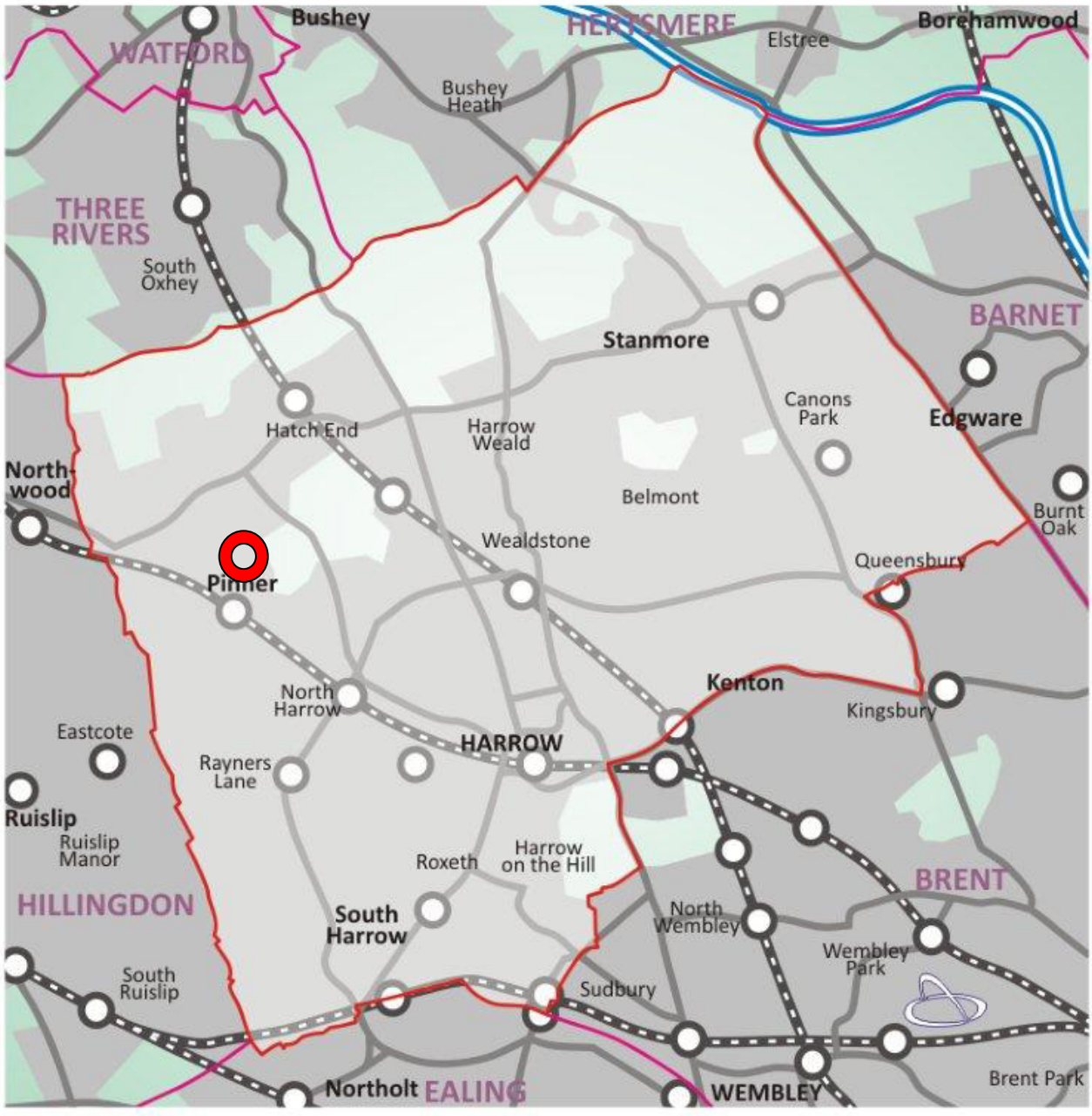


 = application site



<b>30 Park View, Pinner</b>	<b>P/4801/16</b>
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**30 Park View, Pinner** **P/4801/16**

# LONDON BOROUGH OF HARROW

## PLANNING COMMITTEE

18<sup>th</sup> JANUARY 2017

**Application Number:** P/4801/16  
**Validate Date:** 20/10/2016  
**Location:** 30 Park View, Pinner  
**Ward:** Hatch End  
**Postcode:** HA5 4LN  
**Applicant:** Model Properties Ltd  
**Agent:** PML Architecture  
**Case Officer:** Syndsey Ballet  
**Expiry Date:** 25.01.2017 (extended)

### **PURPOSE OF REPORT/PROPOSAL**

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.

Demolition of existing garage attached to the side of no. 30 Park View and erection of a detached two-storey 3 bedroom dwelling on the land to the side of the existing dwelling; new vehicle access; parking and landscaping; refuse and cycle storage; relocation of existing vehicle access and external alterations to no. 30

The Planning Committee is asked to:

### **RECOMMENDATION A**

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

### **REASON FOR THE RECOMMENDATIONS**

The proposed redevelopment of the site to provide a detached dwellinghouse would be in keeping with the pattern and character of development along Park View and would have no detrimental impact upon the residential amenities of the adjoining properties. The redevelopment of the site would not constitute development on garden land as the dwellinghouse would be located on an area which was previously set aside for a dwellinghouse and therefore the exception test can be applied in this case. 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.

## **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:	None
GLA Community Infrastructure Levy (CIL) Contribution (provisional):	£3792,95 (based on an additional net floorspace of 108.37sqm)
Local CIL requirement:	£11,920.7 (based on an additional net floorspace of 108.37sqm)

## **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	
<b>Address</b>	30 Park View HA5 4LN
<b>Applicant</b>	Model Properties Ltd
<b>Ward</b>	Hatch End
<b>Local Plan allocation</b>	None
<b>Conservation Area</b>	N/A
<b>Listed Building</b>	N/A
<b>Setting of Listed Building</b>	N/A
<b>Building of Local Interest</b>	N/A
<b>Tree Preservation Order</b>	N/A
<b>Other</b>	Critical Drainage Area

Transportation		
<b>Car parking</b>	No. Existing Car Parking spaces	1
	No. Proposed Car Parking spaces	1
	Proposed Parking Ratio	N/A
<b>Cycle Parking</b>	No. Existing Cycle Parking spaces	0
	No. Proposed Cycle Parking spaces	2
	Cycle Parking Ratio	N/A
<b>Public Transport</b>	PTAL Rating	N/A
	Closest Rail Station / Distance (m)	N/A
	Bus Routes	N/A
<b>Parking Controls</b>	Controlled Parking Zone?	N/A
	CPZ Hours	N/A
	Previous CPZ Consultation (if not in a CPZ)	N/A
	Other on-street controls	N/A
<b>Parking Stress</b>	Area/streets of parking stress survey	N/A
	Dates/times of parking stress survey	N/A
	Summary of results of survey	N/A
<b>Refuse/Recycling Collection</b>	Summary of proposed refuse/recycling strategy	3 Refuse/ Recycling bins

## **PART 2: ASSESSMENT**

### **1.0 SITE DESCRIPTION**

- 1.1 The application site comprises a two storey detached property located to the west of Park View. The site measures 10m in width x 20.5m in depth (17.3m at its shortest point). Parking is allocated on the front hardstanding for the provision of one parking space.
- 1.2 A garage adjoins the property to the east. The remaining land to the side of the property adjacent to the common boundary with no 28 forms an open space.
- 1.3 The rear garden behind the existing property is relatively short at a depth of approx. 9m and adjoins the rear garden of no 17 Woodridings Avenue. The rear garden of adjacent no 28 measures approx. 20m. The rear gardens of Nos 30 and 32 are relatively short compared to neighbouring properties on Park View.
- 1.4 Adjacent Nos 28 and 32 Park View form two storey detached properties; no 28 consists of a conservatory extension at the rear, a side and rear dormer to the loft, and a painted rendered finish to all side. No 30 is unextended and features a traditional red brick façade to the front elevation and rendered finish to all sides.
- 1.5 The surrounding area is predominantly residential in character and features a mix of architectural treatments such as tiled pitched roofs, rendered masonry walls, face brickwork with white aluminium, timber and upvc casement windows. The prevailing pattern of development on the street is detached houses set relatively close to the site boundaries at the side.
- 1.6 The site is not located within a conservation area, nor is it locally or statutorily listed or in the setting of protected trees. However, it is located within a critical drainage area.
- 1.7 The proposed site allocated for the new dwelling measures a width of 10.25m and a maximum depth of 18m.

### **2.0 PROPOSAL**

- 2.1 The proposal seeks to demolish the existing adjoining garage on the east flank wall of no. 30 Park View; divide the existing site into two parts and erect a two storey detached, 3 bed single family dwellinghouse to the east
- 2.2 The proposal would be two storeys in height and feature a hipped roof form with a two storey projecting front element at a depth of 1.30m, a single storey rear projection at a depth of 1.55 and a front canopy above the front main entrance at a depth of 1m.

- 2.3 The proposal would measure 7.7m in width with a maximum depth of 10m at ground floor level and 8.53m at first floor level. It would be set in in 700mm from the common boundary with adjacent no. 28 to the east and 1.8m from the existing dwelling at no. 30 Park View to the west. Given site circumstances, the resulting rear garden depth would measure a maximum depth of 6.5m and a minimum depth of 3.5m.
- 2.4 The proposal would serve a living room and W.C towards the front of the property with kitchen and diner towards the rear of the property at ground floor level. It would serve 3 bedrooms at first floor level of which given their size would be treated as 2 bed x 2 person room and 1 bed x 1 person room. Proposed purpose built storage is indicated at ground and first floor level
- 2.5 The proposal indicates the provision of 3 refuse bins and 2 cycle storage at the side of the property adjacent to the existing dwelling at no 30. Park View.
- 2.6 Removal of existing drop kerb. Relocation of drop kerb and crossover for the existing dwelling and new drop kerb and crossover to serve the proposed new dwelling. The proposal indicates the provision of 1 parking space in the front forecourt area.

### **3.0 RELEVANT PLANNING HISTORY**

PRE-APP REF P/2629/16/PREAPP

### **4.0 CONSULTATION**

4.1 A total of 3 consultation letters were sent to neighbouring properties regarding this application. The consultation expired on the 29<sup>th</sup> of November 2016.

#### **4.2 Adjoining Properties**

Number of letters Sent	3 (Nos. 28 and 32 Park View, 17 Woodridings Avenue)
Number of Responses Received	14 letters were received (including a petition of 54 signatures)
Number in Support	0
Number of Objections	69
Number of other Representations (neither objecting or supporting)	69

4.3 56 objections were received from adjacent residents in the form of a signed petition.

4.4 A summary of the responses received along with the Officer comments are set out below:



Details of Representation	Summary of Comments	Officer Comments
<p>A signed petition was received from Nos 2, 3, 5, 9, 11, 22, 24, 25, 29, 31, 32, 34, 35, 38, 42, 44, 45, 46, 48, 50, 54, 64 Park View</p> <p>3 The Pathways, Wellington avenue</p> <p>85 Moss Lane</p> <p>40 Grimsdyke Road</p> <p>16 Newland Close</p> <p>2 Newland Close</p>	<p>Objects to the application due to:</p> <p>The development site is not a true gap site and therefore forms garden land for the purposes of no 30 Park View.</p> <p>Loss of character</p> <p>Potential loss of the tree given the close proximity to the drop kerb and crossover</p> <p>Limited and impractical on-site parking provision/ congestion and accessibility.</p> <p>The development would add to the probability of drainage and flood risk</p> <p>Loss of residential amenity (in particular no 28 Park View)</p> <p>Inconsistent plans (in particular the rear garden depth of adjacent no 28 and the positioning of the council owned tree located outside of the application site and on the public verge in relation to the proposed drop kerb and crossover).</p> <p>Parking pressures as a result of the loss of the existing garage</p> <p>Impact of the proposed drop kerb and crossover in regards to the potential reduction of on-street parking and public safety</p>	<p>Under the SPD, the proposal represents a 'gap' site within a built-up street frontage. Such sites occur occasionally as an anomalous 'missing piece' from an otherwise clearly defined rhythm of buildings (and spaces around buildings) in the streetscene. The SPD considers that such sites are acceptable for windfall, infill development as they represent an exception that will not lead to an unacceptable dispersal of development outside of the borough's town centres.</p> <p>Officer opinion therefore considers the site to be a gap site.</p> <p>All other issues have been addressed in section 6 of the report.</p>

Letters were received from Nos. 2, 24, 26, 28, 30, 32, 34, 38, 42, 44, 46, 48, 50 Park View and 3 The Pathways, Wellington avenue	The proposal is contrary to the Harrow Planning Supplementary Planning Document Garden Land Development, is an over development which is out of keeping with the area, and would be a precedent which would break the low density nature of Park View.	This issue has been addressed in section 6 of the report.
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#### 4.5 Statutory and Non Statutory Consultation

- 4.6 The following consultations have been undertaken  
 LBH Highways Officer  
 LBH Vehicle Crossing Officer  
 LBH Drainage Officer  
 LBH Planning Policy  
 LBH Landscape Architects  
 LBH Tree Officer  
 LBH Waste Officer

#### 4.7 External Consultation

Consultee	Summary of Comments	Officer Comments
<b>The Hatch End Association</b>	Loss of character Uneighbourly form of development Parking & congestion issues Land Drainage	Issues relating to these concerns are addressed in section 6 of the report.  In regards to drainage in concern of floodrisk as a result of the new build, a condition has been attached to ensure the integration of a sustainable drainage approach to surface water management

#### 4.8 Internal Consultations

- 4.9 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
<b>LBH Highways Officer</b>	No objection subject to a front garden depth no less than 4.80m. Off-street	Given the nature of the site, the proposed front garden would measure a

	parking is therefore encouraged.	maximum depth of 5.1m and a minimum of 4m. It would be sufficient to accommodate at least one parking space on-site.
<b>LBH Vehicle Crossing Officer</b>	The existing tree is of concern and would require exploration to determine if the provision of a new crossing will affect the tree/roots.	This issue has been addressed by way of an agreement as defined in section 278 of the Highways Act 1980 (as amended).
<b>LBH Drainage Officer</b>	No objection subject to conditions.	An informative has been attached requiring the applicant to abide by the Council's SUDS measures to control surface water run-off.
<b>LBH Planning Policy &amp; Research Officer</b>	The principle of the proposal is acceptable, but consideration needs to be given to how the additional dwelling will fit within its context and streetscape and meet relevant policies / standards such as internal space, amenity space, car parking and refuse storage / collection.	The proposal meets the relevant policies. Refer to section 6 of the report.
<b>LBH Landscape Architects</b>	No objection subject to conditions.	This issue has been addressed by way of a condition.
<b>LBH Tree Officer</b>	<p>A site inspection was carried out on the 15<sup>th</sup> November 2016.</p> <p>The tree, a mature Pinus nigra, is approximately 20m in height with a stem diameter of 80cm.</p> <p>The property adjacent is located on a slope lower than the tree. There is also a crossover adjacent.</p>	<p>The tree in concern is a council owned Corsican Pine tree and located on a verge outside of the application site on an unclassified road.</p> <p>The applicant has provided an arboricultural tree report which concludes to safely build within the proximity of the</p>

	<p>The proposed development on the site is highly likely to result in extensive root damage. Numerous excavation works are likely, as well as the installation of underground services.</p> <p>It is highly likely that the tree will suffer and ultimately require removal on safety grounds.</p> <p>The current CAVAT value of the tree is £89,811.00.</p> <p>If planning permission is given for the development, appropriate compensation for the tree is required.</p>	<p>large tree outside of no 30. Section 5 of the tree appraisal states that tree protection measures will be adopted; trenches shall be dug with hand tools only and services shall be thrust-bored using trenchless techniques, entailing no service excavation.</p> <p>Given that the tree is a significant public amenity and enhances the streetscene, its protection has been addressed by way of an agreement as defined in section 278 of the Highways Act 1980 (as amended).</p>
<b>LBH Waste Officer</b>	No comments received	See section 6 of the report.

## 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].

5.4 A full list of all the policies used in the consideration of this application is provided as Informative 1 in Appendix 1 of this report.

## 6.0 **ASSESSMENT**

6.1 The main issues are;

Principle of the Development  
Regeneration  
Design, Layout and Character of the area  
Residential Amenity and Accessibility  
Impacts on Trees  
Traffic, Parking and Drainage  
Accessibility

### 6.2 **Principle of Development**

6.2.1 The site of the proposed new house is adjacent to the existing house at No. 30 Park View and so it would need to be assessed against Harrow's Garden Land Supplementary Planning Document. This states that new development in land that is considered to be the garden of an existing house would not be acceptable. However, paragraph 3.10 of this SPD states that an exception will be made for 'gap; sites within a built up street frontage.

6.2.2 The proposal represents a windfall opportunity, as it is an unallocated site and is not located within a town centre. The Harrow Core Strategy sets out a clear spatial strategy for the Borough's housing requirement over the plan period to be met on previously-developed land, with particular emphasis on the role of the Harrow and Wealdstone Opportunity Area where services and facilities are most readily available. The Core Strategy therefore contains a presumption against garden land development. Policy CS1 B states that: "Proposals that would harm suburban areas and garden development will be resisted..." Whilst developing in gardens is resisted by the Council, it also recognises that redevelopment and certain infill developments can be acceptable and the Garden Land SPD provides guidance on the redevelopment of houses on sites with gardens and the development of infill sites.

6.2.3 Under the SPD, the proposal represents a 'gap' site within a built-up street frontage. Such sites occur occasionally as an anomalous 'missing piece' from an otherwise clearly defined rhythm of buildings (and spaces around buildings) in the streetscene. The SPD considers that such sites are acceptable for windfall, infill development as they represent an exception that will not lead to an unacceptable dispersal of development outside of the borough's town centres; the site is considered to be reasonably accessible to public transport (Hatch End Station and bus stops along Uxbridge Road) and services within the nearby Hatch End Local Centre. The SPD notes that the exception does not negate the need for the development on gap sites to comply with other policies, including those relating to the character of the area and the amenity of neighbouring occupiers.

6.2.4 Consequently, the principle of the proposal is acceptable, but consideration needs to be given to how the additional dwelling will fit within its context and

streetscape and meet relevant policies / standards such as internal space, amenity space, car parking and refuse storage / collection.

### 6.3 Regeneration

6.3.1 The proposed development would 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 Design, Layout and Character of the area

6.4.1 The prevailing pattern of development on the street is two storey single family detached houses set relatively close to the site boundaries at the side, however there is no prevailing design type on Park View.

6.4.2 The proposed new build would be two storeys and would feature a tile clad pitched roof form. The external surfacing of the property would be finished in render and therefore reflect similar attributes to adjacent neighbouring properties Nos 28 and 30 Park View and the wider street scene. The proposal would also include the removal and relocation of an existing drop kerb at no 30 Park View and a new drop kerb and crossover to serve the proposed new dwelling. The proposal indicates the provision of 2 parking spaces in the front garden.

6.4.3 Drawings submitted at pre-app stage were basic and simply illustrated height, bulk and form of the proposed new build within the allocated land. Given that it was not noted nor clear from submitted drawings, a concern was raised within the report in relation to the fenestration. Submitted drawings received for the purposes of this planning application have addressed this concern accordingly. The current scheme proposes powder coated aluminium window frames and reflects a similar design, scale and cill level in relation to adjacent neighbouring properties.

6.4.4 In terms of scale, the proposed new build would measure 7.7m in width with a maximum depth of 10m at ground floor level and 8.53m at first floor level. It would be set in in 700mm from the common boundary with adjacent no. 28 to the east and 1.8m from the existing dwelling at no. 30 Park View to the west. The resulting rear garden would measure a width of 10.25m, a maximum depth of 6.5m and an area of 55.5m<sup>2</sup> and therefore would leave a sufficient rear garden space. In terms of the scale of the proposed new build, there would be sufficient space on either side that it would not appear cramped within the site. Given site circumstances, the height and depth are comparable to adjacent neighbouring properties on Park View and therefore considered acceptable in scale.

6.4.5 Policy DM26 states that part of the requirements for good design are that bin and refuse storage must be provided in such a way as to minimise its visual impact and that adequate arrangements for the storage and collection of waste, which would not give rise to nuisance to future occupiers is required. Policy DM45 states that waste storage must be located and screened to avoid

nuisance to occupiers and adverse visual impact.

6.4.6 Submitted plans indicate the storage of 3 refuse/recycling bins on site. The proposed bins would be located to the side of the dwelling adjacent to the existing no 30 Park View and would be securely gated and therefore suitable to allow secure servicing. As such, this would protect the appearance of the local area and would be considered acceptable in terms of provision, servicing and location.

#### 6.5 Residential amenity

In order for a planning application to be granted, the amenity of occupiers of neighbouring properties must be protected, in accordance with Policy DM 1. The main points considered are whether there would be an unreasonable degree of loss of privacy to neighbours or an unreasonable degree of loss of light or overlooking.

##### *Impact on no 30 Park View*

6.5.1 The proposed new build would set in 1.8m from the common boundary with existing house at No. 30 Park View and project approx. 1.8m further rear of the main rear wall at this neighbouring property. The proposed single storey rear projection would project 1.55m further rear into the rear garden, however would be set approx. 4m from the common boundary with existing no 30 Park View. No flank windows are proposed at ground floor level, however at first floor level there would be one window opening in the west flank wall and one window opening in the east flank wall that would serve non-habitable windows. As such, these openings would be subject to a condition to ensure that they are obscurely glazed and non-opening so to protect the residential amenities of adjacent neighbouring properties in relation to actual/ perceived overlooking. The impact in terms of amenity on this neighbour would therefore be acceptable.

##### *Impact on no 28 Park View*

6.5.2 The adjacent neighbour to the east at No. 28 Park View would sit approx. 5m further rear of the subject site and currently features obscurely glazed window openings in its western flank wall. Given the nature of these windows and the separation distance of approx. 3m, the impact on this neighbour in terms of amenity would be acceptable.

##### *Impact on adjoining rear properties*

6.5.3 The proposed new build would be relatively close to the common rear boundary and would result in a rear garden depth of approx 5.6m from the rear window at first floor level to the common rear boundary. This does raise a concern in terms of overlooking the rear garden and rear windows of the house at 17 Woodridings Avenue. However the relationship between the rear windows of the new house and this neighbour at No. 17 Woodridings would be the same as with the existing neighbouring house at No. 30 Park View. Therefore there would not be an increase in the degree of overlooking or loss of privacy to this neighbour.

6.5.4 In summary, the proposal would not have unreasonable impacts on neighbouring amenity, in compliance with policy 7.6.B of the London Plan

(2016), policy DM1 of the Harrow Development Management Policies (2013) and the adopted SPD: Residential Design Guide (2010).

## 6.6 Amenity of Future Occupiers

### *Room Size and Layout*

The National Space Standards are set out below:

<b>National Space Standards</b>					
<b>Bedrooms</b>	<b>Bed spaces</b>	<b>Minimum GIA (sq m)</b>			<b>Built – in storage (sq m)</b>
		<b>1 storey dwellings</b>	<b>2 storey dwellings</b>	<b>3 storey dwellings</b>	
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	

	<b>Gross Floor Area</b>	<b>Internal</b>	<b>Bedrooms</b>	<b>Storage</b>
Minimum Floor Area Required	3 Bed 5 Person 93 sq m		Single (7.5sq m) Double (11.5 sq m)	3bed = 2.5 sq m
Proposed Dwellinghouse	120.3sq m		Bed 1 (single) 8.0sq m Bed 2 (double) 12.1sq m Bed 3 (double) 12.7sq m	GF - 0.6sqm GF - 1.4sqm FF – 0.7sq m  Total 2.6sq m



- 6.6.1 The new Technical Housing standards (2015) encourage a minimum ceiling height of 2.3m is recommended for at least 75% of the dwelling area. Proposed sections indicate a floor to ceiling height of 2.4m at ground and first floor level and therefore would provide a functional and usable space for future occupiers.
- 6.6.2 As demonstrated within the above table, the proposal exceeds the minimum requirements and would therefore result in an acceptable form of accommodation for future occupiers without compromising the quality of internal space or circulation in accordance with policies DM1 and DM26 of the Development Management Policies Local Plan 2013.
- 6.6.3 Future Occupier Amenity- Light, Outlook and Privacy
- 6.6.4 All habitable rooms would have an acceptable level of natural light and outlook. These would be either facing towards the street on Park View or the rear garden. In terms of privacy, flank windows are proposed as part of the development which would serve the first floor staircase and landing area and first floor bathroom. The proposed window for the hallway and bathrooms would not unduly impact on the privacy for future occupiers of the property.
- 6.6.5 Outdoor Amenity space
- 6.6.6 Policy DM27 of the DMP requires new development 'to make adequate arrangements for the provision of amenity space for future occupiers of the development'. The proposed access to the rear garden will be serviced through a side gate positioned on either side of the property and therefore provide defensible space. The proposal would include a rear garden with an amenity space of 55.5sq m. The proposed rear garden would therefore be of sufficient size to provide an acceptable outdoor amenity space and therefore accord with paragraph 5.16 of the Harrow Residential Design Guide SPD (2010).
- 6.7 Forecourt Treatment
- 6.7.1 Submitted plans indicate a forecourt area maximum depth of approx. 5m, minimum depth of 4m and width of approx. 10.25. The maximum on-site parking provision would accommodate 2 cars in the front forecourt for the purposes of the new dwelling. The proposal seeks to incorporate hardstanding/softscaping in the front forecourt area. This would result in the removal of existing hedging and front boundary wall to accommodate a new vehicle crossing. Minimal softscaping has been provided on the boundary with adjacent neighbouring no 28 and the front to side boundary with existing dwelling no 30.

6.7.2 The Landscape Architect has been consulted and notes that the development should ensure the replacement of as much hedging as possible on the side and front boundaries of both the existing dwelling at no. 30 Park View and proposed new dwelling in a bid to safeguard the traditional suburban character of the wider streetscene and local area and promote the biodiversity of the area. As such, a condition has been attached in this regard.

## 6.8 Impact on Trees

6.8.1 It should be noted that plans are inconsistent insofar as the rear garden depth of adjacent no 28 and the positioning of the council owned tree located outside of the application site and on the public verge in relation to the proposed drop kerb and crossover.

6.8.2 There is a council-owned non-protected Corsican Pine tree on the front perimeter of the site on public land which provides a significant public amenity.

6.8.3 The Tree officer has been consulted and has some concerns in regards to the impact on the tree and roots as a result of the proposed vehicular crossover. This issue can be dealt with by requiring the applicant to enter into a S278 of the Highways Act 1980 (as amended) agreement with the council to agree protection measures for the tree.

## 6.9. Accessibility

6.6.1 The London Plan (2016) requires all new development in London to achieve the highest standards of accessibility and inclusive design as outlined under policy 7.2. Policy DM 2 of the Harrow DMLP (2013) seeks to ensure that buildings and public spaces are readily accessible to all.

6.6.2 Core Policy CS1.K of the Harrow Core Strategy and Policies 3.8, 7.1 and 7.2 of The London Plan (2016) require 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'.

6.6.3 It is evident from the plans that external/ internal door widths and turning circles in the proposed dwelling would be sufficient to accommodate wheelchair users and to meet these Standards. A condition has been attached to ensure that the proposed dwellings will meet regulation M4 (2) of the Building Regulations which would secure an appropriate standard for future occupiers and make the units accessible to all.

6.6.4 It is considered that the proposal would not result in a substantial increase in the intensity of use of the property resulting in any harmful impacts on local traffic conditions or highway safety.

## 7.0 Traffic and Parking (drop kerb and cross over)

7.1 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. One parking space has been proposed in the front forecourt of the proposed new build.

- 7.1.1 Objections have been raised in regards to the increase traffic and pressures of parking that the proposal would introduce. However, the proposal would provide sufficient provision for off-street parking for the proposed development in the line with the London Plan maximum parking standards set out under policy 6.13 and as such there would be no conflict with the above stated policy.
- 7.1.2 Therefore, it is considered that the proposed development would not unduly impact on the surrounding area in terms of traffic and parking, nonetheless permission for the dropped kerb from the highways authority would be required.
- 7.1.3 The Traffic and Parking officer has raised some concerns in regards to the impact on the tree and roots as a result of the proposed vehicular crossover. This issue can be dealt with by requiring the applicant to enter into a S278 of the Highways Act 1980 (as amended) agreement with the council to agree protection measures for the tree.

## 8.0 Development and Flood Risk

- 8.1 The application site is located in a Critical Drainage Area of Harrow. Policy DM10 was introduced to address surface water runoff and flood risk from developments. The application would result in a net increase in development footprint and there is the potential for surface water run off rates to increase. The Drainage authority has been consulted and recommended a condition.
  - 8.1.1 Subject to the above, the development is considered to fulfil the objectives of the NPPF concerning managed impacts upon flood risk and would satisfy London Plan (2016) policies 5.12, 5.13 and 5.14, policy CS1 U of the Harrow Core Strategy, and policy DM 10 of the Harrow Development Management Policies Local Plan (2013).

## 9.0 CONCLUSION AND REASONS FOR APPROVAL

- 9.1 The proposed redevelopment of the site to provide a detached dwellinghouse would be in keeping with the pattern and character of development along Park View and would have no detrimental impact upon the residential amenities of the adjoining properties. The redevelopment of the site would not constitute development on garden land as the dwellinghouse would be located on an area which was previously set aside for a dwellinghouse and therefore the exception test can be applied in this case. 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 Drawing Numbers

Save where varied by the other planning conditions comprising this planning permission, the development hereby permitted shall be carried out in accordance with the approved plans: PRV-P100 Rev 1, PRV-P100 Rev 2, PRV-P101 Rev 1, PRV-P102 Rev 1, PRV-P103 Rev 1, PRV-P104 Rev 1, PRV-P105 Rev 1, PRV-P201 Rev 1, PRV-P202 Rev 1, 2, PRV-P301 Rev 1, PRV-P302 Rev 1, PRV-P303 Rev 1, PRV-P304 Rev 1, PRV-P305 Rev 1, PRV-P401 Rev 1, Arboricultural Tree Report dated 27<sup>th</sup> September 2016, Design & Access Statement dated 10<sup>th</sup> October 2016

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

#### 3 Section 278 Agreement

Prior to the commencement of development, a section 278 agreement (of the Highways Act 1980) shall be entered into and completed.

The section 278 agreement shall agree the following details;

- i) Adjustments to the existing crossover
- ii) Protection measures to ensure the tree located at the front of the site (Corsican Pine)
- iii) Any other Highway works.

REASON: To ensure that all impact affecting the councils Highway have been adequately addressed, including protection of an existing mature tree which offers significant amenity value locally. Details are required prior to the commencement to ensure a satisfactory form of development.

#### 4 Materials

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, provided on-site and approved in writing by, the local planning authority:

- a: the external surfaces of the buildings
- b: the boundary treatment
- c: 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 policies 7.4B and 7.8 of The London Plan 2011 and policies DM1 of the Harrow Development Management Policies Local Plan 2013. Details are required prior to the commencement of development to ensure a satisfactory form of development.

5 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 2013 and thereafter retained in that form.

REASON: To ensure that the development is capable of meeting 'Accessible and Adaptable Dwellings' standards.

6 Landscaping

Notwithstanding the details on the approved plans, 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 policies 7.4B and 7.8 of The London Plan 2016 and policies DM1, DM22 and DM23 of the Harrow Development Management Policies Local Plan 2013. Details are required prior to occupation to ensure a satisfactory form of development.

7 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 policies 7.4B and 7.8 of The London Plan 2011 and policies DM1, DM22 and DM23 of the Harrow Development Management Policies Local Plan 2013.

8 Tree Protection Measures

The scheme incorporating measures to protect existing trees on the site hereby approved shall be implemented prior to any demolition or any other site works

and shall be retained during the course of construction, unless otherwise agreed by the local planning authority.

REASON: The existing trees on the site represent an important amenity feature which the local planning authority considers should be protected in accordance with policy DM22 of the Harrow Development Management Policies Local Plan 2013.

9 Surface Water Attenuation

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

REASON: To ensure that adequate drainage facilities are provided in accordance with the objectives set out under the National Planning Policy Framework 2012 and policy DM10 of the Harrow Development Management Policies Local Plan 2013. Details are required prior to the commencement of development to ensure a satisfactory form of development.

10 Permitted Development Rights

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without modification), no development which would otherwise fall within Classes A, C, D, E and F in Part 1 of Schedule 2 to that Order shall be carried out without the prior written permission of the local planning authority.

REASON: To safeguard the character 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 and to preserve the character and appearance of the Conservation Area in accordance with policies 7.4B and 7.8 of The London Plan 2016 and policies DM1 and DM7 of the Harrow Development Management Policies Local Plan 2013.

11 Bin Storage

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

REASON: To safeguard the appearance of the locality, as required by policy DM 45 of the Harrow Development Management Policies Local Plan (2013).

12 Demolition Works

No demolition or site works in connection with the development hereby

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

REASON: In the interests of amenity and highway safety and in accordance with policy DM1 of the Harrow Development Management Policies Local Plan 2013.

13 Hardstanding

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

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

REASON: To ensure that adequate and sustainable drainage facilities are provided, and to prevent any increased risk of flooding in accordance with policy DM10 of the Harrow Development Management Policies Local Plan 2013.

14 Construction Management Plan

No development shall take place, including any works of demolition, until a Construction Method Statement and Logistics Plan has been submitted to, and approved in writing, by the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i the parking of vehicles of site operatives and visitors
- ii. loading and unloading of plant and materials
- iii. storage of plant and materials used in constructing the development
- iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing
- v. wheel washing facilities
- vi. measures to control the emission of dust and dirt during construction
- vii. a scheme for recycling/disposing of waste resulting from demolition and construction works.

REASON: To ensure that the construction of the development does not unduly impact on the amenities of the existing occupiers of the adjoining properties, in accordance with policy DM1 and DM43 of the Harrow Development Management Policies Local Plan (2013). Details are required prior to the commencement of development to ensure a satisfactory form of development.

## **Informatives**

- 1 The following policies are relevant to this decision:

The National Planning Policy Framework (2012)

The London Plan 2016:

- 3.3 Increasing Housing Supply
- 3.4 Optimising Housing Potential
- 3.5 Quality and Design of Housing Developments
- 3.8 Housing Choice
- 6.9 Cycling
- 6.13 Parking
- 7.1 Lifetime Neighbourhoods
- 7.2 An Inclusive Environment
- 7.3 Designing Out Crime
- 7.4 Local Character
- 7.6 Architecture

The Harrow Core Strategy 2012:

- CS1.B Local Character
- CS1.I, CS1.K Housing
- CS1.R Transport

Harrow Development Management Policies Local Plan 2013:

- DM1 Achieving a High Standard of Development
- DM2 Achieving Lifetime Neighbourhoods
- DM10 On Site Water Management and Surface Water Attenuation
- DM22 Trees and Landscaping
- Policy DM 23 – Streetside Greenness and Forecourt Greenery
- Policy DM 24 – Housing Mix
- Policy DM 27 – Amenity Space
- Policy DM 42 – Parking Standards
- Policy DM 44 - Servicing
- Policy DM 45 – Waste Management

Adopted Supplementary Planning Documents

- London Plan Housing Supplementary Planning Guidance (2016)
- Supplementary Planning Document: Garden Land Development (2013).
- Supplementary Planning Document: Residential Design Guide (2010)
- Supplementary Planning Document: Accessible Homes (2010)
- Mayor of London, Housing Supplementary Planning Guidance (November 2012)
- Code of Practice for Storage and Collection of Refuse and Materials for Recycling in Domestic Properties (2008)

- 2 Grant with pre-app
- 3 Considerate Contractor Code of Practice

The applicant's attention is drawn to the requirements in the attached



Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working. (Include on all permissions involving building works where they could affect a public highway)

#### 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 building
3. excavating near a neighbouring building, and that work falls within the scope of the Act.

Procedures under this Act are quite separate from the need for planning permission or building regulations approval. "The Party Wall etc. Act 1996: Explanatory booklet" is available free of charge from: Communities and Local Government Publications, PO Box 236, Wetherby, LS23 7NB. Please quote Product Code:02 BR 00862 when ordering. Also available for download from the CLG website:

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/133214.pdf>  
Tel: 0870 1226 236; Fax: 0870 1226 237; Textphone: 0870 1207 405 E-mail: [communities@twoten.com](mailto:communities@twoten.com)

#### 5 SUDS

The applicant is advised that surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management (SUDS). SUDS are an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on or near the site as opposed to traditional drainage approaches which involve piping water off site as quickly as possible.

SUDS involve a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands. SUDS offer significant advantages over conventional piped drainage systems in reducing flood risk by attenuating the rate and quantity of surface water run-off from a site, promoting groundwater recharge, and improving water quality and amenity.

Where the intention is to use soak ways they should be shown to work through an appropriate assessment carried out under Building Research Establishment (BRE) Digest 365.

Support for the SUDS approach to managing surface water run-off is set out in the National Planning Policy Framework (NPPF) and its accompanying technical guidance, as well as the London Plan.

Specifically, the NPPF (2012) gives priority to the use of sustainable drainage systems in the management of residual flood risk and the technical guidance confirms that the use of such systems is a policy aim in all flood zones. Policy 5.13 of the London Plan (2012) requires development to utilise sustainable drainage systems unless there are practical reasons for not doing so. Sustainable drainage systems cover the whole range of sustainable approaches to surface drainage management. They are designed to control

surface water run-off close to where it falls and mimic natural drainage as closely as possible. Therefore, almost any development should be able to include a sustainable drainage scheme based on these principles. The applicant can contact Harrow Drainage Section for further information.

## 6 Homeowner liable for damage to highway

The applicant is advised to ensure that the highway is not interfered with or obstructed at any time during the execution of any works on land adjacent to a highway. The applicant is liable for any damage caused to any footway, footpath, grass verge, vehicle crossing, carriageway or highway asset. Please report any damage to [nrswa@harrow.gov.uk](mailto:nrswa@harrow.gov.uk) or telephone 020 8424 1884 where assistance with the repair of the damage is available, at the applicants expense. Failure to report any damage could result in a charge being levied against the property.

Harrow Council is responsible for the naming and numbering of new or existing streets and buildings within the borough boundaries. The council carries out these functions under the London Government Act 1963 and the London Building Acts (Amendment) Act 1939.

All new developments, sub division of existing properties or changes to street names or numbers will require an application for official Street Naming and Numbering (SNN). If you do not have your development officially named/numbered, then then it will not be officially registered and new owners etc. will have difficulty registering with utility companies etc.

You can apply for SNN by contacting [technicalservices@harrow.gov.uk](mailto:technicalservices@harrow.gov.uk) or on the following link [http://www.harrow.gov.uk/info/100011/transport\\_and\\_streets/1579/street\\_naming\\_and\\_numbering](http://www.harrow.gov.uk/info/100011/transport_and_streets/1579/street_naming_and_numbering)

## 7 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 £3792, 95 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 £3792, 95 for the application, based on the levy rate for Harrow of £35/sqm and the stated increase in floorspace of 108.37sqm . You are advised to visit the planningportal website where you can download the appropriate document templates. <http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

## 8 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:

Residential (Use Class C3) - £110 per sqm;  
Hotels (Use Class C1), Residential Institutions except Hospitals, (Use Class C2), Student Accommodation, Hostels and HMOs (Sui generis)- £55 per sqm;  
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 sqm  
All other uses - Nil.

The Harrow CIL Liability for this development is: £11920.10

## 9 Street Numbering

Harrow Council is responsible for the naming and numbering of new or existing streets and buildings within the borough boundaries. The council carries out these functions under the London Government Act 1963 and the London Building Acts (Amendment) Act 1939.

All new developments, sub division of existing properties or changes to street names or numbers will require an application for official Street Naming and Numbering (SNN). If you do not have your development officially named/numbered, then then it will not be officially registered and new owners etc. will have difficulty registering with utility companies etc.

You can apply for SNN by contacting [technicalservices@harrow.gov.uk](mailto:technicalservices@harrow.gov.uk) or on the following link.

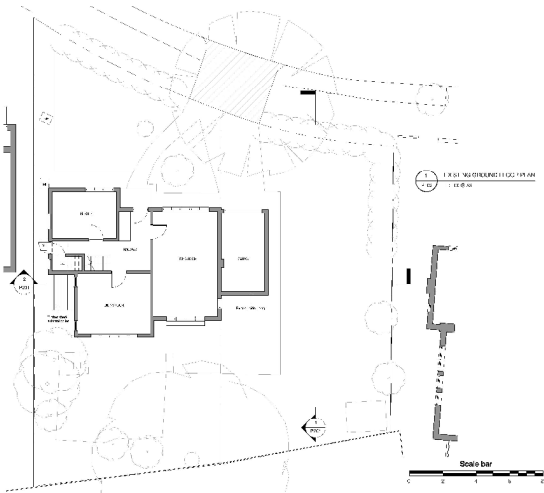
[http://www.harrow.gov.uk/info/100011/transport\\_and\\_streets/1579/street\\_naming\\_and\\_numbering](http://www.harrow.gov.uk/info/100011/transport_and_streets/1579/street_naming_and_numbering)

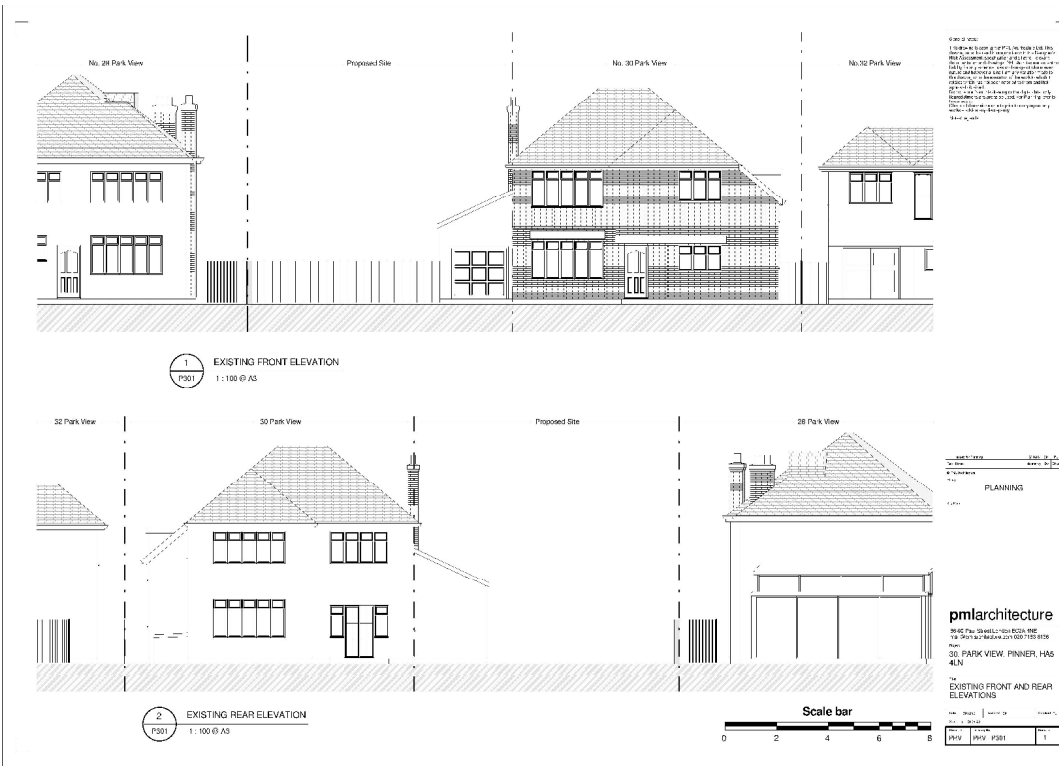
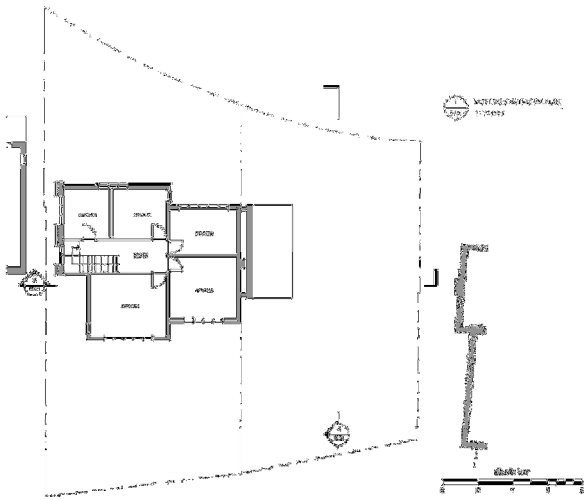
# APPENDIX 2: SITE PLAN



2 SITE PLAN  
P135  
1:500 @ A3

0 2 4 10 20  
SCALE 1:500





## **APPENDIX 3: SITE PHOTOGRAPHS**

**Front Elevation**



**Eastward view toward adjacent no 28 Park View**



**Westward view toward adjacent existing dwelling no 30 Park View**



**Northward view toward nos 48 and 60 Park View**



**Eastern flank wall of adjacent no 28**





Looking eastward at the rear toward adjacent no 28



Rear elevation of no 30 Park View



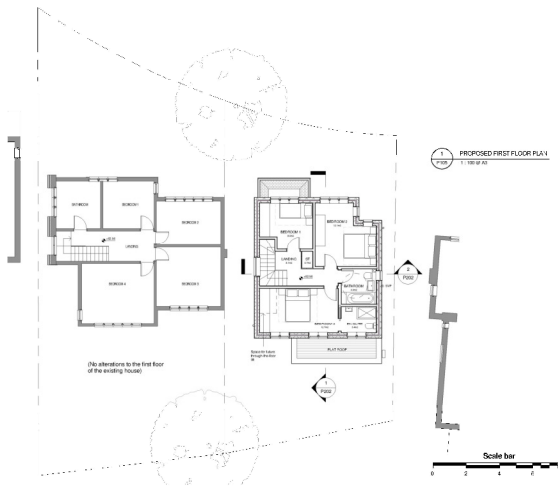
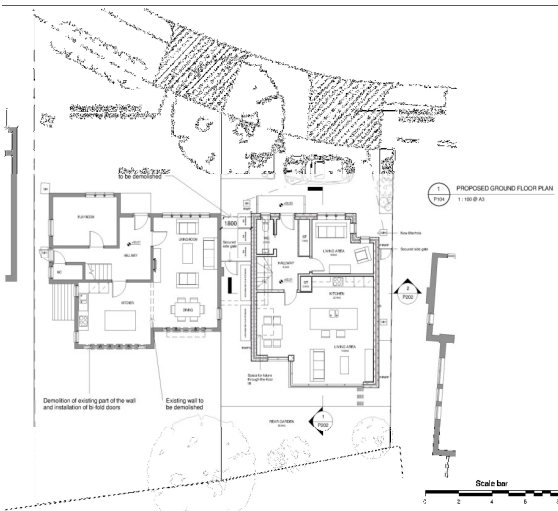
# APPENDIX 4: PLANS AND ELEVATIONS



1. EXISTING FACADE VIEW



2. PROPOSED FACADE VIEW





Looking westward at the rear toward adjacent no 32



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