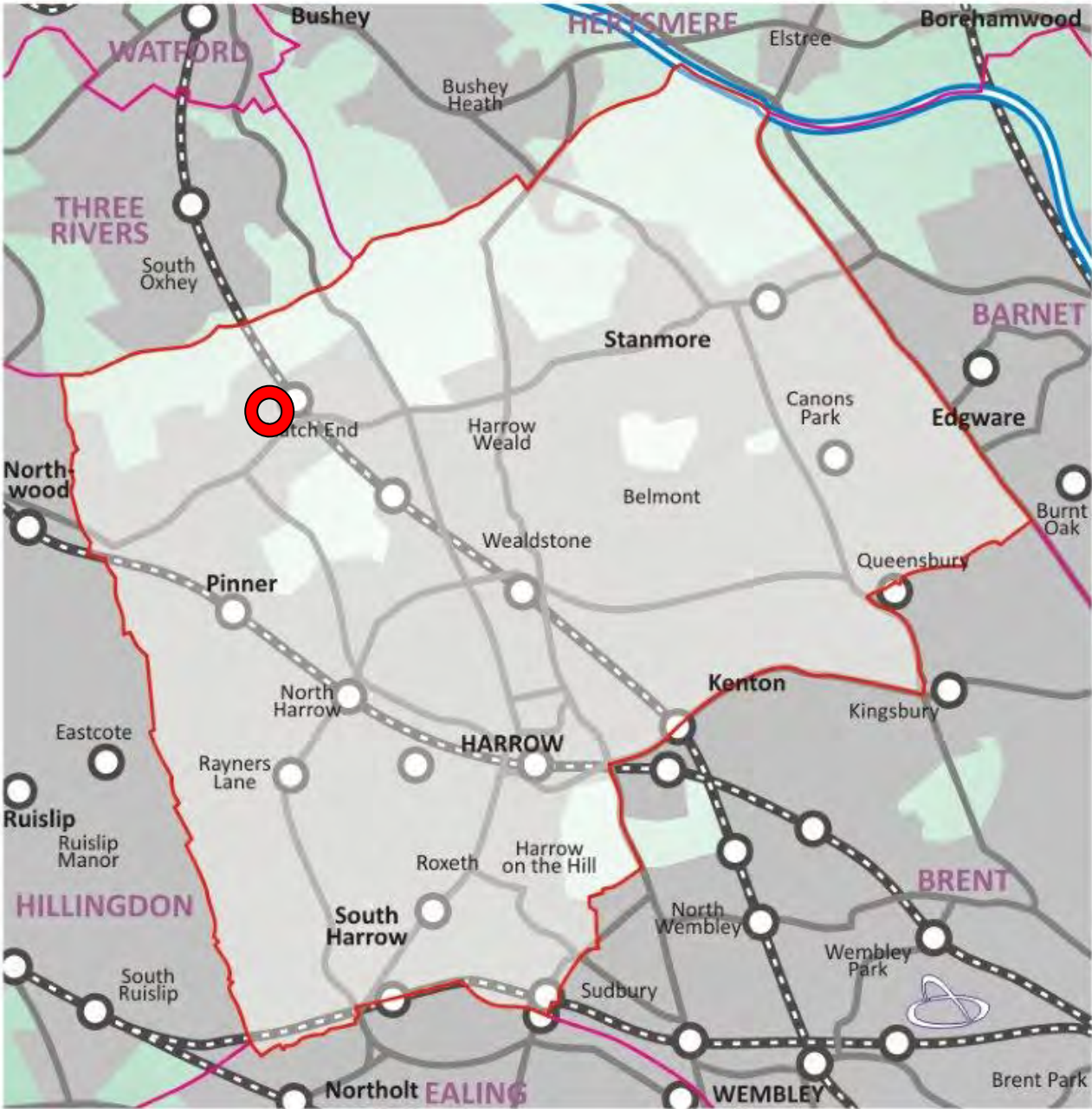
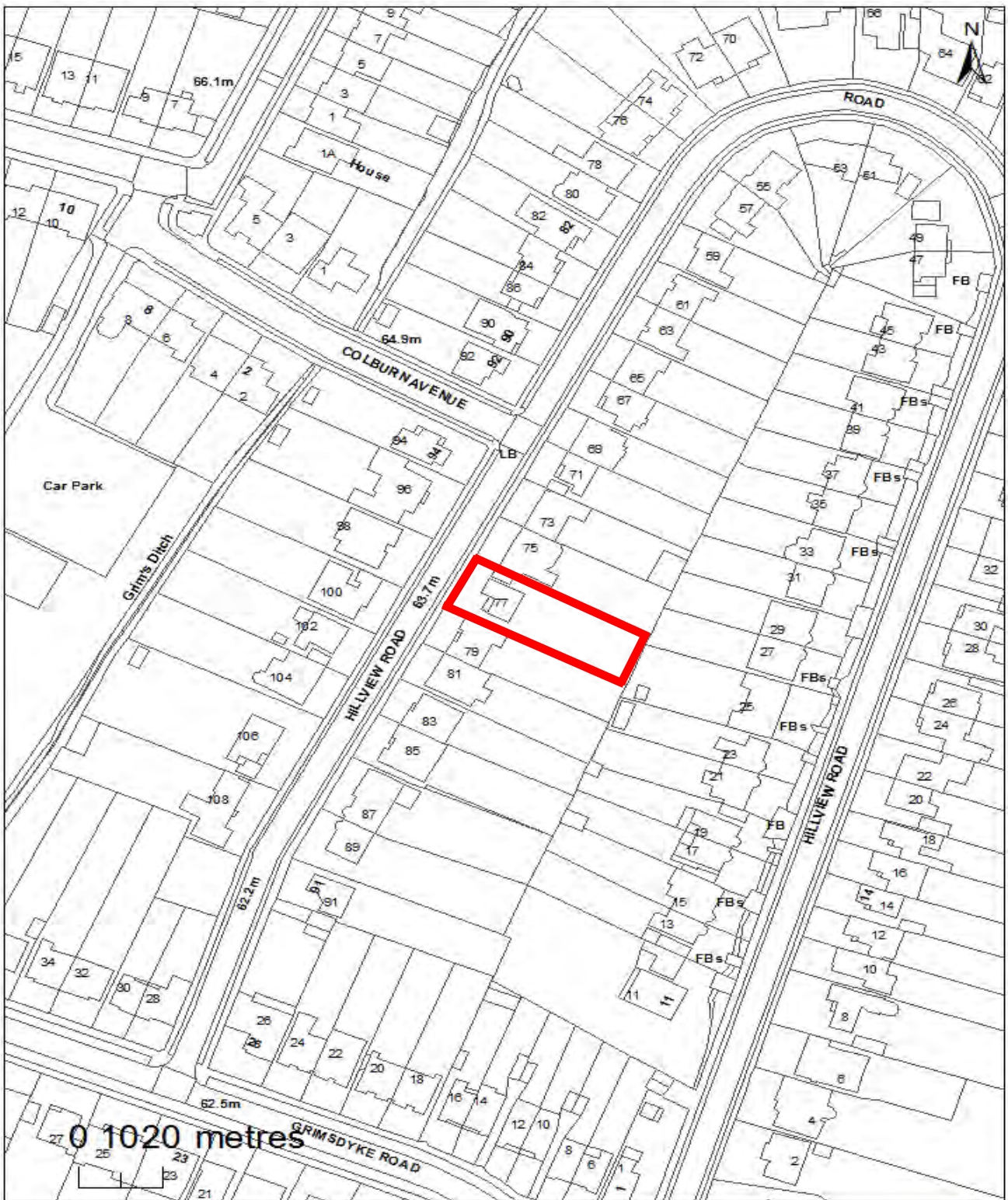


 = application site



77 Hillview Road, Pinner, HA5 4PB	P/3331/16
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77 Hillview Road, Pinner, HA5 4PB **P/3331/16**

LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

28th September 2016

Application Number: P/3331/16
Validate Date: 11/07/2016
Location: 77 Hillview Road, Pinner
Ward: Hatch End
Postcode: HA5 4PB
Applicant: Mr & Mrs Manga
Agent: Ten Point Five Architecture
Case Officer: Tendai Mutasa
Expiry Date: 05/09/2016

PURPOSE OF REPORT

The purpose of this report is to set out the Officer recommendations to The Planning Committee regarding an application for planning permission relating to the following proposal.

Re-development to provide a pair of semi-detached two storey dwellings with habitable roofspace; new vehicular access, parking, bin / cycle storage, landscaping and boundary treatments

RECOMMENDATION

The Planning Committee is asked to:

- 1) agree the reasons for approval as set out this report; and
- 2) grant planning permission subject to the Conditions listed in Appendix 1 of this report

INFORMATION

This application is reported to planning committee due to the public interest received under part 1, Proviso E of the scheme of delegation dated 29th May 2013.

Statutory Return Type: 13: Minor Dwellings

Council Interest: N/A

GLA Community Infrastructure Levy £8786.40

(CIL) Contribution (provisional):

Local CIL requirement: £27,614

HUMAN RIGHTS ACT

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

EQUALITIES

In determining this planning application the Council has regard to its equalities obligations including its obligations under section 149 of the Equality Act 2010.

For the purposes of this application there are no adverse equalities issues.

S17 CRIME & DISORDER ACT

Policies 7.3.B and 7.13.B of The London Plan and policy DM1 of the Development Management Policies Local Plan require all new developments to have regard to safety and the measures to reduce crime in the design of development proposal. It is considered that the development does not adversely affect crime risk.

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

BACKGROUND PAPERS USED IN PREPARING THIS REPORT:

- Planning Application
- Statutory Register of Planning Decisions
- Correspondence with Adjoining Occupiers
- Correspondence with Statutory Bodies
- Correspondence with other Council Departments
- Nation Planning Policy Framework
- London Plan
- Local Plan - Core Strategy, Development Management Policies, SPGs
- Other relevant guidance

LIST OF ENCLOSURES / APPENDICES:

Officer Report:

Part 1: Planning Application Fact Sheet

Part 2: Officer Assessment

Appendix 1 – Conditions and Informatives

Appendix 2 – Site Plan

Appendix 3 – Site Photographs

Appendix 4 – Plans and Elevations

OFFICER REPORT

PART 1 : Planning Application Fact Sheet

The Site	
Address	77 Hillview Road, Pinner, HA5 4PB
Applicant	Mr & Mrs Manga
Ward	Hatch End
Local Plan allocation	N/A
Conservation Area	N/A
Listed Building	N/A
Setting of Listed Building	N/A
Building of Local Interest	N/A
Tree Preservation Order	N/A
Other	Critical Drainage Area

Housing		
Density	Proposed Density hr/ha	N/A
	Proposed Density u/ph	28 units per hectare
	PTAL	2
	London Plan Density Range	35-65 u/ph
Dwelling Mix	Studio (no. / %)	
	1 bed (no. / %)	
	2 bed (no. / %)	
	3 bed (no. / %)	
	4 bed (no. / %)	2
	Overall % of Affordable Housing	
	Social Rent (no. / %)	
	Intermediate (no. / %)	
	Private (no. / %)	
	Commuted Sum	
	Comply with London Housing SPG?	Yes
	Comply with London Housing SPG?	Yes
	Comply with M4(2) of Building Regulations?	Yes

PART 2: Assessment

1.0 Site Description

- 1.1. The proposal seeks to demolish the existing detached house and construct a pair of two storey semi-detached dwellinghouses, with habitable roof space.
- 1.2. The site has a maximum width of 15.20m and a maximum depth of 48.8m. The footprint of the site is 721.52sq m.
- 1.3. The site is set within a row of residential dwellinghouses, with semi-detached houses to the north and to the south. The neighbour immediately to the south is No. 79 Hillview Road, with No. 75 Hillview Road to the north.
- 1.4. To the rear/east of the site are the rear gardens of houses along Hillview Road. The plots of these houses slope up towards the rear where they adjoin the application site.
- 1.5. The rear gardens of these houses are over 30m in depth.
- 1.6. To the west/front of the site are semi-detached houses which are set within landscaping, several metres back from the street.
- 1.7. The site is located in a Critical Drainage Area and has no other statutory designations.

2.0 Proposed Details

- 2.1 It is proposed to demolish the existing house and build 2 x semi- detached two storey dwellinghouses that would front on to Hillview Road.
- 2.2 The houses would be arranged in 1 x 2 pairs of semi-detached houses that would be designed to be in single occupancy.
- 2.3 The houses would be of brick construction with a tiled roof. The roof design of all the houses would be hipped with front bay windows and the following dimensions:
 - Maximum width at ground floor: 12.90m
 - Maximum width at first floor: 11.31m
 - Maximum depth at ground floor: 13.97m
 - Maximum depth at first floor: 13.13m
 - Maximum depth at roof level: 11.81m
 - Maximum height: 8.66m

- 2.4 The internal floor areas and configuration would be the same for both houses.
- 2.5 These would consist of 4-bedroom 8-person houses measuring approximately 173 sqm in gross internal area, with 78sq m on the ground floor, 57 sq m on the first floor and 37sqm on the second floor. The bedrooms would all be located on the first floor and second floors.
- 2.6 Each house would have a side access which would lead to the rear garden and allow access to the bin stores and cycle parking stores which have been indicated on the proposed site plan.
- 2.7 Car parking spaces have been provided at the front for each of the houses (2 for each house).

2.8 History

N/A

3.0 Consultation

- 3.1 A Site Notice was erected on 29/07/2016, expiring on 19/08/2016
- 3.2 A total of 38 consultation letters were sent to neighbouring properties regarding this application. The public consultation period expired on 15/08/2016

3.3 Adjoining Properties

Number of Letters Sent	38
Number of Responses Received	40
Number in Support	0
Number of Objections	40
Number of other Representations (neither objecting or supporting)	N/A

- 3.4 40 objections were received from neighbouring residents
- 3.5 A summary of the responses received along with the Officer comments are set out below:

Summary of Comments	Officer Comments
<p>Objections to the application due to:</p> <p>New owners not registered as owners of the land 21 days prior to submission of application.</p>	<p>Applicant has submitted valid proof that they owned the land prior to submission of planning application therefore application is valid as submitted.</p>

<p>The proposed development would be a new and unwelcome departure, creating two houses on a single plot. The houses and the gardens therefore would be narrower and out of keeping with the established low density layout of the Estate. This is protected by a covenant.</p>	<p>It is noted that objectors have sited a restrictive covenant which is not a material consideration under planning law. The Council has no specific policy which restricts the construction of semi-detached houses within an area. The area is characterised by semi and detached properties, therefore the proposed would not form an alien feature within the surrounding.</p>
<p>Potential loss of garden an land and vegetation</p>	<p>The proposals do not propose any loss of garden land or vegetation over and above that which would be expected on a normal house extension. Any grant of planning permission would include conditions for landscaping.</p>
<p>Potential loss of privacy to neighbouring patio area.</p>	<p>Please see report on section entitled amenities of neighbouring properties.</p>
<p>The windows of the two storey rear element of the proposal would be closer to No79</p>	<p>The windows would not be much closer over and above what's normally experienced in a suburban location. Please see report on section entitled amenities of neighbouring properties.</p>
<p>The result of building the new single storey and 2 storey and roof would be to close up the open space between Nos. 79 and 75 and loss of light to 27 Hillview Road</p>	<p>Please see report on section entitled amenities of neighbouring properties.</p>
<p>Incongruous , visually intrusive, poor design</p>	<p>Please refer to section 1 of the report</p>
<p>Increase in footprint is too much</p>	<p>Please refer to Section 6.2.4 of the report</p>
<p>Increase in traffic generation</p>	<p>Please refer to section 6.12 on traffic, the highways team have been consulted and raised no objection to the proposals</p>
<p>Would cause drainage problems</p>	<p>This has been discussed in Section 6.10 of the report and further, the Drainage Team here at Harrow Council has no objections to the proposals</p>
<p>Potential for further</p>	<p>Permitted development rights have been removed</p>

buildings in the garden which cannot be controlled	to allow any further works to be authorised by the Council
No front garden is proposed	The application proposes soft landscaping at the front
If permitted this proposal would set a bad precedent	Every application is dealt with on its own merits therefore a full site circumstance appraisal will be done on every application.
Rooflight windows would be prominent on the front	Front rooflights are a common feature within the streetscene , therefore these will not be out of keeping with the surrounding
Proposals would introduce a terracing effect	Sufficient gaps have been maintained to avoid a terracing effect.
Can an order be made to prevent demolition of the existing house in the event of this application being refused?	The existing building has no statutory designation, therefore cannot be protected from demolition
If permission is granted can a condition be imposed to remove permitted development rights?	A condition is imposed removing all permitted development rights.

3.6 Statutory and Non Statutory Consultation

- 3.7 The following consultations have been undertaken:
- LBH Highways
 - LBH Landscape Architects
 - LBH Waste Officer
 - Environment Agency
 - Designing Out Crime Officer, Metropolitan Police Service
 - Thames Water Authority
 - Hatch End Association
 - CIL Administrator

3.8 External Consultation

- 3.9 A summary of the consultation responses received along with the Officer comments are set out in the Table below:

Consultee	Summary of Comments	Officer Comments
Thames Water	No Objections	N/A

4.0 Internal Consultation

- 4.1 A summary of the consultation responses received along with the Officer comments are set out in the Table below.

Consultee	Summary of Comments	Officer Comments
Drainage and Highways Team	Details submitted for vehicle crossover acceptable and applicant to follow Council drainage requirements.	Noted. The requirement for a Flood requirements are recommended within Appendix 1 to mitigate any potential risks. Officers will update the Committee of any representations that are received before Committee consideration.

5.0 Policies

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that:

If regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.'

- 5.2 The Government has issued the National Planning Policy Framework [NPPF] which consolidates national planning policy and is a material consideration in the determination of this application.
- 5.3 In this instance, the Development Plan comprises The London Plan 2016 [LP] and the Local Development Framework [LDF]. The LDF comprises The Harrow Core Strategy 2012 [CS], Harrow and Wealdstone Area Action Plan 2013 [AAP], the Development Management Policies Local Plan 2013 [DMP], the Site Allocations Local Plan [SALP] 2013 and Harrow Local Area Map 2013 [LAP].

6.0 Appraisal

- 6.1 The main issues are;
Principle of the Development
Regeneration
Residential Amenity and Accessibility
Traffic, Parking and Drainage
Impacts on Trees and Biodiversity

6.2 Principle of Development

6.2.1 *Loss of the existing dwelling*

- 6.2.2 There is no policy within the Development Plan that resists the loss of existing dwellinghouses, provided they are not designated heritage assets or affect the setting of a designated heritage asset. In this instance, the demolition of the existing dwelling is therefore acceptable in principle.

6.2.3 Construction of two houses

- 6.2.4 The proposal would replace an existing dwellinghouse albeit with a greater footprint. The existing house has a footprint measuring 128m², and could be extended with deep/larger extensions under Permitted Development or other planning permissions, which would result in a greater footprint. It is considered that the proposed semi-detached property fits comfortably within the plot which is wider and does not appear cramped. Further, the area is characterised by detached and semi-detached properties of differing sizes hence the increase in footprint is considered acceptable within its surroundings. Accordingly the proposal conforms to the SPD's guidance above.

- 6.2.5 For the above reasons, the principle of providing two new dwellings is acceptable, as their proposed siting and footprint would be in keeping with the scale of development in the locality.

- 6.2.6 The proposal would not undermine the spatial development strategy for the Borough set out in the Core Strategy and would accord with the NPPF 2012, policies 3.4, 3.5A and 3.8 of The London Plan 2016, policies CS1.A and CS1.B of the Harrow Core Strategy 2012 and guidance contained in the Council's Garden Land SPD 2013.

6.3 Regeneration

- 6.3.1 The proposed development aid in the regeneration of the Borough as it would result in a mix of housing in terms of type, size and tenure across the Borough and within neighbourhoods, to promote housing choice, meet local needs, and to maintain mixed and sustainable communities.

6.4 Character and Appearance of the Area

Policy 7.4 (B) of the London Plan requires that buildings, streets and open spaces should provide a high quality design response that has regard to the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass.

- 6.4.1 Core Policy CS1.B specifies that ‘All development shall respond positively to the local and historic context in terms of design, siting, density and spacing, reinforce the positive attributes of local distinctiveness whilst promoting innovative design and/or enhancing areas of poor design; extensions should respect their host building.’
- 6.4.2 Policy DM1 of the DMP gives advice that “all development proposals must achieve a high standard of design and layout. Proposals which fail to achieve a high standard of design and layout should be resisted.

Pattern of Development

- 6.4.3 Paragraph 4.4 of the adopted SPD states that: “The pattern of development refers to the arrangement of plots, buildings and spaces around the building which, repeated over an area, forms part of that area's character and identity.” Paragraph 4.5 states that the pattern of development plays a vital role in defining the character of the street and influencing the perception of spaciousness and landscape capacity.
- 6.4.4 The pattern of development in the area is mainly made up of detached and semi-detached properties. The semi-detached properties sit on double plots and in this case the proposal is for a semi-detached property on a single plot. This would be at odds with the pattern of development in the area however, the subject site is unusually wide, and the existing building does not fill its width and the low level nature of the building ensures that it doesn't appear excessive in scale or bulk.
- 6.4.5 The use of a traditional hipped roof with a single ridge reduces the bulk of the proposed roof, especially when viewed from the front, whilst the addition of two front small rear dormers is considered acceptable as they would be well contained within the roof and would only be visible when directly from the rear, and would therefore not result in a crowded roof slope when viewed from the public realm.

Scale Massing and Form

- 6.4.6 Paragraph 4.14 states that the scale and massing of a building relates to its physical dimensions, comprising width, depth and roof profile. The SPD goes on to state that new development should recognize the scale and massing of surrounding buildings and reflect these where they are a positive attribute of the area's character.
- 6.4.7 Although the ground level slopes to the boundary shared with No79, it is noted that the proposed development would appear to sit slightly higher in relation to the eaves height and also the roof ridge height, when read in conjunction with the neighbouring property at No 75, however, given the varied building line along

Hillview Road and the nominal difference in heights, the variation within heights would not be readily perceived.

- 6.4.8 The proposed pair of semi-detached dwellings would be read in conjunction with each other, and accordingly, their building line, eave and ridge heights would be the same. The variation in the building heights would facilitate compliance with modern building regulation standards by providing level access and sufficient headroom internally.

Character and Design of the Proposed Building

- 6.4.9 The adopted SPD also emphasises the importance of local character and design. Paragraph 4.7 and 4.8 states that local character is an important consideration and that built form and room form are important elements of this.
- 6.4.10 They also state that the design and layout of new development should recognise the character of the area in which it is located. Paragraphs 4.14 and 4.15 address issues related to design of new buildings and state that the roof form is very important in the character of new development.
- 6.4.11 The proposed design is a relatively simple appearance but would provide a robust and cohesive finish to the building subject to appropriate detailing which will be secured by condition.
- 6.4.12 The applicant has indicated a simple palette of materials which is considered to be acceptable in principle. However, these would need to be provided to include details of all external materials, which would include bricks, roof tiles, windows, door, reveals and rainwater goods to ensure a sympathetic finish.

6.5 Refuse Storage and Servicing

- 6.5.1 Paragraph 4.50 of the adopted Residential Design Guide SPD states that the design and layout of residential development must provide satisfactory arrangements for the storage and collection of recycling and waste.
- 6.5.2 Each house will have its own refuse storage area in the side front gardens for 3 bins, for refuse, recycling and garden waste.
- 6.5.3 This refuse arrangement has been indicated on the submitted proposed ground floor plan on the side of each of the properties. This is considered a satisfactory arrangement as required by Paragraph 4.50 of the adopted Residential Design Guide SPD.

6.6 Hard and Soft Landscaping

- 6.6.1 Paragraph 4.13 of the adopted SPD states that building forecourts make a particularly important contribution to streetside greenness and the leafy, suburban character in Harrow's residential areas.

6.6.2 A pathway would be laid out leading to the houses, along the side of the houses and immediately to the rear, forming a patio. The remainder of the garden will be a lawn.

6.6.3 This would provide sufficient soft landscaping to meet the SPD requirements, while the hard landscaping would be required to be permeable. Harrow's Landscape Architect has stated that the proposal would be acceptable subject to submission of hard and soft landscaping materials to be approved. A condition has been attached to address this.

6.7 **Boundary Treatments**

6.7.1 Paragraph 4.45 of the adopted Residential Design Guide SPD states that boundary treatment functions to distinguish between public and private spaces which is an important feature of avoiding neglected, poor quality spaces, while at the same time boundary treatments should not be excessive in scale or obtrusive.

6.7.2 The submitted plans indicate that the rear gardens would maintain the mature hedge, and timber fence would form the treatment to separate the rear gardens of the new houses.

6.7.3 The adopted SPD states that 1 metre height adjacent to a highway and 2 metres elsewhere is usually appropriate in most suburban areas. The proposed treatments would be in accordance with the above, the boundary materials are considered acceptable and in keeping with the low level walls, hedges and fences that are used as front boundary treatments in the surrounding area.

6.7.4 A condition has been attached for the submission of boundary treatment materials to ensure that these are acceptable.

6.8 **Residential Amenity**

6.8.1 Policies DM1 of the Development Management Policies Local Plan (2013) seeks to "ensure that the amenity and privacy of occupiers of existing and proposed dwellings are safeguarded.

Amenity of Neighbouring Occupiers

Neighbours to Rear in Hillview Road

6.8.2 The neighbours immediately to the rear are houses along Hillview Road and the rear gardens of these houses slope downwards sharply towards the houses on Hillview Road, creating greater potential for overlooking from the rear of the proposed houses. However, these neighbouring houses on the other side of Hillview Road have rear gardens of a generous depth of approximately 27 metres. The proposed houses would have a rear garden depth of approximately 13 metres, leaving an acceptable distance of 14 metres from the rear bedroom windows of the proposed dwellings to the rear of the dwellinghouses along Hillview Road. Furthermore, the boundary treatment would be almost 2 metres in height, meaning the relationship with neighbouring occupiers will be similar to the existing

situation along both sides of Hillview Road in compliance with policy DM1 of the Development Management Policies Local Plan (2013).

- 6.8.3 The distance between the proposed dwellinghouses and these neighbours to the rear is sufficient and would ensure the neighbouring occupiers would maintain an appropriate degree of privacy, in accordance with policy DM1.

Neighbours to the Front along Hillview Road

- 6.8.4 To the front of the site there are semi and detached houses that are set away from the main road. These properties are sited well away from the application site and on the opposite side of the highway. No undue impacts would occur to these properties. Issues related to highways and parking and potential impact on these neighbours will be addressed in Section 14 of this report.

Neighbours Immediately Adjacent to the Site

- 6.8.5 The neighbours immediately adjacent to the site comprise No. 75 and 79 Hillview Road. The impact of the proposal on these neighbours would be largely the same and so can be addressed together.
- 6.8.6 The scheme as proposed would remain set further off the shared boundaries with both properties at (75 and 79 Hillview Road), at ground floor, first floor and roof level and would not dissect the 45 degree lines taken from the closest rear corners of these properties. It is therefore considered that the proposal would have no unacceptable impact on the living conditions at these neighbouring properties in terms of loss of light, outlook and privacy.
- 6.8.7 The new houses would be a minimum of 2 metres from these adjacent neighbours and would be set on a similar building line, i.e. not significantly projecting beyond the front or rear building line of these neighbours. The proposal would therefore preserve the outlook of neighbouring houses from their front and rear windows. The windows proposed on the side elevations will all be obscure glazed. It is noted that the first floor windows proposed would be closer to the garden areas of Nos 75 and 79, however this is not considered to exacerbate any overlooking issues over and above that currently experienced as this is characteristic of traditional suburban areas. The boundary treatments are of an acceptable height and materials and would also have an acceptable impact on neighbouring light and outlook in accordance with policy DM1 of the Development Management Policies Local Plan (2013).
- 6.8.8 It is likely that up to a maximum of 16 people would occupy the two dwellings. Whilst this would substantially increase the number of occupiers from the existing level, it is considered that the number of bedrooms proposed and the number of occupiers would be generally similar with other two storey dwellings in the locality.
- 6.8.9 On this basis, it is considered that the proposal would have no adverse impact upon the amenities of neighbouring occupiers in terms of noise and disturbance. The proposed new dwellinghouse is considered to provide an adequate standard of accommodation for future occupiers and have an acceptable impact upon the

residential amenities of neighbours and would therefore comply with the above policy.

- 6.8.10 Permitted Development Rights would be removed in order to safeguard the character and appearance of the area, and to restrict the amount of site coverage and size of dwelling in relation to the size of the plot and availability of and to safeguard the amenity of neighbouring residents.

Amenity of Future Occupiers

- 6.8.11 *Room Size and Layout - New National Standards*

- 6.8.12 On 25 March 2015 through a written ministerial statement, the Government introduced new technical housing standards in England and detailed how these would be applied through planning policy.

The national standards came into effect on 1st October 2015 and therefore this application will be considered against the new national standards instead of the current London Plan standards. Furthermore, the imposition of any conditions requiring compliance with specific policy standards relating to new housing would need to be considered against the national standards.

From 1st October 2015 relevant London Plan policy and associated guidance in the Housing Supplementary Planning Guidance (SPG) should be interpreted by reference to the nearest equivalent new national technical standard. The Mayor intends to adopt the new standards through a minor alteration to the London Plan. In the interim the Housing Standards Policy Transition Statement (October 2015) should be applied in assessing new housing development proposals. This is also set out in the draft Interim Housing SPG.

Therefore from October 2015, policy 3.2 (c) requires that table 3.3 to be substituted with Table 1 of the nationally described space standards, which is set out in the table below. Policy 3.8 (c) of the London Plan relating to Housing Choice, from the 1 October should be interpreted as 90% of homes should meeting building regulations M4 (2) – ‘accessible and adopted dwellings’. Policy 3.8 (d) will require 10% of new housing to meeting building regulations M4 93) – ‘wheelchair user dwellings’.

Bedrooms	Bed Spaces	Minimum GIA (sq m)			Built – in storage (sq m)
		1 storey dwellings	2 storey dwellings	3 storey dwellings	
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

	Gross Internal Floor Area	Bedroom	Storage
Minimum Floor Area Required	4b 8p, 3 storey dwelling= 130sq m	Double (11.5 sq m) Single (7.5 sq m)	4b= 3.0 sq m
Houses 1	174.5 sq m	Bedroom 1 = 18 sq m Bedroom 2 = 15 sq m Bedroom 3= 12 sq m Bedroom 4= 14sqm	Exceeds 3.0 sq m
Houses 2	172.6 sqm	Bedroom 1 = 18 sq m Bedroom 2 = 15 sq m Bedroom 3= 12 sq m Bedroom 4= 14sqm	Exceeds 3.0 sq m

6.8.13 The overall gross internal floor area of the houses would meet and exceed the required floor areas set out in the National Standards. The bedrooms are also acceptable in terms of their size. The houses provide purpose-built storage space which also meets with the requirements.

6.8.14 *Future Occupier Amenity- Light, Outlook and Privacy*

The bedrooms and habitable rooms would provide sufficient light, outlook and privacy to future occupiers. The ceiling heights of 2.5m would be acceptable.

6.9 Outdoor Amenity Space

- 6.9.1 It is noted that Policy DM27 of the DMP and paragraph 4.64 of the SPD requires that residential development should provide appropriate amenity space. In case of town centre locations, alternative forms of outdoor amenity such as balconies should be explored.
- 6.9.2 The proposal would include the sub-division of the existing plot to provide a private amenity space for each of the proposed dwellinghouses. On this basis, the proposal is considered to be acceptable with regards to the above policy.

6.10 Development and Flood Risk/Drainage

- 6.10.1 Policy DM10 of the Harrow Development Management Policies Local Plan (2013) states that proposals for new development will be required to make provision for the installation and management of measures for the efficient use of mains water and for the control and reduction of surface water run-off.
- 6.10.2 The Engineering Drainage Section has responded, stating that they require information related to surface water disposal and attenuation. They also require information related to water connection to public sewers, drainage layout and water storage. As the site is located in a Critical Drainage Area, an informative will be attached in order to mitigate this, this is because surface water capacity would be increased due to the removal of the existing hardstanding and the introduction of soft landscaping to the front and rear gardens.

6.11 Trees and Development

- 6.11.1 Policy DM1 of the Harrow Development Management Policies Local Plan (2013) states that the assessment of the design and layout of proposals will have regard to the need to retain or enhance existing landscaping, trees, biodiversity or other natural features of merit.
- 6.11.2 Policy DM22 states that the removal of trees subject to TPO's (Tree Preservation Order) or assessed as being of significant amenity value will only be considered acceptable where it can be demonstrated that the loss of the tree(s) is outweighed by the wider public benefits of the proposal.
- 6.11.3 There are no protected trees on site according to the plans the applicant has submitted detailing the existing trees onsite and potential impacts from the proposed development. None of the trees will be affected by the development. Based on this, it is considered that the proposed works would not have any detrimental impact on the health of these trees.
- 6.11.4 Therefore it is considered that the proposed development would be in compliance with Policy 7.21 of The London Plan (2016), Policies DM1 and DM22 of the Harrow DM Local Plan (2013) and the guidance contained in the Council's adopted SPD Residential Design Guide (2010).

6.12 Traffic and Parking

- 6.12.1 Policy DM42 of the DMP gives advice that developments should make adequate provision for parking and safe access to and within the site and not lead to any material increase in substandard vehicular access.
- 6.12.2 The proposed development is broadly accepted in highway and transport terms. In terms of parking provisions, a total quantum of 4 spaces is to be provided for both the 4 bed houses. This equates to 2 spaces per unit and is therefore in compliance with The London Plan 2016 standards.
- 6.12.3 In traffic generation terms the use intensity generated by the new units is not envisaged to be measurably excessive and hence does not raise any specific concerns henceforth any potential additional burden that may be imposed on the existing on-street parking demand is not envisaged to be significant enough to bring forward a sustainable and defensible refusal reason on this basis.
- 6.12.4 In summary as the predicted use intensity would be marginal with existing access provisions to remain there are no other specific issues to highlight. 2 x secure storage spaces for bicycles have been indicated on the proposed plans. This complies with the guidance of the London Plan for cycle parking standards and therefore would be considered acceptable.
- 6.12.5 In conclusion, it is considered that the proposal would give rise to no conflict with the above stated policies.

6.13 Accessibility

- 6.13.1 Core Policy CS1.K of the Harrow Core Strategy and Policies 3.8, 7.1 and 7.2 of The London Plan (2016) requires all new housing to be built to Lifetime Homes Standards. This has been replaced by New National Standards which require 90% of homes to meet Building Regulation M4 (2) - 'accessible and adaptable dwellings'.
- 6.13.2 The applicant has submitted information that highlights the elements whereby the proposed development would meet the Code for Sustainable Homes in terms of accessibility and adaptability. It should be noted that the Code for Sustainable Homes has been withdrawn and replaced with Building Regulation M4 (2), although many of the requirements are the same.
- 6.13.3 A condition has been attached to ensure that the proposed dwellings will meet regulation M4 (2) as far as possible.

7.0 CONCLUSION AND REASONS FOR APPROVAL

- 7.1 The proposed redevelopment of the site to provide two dwellinghouses would be in keeping with the pattern and character of development in the area and it would have no detrimental impact upon the residential amenities of the adjoining properties. Furthermore, the development would meet the policy aspirations to increase housing supply across the borough. The decision to grant planning permission has been taken having regard to national planning policy, the policies of The London Plan 2016, the Harrow Core Strategy 2012, and the Development Management Policies Local Plan 2013, as well as to all relevant material considerations including any responses to consultation.

APPENDIX 1: CONDITIONS AND INFORMATIVES

Conditions

1 Timing

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

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

2 Approved Plans and documents

The development hereby permitted shall be carried out in accordance with the following approved plans and documents: C243-01 Rev A, C243-04 Rev A, C243-05 Rev A, C243-06 Rev A, C243-09 Rev A, C243-11 Rev A, C243-12 Rev A, C243-13 Rev A, C243-15 Rev A, C243-16 Rev A, C243-17 Rev A, C243-33 Rev A, C243-34 Rev A, Design and Access Statement dated March 2016

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

3 Bins storage

Other than on collection days, the refuse/waste bins shall at all times be stored in the approved refuse/waste storage area.

Reason: To safeguard the appearance and character of the area, and to enhance the appearance of the development in accordance with Policy DM1 of the Harrow Development Management Local Plans Policy (2013).

4 Materials

Notwithstanding the details shown on the approved drawings, the development hereby permitted shall not commence beyond damp proof course level 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 dwellinghouses

b: ground surfacing

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

Reason: To safeguard the appearance of the locality, in accordance with policy 7.4B of The London Plan 2016 and policy DM1 of the Harrow Development Management Policies Local Plan 2013.

5 Landscaping

Notwithstanding the landscape details shown on the approved drawings. the development hereby permitted shall not be occupied 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, indicating those to be retained and those to be lost. Soft landscape works shall include: planting plans, and schedules of plants, noting species, plant sizes and proposed numbers / densities.

Reason: To safeguard the appearance of the locality, in accordance with policy 7.4B of The London Plan 2016 and policies DM1, DM22 and DM23 of the Harrow Development Management Policies Local Plan 2013.

6 Planting

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 dwellinghouse, or the completion of the development, whichever is the sooner. Any existing or new trees or shrubs which, within a period of 5 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 of the locality, in accordance with policy 7.4B of The London Plan 2016 and policies DM1, DM22 and DM23 of the Harrow Development.

7 Permitted Development Rights

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

Reason: To safeguard the character and appearance of the area, and to restrict the amount of site coverage and size of dwelling in relation to the size of the plot and availability of and to safeguard the amenity of neighbouring residents in accordance with policies 7.4B and 7.6B of The London Plan 2016 and policy DM1 of the Harrow Development Management Policies Local Plan 2013.

8 Building Regulations

The development hereby permitted shall be constructed to the specifications of: "Part M, M4 (2), Category 2: Accessible and Adaptable Dwellings" of The Building Regulations 2015 and thereafter retained in that form.

Reason: To ensure that, where the development is capable of meeting 'Accessible and adaptable dwellings' standards and that the development complies with

Building Regulations.

Informatives

1 Policies

The following policies are relevant to this decision:

National Planning Policy Framework (2012)

The London Plan (2016)

3.5 Quality and Design of Housing Developments

3.8 Housing Choice

6.9 Cycling

6.13 Parking

7.2 An Inclusive Environment

7.3 Designing Out Crime

7.4 Local Character

7.6 Architecture

Harrow Core Strategy (2012)

CS1.B Local Character

CS1.K Lifetime Homes

Harrow Development Management Policies Local Plan (2013)

DM1 Achieving a High Standard of Development

DM2 Achieving Lifetime Neighbourhoods

DM42 Parking Standards

DM45 Waste Management

Supplementary Planning Documents

Mayor of London Housing Supplementary Planning Guidance (2012)

Residential Design Guide Supplementary Planning Document (2010)

Accessible Homes Supplementary Planning Document (2010)

Building Regulations 2010 M4 (2) Category 2: Accessible and Adaptable Dwellings

2 Pre-application engagement

Grant with pre-application advice

Statement under Article 31 (1) (cc) of The Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended) This decision has been taken in accordance with paragraphs 187-189 of The National Planning Policy Framework. Harrow has a pre-application advice service and actively encourages applicants to use this service.

3 Considerate Contractor Code of Practice

The applicant's attention is drawn to the requirements in the Considerate Contractor Code of Practice. In the interests of minimising any adverse effects arising from building operations, the limitations on hours of working are as follows: 0800-1800 hours Monday - Friday (not including Bank Holidays) 0800-1300 hours

Saturday

4 The Party Wall etc Act 1996

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

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

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

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

Also available for download from the Portal website:

<https://www.gov.uk/party-wall-etc-act-1996-guidance>

5 Site notice

A yellow Site Notice relating to this planning application describing the development and alerting interested parties of the development has been placed in the vicinity of the application site. You should now REMOVE this Site Notice.

6 London Mayor's CIL Charges

Please be advised that approval of this application (either by Harrow Council, or subsequently by PINS if allowed on Appeal following a Refusal by Harrow Council) will attract a liability payment of £8,786.40 of Community Infrastructure Levy. This charge has been levied under Greater London Authority CIL charging schedule and s211 of the Planning Act 2008.

Harrow Council as CIL collecting authority on commencement of development will be collecting the Mayoral Community Infrastructure Levy (CIL).

Your proposal is subject to a CIL Liability Notice indicating a levy of £8,786.40 for the application, based on the levy rate for Harrow of £35/sq m and the stated increase in floorspace of 251.04 sq m

You are advised to visit the [planningportal](http://www.planningportal.gov.uk) website where you can download the appropriate document templates.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>
Residential (Use Class C3) - £110 per sq m;

Hotels (Use Class C1), Residential Institutions except Hospitals, (Use Class C2),
Student Accommodation, Hostels and HMOs (Sui generis)- £55 per sq m;

Retail (Use Class A1), Financial & Professional Services (Use Class A2),
Restaurants and Cafes (Use Class A3) Drinking Establishments (Use Class A4)
Hot Food Takeaways (Use Class A5) - £100 per sq m

All other uses - Nil.

The Harrow CIL Liability for this development is: (£27,614)

7 Harrow Council CIL Charges

Harrow has a Community Infrastructure Levy which will apply Borough wide for certain uses of over 100sqm gross internal floor space. The CIL has been examined by the Planning Inspectorate and found to be legally compliant. It will be charged from the 1st October 2013. Any planning application determined after this date will be charged accordingly.

Harrow's Charges are: £27,614

8 Drainage

With regard to conditions relating to drainage issues, the development should ensure that:

a) A copy of a letter from Thames Water with permission for connections to the public sewers is required.

b) The development is subject to a limitation on a discharge to 5 l/s, consequently there will be a storage implication and the system should be checked for no flooding for a storm of critical duration and period of 1 in 100 years. These storage calculations should include all details of inputs and outputs together with impermeable and permeable areas drained. Please note that the M5-60(mm) is 21 and the Ratio "r" should read 0.43 for this region. Similarly the Volumetric Run-off Coefficient should be substantiated by calculations (Reference to Chapter 13 of The Wallingford Procedure) or a figure of 0.95 should be used for winter and summer. Please note that a value for UCWI of 150 is appropriate when calculating Percentage Runoff (PR) for storage purposes. Please include 30% allowance for climate change.

c) Full details of drainage layout including details of the outlet and cross section of proposed storage are required.

d) Full details of any flow restrictions (hydrobrake) that are proposed for this scheme need to be submitted together with the relevant graphs.

Reason: To ensure that adequate drainage facilities are provided, reduce and mitigate the effects of flood risk following guidance in the National Planning Policy Framework.

9 Vehicle Crossover

The applicant is advised to consult with the Highway Authority of Harrow Council in order to undertake the works required to the new proposed crossover.

APPENDIX 2: SITE PLAN



APPENDIX 3: SITE PHOTOGRAPHS

FRONT OF EXISTING HOUSE



Rear standing in garden of 79

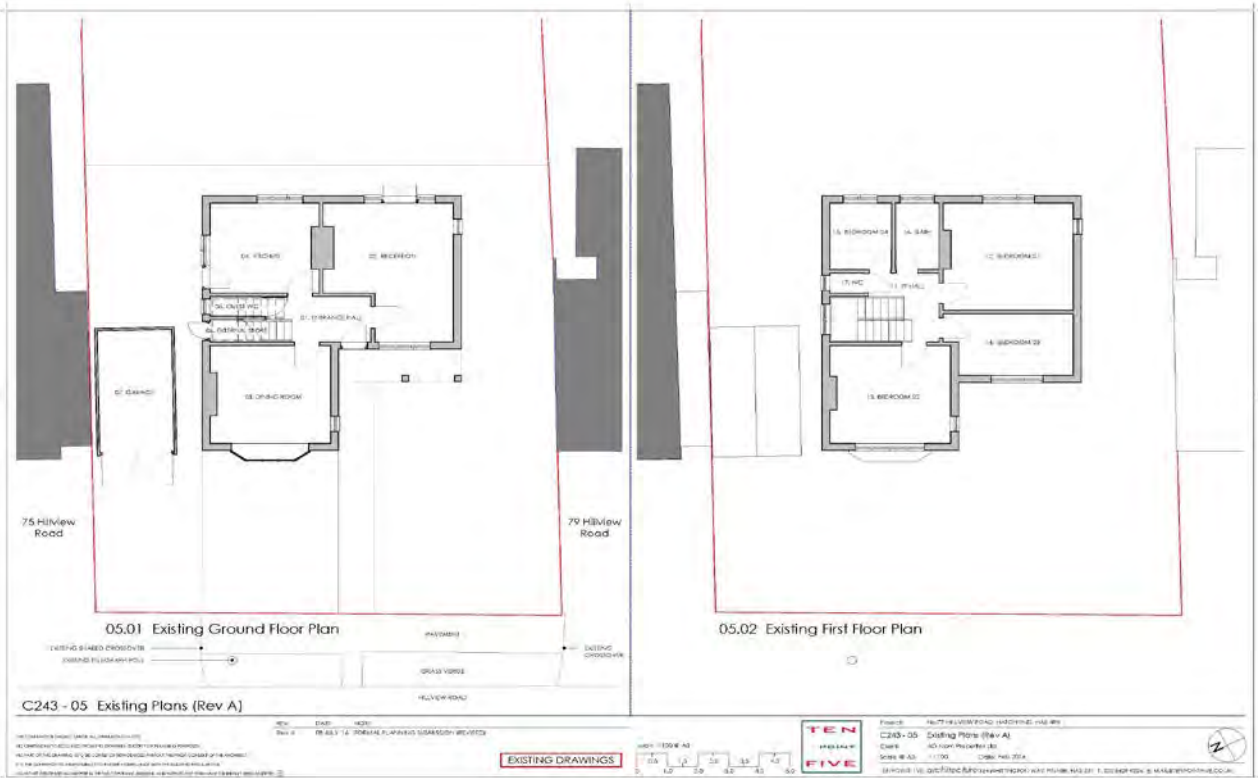


Showing rear in relation to No 75



APPENDIX 4: PLANS AND ELEVATIONS

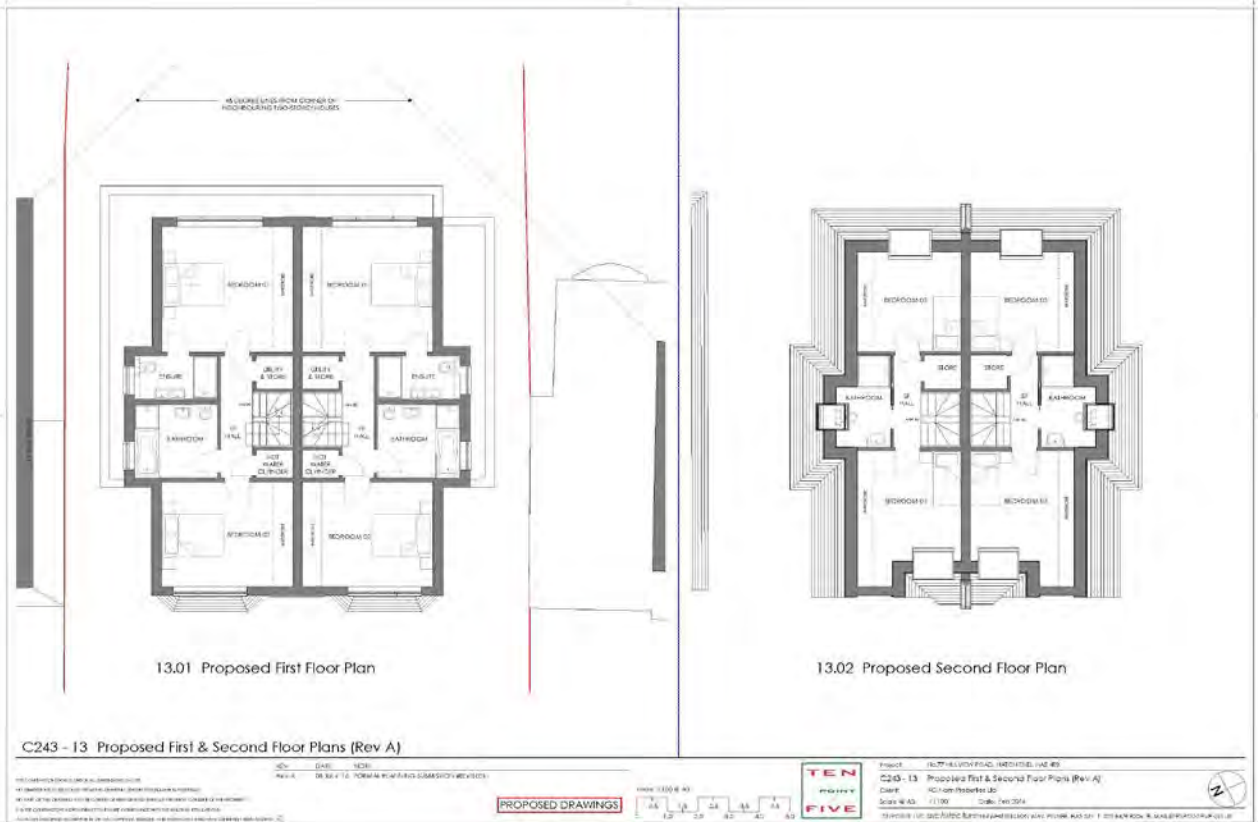
Existing Floor plans



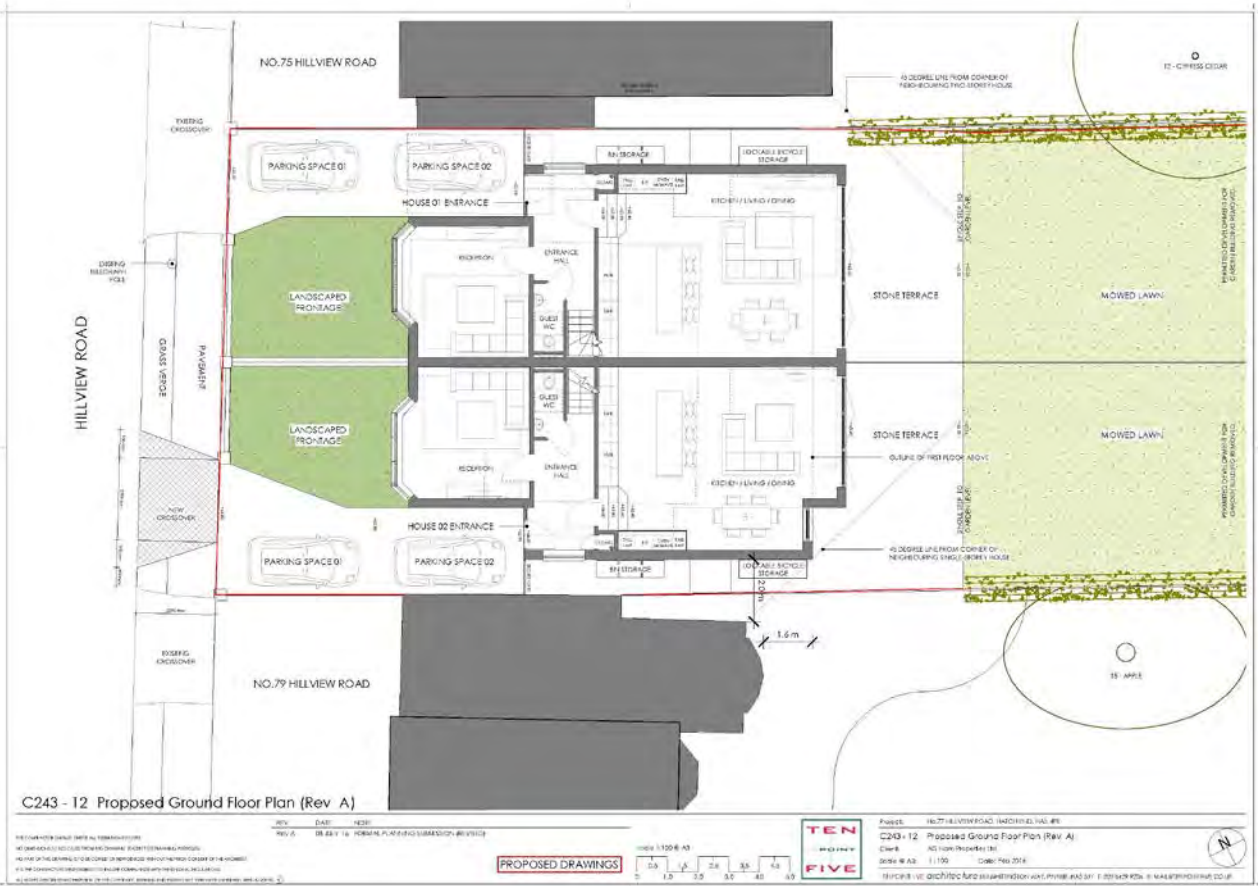
Existing Elevations



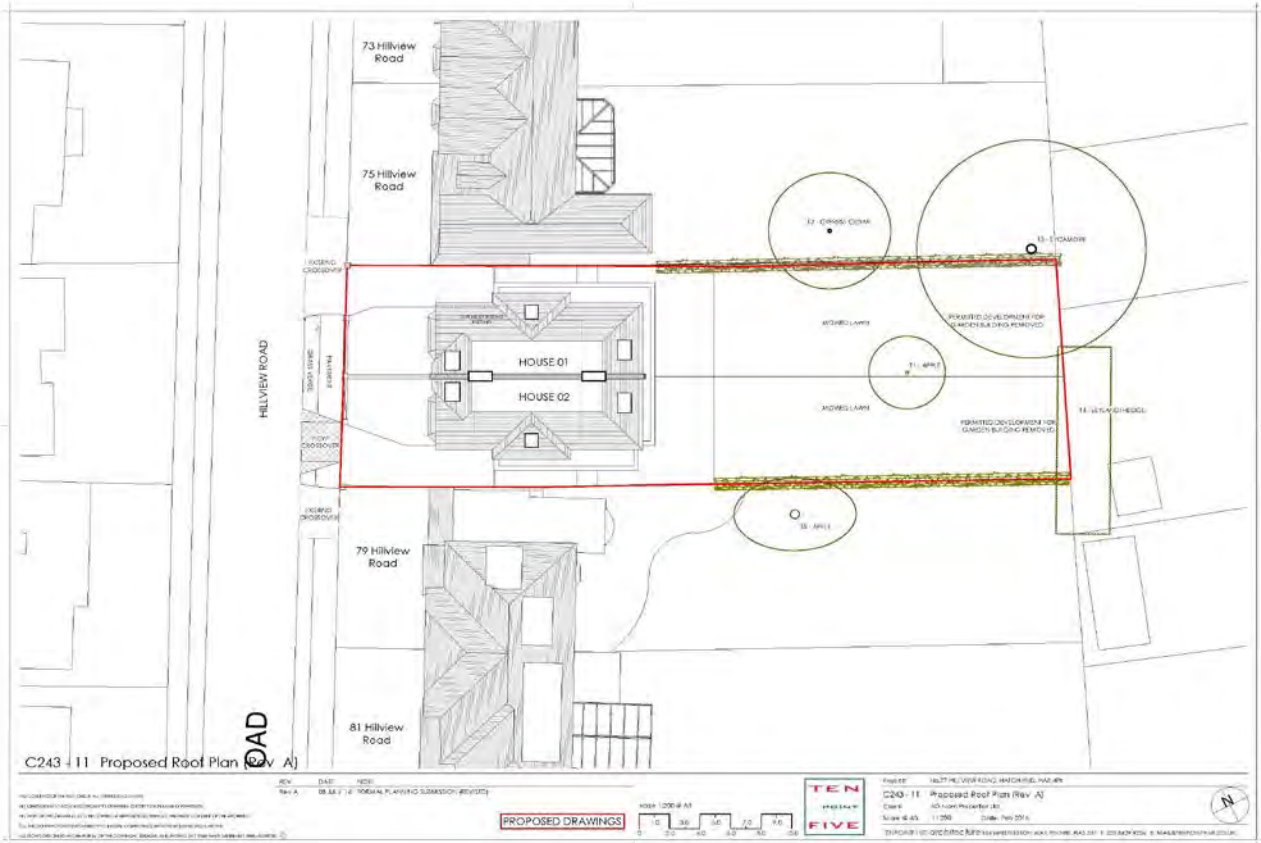
Proposed Floor Plans



Proposed Ground Floor Plans



Proposed Roof Plans



Proposed Elevations



Proposed Side Elevations

