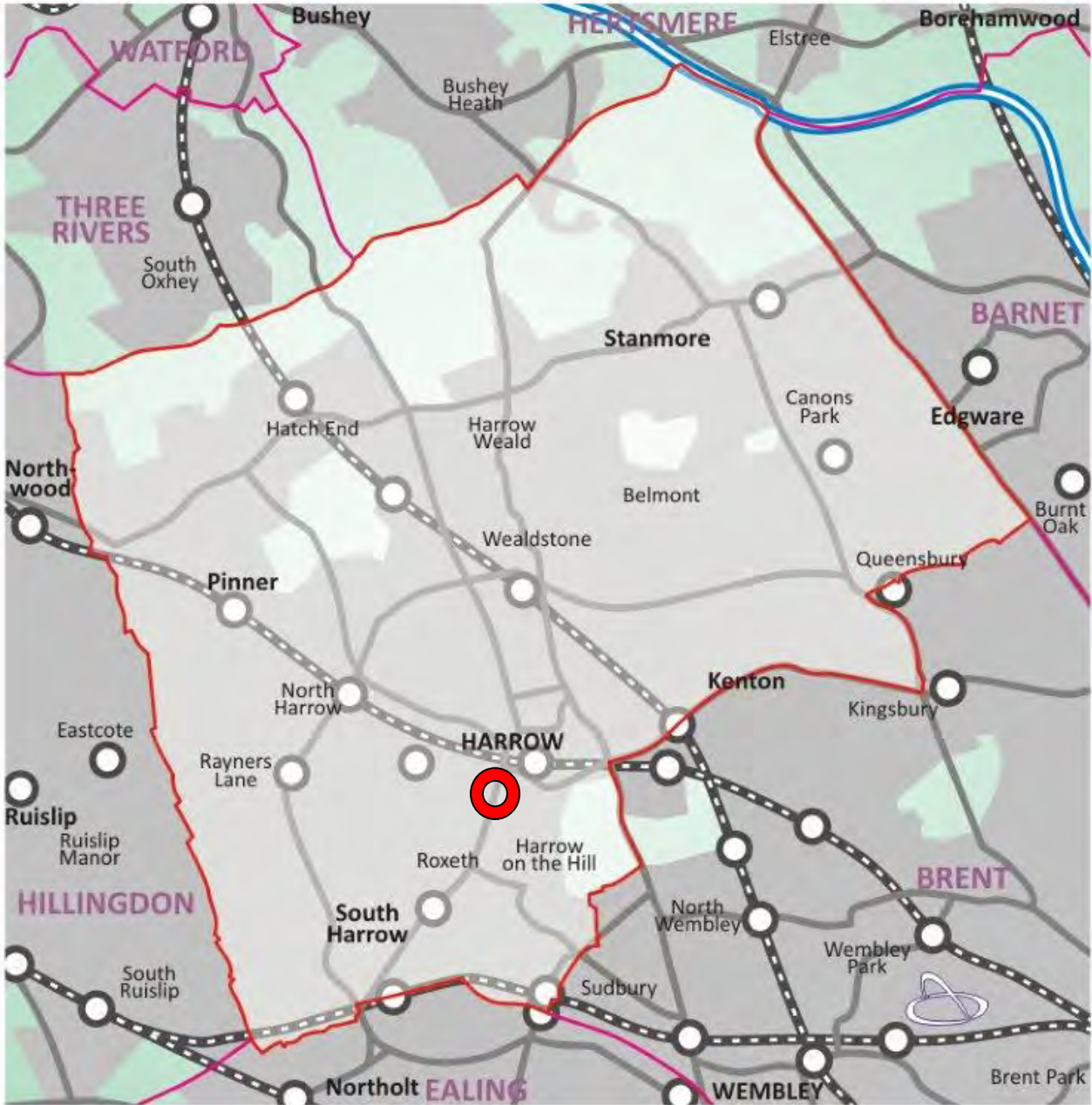


 = application site



Carspecs House, 71a Bessborough Road, Harrow	P/4626/16
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Carspecs House, 71a Bessborough Road, Harrow **P/4626/16**

LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

22nd March 2017

APPLICATION NUMBER: P/4626/16
VALIDATE DATE: 14/10/2016
LOCATION: CARSPECS HOUSE, 71A BESSBOROUGH ROAD,
HARROW
WARD: GREENHILL
POSTCODE: HA1 3XW
APPLICANT: MR ALEX TELFORD
AGENT: STARC-ARCHITECTS
CASE OFFICER: CATRIONA COOKE
EXPIRY DATE: 17TH FEBRUARY 2017

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.

Three storey side extension to create three flats, parking and cycle storage; and extension of two residential units within existing building permitted under prior approval reference P/2437/16.

The Planning Committee is asked to:

RECOMMENDATION A

GRANT permission subject to authority being delegated to the Divisional Director of Planning in consultation with the Director of Legal and Governance Services for the completion of the Section 106 legal agreement and any other enabling legislation and issue of the planning permission and subject to minor amendments to the conditions or the legal agreement. The Section 106 Agreement Heads of Terms would cover the following matters:

- i) Prior to Occupation of the Development notify all prospective owners, residents, occupiers or tenants of the Housing Units that they will not be eligible for a Resident Parking Permit or Visitors Parking Permit to park a motor vehicle where a CPZ has been implemented unless they hold a Disabled Person's Badge.
- ii) Planning Administration Fee: Payment of £500 administration fee for the monitoring of and compliance with this agreement
- iii) Legal Fees: Payment of Harrow Council's reasonable costs in the preparation of the legal agreement.

REASON FOR THE RECOMMENDATIONS

The proposed extension would respect the character and scale of the host building, would preserve the character and appearance of the adjoining Conservation Area and not have an undue impact on the residential amenities of neighbouring occupiers. The decision to GRANT planning permission has been made having regard to the National Planning Policy Framework (2012), The London Plan (2016), the Harrow Core Strategy (2012), The Harrow Development Management Policies (2013) as well as all relevant material considerations including any responses to consultation.

RECOMMENDATION B

That if the Section 106 Agreement is not completed by 27th March 2017 then it is recommended to delegate the decision to **REFUSE** planning permission to the Divisional Director of Planning on the grounds that:

The proposed development, in the absence of a legal agreement to restrict the future occupiers from applying for parking permits, would fail to comply with the requirements of policies DM42 of the Development Management Local Plan Policies (2013).

INFORMATION

This application relates to the construction of more than 2 new units. The application is therefore referred to the Planning Committee as it does not fall within any of the provisions set out at paragraphs 1(a) – 1(h) of the Scheme of Delegation dated 29 May 2013.

Statutory Return Type:	Minor Development
Council Interest:	None
GLA Community Infrastructure Levy (CIL)	£7,980
Contribution (provisional):	
Local CIL requirement:	£25,080

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	Carspec House, 71A Bessborough Road, Harrow HA1 3XW
Applicant	Mr Alex Telford
Ward	Greenhill
Local Plan allocation	None
Conservation Area	Setting of Roxborough Park and The Grove
Listed Building	No
Setting of Listed Building	Locally listed No. 4 Roxborough Avenue
Building of Local Interest	n/a
Tree Preservation Order	No
Other	No

Housing		
Density	Proposed Density hr/ha	569 hr/ha
	Proposed Density u/ph	246 u/ha
	PTAL	5
	London Plan Density Range	200-700 hr/ha 70-260 u/ha
Dwelling Mix	Studio (no. / %)	1
	1 bed (no. / %)	2
	2 bed (no. / %)	0
	3 bed (no. / %)	0
	4 bed (no. / %)	0
	Overall % of Affordable Housing	0
	Social Rent (no. / %)	0
	Intermediate (no. / %)	0
	Private (no. / %)	3/ 100%
	Commuted Sum	n/a
	Comply with London Housing SPG?	yes
Comply with M4(2) of Building Regulations?	yes	

Transportation		
Car parking	No. Existing Car Parking spaces	0
	No. Proposed Car Parking spaces	0
	Proposed Parking Ratio	0
Cycle Parking	No. Existing Cycle Parking spaces	0
	No. Proposed Cycle Parking spaces	3
	Cycle Parking Ratio	1:1
Public Transport	PTAL Rating	5
	Closest Rail Station / Distance (m)	Harrow-on-the-hill Rail/Underground – 500m
	Bus Routes	Bessborough Road – 50m Routes: 395; H9
Parking Controls	Controlled Parking Zone?	Zone E
	CPZ Hours	Mon - Sat 8:30am - 6:30pm
	Previous CPZ Consultation (if not in a CPZ)	N/A
	Other on-street controls	n/a
Parking Stress	Area/streets of parking stress survey	n/a
	Dates/times of parking stress survey	n/a
	Summary of results of survey	n/a
Refuse/Recycling Collection	Summary of proposed refuse/recycling strategy	1 x 500 litre, 1 x 500 litre and spacing for Garden Waste and Food waste Bins

Sustainability / Energy	
BREEAM Rating	N/A
Development complies with Part L 2013?	Yes
Renewable Energy Source / %	0%

PART 2: Assessment

1.0 SITE DESCRIPTION

- 1.1 Carspecs House is located on the eastern side of Bessborough Road. Access to the property is currently provided via Roxborough Avenue, adjacent to the boundary with no. 4 Roxborough Avenue.
- 1.2 The surrounding area is predominately residential in character with some commercial uses located along Bessborough Road. This part of Bessborough Road predominately comprises a mix of two storey semi-detached and detached properties and blocks of flats. There is a three-storey block of flats sited to the south of the site. Roxborough Avenue is residential in character consisting of a mix of larger, detached properties, blocks of flats, town houses and two storey terraced dwelling houses.
- 1.3 The Roxborough Park and the Grove Conservation Area extends along the rear boundary of the site to include no. 4 Roxborough Avenue. The property at no. 4 Roxborough Avenue is locally listed.
- 1.4 Carspecs House is currently being converted into 29 flats pursuant to prior approval granted under P/2437/16.

2.0 PROPOSAL

- 2.1 Three storey extension to provide additional three flats with associated parking, and cycle storage.
- 2.2 The proposed extension would have a stepped footprint and would be attached to the southern elevation of the host building. The attached element would be set approx. 8m behind the front elevation of the host building and approx. 11.5m from the rear elevation.
- 2.3 The extension would have a depth of approx. 9m at its deepest point and would have an overall width of approx. 12m.
- 2.4 The height of the extension would be stepped with the element attached to the host building having a height of approx. 8.4m, the main residential element having a height of approx. 9.5m and the stair core having a height of approx. 5.8m. The extension would have a flat roof over.
- 2.5 The ground floor of the main extension would comprise a 1 bed (2 person) unit with a Gross Internal Area (GIA) OF 50sqm. The first floor would comprise a 1 bed (1 person) unit with a GIA of 44 sqm and the second floor would comprise a 1 bed (2 person) unit with a GIA of 52sqm.
- 2.6 The first and second floor units would have access to a private balcony located on the rear elevation (overlooking the communal garden and parking). The ground floor flat would have access to a private amenity area which is

located at the front of the building. All private amenity areas are shown to have an area of 7sqm.

- 2.7 A total of 16 parking spaces are shown to be located along the eastern boundary of the site and to the rear of the proposed extension. Alongside the development approved under the prior approval process a total of 44 cycle spaces are proposed which are shown to be located to the south and rear of the proposed extension block.
- 2.8 The refuse store would be located to the northeast corner of the site near the vehicular access to the site.
- 2.9 In addition to providing three new flats, it is proposed to extend two flats (1 bed units) that have been granted prior approval under P/2437/16. This would increase the GIA from approx. 31sqm (as approved under prior approval) to approx. 49sqm and 51sqm respectively.

3.0 RELEVANT PLANNING HISTORY

- 3.1 A summary of the relevant planning application history is set out in the table below:

Ref no.	Description	Status and date of decision
P/2437/16	Conversion of offices (class B1a) to 29 self-contained flats (class c3) (prior approval of transport & highways impacts of the development contamination and flooding risks on the site and impacts of noise from commercial premises on the intended occupiers	Granted 30/06/2016
P/4467/16	Over cladding of facade; extension to roof to create habitable roofspace with dormer windows; lift housing on roof; re-location and installation of windows; installation of balconies and Juliette balconies; covered entrance; new brick pier, railing and timber boundary treatment with entrance gates; new pedestrian access off Roxborough Avenue; landscaping; bin storage	Granted 28/11/2016

4.0 CONSULTATION

A Site Notice (setting out that the development affected the Character of a Conservation Area) was erected on 24/10/2016 which expired on 14/11/2016.

4.2 Press Notice was advertised in the Harrow Times and Harrow Observer on the 09.02.2017 expiring on 02.03.2017.

4.3 The application was advertised as affecting the character of a Conservation Area.

4.4 A total of 11 consultation letters were sent to neighbouring properties regarding this application. The first notification was sent out on the 20.10.2016. A second notification letter was sent on the 17.01.2017 following amendments to the application. A further notification was sent on the 31.01.2017 following amendment to the development description.

4.5 The final public consultation period expired on 14.02.2017.

4.6 Adjoining Properties

Number of letters Sent	11
Number of Responses Received	3
Number in Support	0
Number of Objections	2
Number of other Representations (neither objecting or supporting)	0

4.7 Two objections were received from adjoining residents following the first notification.

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

Details of Representation	Summary of Comments	Officer Comments
Qasim Gulamhusein Flat 9, Retlas Court	First Notification: Objects to the application due to: Obtrusive to privacy Windows overlooking bedroom windows Loss of light Overdevelopment	Matters relating loss of privacy, overlooking, light and overdevelopment have been addressed under the Appraisal section of this report. Comments concerning

	<p>Second Notification:</p> <ul style="list-style-type: none"> • No attempt by developers to engage with Residents of Retlas Court with regards to previous concerns raised about privacy, tight of light, injury and abnormally high housing density. • These contravene Harrow Council's planning guidance. • New proposal does not address concerns. • Therefore object on the same grounds as above. 	the lack of engagement from developers – whilst the NPPF does encourage developers to undertake public consultation with local residents, it is not requirement
Darren Gray 40 Roxborough Park	<p>Objects to the application due to:</p> <ul style="list-style-type: none"> • Parking issues 	This is dealt with in Section 6.6 of this report.
Dr R and Dr S Nehete Flat 4 Retlas Court	<p>Objects to the application due to:</p> <ul style="list-style-type: none"> • Loss of privacy • Loss of natural light. • Current building can be converted to flats without the extension. 	Matters relating to loss of privacy, natural light and the scale of the extension have been addressed in the appraisal below.

4.9 Statutory and Non Statutory Consultation

The following consultations have been undertaken:

LBH Highways
LBH Landscape Architect
LBH Conservation Officer
LBH Waste Officer
LBH Drainage

4.10 External Consultation

4.11 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
CAAC	Application for the external works (P/4467/16) and	Application P/4467/16 for the external works

	<p>proposed extensions should be considered together in one single application.</p> <p>This proposal ties in with the current proposals as much as they are looking at the same existing finishes and balconies.</p> <p>It is not impacting on the conservation area.</p>	<p>to the existing building have now been approved. The current application under consideration includes the external alterations as such the various proposals can be considered holistically.</p>
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4.12 Internal Consultation

4.13 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
LBH Highways	No objection	Noted
LBH Landscape Architects	No objection subject to conditions	Noted
LBH Conservation Officer	No objections	Noted
LBH Waste Officer	No comments received.	Officers will update the Committee of any representations that are received before Committee consideration
LBH Drainage	No objections subject to conditions	Noted

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
Character of the Area and adjacent Conservation Area
Residential Amenity
Traffic and Parking
Drainage
Sustainability
- 6.2 Principle of Development
- 6.2.1 The National Planning Policy Framework outlines that the purpose of the planning system is to contribute to the achievement of sustainable development. It emphasises that paragraphs 18 to 219 should be taken as a whole. Economic, social and environmental considerations form the three dimensions of sustainable development. With regard to the social role of the planning system, this is in supporting strong, vibrant and healthy communities by creating a high quality build environment that reflect the community needs and support its health, social and cultural wellbeing. In order to achieve sustainable development, economic, social and environmental gains should be sought jointly.
- 6.2.2 Paragraph 12 of the NPPF states that: ‘This National Planning Policy Framework does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise.’

- 6.2.3 Having regard to the planning designations on the site, there are no development plan policies that specifically preclude the provision of residential dwellings here. The proposed development would not result in development on garden land and would therefore not conflict with Core Strategy policies CS1A and CS1B.
- 6.2.4 Policy 3.8 of The London Plan (2016) also encourages the Borough to provide a range of housing choices in order to take account of the various different groups who require different types of housing. Further to this, Core Policy CS(I) states that 'New residential development shall 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'.
- 6.2.5 The site is not allocated for development but represents 'a previously developed' site. The redevelopment of the site and the provision of new dwellings on the site are considered to represent a 'windfall development' as outlined in the Core Strategy. The use of the land for residential uses could therefore be supported in principle and would make an important contribution to the housing stock in the Borough, including affordable housing, particularly having regard to the increased housing target identified within the London Plan (2016).
- 6.2.6 The principle of the re-development of the site is considered to be acceptable by officers, subject to consideration of further policy requirements as detailed below.
- 6.3 Regeneration
- 6.3.1 The proposal would redevelop a "windfall site" that would to provide additional housing stock and create local jobs during the construction period.
- 6.3.2 The proposal is in accordance with the Council's Regeneration policies.
- 6.4 Character of the Area and adjacent Conservation Area
- 6.4.1 The NPPF makes it very clear that good design is a key aspect of sustainable development and is indivisible from good planning and should contribute positively to making better places for people.
- 6.4.2 The London Plan (2016) policies 7.4B and 7.6B set out the design principles that all Boroughs should seek to ensure for all development proposals. The London Plan (2016) policy 7.4B states, inter alia, that all development proposals should have regard to the local context, contribute to a positive relationship between the urban landscape and natural features, be human in scale, make a positive contribution and should be informed by the historic environment. The London Plan (2016) policy 7.6B states, inter alia, that all development proposals should; be of the highest architectural quality, which complement the local architectural character and be of an appropriate proportion composition, scale and orientation.

- 6.4.3 Core Policy CS 1(B) states 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.'
- 6.4.4 Policy DM 1 of the Harrow Development Management Policies Local Plan (2013) reinforces the principles set out under The London Plan (2016) policies 7.4B and 7.6B and seeks a high standard of design and layout in all development proposals. It goes on to state, amongst other things, that developments should contribute to the creation of a positive identity through the quality of building layout and design, should be designed to complement their surroundings, and should have a satisfactory relationship with adjoining buildings and spaces.
- 6.4.5 The proposed extension would be set back 8m from the front elevation of the host building and 11m from the rear elevation of the host building and would be to a maximum width of 12m. The extension would be a clearly subordinate addition to the host property and at three storeys in height would create a satisfactory transition between Carspecs House and the adjoining Retlas Court. It is considered that the proposal would be in keeping with the streetscene and would preserve the character of the adjoining Conservation Area. Furthermore, the Council's Conservation Officer has raised no objection to the proposed development.

Landscaping

- 6.4.6 Policies DM22 and DM23 of the Development Management Policies Local Plan (2013) seeks to ensure that in case of new development proposals, the frontage of the site provides adequate levels of soft and hard landscape works.
- 6.4.7 The submitted drawings show an indicative level of soft and hard landscape works for the site. The proposal seeks to retain 16 parking spaces. These would all be located behind the existing and proposed building and views to this area would be buffered by these buildings. To the front of the site (fronting Bessborough Road) is shown to incorporate soft landscaping comprising of grassed area, hedging, raised planters and trees. It is considered that subject to an appropriate condition to control the detailed landscaping works and materials, the level of soft and hard landscaping works would enhance the appearance of the development in the streetscene.

Refuse Storage

- 6.4.8 Details for a convenient location and arrangement for the storage of refuse bins is a requirement of policy DM1 of the Development Management Policies Local Plan 2013 as part of a formal planning submission.
- 6.4.9 There is an existing refuse store to the rear of the site. It is unclear from the submitted documents as to the number and size of the proposed refuse bins to

be provided to serve the entire development. However, given that there is considered to be sufficient space to accommodate adequate bins for the proposal a condition is recommended requiring details of refuse storage.

Conclusion

6.4.10 In conclusion, it is considered that subject to the use of appropriate matching materials similar to those to be used for the cladding works for the host building (as approved under application P/4467/16), the proposed extension would have a satisfactory relationship with the host building and would have an acceptable impact upon the character and appearance of the streetscene and that of the adjoining conservation area. As such, the proposal would meet the aspirations of the policies stated above.

6.5 Residential Amenity

6.5.1 Policy 7.6 of The London Plan (2016) states that “Buildings and structures should not cause unacceptable harm to the amenity of the surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate”.

6.5.2 Policy DM 1 of the Harrow Development Management Policies Local Plan (2013) requires that: “All development and change of use proposals must achieve a high standard of privacy and amenity” for neighbouring occupiers. “The assessment of the design and layout of proposals will have regard to: “the massing, bulk, scale and height of proposed buildings in relation to the location, the surroundings and any impact on neighbouring occupiers”.

Amenity of future occupiers *Space Standards*

6.5.3 Paragraph 59 of the National Planning Policy Framework (2012) (NPPF) states that local planning authorities should consider using design codes where they could help deliver high quality outcomes. Policy 3.5C of The London Plan (2016) also specifies that Boroughs should ensure that, amongst other things, new dwellings have adequately sized rooms and convenient and efficient room layouts. The Government introduced nationalised technical housing standards in England back in October 2015. These standards have been incorporated within the updated 2016 London Plan and are reinforced in the Mayor of London’s Housing SPG (2016). Table 3.3 of the adopted London Plan (2016) specifies minimum Gross Internal Areas (GIA) for residential units. Paragraph 3.36 of the London Plan (2016) specifies that these are minimum sizes and should be exceeded where possible.

6.5.4 In view of paragraph 59 of the NPPF and Policy 3.5C of The London Plan (2016), and when considering what is an appropriate standard of accommodation and quality of design, the Council has due regard to the Mayor of London’s Housing SPG (May 2016).

6.5.5 In assessing the proposed development against the nationally described standards adopted by the London Plan policy 3.5C, the development would achieve the following internal spaces standards.

Flat	No. of Bedrooms/ occupancy	GIA (sqm)	Bedroom size (sqm)	Living/ Kitchen (sqm)	Storage
1	1B/ 2P	50	12	23	2.5
2	1B/ 1P	44	10.5	23.5	1
3	1B/ 2P	52	12	22	2.5

6.5.6 Each of the proposed units would meet the nationally described space standards and accordingly are considered to be acceptable.

6.5.7 In addition to providing three new flats, it is proposed to extend the floor space of two of the existing residential units approved under prior approval within the existing building. The ground floor unit would have a GIA of approx. 49sqm and the first floor unit would have a GIA of approx. 51sqm. Whilst the ground floor unit would fall slightly short of the relevant space standards, it is considered that the increase in the floor area is a marked improvement to what was approved under prior approval (circa 31sqm). In this regard, the uplift in the GIA is considered to be acceptable.

Layout, Stacking and Privacy

6.5.8 Paragraph 4.55 of the Residential Design Guide SPD specifies that ‘the vertical stacking of rooms between flats should ensure that bedrooms do not overlap living rooms, kitchens and bathrooms on other floors. Where possible, the horizontal arrangement of rooms between flats in a block should also avoid bedrooms adjoining neighbouring living rooms, kitchens and bathrooms, as well as communal areas such as halls and stairs’.

6.5.9 The vertical stacking between the floors shows similar areas/ rooms over similar rooms. As such, the vertical layout would ensure that the noise transference between the floors is minimised.

6.5.10 The Council’s adopted guidance would normally require dual aspect units. This is reinforced in Mayors London Housing SPG. All units including the extended prior approval units are shown to be dual aspect.

6.5.11 The layout of the units would in general ensure that the privacy of individual units would be maintained. However, it is noted that the rear facing windows to the ground floor unit would front the communal garden for the entire development. The indicative landscaping plans show that some form of raised planting would be directly in front of these windows. This would provide some form of buffer to the communal open space and as such would be an acceptable arrangement. The details of which can be secured via the landscaping condition attached.

Outdoor Amenity Space

- 6.5.12 Policy DM1 of the DMP seeks to *inter alia* ensure that development proposals provide an appropriate form of useable outdoor space. This is further reinforced under 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.
- 6.5.13 All of the residential units will have access to their own private amenity space. The first and second floor units have rear facing balconies and the ground floor unit has a front facing decked terrace. The external amenity provision is considered to be appropriate in size and form for each of the proposed units and would accord within the minimum standards set out in the Mayoral Housing SPG (2016)

Accessibility

- 6.5.14 Policy DM2 of the DMP and policies 3.5 and 3.8 of The London Plan (2015) seek to ensure that all new housing is built to 'Lifetime Homes' standards. Furthermore, The London Plan policy 7.2 requires all future development to meet the highest standards of accessibility and inclusion. The national space standards which came into force from 1 October 2015, requires development proposals to meet Part M4(2) (accessible and adaptable homes) of the buildings regulations and Part M4(3) (wheelchair accessible homes) of the building regulations. These requirements are reflected in the Mayor of London's Housing SPG (2016).
- 6.5.15 The applicant's design and access statement sets out how the proposed units would be accessible and adaptable. A condition is recommended to ensure that the units are constructed in line with these requirements.

Amenity of Neighbouring Occupiers

- 6.5.16 Paragraph 61 of the NPPF states *inter alia* that planning decisions should address the integration of new development into the built environment. London Plan Policy 7.6 B states that buildings should not cause unacceptable harm to the amenity of surrounding land and buildings in relation *inter alia* to privacy and overshadowing. Core Strategy Policy CS1 B requires development to respond positively to the local context in terms of design, siting, density and spacing. Policy DM1 C & D of the Development Management Policies Local Plan require development to achieve a high standard of design and layout and set out a number of privacy and amenity criteria for the assessment of the impact of development upon neighbouring occupiers to this end. The Council has also produced a Residential Design Guide SPD.

Privacy, Outlook Visual Impact, Loss of Light

- 6.5.17 It is noted that objections have been received from a resident of Retlas Court regarding loss of light and privacy. The applicant has submitted a sunlight and

daylight assessment which has assessed the potential impact of the proposed development upon the adjoining buildings. There are a number of windows within the northern elevation of Retlas Court that front the subject site. The proposed extension would not intercept a 25 degree vertical plane taken from any of the windows contained in the two storey rear wing of this neighbouring building and as such the proposal would not have any impact in terms of loss of daylight to these windows.

- 6.5.18 However, there are windows in the gable end and within the recessed core of Retlas Court which are located directly in front of the proposed extension. The windows in the gable wall appear to serve bedrooms, whereas the windows within the recessed core serve a staircase. The latter of which would not be protected for the purposes of the guidance as these do not serve habitable rooms.
- 6.5.19 The applicant has not provided the Vertical Sky Component (VSC) (which measures the amount of sunlight to the centre of a window) to in respect of the windows located within the gable wall, but has applied the methodology of drawing a vertical plane from the neighbouring site which has regard to the presumption for future development at the subject site. The results show that the window located in the ground floor would have a daylight factor of 1% and daylight distribution of 50%. The daylight factor would be in line with that recommended in the BRE 'Site Layout Planning for Daylight and Sunlight'. Furthermore, the three storey element that would be in the direct sightline of the window would be sited approx. 6m away from this window. The windows serve bedrooms, which are considered to be areas that are primarily only used for sleeping and therefore are not likely to be used for great extent of times during the daytime as it would be in the case for a living room. Given this and the fact that these windows are orientated to north, it is considered that a refusal on grounds of loss of light to these windows cannot be substantiated in this case.
- 6.5.20 Given that there are no windows proposed in the flank wall of the extension it is considered that there would be no undue impact with regard to overlooking and loss of privacy. The first and second floor rear facing balconies would have views over the northern elevation of Retlas Court and therefore could give rise to mutual overlooking. In order to address this, a condition is attached to ensure that some form of privacy screening is erected to the southern flank of these balconies to prevent any direct loss of privacy.
- 6.5.21 With regard to No.4 Roxborough Avenue, a distance of approx. 25m would be retained between the proposed extension and the facing western flank of this dwellinghouse. In light of this distance it is considered that the proposed development would not have any adverse impact upon the occupiers of this site in terms of loss of light, outlook or privacy. It is noted that the proposal seeks to retain the existing parking spaces adjacent to the boundary shared with No.4 Roxborough Avenue. However, these parking spaces are in situ and whilst the use of the site would change from office use to residential use, it is considered that the retention of these spaces would not worsen the situation any further in terms of comings and goings.

Conclusion

- 6.5.22 Overall, it has been demonstrated that the proposal would not give rise to an unacceptable level of harm to any residential amenities of neighbouring site so as to warrant a refusal on such grounds. It is considered that the proposal would give rise to no conflict with the development plan policies stated above.
- 6.5.23 The proposed development would also achieve a satisfactory form of development for the future occupiers of this site and as such would give rise to no conflict with the above stated policies.
- 6.5.24 In summary, officers consider that the proposal would accord with the National Planning Policy Framework (2012), policies 3.5C and 7.6B of The London plan (2016), policies DM 1 and DM 27 of the Harrow Development Management Policies Local Plan (2013), Supplementary Planning Guidance: Housing Design Guide (2012) and adopted Supplementary Planning Document (SPD): Residential Design Guide (2010).

6.6 Traffic and Parking

- 6.6.1 The NPPF sets out the overarching planning policies on the delivery of sustainable development through the planning system. It emphasises the importance of reducing the need to travel, and encouraging public transport provision to secure new sustainable patterns of transport use. The London Plan (2015) Policies 6.3, 6.9 and 6.13 seek to regulate parking in order to minimize additional car travel, reduce trip lengths and encourage use of other, more sustainable means of travel. The Parking Addendum to Chapter 6 of The London Plan sets out maximum parking standards for new development dependent up on their use and level of public transport accessibility. Policy DM42 of the Development Management Policies Local Plan (2013) 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.
- 6.6.2 Bessborough Road and Roxborough Avenue, due to their proximity to the town centre have stringent parking restrictions in place. Roxborough Road is resident permit restricted, with hours of operation from 8.30am to 6.30pm, Monday to Saturday.
- 6.6.3 A total of 16 parking spaces are provided to serve both the Prior Approval scheme, which would be accessed via the existing vehicular access located off Roxborough Avenue. The Highways Authority has raised no objection to the proposed development given the high PTAL rating of 5. However, in order to ensure that no resident of the proposed development and that approved under prior approval (P/2437/16) apply for a residents parking permit, the applicant is willing to enter into a section 106 agreement to secure this restriction.
- 6.6.4 The applicant's Design and Access Statement states that 3 secure cycle spaces would be provided for the proposed extended element of the site.

Details of the type and location of the cycle storage can be secure by condition. The level of cycle spaces would be consistent with the London Plan requirements.

Conclusion

- 6.6.5 In conclusion, it is considered that the proposed development, subject to the imposition of appropriate conditions and section 106 obligations would have no adverse impact up parking or highway safety and consequently would give rise to no conflict with the above stated policies

6.7 Drainage

- 6.7.1 London Plan (2015) Policy 5.13 states that development should utilise urban drainage systems, unless there are practical reasons for not doing so, and should aim to achieve greenfield run-off rates. Core Strategy Policy CS 1 requires development to be managed to reduce flood risk and increase resilience to flood events. Policy DM 10 of the Development Management Policies Local Plan (2013) gives substantial weight to the achievement of greenfield run-off rates and part B of the policy sets out the design and layout criteria for major development proposals.

- 6.7.2 The application site is located within a critical drainage area of Harrow. The Drainage Authority have raised no objection to the proposal subject to conditions which are recommended.

6.8 Sustainability

- 6.8.1 Policy 5.1 of The London Plan (2016) seeks to achieve an overall reduction in London's carbon dioxide emissions of 60 per cent by 2025. For 'major' developments (i.e. 10 or more dwellings) Policy 5.2A/B of The London Plan (2016) sets out the 'lean, clean, green' approach to sustainability, which is expanded in London Plan policies 5.3A, 5.7B, 5.9B/C, 5.10C and 5.11A.

- 6.8.2 For minor development (less than 10 units) The London Plan does not set specific targets, however it is considered that minor development should strive to achieve a sustainable development in line with the above policies. The applicant's completed checklist claims that the development would be built to Building Regulations standards in respect of sustainable design.

7.0 CONCLUSION AND REASONS FOR APPROVAL

- 7.1 The proposal would have no undue impact upon the adjoining properties and it would have no undue impact upon the character and appearance of the area or the setting of the adjacent Roxborough Park and the Grove Conservation Area. The decision to grant planning permission has been taken having regard to National planning policies, the policies of The London Plan 2016, the Harrow Core Strategy 2012, the Harrow and Wealdstone Area Action Plan 2013 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 Drawing and Documents

The development hereby permitted shall be carried out in accordance with the following approved plans and documents: PL-01 Rev A; PL-02 Rev A; PL-03 Rev C; PL-04 Rev D; PL-05 Rev D; PL-06 Rev C; PL-07 Rev D; PL-08 Rev C; Design and Access Statement Rev C; Daylight and Sunlight Assessment (23rd Sept 2016); Daylight and Sunlight Assessment (11th Jan 2017); Planning Policy Statement; Technical Note (Ref: 21236-PTPT-02)

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

3 Materials

Notwithstanding the details shown on the approved drawings, the development hereby permitted shall not commence until samples of the materials/ or details 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: facing materials for the building

b: roof

c: the windows/ doors including details for the balcony balustrades

d: hardsurfacing

e: boundary treatment including raised planters

f: cycle shed/ storage

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 and to ensure a satisfactory form of development in accordance with policy 7.4B of The London Plan (2016), policy CS.1B of the Harrow Core Strategy and policies DM1 and DM7 of the Development Management Local Plan (2013).

4 Landscaping 1

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. Soft landscape works shall include: planting

plans, and schedules of plants, noting species, plant sizes and proposed numbers / densities. The hard and soft landscaping details shall demonstrate how they would contribute to the amenity and privacy of the proposed ground floor flat of the approved extension. The scheme shall also include details of the following: means of enclosure, vehicle and pedestrian access and circulation areas, minor artefacts and structures.

Reason: To safeguard the appearance and character of the area, and to enhance the appearance of the development in accordance with policy DM22 of The Development Management Policies Local Plan (2013).

5 Landscaping 2

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 development, 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 DM22 of The Development Management Policies Local Plan (2013).

6 Drainage 1

The development hereby permitted shall not commence until details of the works for the disposal of sewage to be provided on site have been submitted to, and agreed in writing by, the local planning authority. The development shall be carried out in accordance with the works so agreed and the works shall thereafter be retained.

Reason: To ensure that there is adequate waste water infrastructure in place to serve the development and to ensure the separation of surface and foul water systems, in accordance with Policy 5.14 B of the London Plan (2016) and Policy DM 10 B of the Development Management Policies Local Plan (2013). To ensure that the works are agreed in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition.

7 Drainage 2

The development hereby permitted shall not commence until details for the works for the attenuation, storage and disposal of surface water to be provided on site have been submitted to, and agreed in writing by, the local planning authority. The development shall be carried out in accordance with the works so agreed and the works shall thereafter be retained.

Reason: To ensure that the development incorporates sustainable drainage systems and achieves greenfield run-off rates, and to ensure the separation

of surface and foul water systems, in accordance with Policy 5.13 A of the London Plan (2016) and Policy DM 10 A & B of the Development Management Policies Local Plan (2013). To ensure that the works are agreed in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition.

8 Refuse 1

The development hereby approved shall not progress beyond damp proof course level until revised drawings have been submitted to, and approved in writing by the local planning authority showing the correct bins sizes and adequate provision for the entire development. The details shall include the appearance of the means of enclosure and measures to mitigate the potential impacts of noise and odour associated with the use of the bin store. The development shall be carried out in accordance with the details so agreed and shall be retained as such thereafter.

Reason: To ensure adequate provision for refuse bins to serve the development and to safeguard the appearance and character of the area in accordance with policy 7.4.B of The London Plan 2016 and ensure a high standard of residential quality in accordance Policy DM1 of the Harrow Development Management Policies Local Plan (2013).

9 Refuse 2

The refuse and recycling bins shall be stored at all times, other than on collection days, within the designated refuse storage areas as shown on the approved plans.

Reason: To ensure that the development would not adversely affect safety on the transport network, in accordance with Policy 6.3 of the London Plan (2016), and to ensure a high standard of residential quality in accordance with Policy DM 45 of the Development Management Policies Local Plan (2013).

10 Privacy

The development hereby approved shall not be occupied until privacy screens to the outer flank sides of the balconies to the proposed flats have been installed in accordance with details that shall first have been submitted to, and agreed in writing by, the local planning authority. The development shall be retained as such thereafter.

Reason: To ensure that the development achieves a high standard of privacy and amenity for future occupiers of this development and for the occupiers of neighbouring flats at Retlas Court, in accordance with Policy 7.6 of the London Plan (2016) and Policy DM 1 of the Development Management Policies Local Plan (2013).

11 Satellite Dishes

Notwithstanding the provisions of Part 1 to Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015, or any order revoking and replacing that Order with or without modification, no microwave antenna or satellite dish shall be installed to the exterior of the building without planning permission having first been obtained by the local planning authority.

Reason: To ensure that the development preserves the highest standards of architecture and materials in accordance with Policies 7.6 and 7.7 of the London Plan (2016) and Policy DM1 of the Development Management Policies Local Plan (2013).

12 Accessibility

The development shall be built to 'accessible and adaptable dwellings' in accordance with the requirements of Part M4(2) of the Building Regulations and shall be retained as such thereafter in that form.

Reason: To ensure provision of accessible and adaptable standard housing in accordance with policies 3.8 and 7.2 of The London Plan (2016), Policy DM2 of the Development Management Policies Local Plan (2013) and the Council's adopted Supplementary Planning Document: Accessible Homes (2010).

Informatives

1 Policies

The following policies are relevant to this decision:

National Planning Policy Framework (2012) (NPPF)

The London Plan (2016)

3.3 – Increasing Housing Supply

3.5 – Quality and Design of Housing Developments

5.12 – Flood Risk Management

5.13 – Sustainable Drainage

6.9 – Cycling

6.13 – Parking

7.1 – Building London's Neighbourhoods and Communities

7.2 – An Inclusive Environment

7.4 – Local Character

7.6 – Architecture

Harrow Core Strategy 2012

Core Policy CS 1 – Overarching Policy Objectives

Harrow Development Management Policies Local Plan (2013)
Policy DM 1 - Achieving a High Standard of Development
Policy DM 2 – Achieving Lifetime Neighbourhoods
Policy DM 10 – On Site Water Management and Surface Water Attenuation
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

Relevant Supplementary Documents

Supplementary Planning Document – Access for All (2006)
Supplementary Planning Document – Residential Design Guide (2010)
Supplementary Planning Document - Accessible Homes (2010)
Mayor Of London, Housing Supplementary Planning Guidance (May 2016)
Code of Practice for Storage and Collection of Refuse and Materials for Recycling in Domestic Properties (2008)

2 Considerate Contractor Code of Practice

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

3 Party Wall Act

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

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

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

“The Party Wall etc. Act 1996: Explanatory booklet” is available free of charge from:

Communities and Local Government Publications, PO Box 236, Wetherby, LS23 7NB

Please quote **Product code:** 02 BR 00862 when ordering

Also available for download from the CLG website:

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/133214.pdf>

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com

4 Compliance with Conditions

IMPORTANT: Compliance With Planning Conditions Requiring Submission and Approval of Details Before Development Commences

- You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority.
- Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted.
- Beginning development in breach of a planning condition will invalidate your planning permission.
- If you require confirmation as to whether the works you have carried out are acceptable, then you should apply to the Local Planning Authority for a certificate of lawfulness.

5 Pre-application Engagement

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. Pre-application advice was sought and provided and the submitted application was in accordance with that advice.

GLA CIL

Please be advised that approval of this application, (by PINS if allowed on Appeal following the Refusal by Harrow Council), attracts a liability payment of £7,980 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 £7,980 for the application, based on the levy rate for Harrow of £35/sqm and the stated floorspace of 228sqm

You are advised to visit the planning portal website where you can download the appropriate document templates.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

6 Local CIL

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:

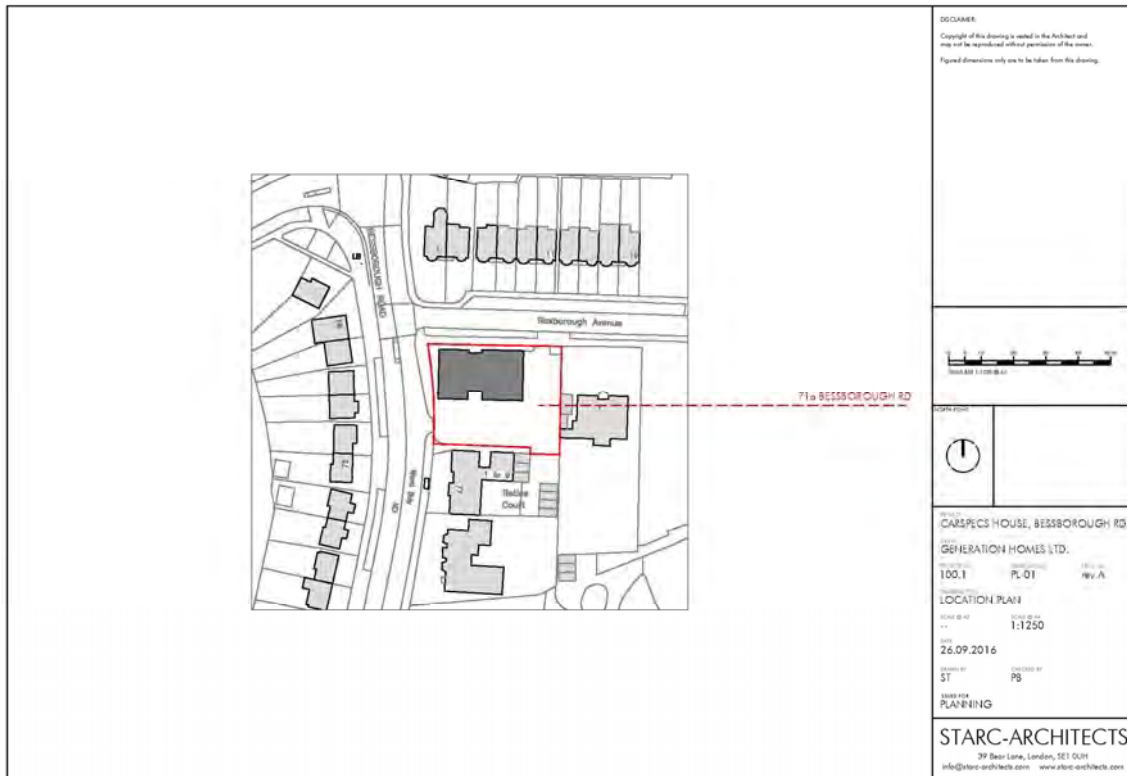
Residential (Use Class C3) - £110 per sqm;
Hotels (Use Class C1), Residential Institutions except Hospitals, (Use Class C2), Student Accommodation, Hostels and HMOs (Sui generis)- £55 per sqm;
Retail (Use Class A1), Financial & Professional Services (Use Class A2), Restaurants and Cafes (Use Class A3) 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: £25,080.

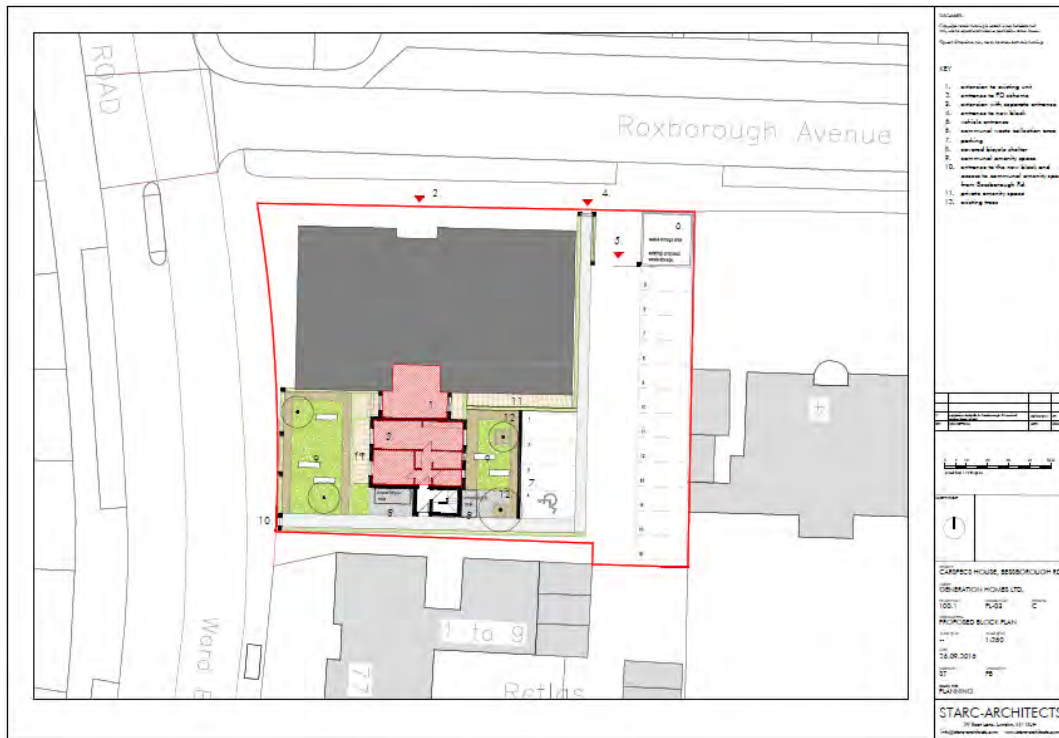
7 Thames Water

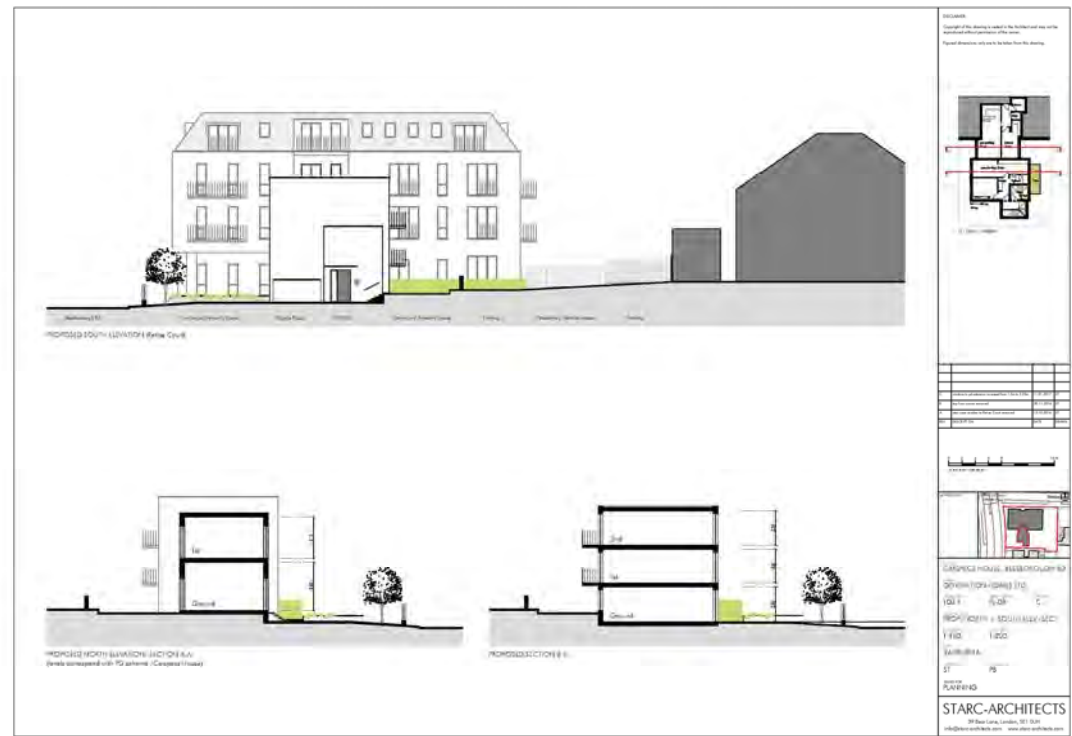
There are public sewers crossing or close to the development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for repair and future maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted for extensions to existing buildings. The applicant is advised to visit www.thameswater.co.uk/buildover

APPENDIX 2: SITE PLAN



APPENDIX 3: PLANS AND ELEVATIONS





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