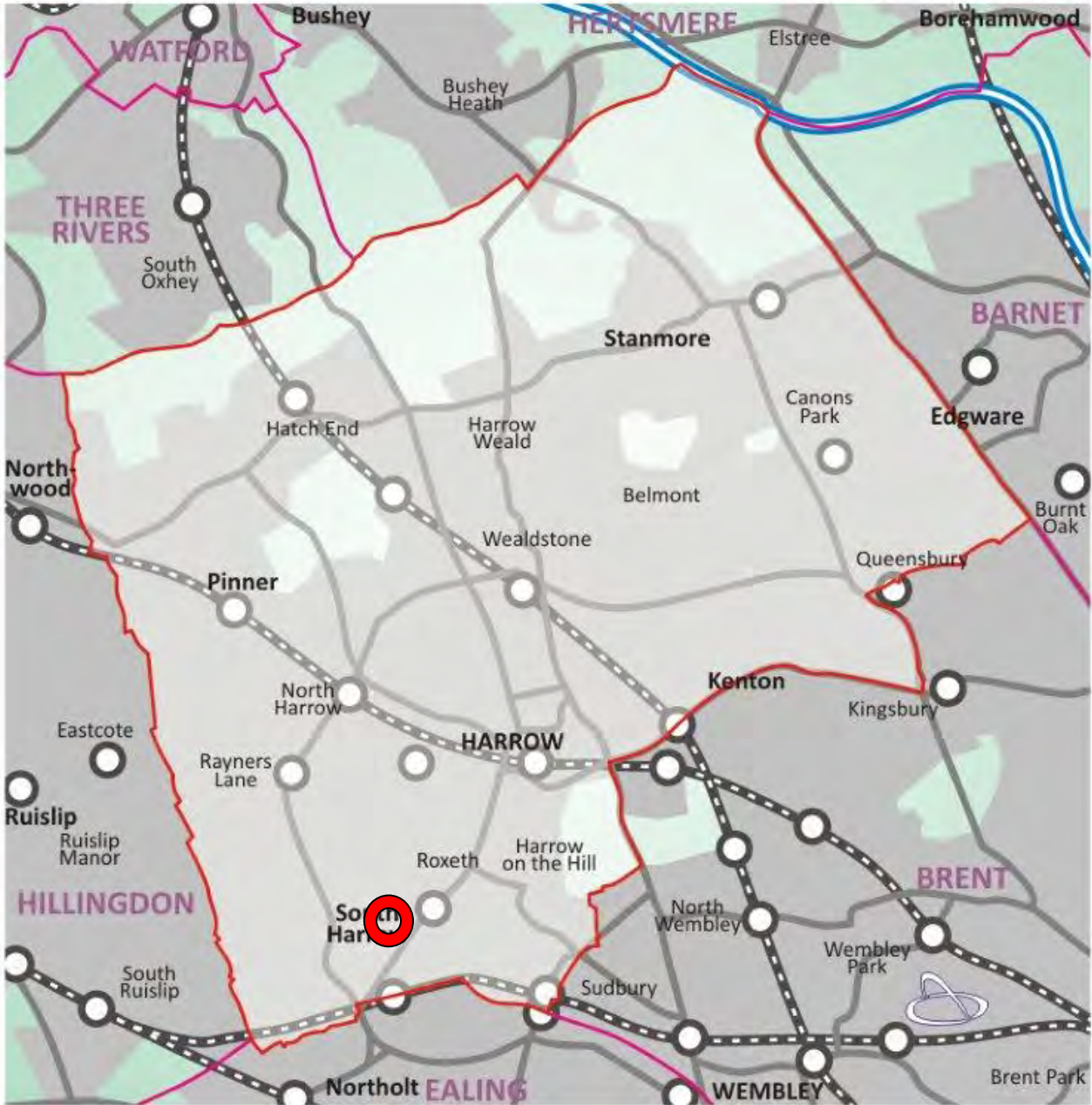
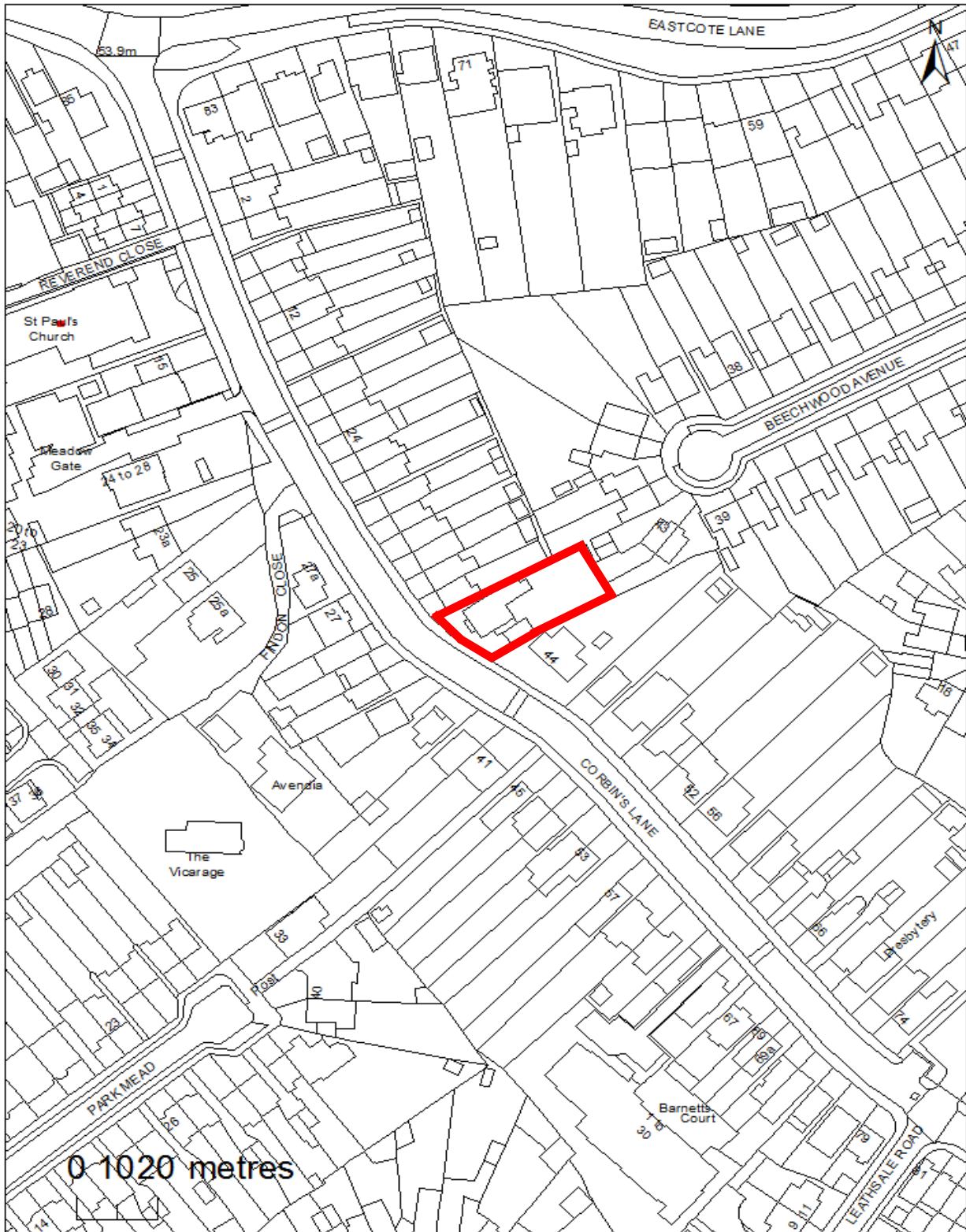


 = application site



<b>42 Corbins Lane, Harrow</b>	<b>P/1175/17</b>
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<b>42 Corbins Lane, Harrow</b>	<b>P/1175/17</b>
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# LONDON BOROUGH OF HARROW

## PLANNING COMMITTEE

21<sup>st</sup> June 2017

**APPLICATION NUMBER:** P/1175/17  
**VALIDATE DATE:** 06/04/2017  
**LOCATION:** 42 CORBINS LANE, HARROW  
**WARD:** ROXETH  
**POSTCODE:** HA2 8EJ  
**APPLICANT:** MR MARTIN SIDDY  
**AGENT:** TEN POINT FIVE ARCHITECTURE  
**CASE OFFICER:** CATRIONA COOKE  
**EXPIRY DATE:** 09/05/2017

### **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.

Redevelopment to provide a two storey building with habitable roofspace comprising 5 Flats; landscaping; parking; bin /cycle store; new vehicle access

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 RECOMMENDATION**

The proposed development would make a more efficient use of this previously developed site and would make a welcome contribution to the supply of new housing to the Council Housing Stock. It would accord with the Borough's spatial vision and strategy as set out in the Harrow Core Strategy. The development of the site is therefore considered to be acceptable in principle.

### **INFORMATION**

The application is reported to the Planning Committee as the subject site is owned by the Council and is over 100sqm in area and the proposal relates to the construction of 3 or more dwellings. As such, it falls outside the scope of the exception criteria set out at Part 1(h) of the Scheme of Delegation dated 29th May 2013.

Statutory Return Type:	E13 Minor Dwellings
Council Interest:	N/A
GLA Community Infrastructure Levy (CIL) Contribution (provisional):	£8,193
Local CIL requirement:	£25,750

## **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	42 Corbins Lane
Applicant	Mr Sidy
Ward	Roxeth
Local Plan allocation	N/A
Conservation Area	No
Listed Building	No
Setting of Listed Building	No
Building of Local Interest	No
Tree Preservation Order	No
Other	N/A

Housing		
Density	Proposed Density hr/ha	234.5 hr/ha
	Proposed Density u/ph	83.8 u/ph
	PTAL	4
	London Plan Density Range	70-260 u/HA
Dwelling Mix	Studio (no. / %)	N/A
	1 bed ( no. / %)	1/20%
	2 bed ( no. / %)	4/80%
	3 bed ( no. / %)	N/A
	4 bed ( no. / %)	N/A
	Overall % of Affordable Housing	N/A
	Social Rent (no. / %)	N/A
	Intermediate (no. / %)	N/A
	Private (no. / %)	5
	Commuted Sum	N/A
	Comply with London Housing SPG?	Yes
	Comply with London Housing SPG?	Yes
Comply with M4(2) of Building Regulations?	Yes, Flat AP-02	

<b>Transportation</b>		
Car parking	No. Existing Car Parking spaces	2
	No. Proposed Car Parking spaces	1
	Proposed Parking Ratio	1:5
Cycle Parking	No. Existing Cycle Parking spaces	4
	No. Proposed Cycle Parking spaces	10
	Cycle Parking Ratio	1:2
Public Transport	PTAL Rating	4
	Closest Rail Station / Distance (m)	670m – South Harrow
	Bus Routes	H10, H12, 114, 398, 140, 395, 48
Parking Controls	Controlled Parking Zone?	Yes
	CPZ Hours	Mon-Sat 10am to 11am and 2pm-3pm
	Previous CPZ Consultation (if not in a CPZ)	
	Other on-street controls	None
Parking Stress	Area/streets of parking stress survey	Corbins Lane, Reverend Close, Finidon Close, Leathsail Road, Park Mead
	Dates/times of parking stress survey	1.00am-5.30am 07/03/2017 and 8/03/2017
	Summary of results of survey	68.18%
Refuse/Recycling Collection	Summary of proposed refuse/recycling strategy	A separate bin storage area for each flat is provided at the side of the block

<b>Sustainability / Energy</b>	
BREEAM Rating	N/A
Development complies with Part L 2013?	Yes
Renewable Energy Source / %	No

## **PART 2: ASSESSMENT**

### **1.0 SITE DESCRIPTION**

- 1.1 The application property is a bungalow on the eastern side of Corbins Lane.
- 1.2 To the site is situated on a bend in the road, the properties to the north are largely terraced. The neighbouring property No.44 Corbins Lane to the south is a bungalow beyond this there are detached and semi-detached two storey dwellings.
- 1.3 The western side of the road is mix of terraced, semi-detached two storey dwellings and detached bungalows.
- 1.4 The site is located within a Critical Drainage Area. There are no other site specific constraints on the site.

### **2.0 PROPOSAL**

- 2.1 Demolition of existing bungalow and construction of a two storey block of 5 flats with accommodation in the roof.
- 2.2 The proposal would be 13.5m wide with a stepped front and rear building line. The front building line would be 4.5m wide then step back 2.4m for a further 5m and then step back a further 2.7m back for the remainder of the width.

### **3.0 RELEVANT PLANNING HISTORY**

- 3.1 There is no relevant planning application history for this site.

### **4.0 CONSULTATION**

- 4.1 A total of 9 consultation letters were sent to neighbouring properties regarding this application.
- 4.2 The overall public consultation period expired on 27/04/2017

### 4.3 Adjoining Properties

Number of letters Sent	5
Number of Responses Received	3
Number in Support	0
Number of Objections	3
Number of other Representations (neither objecting or supporting)	0

4.3.1 A summary of the notification responses received along with the Officers comments are set out in the table below.

<b>Neighbour</b>	<b>Summary of Comments</b>	<b>Officer Comments</b>
Mr and Mrs Pau 52 Beechwood Gardens	<p>The close proximity of the development will an unacceptable intrusion in the form of noise, nuisance and general disturbance</p> <p>The scale of the works will lead to an oppressive visual impact on the surrounding areas/houses as well as the gardens</p> <p>The layout in relation to the adjoining buildings, spaces and views is inappropriate and unsympathetic to the appearance and character of the local environment</p> <p>The design and development will result in a loss of garden land and trees</p> <p>Bins and cycle parking along our fence can</p>	<p>The proposal is subject to the rules of the Considerate Contractor Code of Practice and therefore construction will be within specific hours.</p> <p>It is noted that the building height and layout would be typical of terraced and semi detached properties on Corbins Lane.</p> <p>The proposal is on a similar footprint to the existing property and therefore there is only a loss of approximately 10sqm above the existing site circumstances</p> <p>This is noted.</p> <p>Residential amenity is considered at Sections</p>



	<p>cause noise and level lead to the unwelcoming arrival of rats</p> <p>Higher construction of flats in a residential property could invade our privacy impacting on the peaceful enjoyment of our time spent in our gardens</p> <p>Large flats would be totally out of keeping with neighbouring properties as will be out of character with the existing development</p>	<p>6.5.12- 6.5.15</p> <p>Residential amenity is considered at Sections 6.5.12- 6.5.15</p> <p>Design is considered at Section 6.4</p>
<p>Mrs and Mrs Chotai 41 Beechwood Avenue</p>	<p>With five flats built at the rear of our garden, out privacy will be invaded. People in those flats will be able to oversee everything in our garden and through our rear door and windows.</p> <p>Only one parking space for five flats</p> <p>The cycle parking at the rear of our garden will cause noise and disturbance</p> <p>The construction of the Building will not fit in with the surrounding houses in the area</p> <p>The development will have an impact on the value of our property and properties nearby.</p>	<p>In suburban developments, there are always oblique views between properties and adjacent rear gardens, as such these circumstances are well established throughout the borough.</p> <p>Transport considerations are considered at Section 6.6</p> <p>Residential amenity is considered at Sections 6.5.12- 6.5.15</p> <p>Design is considered at Section 6.4</p> <p>This is not a material planning consideration.</p>

Mr Sukesh Makhecha	The proposal could lead to a president for flatted developments on the road. The aesthetics of the road would be ruined and also result in the increased road congestion.	The development only proposes one additional parking space. The site is suitably located for a car free development. There is already a precedent of flatted developments on Corbins Lane.
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#### 4.4 Statutory and Non Statutory Consultation

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

<b>Consultee</b>	<b>Summary of Comments</b>	<b>Officer Comments</b>
LBH Highways	No objections	Noted.
LBH Drainage	No objection subject to conditions.	Condition Recommended.
South Harrow and Roxeth Residents Association	No comments received	The Committee will be informed if any representation are received

## 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  
Residential Amenity and Accessibility  
Traffic, Parking and Drainage  
Impacts on Trees and Biodiversity  
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 well-being. 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 Core Strategy Policy CS1B states that "Proposals that would harm the character of suburban areas and garden development will be resisted. All development shall respond positively to the local and historic context in terms of design, siting, density and spacing, reinforce the positive attributes of local distinctiveness whilst promoting innovative design and/or enhancing areas of poor design; extensions should respect their host building."

6.2.4 Development Management Policy DM1 requires that:

"A. All development and change of use proposals must achieve a high standard of design and layout. Proposals which fail to achieve a high standard of design and layout, or which are detrimental to local character and appearance, will be resisted.

- B. The assessment of the design and layout of proposals will have regard to:
- a. the massing, bulk, scale and height of proposed buildings in relation to the location, the surroundings and any impact on neighbouring occupiers;
  - b. the appearance of proposed buildings, including but not limited to architectural inspiration, detailing, roof form, materials and colour, entrances, windows and the discreet accommodation of external services;
  - c. the context provided by neighbouring buildings and the local character and pattern of development;
  - d. the provision of appropriate space around buildings for setting and landscaping, as a resource for occupiers and to secure privacy and amenity;
  - e. the need to retain or enhance existing landscaping, trees, biodiversity or other natural features of merit;
  - f. the functionality of the development including but not limited to the convenience and safety of internal circulation, parking and servicing (without dominating the appearance of the development) and the appearance, capacity, convenience, logistics and potential nuisance of arrangements for waste, recycling and composting; and
  - g. the arrangements for safe, sustainable and inclusive access and movement to and within the site.

6.2.5 The Garden Land Development SPD (2013) provides at paragraphs 3.5 and 3.6 what is, and what is not garden land development:

“3.5 For the purposes of implementing Core Strategy Policy CS1 B, garden land development means any development on garden land that results in the formation of one or more new dwellings (houses or flats). Typical examples include:

- a. new dwellings on sites with a secondary road frontage (such as corner properties);
- b. backland development on sites assembled from one or more gardens of existing dwellings;

and

- c. the construction or conversion of domestic outbuildings for use as independent dwellings.

3.6 For the avoidance of doubt, garden land development excludes the following:

- a. householder development, such as extensions, ancillary domestic outbuildings, hardsurfacing, walls and fences, etc;
- b. the redevelopment of an existing dwelling to provide a replacement dwelling on the same building footprint, plus any appropriate enlargement (see below);
- c. the redevelopment of an existing dwelling or group of dwellings to provide multiple dwellings or flats on the same building footprint, plus any appropriate enlargement(s); and

- d. the conversion of an existing dwelling to flats or multiple dwellings, with or without any appropriate enlargement.

6.2.6 The existing footprint of the bungalow is approximately 130 sqm the footprint of the proposed flats would be 144sqm. Given that the footprint would not significantly increase the footprint of the existing dwelling it is considered that the proposal would not constitute garden land development.

6.2.7 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 previously developed site that would provide additional Housing and create local jobs during the construction.

6.3.2 The proposal is in accordance with the Council's Regeneration policies.

### 6.4 Character of the 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(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 proposal would have 3 steps in the front elevation which would follow the bend in the road and would transition between No. 44 Corbins Lane a bungalow to the south of the site and No. 40 Corbins Lane which is an end of terrace two storey dwellinghouse. The proposal would retain a 1m gap to the side boundaries and therefore it is considered that the proposal would sit well on the site and would not result in a cramped development.
- 6.4.6 The area is mixed in character with existing flat developments to the north of the site. It is considered that the fenestrations and brick build would be of a similar design to the existing flat developments and therefore would not be out of keeping within the streetscene.

## 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 of 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

- 6.5.3 Policy DM 27 of the Harrow DMP LP (2013) states that: “Residential development proposals that provide appropriate amenity space will be supported. The appropriate form and amount of amenity space should be informed by
- a. the location and dwelling mix;
  - b. the likely needs of future occupiers of the development;
  - c. the character and pattern of existing development in the area;
  - d. the need to safeguard the privacy and amenity of neighbouring occupiers; and
  - e. the quality of the space proposed including landscaping (see Policy DM22 Trees and Landscaping).”
- 6.5.4 The ground floor residential units would have access to a private rear amenity space with a minimum size of 35 sqm. The first floor and roof flats would have access to a 134.5 sqm communal garden to the rear. Therefore the amenity space is considered to be appropriate and would accord within the minimum standards set out in the Mayoral Housing SPG (2016).
- 6.5.5 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.

6.5.6 In addition, 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. 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 Supplementary Planning Guidance (SPG) (May 2016).

6.5.7 The room sizes of the proposed flats are shown in the table below, along with the minimum floor areas for rooms as recommended by the Housing SPG (2016).

	<b>Gross Internal Floor Area</b>	<b>Bedroom</b>	<b>Storage</b>
Mayor of London Housing SPG (2016)	2 bedroom, 3 person (61sqm)  1 bedroom, 2 person (50 sqm)	Double 11.5sqm  Single 7.5sqm	1.5 sqm    1 sqm
Ground floor 2Bed, 3 person (AP-01)	61 sqm	Double 13.5 sqm Single 7.5sqm	1.5 sqm
Ground floor 2Bed, 3 person (AP-02)	68 sqm	Double 13 sqm Single 8.9 sqm	1.5sqm
First Floor 2 Bed, 3 person (AP-03)	61 sqm	Double 13.5 sqm Single 7.5sqm	1.5 sqm
First Floor 2 Bed, 3 person (AP-04)	68 sqm	Double 13 sqm Single 8.9 sqm	1.5sqm
Roof One bedroom, 2 person	50 sqm	13.5 sqm	1 sqm

6.5.8 With reference to the above table. All proposed flats would comply with the minimum Gross Internal Floorspace of the Housing SPG (2016) and are therefore considered acceptable.

6.5.9 A section drawing has been submitted to confirm the floor to ceiling height would be 2.5 for each flat which is considered acceptable and would comply with the standards of the Housing SPG (2016) and are therefore acceptable.

### Accessibility

- 6.5.9 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
- 6.5.10 The submitted plans and accompanying Design and Access Statement indicates that the proposed ground floor units would meet “accessible and adaptable” objectives. It is evident from the plans that external door widths and turning circles would be sufficient to accommodate wheelchair users and to meet these Standards. A condition is recommended to be attached to the permission, should approval be granted which would require the units to be built to these standards. Subject to this, the proposed dwellings would provide an acceptable level of accessibility in accordance with the above policies.

### Amenity of Neighbouring Occupiers

- 6.5.11 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*

- 6.5.12 It is noted that the proposed southern rear projections would slightly intersect a 45° line drawn from the nearest corner of neighbouring property No. 40. However, given that this element of the proposal would be set 7.5m from the boundary with this neighbouring property and 8m beyond the rear elevation it is considered that there would be no undue impact with regard to overshadowing or loss of light. There are no windows in the flank wall of this neighbouring property and therefore it is considered that the proposed windows in the northern flank of the proposal would not give rise to overlooking.
- 6.5.13 There is a window in the flank wall of neighbouring property No. 44. The site visit confirmed that this window does not serve a habitable room. The proposed development would not project beyond the rear elevation of this neighbouring property. Therefore it is considered that there would be no undue impact on the residential amenities of this neighbouring property



- 6.5.14 Objections have been received from properties in Beechwood Avenue to the rear. However, given that these properties benefit from gardens of approximately 13.5m and the proposed development would be set a minimum of 14m from the rear boundaries with these properties it is considered that there would be no undue harm with regard to overlooking above that which could be expected in a suburban area.
- 6.5.15 Objections have been raised with regard to noise at the boundaries with properties in Beechwood Avenue from the proposed cycle storage. Nos.43 and 52 Beechwood Avenue have garages the bound the application site at the rear, it is considered that there is no reason to suspect that the activity in association with the cycle storage use would be greater than the potential use of the garages and therefore it is considered that there would be no undue impact on these adjoining neighbours.

#### *Refuse*

- 6.5.13 A refuse store is proposed in the passage way at the boundary with No. 40 Corbins Lane which is considered to be of sufficient size to accommodate the proposed units. However, no details of the capacity of the proposed bins has been provided. Therefore a condition is recommended for details of refuse to be submitted prior to occupation of the development.
- 6.5.14 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 Polices Local Plan (2013), Supplementary Planning Guidance: Housing Design Guide (2012) and adopted Supplementary Planning Document (SPD): Residential Design Guide (2010).

## 6.6 Traffic Parking and Drainage

### Traffic

- 6.6.1 This development is within a PTAL 4 location. The site is within a reasonable walking distance of many local amenities including supermarkets, restaurants, retail outlets and primary schools. It is considered that for these reasons residents would be able to live comfortably here without the need for a personal car. It is acknowledged that a disabled parking space is proposed as part of the development which would benefit any disabled resident who may still require a car.
- 6.6.2 The parking survey data supplied demonstrates that there is still on-street capacity within the area and our records indicate that the surrounding CPZ is not unduly under pressure at this time with the number of permits issued not exceeding the total number of bays for the entire zone. The Highways Authority have raised no objection.

## Drainage

- 6.6.2 London Plan (2016) Policy 5.13 A 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 U requires development to be managed to reduce flood risk and increase resilience to flood events. Policy DM 10 A 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.
- 6.6.3 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.

## **7.0 CONCLUSION AND REASONS FOR APPROVAL**

- 7.1 The proposed development would make a more efficient use of this previously developed site and would make a welcome contribution to the supply of new housing to the Council Housing Stock. It would accord with the Borough's spatial vision and strategy as set out in the Harrow Core Strategy. The development of the site is therefore considered to be acceptable in principle.

## APPENDIX 1: CONDITIONS AND INFORMATIVES

### Conditions

#### 1 Timing

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

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

#### 2 Approved Plans and documents

The development hereby permitted shall be carried out in accordance with the following approved plans and documents C260-01 (Rev F); C260-02 (Rev F); C260-05 (Rev F); C260-50 (Rev F); C260-52 (Rev F); C260-53 (Rev F); C260-61 (Rev F); C260-62 (Rev F); C260-63 (Rev F); C260-65 (Rev A); C260-72 (Rev F); C260-73 (Rev F); C260-74 (Rev F); C260-75 (Rev F); Parking Stress Survey report; Design and Access Statement

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

#### 3 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.

#### 4 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

6 Landscaping 1

Notwithstanding the approved plans, a landscape management plan, including species numbers/locations, long term design objectives, management responsibilities and maintenance schedules for all communal landscape areas shall be submitted to, and approved in writing by, the local planning authority prior to the occupation of the development. The landscape management plan shall be carried out as approved. Details are required prior to occupation to ensure a satisfactory form of development.

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. Details are required **PRIOR TO THE OCCUPATION** to ensure a satisfactory form of development and avoid potentially unenforceable conditions.

7 Landscape 2

All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the first occupation of the building(s), or the completion of the development, whichever is the sooner. Any existing or new trees or shrubs which, within a period of 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 ensure that the development maintains appropriate provision for soft landscaping soft landscaping details (including planting appropriate to biodiversity enhancement), in accordance with Policies DM 1 A & B, DM 21 A and DM 22 B of the Development Management Policies Local Plan (2013).

8 Materials

The development hereby approved shall not progress beyond damp proof course level until samples of the materials to be used in the construction of the external surfaces noted below have been submitted to, and agreed in writing by, the local planning authority:

- a. the buildings;
- b. the ground surfacing; and
- c. the boundary treatment.

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

Reason: To ensure that the development achieves a high standard of design and layout and to ensure that the ground surfacing materials are permeable in accordance with Policy DM 1 A & B and DM 10 B of the Harrow Development

Management Policies Local Plan (2013).

9 Refuse

Notwithstanding the approved plans, the development hereby approved shall not progress beyond damp proof course level until further details relating to the bin storage capacity as shown on the approved plans and the suitability of the approved units has been submitted to, and agreed in writing by, the local planning authority. The development shall be carried out in accordance with the details so agreed and shall thereafter be retained.

Reason: To ensure that means of enclosure of the bin store achieve a high standard of design and layout, having regard to the character and appearance of the area, and that the development achieves a high standard of amenity for neighbouring occupiers of the site and future occupiers of the development, in accordance with Policy DM 1 A & B and C & D of the Harrow Development Management Policies Local Plan (2013).

**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
- 3.8 – Housing Choice
- 5.2 – Minimising Carbon Dioxide Emissions
- 5.3 – Sustainable Design and Construction
- 5.12 – Flood Risk Management
- 5.13 – Sustainable Drainage
- 6.3 – Assessing Effects of Development on Transport Capacity
- 6.9 – Cycling
- 6.13 – Parking
- 7.1 – Building London’s Neighbourhoods and Communities
- 7.2 – An Inclusive Environment
- 7.3 – Designing Out Crime
- 7.4 – Local Character
- 7.6 – Architecture
- 7.21 – Trees and Woodlands

Harrow Core Strategy 2012

Core Policy CS 1 – Overarching Policy Objectives

Core Policy CS4 – South Harrow

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 12 – Sustainable Design and Layout  
Policy DM 14 – Renewable Energy Technology  
Policy DM 18 – Open Space  
Policy DM 20 – Protection of Biodiversity and Access to Nature  
Policy DM 21 – Enhancement of Biodiversity and Access to Nature  
Policy DM 22 – 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

#### Relevant Supplementary Documents

Supplementary Planning Document – Residential Design Guide (2010)  
Mayor Of London, Housing Supplementary Planning Guidance (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

### 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](mailto: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.

#### 6 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 £8,193 of Community Infrastructure Levy. This charge has been levied under Greater London Authority CIL charging schedule and s211 of the Planning Act 2008.

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

Your proposal is subject to a CIL Liability Notice indicating a levy of £8,193 for the application, based on the levy rate for Harrow of £35/sqm and the stated floorspace of 342 sqm

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>

#### 7 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)

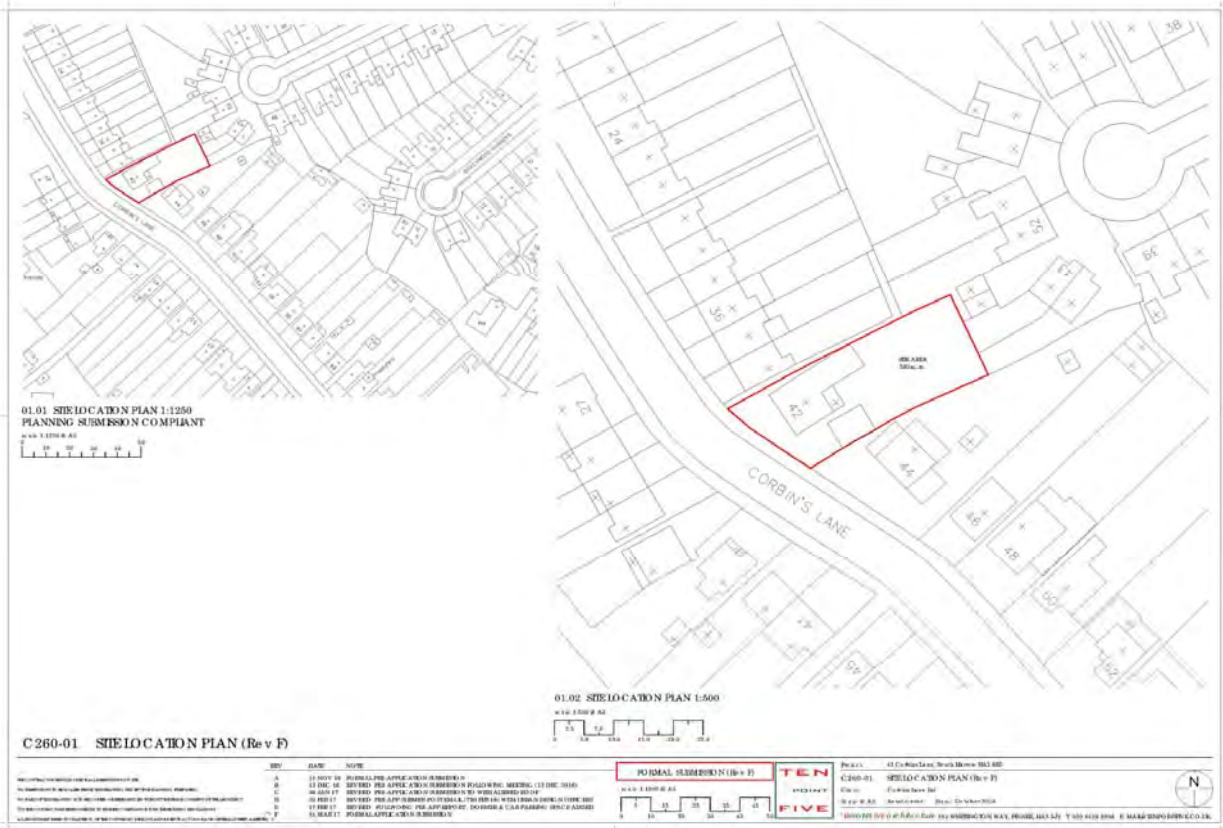
Hot Food Takeaways (Use Class A5) - £100 per sqm

All other uses - Nil.

The Harrow CIL Liability for this development is: £25,750.



## APPENDIX 2: SITE PLAN



**APPENDIX 3: SITE PHOTOS**

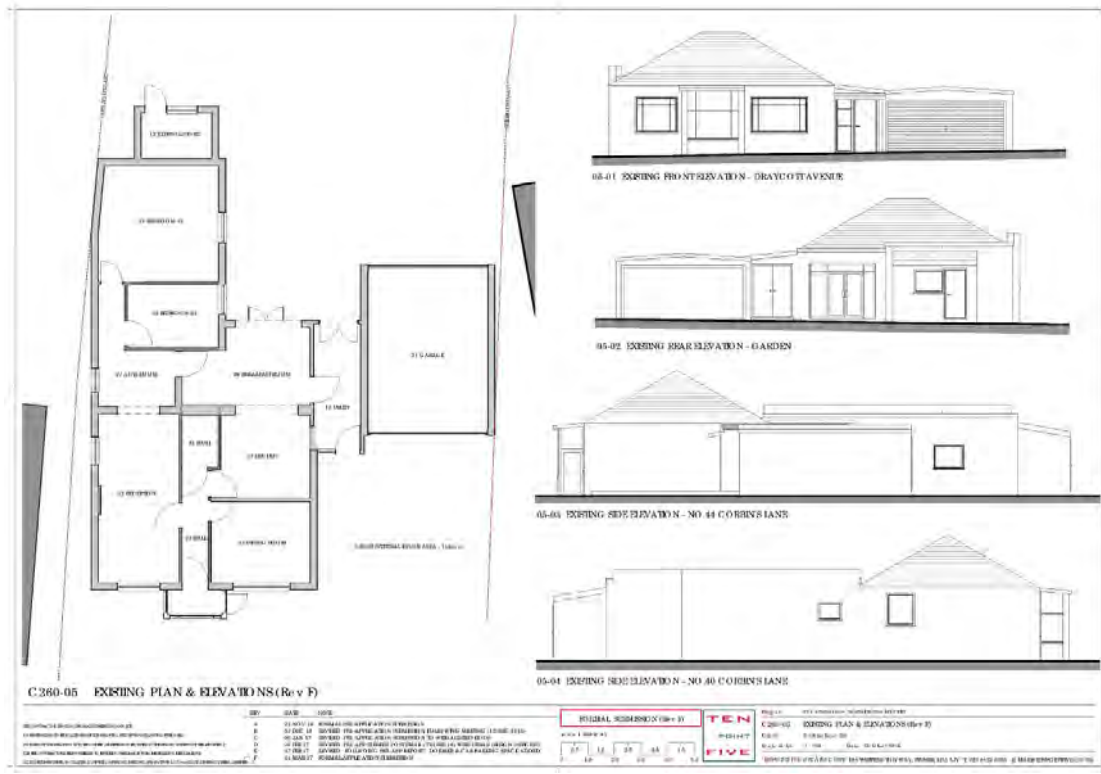


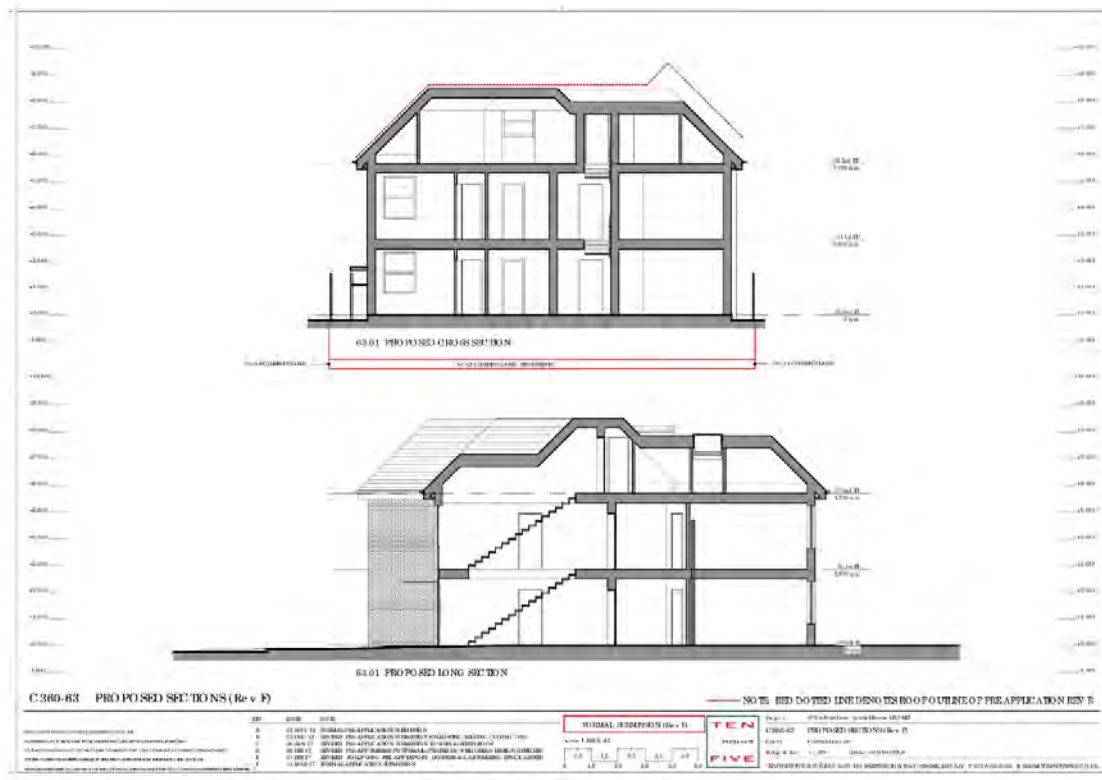
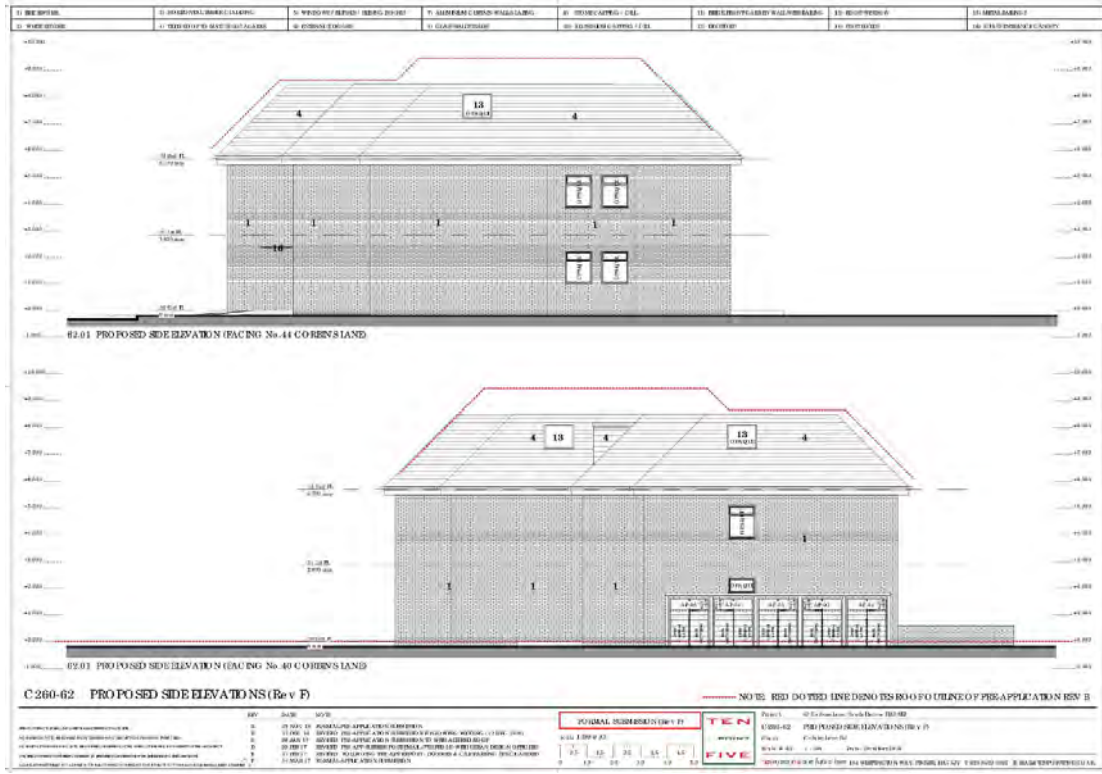


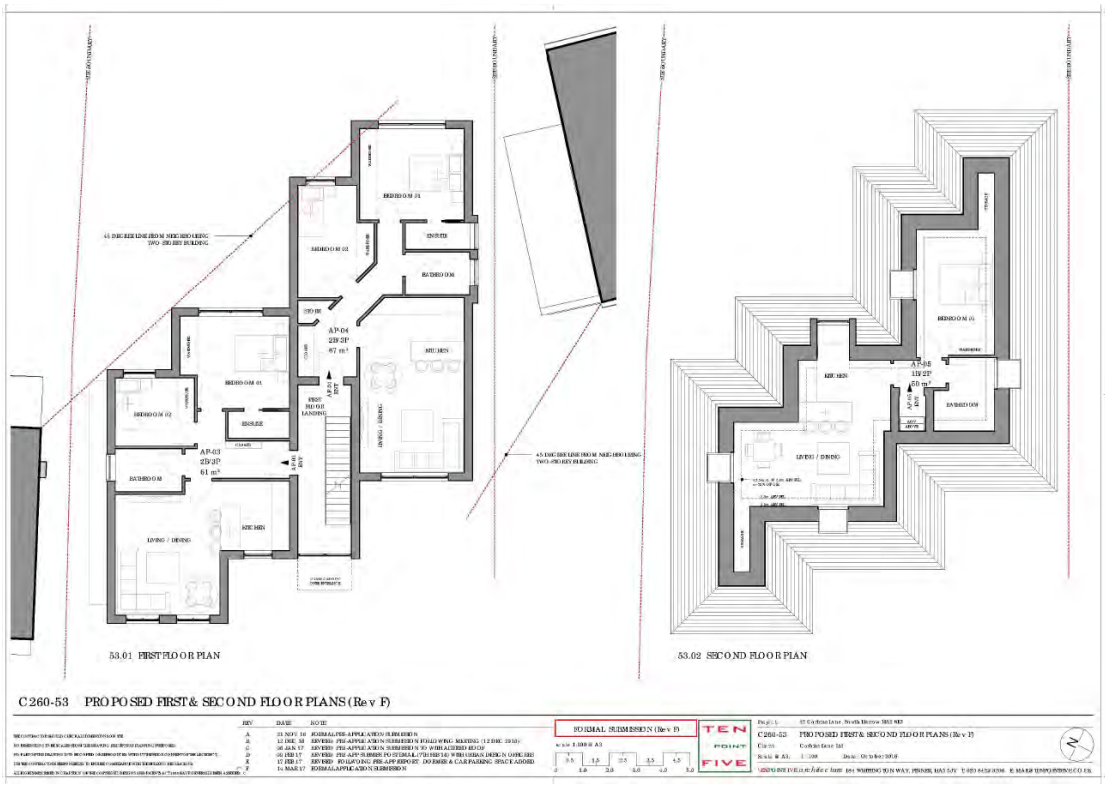
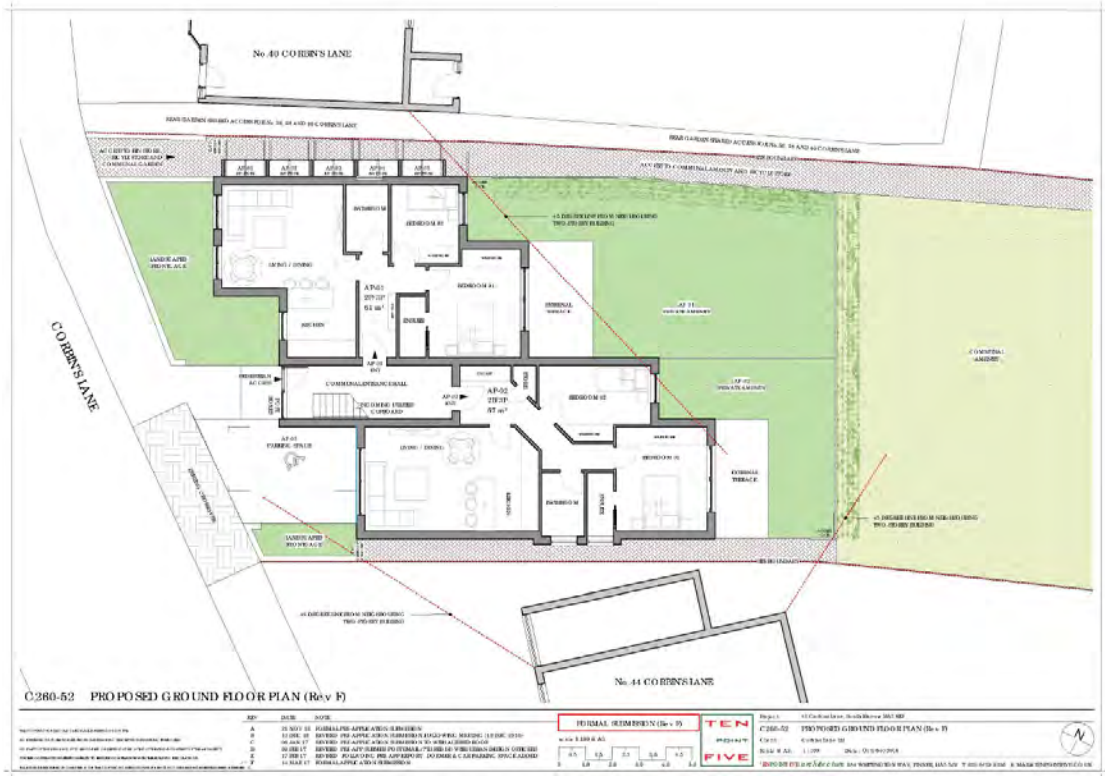




# APPENDIX 4: PLANS AND ELEVATIONS









**C260-65 PROPOSED BICYCLE STORE (Rev A)**

REV	DATE	NOTE
A	11 NOV 14	SCHEMATIC APPROVAL SUBMISSION
B	11 DEC 16	FOR THE PROPOSED BICYCLE STORE WITH A RED BRICK FACADE AND A GABLE ROOF
C	16 JAN 17	FOR THE PROPOSED BICYCLE STORE WITH A RED BRICK FACADE AND A GABLE ROOF
D	20 FEB 17	FOR THE PROPOSED BICYCLE STORE WITH A RED BRICK FACADE AND A GABLE ROOF
E	11 MAR 17	FOR THE PROPOSED BICYCLE STORE WITH A RED BRICK FACADE AND A GABLE ROOF
F	11 MAR 17	FOR THE PROPOSED BICYCLE STORE WITH A RED BRICK FACADE AND A GABLE ROOF

**FORMAL SUBMISSION (Rev D)** **TEN**  
**FIVE**

**C260-72 PROPOSED ENTRANCE VIEW (Rev F)**

NO TO BE DONE LINE DEMONSTRATES POSITION OF PREAPPLICATION REV B

REV	DATE	NOTE
A	11 NOV 14	SCHEMATIC APPROVAL SUBMISSION
B	11 DEC 16	FOR THE PROPOSED BICYCLE STORE WITH A RED BRICK FACADE AND A GABLE ROOF
C	16 JAN 17	FOR THE PROPOSED BICYCLE STORE WITH A RED BRICK FACADE AND A GABLE ROOF
D	20 FEB 17	FOR THE PROPOSED BICYCLE STORE WITH A RED BRICK FACADE AND A GABLE ROOF
E	11 MAR 17	FOR THE PROPOSED BICYCLE STORE WITH A RED BRICK FACADE AND A GABLE ROOF
F	11 MAR 17	FOR THE PROPOSED BICYCLE STORE WITH A RED BRICK FACADE AND A GABLE ROOF

**FORMAL SUBMISSION (Rev D)** **TEN**  
**FIVE**



C280-74 PROPOSED VIEW ALONG BOUNDARY OF No. 40 CORBINS LANE (Rev F) NO. 10 RED DOTTED LINE DENOTES FOOTPRINT OF PREAPPLICATION REV B

REV	DATE	DESCRIPTION
A	10/05/17	ISSUED FOR APPROVAL SUBMISSION
B	12/05/17	REVISED THE APPROVAL SUBMISSION TO REFLECT COMMENTS FROM THE PLANNING DEPARTMENT
C	15/06/17	REVISED THE APPROVAL SUBMISSION TO REFLECT COMMENTS FROM THE PLANNING DEPARTMENT
D	17/06/17	REVISED THE APPROVAL SUBMISSION TO REFLECT COMMENTS FROM THE PLANNING DEPARTMENT
E	19/06/17	REVISED THE APPROVAL SUBMISSION TO REFLECT COMMENTS FROM THE PLANNING DEPARTMENT
F	21/06/17	REVISED THE APPROVAL SUBMISSION TO REFLECT COMMENTS FROM THE PLANNING DEPARTMENT

FORMAL SUBMISSION (Rev F)

**TEN**

PLANNING

**FIVE**

Page 1 of 1

C280-74 PROPOSED VIEW ALONG BOUNDARY OF No. 40 CORBINS LANE (Rev F)

Client: Corbins Lane 101

Scale: 1:50

Date: 21/06/2017

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