparent

in views out of the Conservation Area from Orley Farm Road.

As above, with retained and supplemental planting, together with the application of a suitable colour, it is considered that the degree of impact would be limited to that justified by the benefit to security that the fence would provide. Details of the appearance and size of the concrete posts have not been supplied but could be agreed by condition in consultation with conservation area officers. It is considered that the timber fence and posts, by reason of their siting and subject to detailed controls, would preserve the character and appearance of the Sudbury Hill Conservation Area. Again subject to detailed controls the degree of visual impact of the proposal to the Sudbury Hill, South Vale and Green Lane frontages would not be so significant as to be detrimental to the setting of the adjacent conservation areas.

It is not considered that the impact of the proposal in terms of social perceptions of the Hill would be so significant as to warrant withholding planning permission. As each application has to be judged on its own merits neither is it considered to be justified to refuse permission on the basis of precedent.

2) Residential Amenity

When viewed from property in Runnelfield the fence would be largely screened by the existing woodland, and the proposed demarcation posts would be of limited impact. No residential property faces the proposed palisade fencing in Sudbury Hill and there would be limited impact from the timber fencing and concrete posts when viewed from the adjacent property to the northwest of the site including Harrow Fields Gardens. There would be some return palisade fencing to the car park access at Greville Court on Greenford Road, but again the significance of this is considered to be limited. A number of properties in South Vale would face the proposed palisade fencing and gates to this frontage of the site. However, as described above, the visual impact would be to some extent mitigated by matters that can be controlled by condition. Subject to these it is not considered that the visual impact upon the occupiers of facing property in South Vale would be so great as to be detrimental to their amenity. Neither is it anticipated that there would there be any material impact upon residential amenity, including the noise that may arise from the opening and closing of the gates.

3) Trees

As noted above, trees can be retained, safeguarded and supplemented by condition. It is not considered that neighbouring tree preservation areas would be affected by the proposed development.

4) Highway Safety

The proposed gates would be sited back from the highway sufficient to allow a car to turn in from Sudbury Hill and South Vale without any residual overhang of the highway. In these circumstances it is considered unlikely that the proposal would be detrimental to the free flow and safety of vehicles and pedestrians using the adjacent highways.

5) Consultation Responses

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

- will lower tone of neighbourhood and encourage graffiti: it is not considered that the proposed palisade fencing would encourage graffiti
- adverse effect on property prices: not a planning consideration
- unclear why a fence is now necessary: set out above
- disruption and traffic problems during construction: not considered to be so significant to warrant withholding planning permission
- access to the playgroup would not be facilitated: no change to nursery access arrangements
- children may be injured running their hands along the fence: considered unlikely to be a frequent or significant danger
- ecology provided by wooded area would be damaged during construction: area not identified for ecology protection purposes but see tree conditions above
- All other matters as set out in the main report above.

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.

HIGHCROFT, THE COMMON, P/1697/06/DFU/MRE
STANMORE HILL
REAR DORMERS

Item: 2/11
Ward STANMORE PARK

Applicant: MR & MRS R EKER

RECOMMENDATION

Plan Nos: 06/225/1, 2, 3, 4 & Site 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 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.

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 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:

SD1 Quality of Design

SEP6 Areas of Special Character, Green Belt and Metropolitan Open Land

EP31 Areas of Special Character

EP33 Development in the Green Belt

EP34 Extensions to Buildings in the Green Belt

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

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 (2004 UDP)

- 1) Impact on Green Belt and Area of Special Character (SEP6, SD1, D4, EP31, EP34, EP33)
- 2) Residential Character and Neighbouring Amenity (SD1, D4, D5)
- 3) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Householder
Green Belt
Site Area: 2500m²
Council Interest: None

b) Site Description

- Site lies on the south-west side of Stanmore Common in a row of large detached properties of individual design and appearance
- Situated within Green Belt land and Area of Special Character
- Substantial two storey property with large two storey side annex, set within spacious and mature grounds
- Site is screened from road and adjacent dwellings by mature trees and shrubbery
- Main house has a ridged roof with gable ends
- Rear building line set approximately 2m in front of adjacent dwelling at Chestnuts
- Other adjacent dwelling at Grosvenor House spaced over 25m away from applicants

c) Proposal Details

- Construction of 3 dormer windows in the rear roof slope of the main house
- All dormers to same size being to a width of 2m and with a ridge roof over to a height of 2m
- All dormers set back 2.2m from roof eaves

d) Relevant History

- None.

e) Applicant Statement

- None

f) Consultations:

Notifications:

Sent:	Replies:	Expiry:
4	1	17-JUL-06

Summary of Response:

Overlooking; loss of privacy

APPRAISAL

1) Impact on Green Belt and Area of Special Character

Policies EP33 and EP34 of the UDP states the criteria against which development in the Green Belt will be assessed. With respect to the extension of dwellinghouses, Green Belt policies aim to restrict the increase in size of dwellings within the Metropolitan Green Belt, in order to safeguard the openness of it. It is noted that the dwelling has been previously extended. However, the roof alterations are considered to constitute minor works at upper levels of the building that would not have a detrimental impact on the openness of the locality or the character of the Green Belt given their modest size in relation to the spaciousness of the site and its surroundings.

It is considered that the proposed rear dormers are therefore not inappropriate nor disproportionate in size when compared to the original house. Accordingly it is deemed that the proposed additions would not be harmful to the Green Belt, the streetscene or the character of the Area of Special Character.

2) Residential Character and Neighbouring Amenity

The siting and design of the three dormers would be an unobtrusive addition and would complement the general style of the existing building to ensure that the character and appearance of the area would be preserved.

The siting of the proposed rear dormers means they would face the rear amenity space of the adjacent dwellings at Cedar Trees and Grimsdyke Manor at distances of at least 35m. Boundary treatments comprise a high mature hedge and shrubbery on all flanks which would obviate overlooking of neighbouring properties.

The proposed dormers would be visible from some sections of neighbouring amenity space, but it is not considered by virtue of their modest size that they would be unduly imposing or obtrusive.

In conclusion, it is considered that the proposal would have no unreasonable affect on the amenities of the neighbouring occupiers or the character of this residential locality.

3) Consultation Responses

- None

CONCLUSION

For all the reasons considered above, and weighing up the development plan polices 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.

Item: 2/12

19 STANMORE HALL, WOOD LANE, P/1784/06/CFU/LW
STANMORE

Ward STANMORE PARK

EXTENSION AND ALTERATION OF FIRST FLOOR STAIR LANDING

Applicant: MR S GELLER
Agent: MR S C MISTRY

RECOMMENDATION

Plan Nos: 0669/01, Location Plan

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

1 Detailed drawings, specifications, or samples of materials as appropriate in respect of the following shall be agreed in writing by the local planning authority before the relevant part of the work is begun:

a) flooring

b) The works shall be completed in accordance with the approved details and shall thereafter be retained.

REASON: To protect the special architectural or historic interest of the listed building.

2 All new external and internal works and finishes and works of making good to the retained fabric shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any conditions(s) attached to this consent.

REASON: To protect the special architectural or historic interest of the listed building.

3 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.

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 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:

- SD2 Conservation Areas, Listed Buildings, Sites of Archaeological Importance, and Historic Parks and Gardens
- EP31 Areas of Special Character
- EP34 Extensions to Buildings in the Greenbelt
- D5 New Residential Development - Amenity Space and Privacy
- D11 Statutorily Listed Buildings
- D14 Conservation Areas
- D15 Extensions and Alterations in Conservation Areas

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.

A copy of the Office of the Deputy Prime Minister booklet "The Party Wall etc. Act 1996: explanatory booklet" is available free of charge from:

ODPM Free Literature, PO Box 236, Wetherby, LS23 7NB

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: odpm@twoten.press.net

Website: <http://www.safety.odpm.gov.uk/bregs/walls.htm>

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) Green Belt Land and Area of Special Character (SD2, EP31, EP34)
- 2) Impact on Listed Building and Conservation Area (D11, D14, D15)
- 3) Impact on Amenity (D5)
- 4) **Consultation Responses**

INFORMATION

a) Summary

Statutory Return Type: Householder Developments
Green Belt
Conservation Area: Little Common
Council Interest: None

b) Site Description

- The application site is located on the south side of Wood Lane just north of the corner with Stanmore Hill.
- The site is occupied by an early 19th century two and three storey detached stone mansion, now used as residential flats.
- The property received a Grade II Star listing in 1971.
- The spiral staircase, subject to the application, is located on the south elevation of the building.

c) Proposal Details

- Extending the landing at first floor level of the existing external spiral staircase connected to Flat 19 of Stanmore Hall.
- Existing iron railings to be removed and reused for the landing and replica iron flooring to be used.

d) Relevant History

P/1786/06/CLB	Listed Building Consent: Extension and Alteration of first floor stair landing	PENDING DECISION
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e) Applicant Statement

- None.

f) Consultations:

CAAC: No objections

Advertisement:	Character of Conservation Area	Expiry: 08-AUG-06
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Notifications:

Sent:	Replies:	Expiry:
25	0	26-JUL-06

APPRAISAL

1) Green Belt Land and Area of Special Character

The application site is located within the green belt and an area of special character, therefore any alteration to the building needs to ensure the character and appearance of the area is preserved. The proposal is minor extension to an existing landing that is located within a stepped in detail of the building. The proposal is not visible from the street, or from other viewpoints outside the plot and therefore will have no impact on the views in or out of the green belt or area of special character. The alteration to the building does not impact on the character or features that contribute to the area, which is further ensured by the proposed materials. Given this, it is considered that the character and appearance of the area will be preserved.

2) Impact on Listed Building and Conservation Area

The proposal occurs at the top on an existing staircase, and infills an existing iron framework between the landing and the wall of the property, creating an additional 3.5m² of landing. The proposal will not damage and features of special interest and is not obtrusive in terms of siting. The flooring will match the existing and conditions are recommended to ensure this is the case. The railings will be relocated from the existing landing and used to border the new section, further ensuring materials match in with the existing and preserving the character and appearance of the listed building.

The proposal is acceptable by virtue of its design, materials and siting and will preserve the special architectural and historical features and character of the building and surrounding area.

3) Impact on Amenity

The proposal creates additional landing space outside the building at a first floor level. No adjacent residents windows are located in the stairwell and as such the proposal will not have an impact on the neighbouring residents within the building. The site is very large and bordered by significant vegetation, protected by the conservation area, as such it is not expected that the landing will provide an overlooking opportunity to the adjoining plots. Therefore, given the size, location and use of the extension it is not expected that any detrimental impacts on amenity will occur.

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 any comments received in response to publicity and consultation, as set out above:
this application is recommended for grant.

89 BRIDGE STREET, PINNER

Item: 2/13
P/1923/06/CFU/OH

Ward PINNER

TELECOMMUNICATIONS DEVELOPMENT: ANTENNA ON CHIMNEY AT FRONT
AND EQUIPMENT CABINET AT REAR

Applicant: WALDON TELECOM LTD for ORANGE

RECOMMENDATION

Plan Nos: 30/GLN8049A01D, supporting statement by Waldon Telecom Ltd (ref: GLN8049)

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 antenna and associated attachment shall be painted to a colour to match the appearance of the existing chimneystack before its first use and thereafter retained permanently.

REASON: To safeguard the visual amenity and appearance of the building and the locality

3 If after the implementation of this permission, the antenna and the associated ancillary development are no longer required, the antenna, cabinet and associated installations shall be removed from the site and the buildings/land restored to its former condition.

REASON: To safeguard the visual amenity 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 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:

S1 The Form of Development and Pattern of Land Use

SD1 Quality of Design

SD2 Conservation Areas, Listed Buildings, Sites of Archaeological Importance and Historic Parks and Gardens

- D4 Standard of Design and Layout
- D14 Conservation Areas
- D24 Telecommunications Development

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Compliance with ICNIRP (D24)
- 2) Need for Installation (D24)
- 3) Character and Appearance of Conservation Area and Visual / Residential Amenity (S1, SD1, SD2, D4, D14, D24)
- 4) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Other
Conservation Area: Adjacent to Waxwell Lane Conservation Area
Council Interest: None

b) Site Description

- Land at junction of Bridge Street and the vehicular entrance to the rear of Fitness First and Lidl supermarket and opposite Pinner Police Station and Waxwell Lane Conservation Area
- Site located within Pinner District Centre
- Site is occupied by a 3 storey mid-terrace building; ground floor is in commercial use and the upper floors are in residential use
- Surrounding area is mixed commercial and residential

c) Proposal Details

- Installation of new antenna at roof level attached to the chimneystack of 89 Bridge Street
- Antenna is to a total height of 11.7 metres from ground level
- Cabinet is located at the rear of the premises, within the rear yard of the ground floor commercial premises at no. 89, adjacent to a single storey rear extension to this property and next to a single storey rear extension at no. 93 Bridge Street
- The cabinet would replace existing ventilation equipment and would measure 1450mm x 650mm x 1250mm

d) Relevant History

P/883/06/CDT	Prior approval determination: 15m high telecommunications mast with two antenna and equipment cabin	REFUSED 10-APR-06
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This proposal was located 10 metres in front of 81-95 Bridge Street on the maintained highways pavement.

Reason for Refusal:

1. The proposal by reason of its excessive height and prominent siting would be unduly obtrusive in the streetscene to the detriment of the visual amenity of neighbouring occupiers and the character of the locality.

The proposal by reason of unsatisfactory siting, would be likely to give rise to conditions prejudicial to safety and the free flow of traffic on the adjoining highway.

e) Applicant Statement

- There is an operational need for the development
- Alternative sites have been looked at but the applicant site represents the most suitable option
- The proposal complies with ICNIRP guidelines

f) Consultations:

- **Highways Engineer:** no comment
- **CAAC:** awaited

Advertisement:	Character of Conservation Area	Expiry: 07-SEP-06
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Notifications:

Sent: 77	Replies: To be advised	Expiry: 06-SEP-06
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Summary of Response:

Health and safety, affect commercial value of properties.

APPRAISAL

1) Compliance with ICNIRP

The proposal includes an ICNIRP declaration confirming compliance with the public exposure guidelines. In accordance with central government advice it is not necessary to consider actual or perceived health effects further in these circumstances.

2) Need for Installation

The applicant provides technical information with regard to the current capacity and coverage. They state that the site is required to improve 3G-network coverage within the Pinner area. Elsewhere in the text it is stated that the operator needs a site in the locality to provide acceptable levels of third generation coverage and capacity for surrounding roads, businesses and dwellings.

3) Character and Appearance of Conservation Area and Visual / Residential Amenity

The proposed antenna would be sited at roof level and attached to the chimneystack and would not project further forward into Bridge Street than the chimney. The application proposes to disguise the antenna in a manner that would ensure that it blends in with the surrounding materials of the chimney. A condition is recommended to ensure that the external appearance of the antenna matches with the external appearance of the brickwork of the chimneystack.

A further condition has been suggested to ensure that the equipment is removed and the land reinstated to its current condition, in the event that the installation is no longer required.

Subject to these conditions, it is considered that the proposed antenna (attached to the chimney) would have no material impact on the appearance of the property and visual amenity of the area.

As a result of the above, it is also considered that the proposed antenna would not have a material impact on the character and appearance of the Waxwell Lane Conservation Area.

The proposed equipment cabin is sited at the rear of the property and would be located in a void between two single storey rear extensions. The equipment cabin would replace existing ventilation equipment. It is considered that the proposed equipment cabinet at the rear would not be visible from nearby public land and would therefore be acceptable.

Given the scale and nature of the proposal, it is considered that the works would have no material visual impact on the character and appearance of the Conservation Area or the visual amenity of nearby residents.

4) Consultation Responses

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

- AWAITED

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.

49 HIGH STREET, HARROW-ON-THE-HILL **Item: 2/14**
P/1584/06/DFU/SB5

NEW SHOPFRONT Ward HARROW ON THE HILL

Applicant: MR T HARRISS
Agent: DPG DEVELOPMENT CONSULTANTS

49 HIGH STREET, HARROW-ON-THE-HILL **Item: 2/15**
P/1806/06DLB/LC3

LISTED BUILDING CONSENT: INSTALLATION OF NEW SHOPFRONT AND ENTRANCE TO ABOVE PREMISES Ward HARROW ON THE HILL

Applicant: MR T HARRIS
Agent: D P GAMBLIN

P/1584/06/DFU

RECOMMENDATION

Plan Nos:

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

1 The development hereby permitted shall not commence until details of a scheme indicating the provision to be made for people with mobility impairments, to gain access to, and egress from, the building(s) (without the need to negotiate steps) have 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 retained.

REASON: To ensure that the development will be accessible for people with disabilities in accordance with the policies of the Harrow Unitary Development Plan.

2 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.

3 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.

P/1806/06/DLB

RECOMMENDATION

Plan Nos:

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 tiles within the floor of the existing recess must be retained, and the design of the new door should be agreed by the local planning authority by reason of safeguarding the character and appearance of the listed building.

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 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

SD2 Conservation Areas, Listed Buildings, Sites of Archaeological Importance and Historic Parks and Gardens

D11 Statutorily Listed Buildings

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Listed Buildings (SD2, D11)
- 2) Quality of Design, Areas of Special Character and Conservation Area (SEP5, SEP6, SD1, SD2, EP31, D4, D14, D15)
- 3) New Shopfront and Access to Retail Facilities (D25, C17)
- 4) Amenity Space and Privacy (D5)
- 5) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type:

Conservation Area: Harrow on the Hill

Council Interest: None

b) Site Description

- Mid-terrace, three-storey listed premises located on the eastern side of the High Street
- Property is Grade II listed with the following list description:
- Nos. 45 and 47 by W Woodman of Reading, built in 1868. No. 49 is a William Woodbridge design, of the same year.
- The group are 3 storeys, in red brick with blue brick diapering and tiled roofs. There are bracketed eaves with attic dormers to nos. 45 and 47 and the gable to no. 49 is half hipped.
- Gothic style windows with delicate tracery bars to nos. 45 and 47.
- Ground floor and basement used as commercial
- First and second floor used as residential
- This part of Harrow does not fall within any designated shopping or business centre
- This stretch of the High Street is characterised by mainly commercial premises with residential uses above.
- Harrow on the Hill Conservation Area falls within area of special character.

c) Proposal Details

- Existing shopfront to be replaced with new shopfront in a traditional design
- Removal of existing recessed entrances to shop and residential units above
- Existing door to residential unit to be sited in line with the new shop front
- New entrance forming part of the shop premises to be sited at the opposite end to the flat entrance and would also be in line with the new shop front.

d) Relevant History

WEST/413/97/FUL	Removal of shopfront and insertion of brick in fill façade incorporating doorway and two windows	REFUSED 10-SEP-97
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Reasons for Refusal:

1. The proposed alterations, by reason of unsatisfactory design and/or appearance, would detract from the character and appearance of the property and this part of the Conservation Area.
2. The proposed loss of the shopfront would be likely to reduce the attractiveness of the unit to any future occupier of the building, and the loss of retail frontage which might then occur would lead to a loss of vitality to the commercial core of Harrow on the Hill, contrary to the provisions of the Unitary Development Plan and be damaging to the character of this part of the Conservation Area.

WEST/414/97/LBC Listed building consent: Removal of REFUSED
shopfront and insertion of brick in fill 10-SEP-1997
façade incorporating doorway and
two windows

Reason for Refusal:

1. The removal of the shopfront would detract from the special architectural or historical interest of the listed building.

e) Applicant Statement

- None

f) Consultations:

• **CAAC:**

- Objection: The shopfront should relate to design guidance as set out in the
- Harrow on the Hill Conservation Area Appraisal.
 - The proposals show too much fascia and therefore appear top heavy.
 - The fanlights are inappropriate and should be transom.

• **The Harrow Hill Trust**

- The depth of this is greater than that of the upper lights, which it is replacing.
- The use of arched fanlights in place of rectangular is not in keeping with the traditional designs.
- The whole design does not appear to conform to the guidelines set out in the Harrow Hill Village Conservation Area Policy Document.

• **Highways Engineer:**

- No objection, but condition to be applied to require that the doors along the front of the premises be designed so that they cannot swing out over the public footway. The reason for the condition is to ensure compliance with the highways Act 1980.

Advertisement:	Character of Conservation Area Extension of Listed Buildings	Expiry: 10-AUG-06
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Notifications:

Sent: 6	Replies: 0	Expiry: 27-JUL-06
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APPRAISAL

1) Character and Appearance of the Listed Building

The existing shopfront is part of a Grade II Listed row of buildings (45 to 49 odd). The shopfront is a modern addition and as such is noticeably different from those within the group, which are historic in character and appearance. No. 49 currently has a recessed doorway and 3 large plate glass windows subdivided with narrow mullions, with 3 transom lights above. The entablature is large and traditional in design, however the stallriser is limited, making the existing design appear awkward and top heavy.

There is opportunity to enhance the shopfront to be more in sympathy with and better related to the listed building. A design guide for the area sets out guidelines for new shopfronts and specifies that these must be traditional in style. It is therefore considered that the revised plans for 49 High Street have appropriately complied with the guidelines as set out in the *Harrow on the Hill Village Conservation Area Design Guide*.

Consequently the revised proposal would be in sympathy with the listed building and the grouping. It is accepted that since the architectural design and detailing of 49 High Street differs slightly to that of 45 and 47 High Street, there is no need to mimic the adjacent shopfronts. It is therefore considered that the traditional design proposed for 49 High Street would sit well both individually and within the group, preserving the character and appearance of the listed grouping.

2) Quality of Design, Areas of Special Character and Conservation Area

The existing recessed doorway provides access to upper floors as well as to ground floor level. It is proposed to bring the door forward to fall in line with the shopfront in order to prevent undesirable acts within the space. In respect of this and in terms of the conservation area, it would appear beneficial to bring the door forward in line with the street. In terms of the overall quality of design the proposed new shopfront has been sympathetically designed in keeping with the original character of this grade 2 listed building and would not, therefore be considered a detriment in terms of the scale, mass and character. The neighbouring properties do not have recessed passages and as such this alteration would also seem to preserve the character and appearance of the listed building, whilst enhancing the character of the conservation area.

Subject to the use of appropriate materials, which would require prior approval from the local planning authority, the proposed alterations to the shop front in terms of site detailing and architectural design, would not appear to impact upon the area of special character and therefore considered acceptable.

3) New Shopfront and Access to Retail Facilities

The Councils UDP guidelines seek to encourage new and altered shopfronts to be in keeping with the existing buildings and the local townscape. This stretch of the High Street is predominately characterised by commercial premises at ground floor level to which many shopfronts have been constructed of open glazed panels or a combination of part glazed and part solid panels or brickwork. Based on these factors, it is considered that the proposed shopfront would not appear unduly obtrusive to the detriment of the character of the locality or that of the streetscene.

Comments in relation to access are pending from the access officer

4) Amenity Space and Privacy

The residential development directly opposite would be separated by the highway, whereas the residential development directly above the site would not have direct view of the shopfront, it is therefore considered that the proposed development would not impact upon the residential amenity within the locality. It is considered that by bringing the recessed entrance door forward, which as existing shares a common passage with the entrance to the ground floor premises, has improved the privacy for the occupants of the above residential unit.

5) Consultation Responses

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

- The plans have been amended in line with the *Harrow On The Hill Village Conservation Area Design Guide* since the response from the Harrow on the Hill Trust.

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.

THE HOLLIES, 36 OXHEY LANE

**Item: 2/16
P/1707/06/CFU/JW**

Ward HARROW WEALD
CONSERVATORY AT REAR AND DEMOLITION OF EXISTING GARDEN SHED

Applicant: MR & MRS D GOLD
Agent: JONATHAN FISZPAN AGI ARTS

RECOMMENDATION

Plan Nos: 391/1; 391/2; 391/4 (Revision A); 391/5

GRANT permission for the development described in the application and submitted plans:

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 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:

SD1 Quality of Design

D4 Standard of Design and Layout

SEP6 Areas of Special Character, Green Belt and Metropolitan Open Land

EP33 Development in the Green Belt

EP34 Extensions to Buildings in the Green Belt

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Areas of Special Character, and Green Belt (SEP6, EP33, EP34)
- 2) Standard of Design and Layout (SD1, D4)
- 3) Impact upon residential amenity
- 4) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Householder
Green Belt
Site Area: 1649.33m²
Council Interest: None

b) Site Description

- Two storey detached property on north east side of Oxhey Lane, Harrow Weald
- Last house in a run of similar development on this side of Oxhey Lane – open land outside the Borough boundary adjacent to north side
- Detached outbuilding at the southeastern corner of the site, for which a certificate of lawful existing development has been obtained (P/455/06/DFE).

c) Proposal Details

- Permission sought for a conservatory to the rear of the property, glazed on all sides.
- Maximum depth of 4.45m and width of 4.6m.
- Finished with a part ridged, part crowned roof, 3.4m in height at the ridge and 2.2m at the eaves.
- Situated towards the north of the properties rear wall, 10m from the southern flank wall of the property.
- Demolition of existing detached outbuilding.

Revisions to Previous Application:

Following the previous decision WEST/718/01/FUL the following amendments have been made:

- Conservatory to rear of property, glazed on all sides
- Maximum depth of 4.5m, with a width of 12.1m.

d) Relevant History

EAST45690/92/FUL	Two storey detached garage with integral garage	GRANTED 14-DEC-92
WEST/718/01/FUL	Conservatory at rear	REFUSED 21-NOV-01

Reason for Refusal:

The proposed conservatory, by reason of the disproportionate extent of additions over and above the size of the original dwelling on the site that would result, would constitute an inappropriate development in the Green Belt and would be harmful to this part of the Green Belt, contrary to the provisions of the adopted Harrow Unitary Development Plan (1994).

P/455/06/DFE	Certificate of Lawful Existing Development: Retention of outbuilding	GRANTED 22-MAR-06
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Operational development of more than 4 years

e) Applicant Statement

- None

f) Consultations:

- None

Notifications:

Sent:	Replies:	Expiry:
1	0	14-JUL-06

APPRAISAL

1) Areas of Special Character and Green Belt

The property is located within the Green Belt and is part of the Harrow Weald Ridge Area of Special Character. Harrow Council's Green Belt policies require that proposals to extend buildings should minimise the adverse effect on the Green Belt character and be appropriate in terms of bulk, height and site coverage in relation to total site area.

Considering the modest size of the conservatory in relation to the house itself and gardens to the rear, the proposal is not considered to result in a disproportionate addition over and above the size of the original dwelling and is in this respect acceptable. In a similar respect, the size of the structure is modest enough to preserve the openness of the Harrow Weald Ridge Area of Special Character. The demolition of the outbuilding further reduces any cumulative impact the development may have upon the character of the area. With no permitted development rights, no other building could be built within the curtilage of the property without the need for planning permission.

2) Standard of Design and Layout

The size of the structure ensures that it will not look out of proportion compared to the building of which it will be ancillary. The design of the conservatory blends well into the built form of the original building, and is considered acceptable with regards to the above criteria.

3) Consultation Responses

- None

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.

430 ALEXANDRA AVENUE, HARROW

Item: 2/17

P/1794/06/DVA/RM2

Ward RAYNERS LANE

VARIATION OF CONDITION 2 OF PLANNING PERMISSION WEST/256/02/FUL
TO PERMIT OPENING TO CUSTOMERS FROM 10:00 HOURS TO 00:30 HOURS
OF THE FOLLOWING DAY

Applicant: EASTERN FIRE

RECOMMENDATION

Plan Nos: ITS 0011/05 and site plan

GRANT variation(s) in accordance with the development described in the application and submitted plans as follows:

1 The use hereby permitted shall not open to customers outside the following times:- 10.00 hours to 00.30 hours the following day, without the prior written permission of 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 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:

EM24 Town Centre Environment

EM25 Food, Drink and Late Night Uses

EP25 Noise

SD2 Conservation Areas, Listed Buildings, Sites of Archaeological Importance and Historic Parks and Gardens

D4 The Standard of Design and Layout

D14 Conservation Areas

D15 Extensions and Alterations in Conservation Areas

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Residential Amenity (EM24, EM25)
- 2) Character of Conservation Area (SD2, D4, D14, D16)
- 3) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Other
Conservation Area: Rayners Lane
Council Interest: None

b) Site Description

- The site is located on the eastern side of Alexandra Avenue within the Rayners Lane District Centre, within designated secondary retail frontage
- Site occupied by a mid terrace three storey building
- Ground floor is in use as a restaurant (A3) and the upper floors are occupied by two residential units
- Service road to the rear

c) Proposal Details

- Condition 2 of planning permission WEST/256/02/FUL allows opening to customers during the following times:
- 10.30 hours to 23.00 hours Monday to Saturday inclusive
- 10.30 hours to 22.30 hours Sundays
- It is proposed to vary this condition to allow opening to customers during the following
- 10.00 hours to 00.30 hours the following day (Monday to Sunday inclusive)

d) Relevant History

430 Alexandra Avenue

WEST/256/02/F UL	Change of use: retail to restaurant (Class A1 to A3) on ground floor	GRANTED 06-JUN-02
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438 Alexandra Avenue

P/564/06/DVA	Variation to condition 8 of planning permission ref: LBH/17672 to extend opening hours until 1 am Monday to Thursday and 1.30am Friday to Sunday	GRANTED 03-JUL-06
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e) Applicant Statement

- None

f) Consultations:

- **Highways Engineer:** awaited
- **CAAC:** awaited

Advertisement:	Character of Conservation Area	Expiry: 17-AUG-06
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Notifications:

Sent:
27

Replies:
1

Expiry:
27-JUL-06

Summary of Response:

noise, fumes, smell to early hours, extra rubbish, increased traffic, fire risk, anti-social behaviour

APPRAISAL

1) Residential Amenity

HUDP Policy EP25 undertakes to minimise noise and disturbance through, *inter alia*, controlling times of operation. Policy EM25 seeks to ensure that proposals for food & drink and late night uses do not have a harmful effect on residential amenity and in assessing applications regard will be had, *inter alia*, to the location of the premises, the proximity of residential property, the type of use proposed, soundproofing, parking/servicing and fume extraction.

The premises are located on the main road of Rayners Lane District Centre and are served by local bus routes. In such a location the degree of ambient noise and general disturbance may be expected to be greater than surrounding residential areas both during the daytime and, albeit to a lesser degree, also during evenings and weekends. Consideration must also be given to the living conditions of the occupiers of flats/maisonettes above ground floor level in this parade and that opposite.

Recently a planning application to allow the premises at 438 Alexandra Avenue to open between 12.00 hours – 1.00 hours the following day Monday to Thursday and 12.00 hours – 1.30 hours the following day Friday and Saturday was granted. No. 438 Alexandra Avenue is 4 doors to the north of the application site, on the same parade.

The proposal to open between 10.00 hours and 00.30 hours the following day means that the application premises could open 30 minutes earlier each day and close 1 ½ hours later Monday to Saturday and 2 hours later on a Sunday. These proposed hours is intended to match the hours allowed under the Licensing Act 2003. Should subsequent nuisance result to neighbouring residencies with regards to anti-social behaviour then the responsible authority may call for a review of the license at which time the terms of the license can be considered.

It is considered that due to the location of the premises in a District Centre and taking consideration of a similar scheme at a neighbouring property, the proposal to vary the conditions would be acceptable.

2) Character of Conservation Area

It is considered that the proposal would not materially affect the character or appearance of the Rayners Lane Conservation Area.

3) Consultation Responses

- Noise – dealt with in report above
- Fumes, smell to early hours – there is a ventilation system in place at the premises, any concerns relating to these issues should be directed to Environmental Health
- Extra rubbish – Environmental Health concern
- Increased traffic
- Fire risk – not a material planning consideration
- Anti-social behaviour – dealt with in report above

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.

SECTION 3 – OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

Item: 3/01

274-278 NORTHOLT RD, SOUTH HARROW P/1335/06/DVA/OH

Ward ROXETH

VARIATION OF CONDITION 2 OF APPEAL PERMISSION APP/M5450/A/04/1157717 TO PERMIT OPENING TO CUSTOMERS FROM 9:00 HRS SUNDAY TO THURSDAYS UNTIL 01:00 HRS THE FOLLOWING DAY AND FROM 09:00 HRS FRIDAY AND SATURDAYS UNTIL 02:00 HRS THE FOLLOWING DAY

Applicant: MR AZIZ DAMANIA

Agent: PDS LICENSING

RECOMMENDATION

Plan Nos: Site plan

REFUSE permission for the development described in the application and submitted plans for the following reason(s):

1 The proposed variation of condition to allow extended opening hours would give rise to additional activity, noise and disturbance at unsocial hours that would be detrimental to the residential amenity of neighbouring occupiers.

INFORMATIVES

1 INFORMATIVE:

The following policies in the Harrow Unitary Development Plan are relevant to this decision:

EM24 Town Centre Environment

EM25 Food, Drink and Late Night Uses

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Residential Amenity (EM24, EM25)
- 2) Consultation Responses

INFORMATION

a) **Summary**

Statutory Return Type: Other
Town Centre: South Harrow
Council Interest: None

b) Site Description

- North western side of Northolt Road, south of junction with Eastcote Lane within South Harrow District Centre
- Occupied by 3 storey building, ground floor retail, first floor offices, second floor offices and educational uses
- Valid unimplemented permission for banqueting use at first floor level
- First and second floor elements over front half of building
- Private car park behind the site
- 2003 Electoral Register shows the nearest residential flats at the following addresses: -
- Opposite: 271a, 273a, 275a, 277a, 279a, 285a, 289a, 291a, 293a
- On the same side: 260a, 264a, 266a, 268a, 280b, caretakers flat 282, 284a, 286a, 288a

c) Proposal Details

- Variation of condition 2 of appeal permission APP/M5450/A/04/1157717 to permit opening to customers from 09:00 hours Sunday to Thursday until 01:00 hours the following day & from 09:00 hours Friday & Saturday until 02:00 hours the following day.

d) Relevant History

P/2920/03/CFU Use of first floor as banqueting suite REFUSED
(Class D2) 17-MAR-04

Reasons for Refusal:

1. The proposed change of use would result in increased disturbance and general activity at unsocial hours to the detriment of the amenities of neighbouring residents.

Allowed on Appeal (APP/M5450/A/04/1157717) subject to the following condition (condition 2): -

2. The use hereby permitted shall not be open to customers and customers shall not be permitted to remain on the premises outside the following times:
 - a) 09.00 hours to 23.00 hours, Sunday to Thursday inclusive,
 - b) 09.00 hours to 23.30 hours on Friday and Saturday,
without the prior written permission of the local planning authority.

e) Applicant Statement

- None.

f) Consultations:

- None.

Notifications:

Sent:	Replies:	Expiry:
33	0	15-JUN-06

APPRAISAL

1) Residential Amenity

HUDP Policy EP25 undertakes to minimise noise and disturbance through, *inter alia*, controlling times of operation. Policy EM25 seeks to ensure that proposals for food & drink and late night uses do not have a harmful effect on residential amenity and in assessing applications regard will be had, *inter alia*, to the location of the premises, the proximity of residential property, the type of use proposed, soundproofing, parking/servicing and fume extraction.

The premises are located on the main road of a District Centre and are served by local bus routes. In such a location the degree of ambient noise and general disturbance may be expected to be greater than surrounding residential areas both during the daytime and, albeit to a lesser degree, also during evenings and weekends. However, consideration must also be given to the living conditions of the occupiers of flats/maisonettes above ground floor level in this parade and that opposite. Whilst ambient noise levels from traffic is likely to remain higher than surrounding residential roads at the closing times proposed, it is considered that activity associated with the use would be more intrusive to immediately neighbouring occupiers and would as a result be detrimental to their residential amenity.

The issue of residential amenity was considered by the Planning Inspector determining the appeal (APP/M5450/A/04/1157717) relating to application P/2920/03/CFU. The Planning Inspector considered that the congregation of patrons around the single entrance and exit and on the footway outside would create focal points for continuing noise and not a series of transient events throughout the evening. He considered that this disturbance would be particularly noticeable above background noise levels, especially at nighttime during the hours that people are normally sleeping.

In addition to the above, the Inspector was concerned that any additional use of the car park at the rear late at night would involve car doors slamming. The Inspector thought that this would result in intrusive noise events at the rear, in an area with a lower background noise level compared to Northolt Road. This impact would have been exacerbated by the fact that some of these buildings are located only 10-15m away from some parking spaces and he thought that the residential occupiers of the flats on Northolt Road would be disturbed by such noise.

The Inspector made reference to PPG24, which suggests that the usual sleeping hours are 23:00 to 07:00 and that opening the banqueting suite to customers outside of these times would be sufficient to warrant a dismissal of the appeal. Consequently, he imposed a time limit on the operation of the facility; and subject to this the Inspector concluded that the proposal would have no serious detrimental impact on the living conditions of occupiers of neighbouring dwellings in terms of noise and disturbance.

Therefore, it is considered that the proposal to open beyond the hours imposed by the Inspector on the appeal would have a detrimental impact on the living conditions of occupiers of neighbouring dwellings in terms of noise and disturbance. This application is therefore recommended for refusal.

2) Consultation Responses

- None.

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 refusal.

SECTION 4 – CONSULTATIONS FROM NEIGHBOURING AUTHORITIES

SECTION 5 - PRIOR APPROVAL APPLICATIONS