
**74 UXBRIDGE ROAD, HARROW WEALD
(TEXACO SERVICE STATION)**

**1/03
P/1984/05/CFU/DT2**
Ward: HARROW WEALD

REDEVELOPMENT: PART 2/PART 3
STOREY BLOCK TO ACCOMMODATE
HEALTH CENTRE AND 14 FLATS WITH
CAR PARKING

KENNETH W REED & ASSOCS. for LONDON REGIONAL PROPERTIES

RECOMMENDATION

Plan Nos: 1405/100; /10B; /11B; /12B; /13A

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

- 1 Time Limit - Full Permission
- 2 Landscaping to be Approved
- 3 The development hereby permitted shall not commence until a scheme for:-
 - (a) The storage and disposal of refuse/waste
 - (b) and vehicular access theretohas been submitted to, and approved in writing by, the local planning authority. The development shall not be occupied or used until the works have been completed in accordance with the approved details and shall thereafter be retained.
REASON: To ensure adequate standards of hygiene and refuse/waste collection without prejudice to the enjoyment by neighbouring occupiers of their properties.
- 4 Water Storage Works
- 5 Before the development commences a detailed site investigation shall be carried out to establish if the site is contaminated to assess the degree and nature of the contamination present and to determine the potential for the pollution of the water environment. The method of this site investigation shall be agreed with the Local Planning Authority prior to commencement of the work. Details of appropriate measures to prevent pollution of ground water and surface water, including provisions for monitoring, shall be submitted to and approved in writing by the Local Planning Authority before the development commences. The development shall then proceed in strict accordance with the approved measures.
REASON: To prevent pollution of the water environment.
- 6 The construction of the site foundations shall be carried out in accordance with details submitted to and approved in writing by the Local Planning Authority before the development commences.
REASON: To prevent pollution of groundwater.
- 7 Water - Soakaways
- 8 Water - No Sewage or Trade Effluent
- 9 Disabled Access - Buildings

continued/

Item 1/03 – P/1984/05/CFU continued.....

- 10 No development shall take place until a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to, and approved in writing by, the local planning authority.
The boundary treatment shall be completed:
a: before the use hereby permitted is commenced
b: before the building(s) is/are occupied
c: in accordance with a timetable agreed in writing with the local planning authority
The development shall be completed in accordance with the approved details and shall thereafter be retained.
REASON: To safeguard the amenity of neighbouring residents and the character of the locality.
- 11 No demolition or site works in connection with the development hereby permitted shall commence before:-
(a) the frontage.
(b) the boundary.
of the site is enclosed by a close boarded fence to a minimum height of 2 metres. Such fencing shall remain until works and clearance have been completed, and the development is ready for occupation.
REASON: In the interests of amenity and highway safety.
- 12 The development hereby permitted shall not commence until details of cycle parking facilities have been submitted to and approved by the Local Planning Authority. The facilities shall be provided as approved before occupation of the development.
REASON: To ensure that there is provision of satisfactory parking facilities.
- 13 The premises shall be used for the purpose specified on the application and for no other purpose, including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that order with or without modification).
REASON: To safeguard the amenity of neighbouring residents.
- 14 The use hereby permitted shall not open to patients outside the following times:-
a) Monday - Friday 8:00 am - 6:30 pm
b) Saturday - 8:00 am - 12 noon
c) Not at all on Sundays
REASON: To safeguard the amenity of neighbouring residents.

INFORMATIVES:

- 1 Standard Informative 23 – Considerate Contractor Code of Practice
- 2 Standard Informative 32 – The Party Wall etc. Act 1996
- 3 Standard Informative 35 – CDM Regulations 1994
- 4 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:

2004 Harrow Unitary Development Plan:

- | | |
|-----|---|
| SD1 | Quality of Design |
| D4 | Standard of Design and Layout |
| D5 | New Residential Development - Amenity Space and Privacy |

continued/

Item 1/03 – P/1984/05/CFU continued.....

| | |
|------|---|
| D9 | Streetside Greenness and Forecourt Greenery |
| D10 | Trees and New Development |
| T13 | Parking Standards |
| T14 | Public Car Parking |
| T15 | Servicing of New Developments |
| EP10 | Sustainable Urban Drainage |
| EP20 | Use of Previously Developed Land |
| EP22 | Contaminated Land |

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Residential Character (SD1, D4, D9, D10)
 - 2) Neighbouring Amenity (D5, SD3, C9, C16, T13, T14, T15, EP10, EP20, EP22)
 - 3) Consultation Responses
-

INFORMATION

a) Summary

| | | |
|---------------------------|---------------|--------------|
| Car Parking | Standard: |) |
| | Justified: |) See Report |
| | Provided: |) |
| Site Area: | 0.21 ha. | |
| No. of Residential Units: | 14 | |
| Habitable Rooms: | 49 | |
| Density - hrph: | 6 dph 233 hrh | |
| Council Interest: | None | |

b) Site Description

- existing garage, petrol station and electricity sub station on northern side of Uxbridge Road at the junction with Clamp Hill and Kenton Lane
- the Leefe Robinson P.H. and car park are on its south western boundary and a detached Post Office and general shop is on the north eastern boundary of the site
- detached two storey property and long rear garden of 2 Clamp Hill is at the rear of the site
- on the opposite side of the road is a crescent of shops surrounded by residential development

c) Proposal Details

- part two/part three storey block to accommodate health centre and 14 flats with parking
- hip end building with projecting front gables, wall returns and two projecting rear wings
- design in traditional architectural vernacular; facing bricks and soldier course banding contrasting with cream render at ground floor level. Large white timber windows with articulation in both the horizontal and vertical roof plans. Plain clay roof tiles. White metal balconies at first and second storeys on north, east and west elevations

continued/

Item 1/03 – P/1984/05/CFU continued.....

- off-street parking for 15 cars with access via existing vehicular crossover at southern entrance to site
- maximum building height of 12.8m, frontage width of 56m, maximum depth of 28.5m
- rear garden depth between 11 and 13.5m
- rear garden amenity space approximately 196m²

d) Relevant History

| | | |
|--------------|---|------------------------|
| LBH/93/6 | Demolition of existing buildings and erection of self-service petrol filling station w/car wash and service | GRANTED 03-APR-73 |
| P/282/05/CFU | Redevelopment: 3 storey block to accommodate health centre and 14 flats with car parking | WITHDRAWN 15-MAR-05 |

e) Applicant's Statement

Revised proposal respects front building line on Uxbridge Road.

Proposal addresses previous concerns raised by LPA, namely:-

- Retention of existing access at western end of the site to the satisfaction of the Highways/Traffic Engineer
- 45° code on the horizontal and vertical plane are maintained to overcome loss of light and outlook to adjoining property to the north of the site, 1 Clamp Hill.
- Building height stepped down to two storeys on the eastern boundary and to three storeys towards the western boundary, bringing it more into keeping with the scale of existing development in the locality.
- No overlooking of adjoining gardens to the rear of the site, in particular, that of 1 Clamp Hill. The two rear wings do not have windows in the northern elevation.
- Existing landscaped, tree lined strip and fencing would remain to add screening and a noise buffer between the public house car park and the proposed development.
- Building is designed to respect the character of the area. Articulation of the horizontal and vertical plans, differences in heights of roof lines, treatment of fenestration and balconies and palette of building materials, provides definition and visual interest.
- 2m wide green buffer parallel to boundary with 1 Clamp Hill is to be retained and an acoustic fence is to be provided.
- The Doctor's surgery/health centre, an important community facility is to be provided. Visitors by car will be identified at the front of the site near to the entrance; medical practitioners would have separate parking facilities at the rear of the centre
- Location of bin storage and collection point at Clamp Hill is acceptable.
- Direct access to the garden from ground floor units.
- existing right of way to the electricity sub station to be maintained in accordance with legal covenants for the site.
- Proposal will be more neighbourly than the existing use of the site as a petrol station.

continued/

f) Consultations

TWU: Advice is given on the need for proper drainage to ground, watercourses or surface water sewers, and for the applicants to adhere to the DETR guidelines on new connections that can achieve disposal on site without recourse to the public sewerage system.

EA: No objections providing the following conditions can be satisfactorily discharged:-

- a) a site contamination investigation on the basis of which details of measures to prevent groundwater and surface water pollution
- b) details of construction of site foundations
- c) no soakaways on contaminated ground
- d) Details of construction of foul and surface discharge drainage system

| | | |
|----------------------|-------------------|---------------------|
| Advertisement | Major Development | Expiry 08-SEP-05 |
| Notifications | Sent 47 | Replies 6 |
| | | Expiry 30-AUG-05 |

Summary of Responses: Overlooking and loss of privacy from proposed balconies, loss of daylight/sunlight, excessive height, bulk and massing of proposed building would be visually obtrusive and out of keeping with suburban scale of surrounding residential property, not clear whether it is only the return frontage of the 2m high wall that is to be retained, continuous wall should remain along with landscaped buffer and acoustic fencing that is proposed, existing trees should remain and be protected by TPO, increase in traffic congestion/harm to road safety

APPRAISAL

1) Residential Character

The current proposal is a revised scheme. An earlier application was withdrawn because it was an overdevelopment of the site. The physical scale of the building was felt to be too massive and overbearing in the streetscape of the locality, having a disproportionate relationship with surrounding development.

The height, scale, bulk and massing of the proposed development has now been reduced to address the scale of development in the locality. The form of the local townscapes varies, but it is predominantly two storeys. Accordingly, the height of the proposed building is set down from three storeys at the western end of the site to two storeys with dormer rooms in the roofspace, and then to two storey towards the eastern end of the site. The scale, bulk and massing has been reduced by the introduction of return walls, giving the building more articulation and visual interest. In these ways the proposal, which is on a prominent site, now has a more human scale in relation to the neighbouring post office and the houses at the rear of the site on Clamp Hill.

continued/

The design and appearance of the revised scheme is also acceptable, as was that of the previous scheme. The plain clay roof tiles, facing brickwork, painted render and the horizontal emphasis of the windows are in keeping with the architectural vocabulary of the area. It is considered therefore that the revised scheme complies with the advice in Policy D4 in that it has taken into account the setting of the local townscape along with its scale and character.

2) Neighbouring Amenity

The height, scale, bulk and massing of the building in the previous proposal was also considered to be harmful to the residential amenity of the house at the rear of the site, resulting in loss of light, overlooking and loss of privacy to properties on Clamp Hill, in particular, the adjoining house on the northern boundary, 1 Clamp Hill.

In the revised scheme, along with the reduction in the height of the building towards the eastern end of the site, the rear wing that projects from that end of the building is also two storey. Furthermore, the layout of the site has been reconfigured. The proposed health centre is now the two storey eastern wing of the building, whose windows do not serve habitable rooms. Whereas in the previous proposal the doctor's surgery/health centre was at the centre of the development, with residential wings on either side of it. In such circumstances, 1 Clamp Hill would have suffered overlooking from living/dining rooms of flats at first and second storey level.

Similarly, the revised site layout means that the off street parking at the rear of the doctor's surgery/health centre will be reserved for staff solely, while visitors to the premises will be identified at the vehicular entrance at the front of the site. In this way, vehicular movement within the site will be minimised and confined largely to certain times of the day.

An existing vegetation buffer that runs along the rear of the site boundary would be retained and would be augmented by an acoustic fence. It is considered that these measures would be satisfactory mitigation of the effect of noise from vehicular movement on houses on Clamp Hill. In any event, it is concluded that the activity associated with a medical practice would be much more neighbourly than the existing use as a petrol filling station and is in line with the advice in Policy D5. This is also true in relation to the proposed location of the refuse bin stores, which would be behind a 2m high brick wall in the north-eastern corner of the site.

It is concluded that the proposed use of part of the site as a doctor's surgery/health centre would not be harmful to residential amenity and would provide an additional community facility. As such, the proposal would be consonant with the advice in Policy C9.

In view of the existing long standing use of the site as a petrol/service station and in the light of the advice from the Environment Agency, a condition is recommended to explore the level (if any) of contamination on site, before the development commences. Subject to this investigation, the proposal will be in line with the advice in Policy EP20, in that it is seeking to make use of land that has been developed previously.

continued/

3) Consultation Responses
Addressed in report.

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.