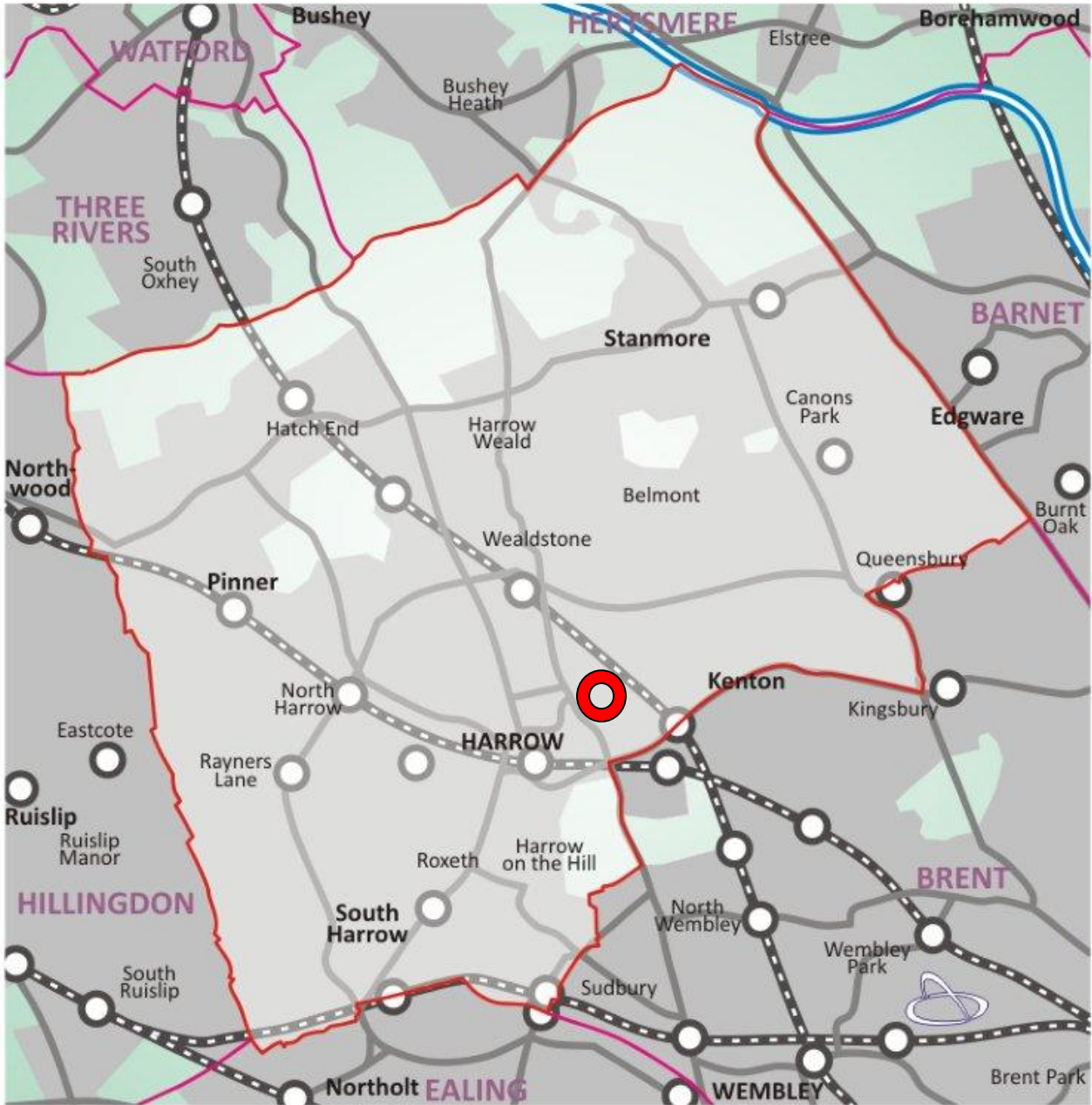
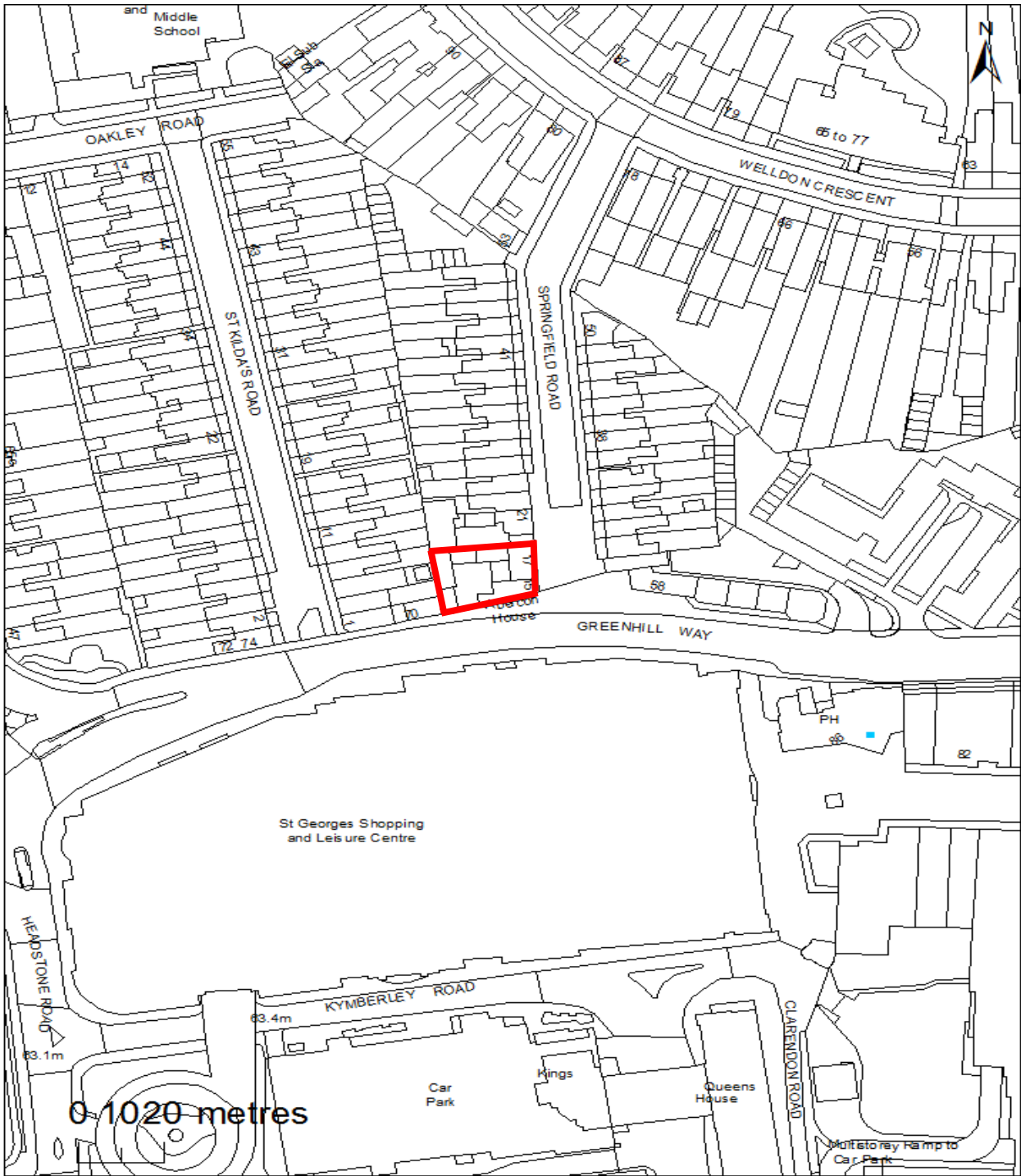


 = application site



15 – 19 Springfield Road, Harrow

P/2958/17



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<b>15 – 19 Springfield Road, Harrow</b>	<b>P/2958/17</b>
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# LONDON BOROUGH OF HARROW

## PLANNING COMMITTEE

25<sup>TH</sup> OCTOBER 2017

**APPLICATION NUMBER:** P/2958/17  
**VALID DATE:** 11/07/2017  
**LOCATION:** 15 - 19 SPRINGFIELD ROAD, HARROW  
**WARD:** GREENHILL  
**POSTCODE:** HA1 2DX  
**APPLICANT:** SPRINGFIELD ROAD DEVELOPMENT LTD  
**AGENT:** MR MARTIN STENT  
**CASE OFFICER:** CALLUM SAYERS  
**EXPIRY DATE:** 1<sup>ST</sup> NOVEMBER 2017 (AGREED EXTENSION)

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

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

*Demolition of existing building and redevelopment to erect a three storey building containing nine flats, amenity space; refuse and cycle storage.*

### **RECOMMENDATION**

The Planning Committee is asked to:

- 1) Delegate Authority to the Divisional Director of Regeneration, Enterprise, and Planning to determine the application;
- 2) Agree a resolution to grant planning permission subject to authority being delegated to the Divisional Director of Regeneration, Enterprise and Planning in consultation with the Director of Legal and Governance Services for the continued negotiation and completion of the Section 106 legal agreement and other enabling legislation and issue of the planning permission and subject to minor amendments to the conditions (set out in Appendix 1 of this report) or the legal agreement. The Section 106 Agreement Heads of Terms would cover the following matters:

#### **Heads of Terms for the Legal Agreement**

- i) Restriction of parking permits for future occupiers.
- ii) Legal Fees: Payment of Harrow Council's reasonable costs in the preparation of the legal agreement;

## REASON:

The proposed development of the site would provide a quality development comprising of a satisfactory level of residential accommodation, which would bring a brownfield site for housing development thereby contributing to the Borough's housing stock. The housing development would be appropriate within the urban environment in terms of material presence, attractive streetscape, and good routes, access and makes a positive contribution to the local area, in terms of quality and character.

The proposed redevelopment of the site would result in a modern, simple design that responds positively to the local context, and would provide appropriate living conditions which would be accessible for all future occupiers of the development. The layout and orientation of the buildings and separation distance to neighbouring properties is considered to be satisfactory to protect the amenities of the neighbouring occupiers.

The decision to **GRANT** planning permission has been taken having regard to the National Planning Policy Framework 2012, the policies and proposals in The London Plan 2016, the Harrow Core Strategy 2012 and the Development Management Policies Local Plan 2013, and to all relevant material considerations, and any comments received in response to publicity and consultation.

## RECOMMENDATION B:

That if, by 25th January 2018 or as such extended period as may be agreed by the Divisional Director of Regeneration, Enterprise and Planning in consultation with the Chair of the Planning Committee, then it is recommended to delegate the decision to **REFUSE** planning permission to the Divisional Director of Regeneration, Enterprise and Planning on the grounds that:

The proposed development, in the absence of a legal agreement to provide appropriate mitigation measures to ensure the development would not exacerbate on-street parking concerns of the proposed development, would fail to comply with the requirements of policies 6.9 of The London Plan 2016, Policy DM42 of the Harrow Development Management Policies Local Plan (2013), and policy CS1.R of the Harrow Core Strategy 2012.

## INFORMATION

This application is reported to Planning Committee as it is for the construction of more than two dwellings and therefore falls outside Schedule 1b of the Scheme of Delegation.

Statutory Return Type:	E(18) Minor Development: All Other
Council Interest:	None
GLA Community Infrastructure Levy (CIL) Contribution (provisional):	£15,816.00
Local CIL requirement:	£47,706.00

## **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
- National 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

Appendix 5 – Appeal Decision

## OFFICER REPORT

### PART 1 : Planning Application Fact Sheet

The Site		
Address	15 – 19 Springfield Road, Harrow	
Applicant	Springfield Road Development Ltd	
Ward	Greenhill	
Local Plan allocation	n/a	
Conservation Area	n/a	
Listed Building	n/a	
Setting of Listed Building	n/a	
Building of Local Interest	n/a	
Tree Preservation Order	n/a	
Flood Risk	Critical Drainage Area	
Other	Protected Views	
Housing		
Density	Proposed Density hr/ha	650-1100
	Proposed Density u/ph	675
	PTAL	6
	London Plan Density Range	215-405
Dwelling Mix	Studio (no. / %)	N/A
	1 bed (3no. / %)	3 (50%)
	2 bed (3no. / %)	3 (50%)
	3 bed ( no. / %)	N/A
	4 bed ( no. / %)	N/A
	Overall % of Affordable Housing	N/A
	Affordable Rent (no. / %)	N/A
	Intermediate (no. / %)	N/A
	Private (no. / %)	N/A
	Commuted Sum	N/A
	Comply with London Housing SPG?	Complies
	Comply with M4(2) of Building Regulations?	Secured by Condition
Non-residential Uses		
Existing Use(s)	Existing Use / Operator	Various Employment Uses
	Existing Use Class(es) sqm	N/A
Proposed Use(s)	Proposed Use / Operator	Residential
	Proposed Use Class(es) sqm	Use Class C3
Employment	Existing number of jobs	Unknown
	Proposed number of jobs	Unknown
Transportation		
Car parking	No. Existing Car Parking spaces	N/A (Informal Car Parking only)

	No. Proposed Car Parking spaces	0
	Proposed Parking Ratio	N/A
Cycle Parking	No. Existing Cycle Parking spaces	None
	No. Proposed Cycle Parking spaces	18
	Cycle Parking Ratio	2:1
Public Transport	PTAL Rating	6
	Closest Rail Station / Distance (m)	Approx: 300m (Harrow on the Hill Station)
	Bus Routes	Several in close proximity along Greenhill Way/College Road. Bus Station at Harrow on the Hill Station
Parking Controls	Controlled Parking Zone?	Zone D
	CPZ Hours	Monday to Saturday: 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	CPZ oversubscribed.
	Dates/times of parking stress survey	N/A
	Summary of results of survey	N/A
Refuse/Recycling Collection	Summary of proposed refuse/recycling strategy	Internal Refuse Storage along the flank elevation, accessed off Greenhill Way.
<b>Sustainability / Energy</b>		
Development complies with Part L 2013?		N/A
Renewable Energy Source / %		N/A

## **PART 2 : ASSESSMENT**

### **1.0 SITE DESCRIPTION**

- 1.1 This application relates to a part one, part two-storey commercial property located at the corner of Springfield Road and Greenhill Way.
- 1.2 Springfield Road lies just to the north of Harrow Metropolitan Centre. It has some retail shops at the southern end with residential properties occupying the rest of the properties in the road.
- 1.3 The units to the rear of No.'s 15-19 Springfield Road are accessed via an entranceway off Greenhill Way. The entranceway opens into a courtyard with six units arranged around the courtyard.
- 1.4 The property currently comprises of a retail unit and a hairdressers at ground floor with office accommodation above. The rear courtyard includes a barbershop (fronting Greenhill Way), a mini-cab office and several vacant units.
- 1.5 The ground floor has a floorspace of approximately 254.5m<sup>2</sup> whilst the first floor has a floorspace of approximately 47.1m<sup>2</sup>.
- 1.6 The property is bound to the west by Cara Personnel; a local employment agency whilst to the east is Springfield Road beyond which is Greenfield Food & Wine. The site is bound to the north by various commercial uses on Springfield Road which appear to include residential uses above. Located to the south of the site is St Georges Shopping and Leisure Centre.
- 1.7 The site is located adjacent to the Harrow Opportunity Area and is also within a Critical Drainage Area.
- 1.8 The subject site is not situated within a Conservation Area and the building is not statutory Listed.
- 1.9 The site is located adjacent a designated Primary Shopping Area.

### **2.0 PROPOSED DETAILS**

- 2.1 It is proposed to redevelop the site to erect a three storey building. The proposed building would be fully comprised of residential use. The replacement building would have an 'L' shape with frontages both on Springfield Road and also Greenhill Way.
- 2.2 The proposed development would be 14.7m along the Springfield Road, and would project 11.3m into the site. Along the Greenhill Way frontage, the proposal would be 21.0m, and project 7.6m into the site. Along the Greenhill Way frontage, the property would step up from west to east, starting at 6.0m, to 9.1m and finally 10.7m. The proposal would incorporate a pitch roof design when viewed from the



streetscene, however, would then have a flat roof projecting rearwards to effectively provide a three storey building when viewed from the rear of the site.

- 2.3 The proposed replacement building would comprise of three floors, and would have three self-contained flats on each floor. Each of the proposed flats would have access to communal amenity space. Furthermore, four of the proposed units would have access to private amenity space, either by way of a balcony or defensible garden space.
- 2.4 To the rear of the application site, would be a communal amenity space, and a designated area for secure cycle storage. Refuse would be stored along the eastern boundary, and would be accessed via Greenhill Way. It is proposed to provide some soft landscaping along the frontage of Springfield Road.

### 3.0 HISTORY

WEST/29968/86/CLE	ESTABLISHED USE CERTIFICATE-SECTION 94: USE OF PREMISES FOR LIGHT INDUSTRIAL STORAGE OFFICES AND RESIDENTIAL	REFUSED: 24/06/1986
EAST/840/96/CLE	CERTIFICATE OF LAWFUL EXISTING USE: USE AS EIGHT RETAIL UNITS	PERMISSION REQUIRED: 03/09/1997
P/0587/08DAD	INSTALLATION OF FREE STANDING DOUBLE SIDED INTERNALLY ILLUMINATED ADVERTISEMENT PANEL	REFUSED: 04/04/2008
P/0261/09	CHANGE OF USE OF SHOP (A1 USE) TO COMMUNITY CENTRE (D1 USE); EXTERNAL ALTERATIONS AND RAMP	REFUSED: 14/05/2009
P/2474/10	USE OF GROUND FLOOR AS AN ESTATE AGENTS (CLASS A2); NEW DOOR AND WINDOW TO FRONT	GRANTED: 25/11/2010
P/2366/11	CONTINUED USE OF EXISTING GROUND FLOOR RETAIL UNIT (USE CLASS A1) AS MINI-CAB OFFICE (SUI GENERIS)	GRANTED: 24/02/2012
P/0808/16	OUTLINE APPLICATION FOR ACCESS LAYOUT AND SCALE :	REFUSE: 28/04/16

	REDEVELOPMENT TO CREATE THREE AND FOUR STOREY BUILDING TO PROVIDE NINE FLATS; AMENITY SPACE; REFUSE AND CYCLE STORAGE  <b>APPEAL</b> <b>APP/M5450/W/16/3153629:</b> DISMISSED 24 <sup>TH</sup> OCTOBER 2016	
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#### **4.0 CONSULTATION**

- 4.1 One site notice was erected on 20<sup>th</sup> July 2017, expiring on 9<sup>th</sup> August 2017 for General Notification purposes.
- 4.2 A total of 25 consultation letters were sent to neighbouring properties regarding this application. The public consultation period expired on 1<sup>st</sup> August 2017.
- 4.3 A second round of consultation was undertaken on the 12<sup>th</sup> September 2017, with responses required by the 3<sup>rd</sup> October 2017. A second site notice was erected on the 14<sup>th</sup> September 2017, which expired on 5<sup>th</sup> October 2017.
- 4.4 The second round of consultations was undertaken after amendments to the application were received, these included;
- Variation to the rear roof form to form a pitched roof with inset dormers.
  - Changes to the fenestration of the proposed ground floor flat 2 and 3.

#### **4.5 Adjoining Properties**

Number of Letters Sent	25
Number of Responses Received	6
Number in Support	0
Number of Objections	6
Number of other Representations (neither objecting or supporting)	0

#### **4.6 Statutory and Non Statutory Consultation**

4.7 The following consultations have been undertaken:

LBH Design  
LBH Highways  
LBH Drainage Authority  
LBH Planning Policy  
LBH Waste Officer  
LBH Landscape Architect

#### 4.8 External Consultation

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

<b>Summary of contents</b>	<b>Officer Comments</b>
<p><u>Character &amp; Appearance</u></p> <p>Building is too high and too many flats</p> <p>Building would not fit into with what is a fairly old look &amp; feel to the road. It would be imposing &amp; unflattering providing no improvement to the quality of the area.</p> <p>Proposal is overbearing and out of scale and character with the road which is Victorian.</p> <p>Three storey building is out of character with the two-storey buildings.</p> <p>Flats should be reduced and gardens like the rest of the road should be established.</p> <p>Existing shops add to the character of the road, and have done for some time.</p>	<p>Character of the proposal is provided under Section 7.0</p>
<p><u>Residential Amenity</u></p> <p>Windows and Balconies would overlook the garden and rear facing bedroom</p> <p>Proximity of rubbish bins may result in odour nuisance &amp; the type of boundary fence to be used</p> <p>Height of the building will block whatever little natural light we get at present</p> <p>Height will block natural light, especially in rear of immediate properties.</p> <p>Loss of privacy</p> <p>It would affect the day light of the gardens along St Kilda's Road.</p>	<p>Residential Amenity of the proposal is provided under Section 8.0</p>

<p>Rear communal garden may lead to noise nuisance in the evenings.</p>	
<p><u>Traffic &amp; Highways</u></p> <p>Noise, traffic &amp; congestions issues, nine flats would add to the congestion problems in the area already.</p> <p>No Parking; increase in households and car parking will put extra pressure on parking, particularly after the permit restricted hours are over.</p> <p>Lack of parking spaces: Difficult with small children and the elderly.</p> <p>Construction: Construction vehicles will cause safety concerns.</p> <p>Lack of car parking which this scheme would exacerbate.</p> <p>Will exacerbate parking with up to 18 extra cars with it difficult to get car parking spaces even with permits at busy times of days and weekends.</p> <p>Difficult to manoeuvre cars</p> <p>Overcrowding will increase and cause multiple issues due to dead-end road</p> <p>Already an issue with available parking within the road. Potentially adding 9 – 18 more cars is not feasible.</p> <p>Difficult for elderly/disabled/parent who cannot park</p>	<p>Traffic Highway Issues are considered under Section 9.0</p>

<u>Other Matters</u>	
Will impact on small business along Springfield Road.	There is no evidence to suggest that this would have either a positive or negative impact.
Development is a financial benefit to the proposer & not a thought for residents A shame to lose the shops that are individual and add character to the road and Harrow in general	Not a material planning consideration.
Add to the overcrowding issue already present.	Application site is adjacent to the Town Centre, however, there is no indication there is an overcrowding issue.
Value of the property would decrease	Not a material planning consideration.
New service path that does not currently exist.	New service path from Greenhill Way will provide access to the waste & recycling and within the application boundary.

#### 4.10 Internal Consultation

4.11 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 contents</b>	<b>Officer Comments</b>
LBH Design	No Objection	Noted
Highway Authority	No Objection; Subject to development being Resident Parking Permit Restricted	A S.106 obligation regarding restricting future residents from seeking and/or obtaining residential parking permits has been recommended.
Harrow Drainage Team	No Objection: Subject to Conditions	Noted
Policy and Research	No Objection	Noted
Waste Officer	No Objection	Noted
Landscape Architect	No Comment Received	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].

## **6.0 APPRAISAL**

6.1 The main issues are:-

Principle of the Development  
Regeneration  
Design, Character and Appearance of the Area  
Heritage Assets  
Residential Amenity  
Traffic, Parking, Access, Servicing and Sustainable Transport  
Flood Risk and Development  
Sustainability and Climate Change Mitigation  
Equalities Implications and the Human Rights Act  
Ecology and Biodiversity  
S17 Crime and Disorder Act  
Consultation Responses

6.2 Principle of Development

### *Spatial Strategy*

6.2.1 The adopted National Planning Policy Framework [NPPF] has brought forward a presumption in favour of “sustainable development”. The NPPF defines “sustainable development” as meeting the needs of the present without compromising the ability of future generations to meet their own needs. The NPPF sets the three strands of sustainable development for planning to be; to play an economic, social and environmental role. The NPPF, following the deletion of the Planning Policy Statements and Guidance Notes, continues to encourage the effective use of land by reusing land that

has been used previously, recognising that “sustainable development” should make use of these resources first.

- 6.2.2 Harrow’s Core Strategy establishes a clear vision for the management of growth in the Borough over the Local Plan period (to 2026) and a framework for development in each district of the Borough. Policy CS1(A) directs growth<sup>1</sup> to town centres and strategic, previously-developed sites and provides for that growth to be managed in accordance with the sub area policies. Policy CS2<sup>2</sup> C commits the Council through the Area Action Plan to *‘identify and allocate sufficient sites to deliver a minimum of 2,800 net new homes over the plan period, giving further clarity to the mix and density of housing, along with the quantum of other appropriate land use to be achieved on individual sites. Particular attention will be paid to the scale and form of development on sites at the edge of the intensification area, ensuring a these achieve effective transition, especially where they neighbour open space or low density suburban residential areas’*.
- 6.2.3 In terms of whether the principle of this development is considered acceptable, it is noted that The London Plan (2016) Policy 4.7 sets out that the Mayor supports a strong, partnership approach to assessing need and bringing forward capacity for retail, commercial, culture and leisure development in town centres. The policy sets out that in taking planning decisions on proposed retail and town centre development, the local planning authority should seek to ensure that the scale of retail, commercial, culture and leisure development should be related to the size, role and function of a town centre and its catchment; that retail, commercial, culture and leisure development should be focused on sites within town centres, or if no in-centre sites are available, on sites on the edges of centres that are, or can be, well integrated with the existing centre and public transport, and; that proposals for new, or extensions to existing, edge or out of centre development will be subject to an assessment of impact.
- 6.2.4 Policy 3.4 of The London Plan promotes the optimisation of housing output within different types of location. Policy 3.8 of The London Plan also encourages the Council to provide a range of housing choices in order to take account of the various different groups who require different types of housing. Consideration will also be given to the accessibility of the site to services and amenities. Having regard to The London Plan and the Council’s policies and guidelines, it is considered that the proposal would provide an increase in smaller housing stock within the Borough, thereby complying with the housing growth objectives and policies of the Core Strategy and The London Plan
- 6.2.5 The lawful use of the site is for retail uses established under planning permission EAST/840/96/CLE. The ground floor uses have remained under retail use with the exception of a change of use to one of the units into a mini-cab office (P/2366/11) in 2012. It is also noted that until recently (31/03/2016), the site was occupied by Educational Facilities Management

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<sup>1</sup> That portion of the Borough’s growth that would be accommodated beyond the Harrow & Wealdstone Intensification Area.

<sup>2</sup> For the Harrow and Wealdstone Sub Area.

Partnership Limited which used the first floor office space. Immediately surrounding the site at ground floor level are additional commercial uses including to the north along Springfield Road and to the east and west along Greenhill Way. The site is located immediately adjacent to Greenhill Way. There is no policy protection in terms of the loss of these commercial premises as they are not located in a designated frontage or area. Therefore the principle of the redevelopment is acceptable.

### 6.3 Regeneration

6.3.1 The London Borough of Harrow published a Regeneration Strategy for 2015 – 2026. The objective of this document is to deliver three core objectives over the plans life, which include;

- **Place;** Providing the homes, schools and infrastructure needed to meet the demands of our growing population and business base, with high quality town and district centres that attract business investment and foster community engagement;
- **Communities;** Creating new jobs, breaking down barriers to employment, tackling overcrowding and fuel poverty in our homes and working alongside other services to address health and welfare issues;
- **Business;** Reinforcing our commercial centres, promoting Harrow as an investment location, addressing skills shortages, and supporting new business start-ups, developing local supply chains through procurement.

6.3.2 Whilst it is acknowledged that the proposed development would not address all of the aspects noted in the above bullet points, it would achieve the overall aspiration of regeneration of the Borough. Currently, the site is underutilised, and not the most efficient use of the site. The proposed development allows the site to be used in a much more efficient way, that would at least for the short term assist in providing employment for local trade workers. Furthermore, the construction of the site would result in some temporary jobs within the Borough, which would be throughout the duration of the construction process. It is acknowledged that there would be some loss of employment space from the existing parade, however, as mentioned previously there is no statutory protection for this. Whilst it is regrettable to lose this space, it would not be a sustainable reason for refusal.

6.3.3 The proposed development would provide for housing within the “Heart of Harrow”, whereby providing a much more attractive area to further promote growth into the area. It is therefore considered that the proposed development would meet the overarching principles of regeneration in the area.

### 6.4 Housing Supply, Density and Overall Housing Mix

6.4.1 Paragraph 49 of the NPPF reminds local planning authorities that housing applications should be considered in the context of the presumption in favour of sustainable development.



- 6.4.2 London Plan and Local Plan policies on housing development must be viewed in the context of the forecast growth across London and Harrow's spatial strategy for managing growth locally over the plan period to 2026. These are set out in the Principle of Development section of this report (above). The proposal's 9 home contribution to housing supply ensures that this site makes an appropriate contribution to the Borough's housing need over the plan period to 2026 and to fulfilling the Core Strategy's target for the Harrow & Wealdstone sub area.
- 6.4.3 London Plan Policy 3.4 seeks to optimise housing output from development by applying the sustainable residential quality density matrix at Table 3.2 of the Plan. Supporting text to the policy makes it clear that the density matrix is only the start of planning for housing development and that it should not be applied mechanistically. Further guidance on how the matrix should be applied to proposals is set out in the Mayor's Housing SPG (2016).
- 6.4.4 The application site area is 0.04 hectares and it has a public transport accessibility level (PTAL) score of 6 indicating an excellent level of public transport accessibility. Within the definitions of the London Plan density matrix, the site is considered to have a central<sup>3</sup> setting. The proposal, taken as a whole, equates to a density of 225 units per hectare<sup>4</sup> and of 675 habitable rooms per hectare<sup>5</sup>. The densities fall within the overall matrix ranges for central setting sites with a PTAL 6, being between 215-405 units per hectare and 650-1100 habitable rooms per hectare. However, as noted above, the matrix is only the starting point for considering the density of development proposals.

## **7.0 DESIGN, CHARACTER AND APPEARANCE OF THE AREA**

- 7.1 The National Planning Policy Framework (NPPF) was published by the Government on March 27<sup>th</sup> 2012. The NPPF does not change the law in relation to planning (as the Localism Act 2012 does), but rather sets out the Government's planning policies for England and how these are expected to be applied. It remains the case that the Council is required to make decisions in accordance with the development plan for an area, unless other material considerations indicate otherwise (S.38(6) of the Planning Act). The development plan for Harrow comprises The London Plan 2016 [LP] and the Local Development Framework [LDF].
- 7.2 The NPPF states (paragraph 64) that 'permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions'. The NPPF continues to advocate the importance of good design though it is notable that the idea of 'design-led' development has not been carried

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<sup>3</sup> 'Central' is defined as: areas with very dense development, a mix of different uses, large building footprints and typically buildings of four to six storeys, located within 800m walking distance of an International, Metropolitan or Major town centre.

<sup>4</sup> Calculated as: 9 dwellings divided by 0.04ha.

<sup>5</sup> Calculated as: 27 habitable rooms divided by 0.04ha.

through from previous national policy guidance to the National Planning Policy Framework.

- 7.3 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. Core Strategy policy CS1.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’.
- 7.4 The application property is located just outside of the Harrow Metropolitan town centre, it is not located within any designated shopping parades. Policy DM1 of the DMP gives advice that “all development proposals must achieve a high standard of design and layout. Proposals which fail to achieve a high standard of design and layout, or which are detrimental to local character and appearance, will be resisted.”
- 7.5 It is noted that with the local vicinity does not have a defined or dominant form of development. The application site is located on the boundary with the Town Centre, with the large St Georges Centre (Four Storeys) to the south and separated by Greenhill Way. To the north, are residential properties that are two-storeys in height. It is noted that there have been a number of objections received in relation to the proposed building design and height, especially in relation to the surrounding residential properties. As detailed within the appeal decision under the previously refused scheme (P/0808/16), the planning inspector considered that the application site would be read in conjunction with the more domestic scale within the Springfield Road streetscene, rather than the St Georges Centre to the south. This formed part of the reasoning in the appeal being dismissed. However, the inspector did note within the appeal decision that an increase in height to define the corner of Springfield Road and Greenhill Way would be appropriate.
- 7.6 The proposed development has been reduced from four storeys, as refused and dismissed under the previous scheme, to a height of three storeys. Further to this, amendments have been received to replace the rear roof form, from what was effectively a full third floor, to a pitched roof. This would match the pitched roof element as on the front elevation. Dormer features would be located within the rear facing pitched roof, and would assist in providing headroom, outlook and light to the living accommodation within the third floor.
- 7.7 It is considered that the proposed amendments to the current scheme, and those made in response to the previously refused scheme, have both overcome the previous reasons for refusal and concerns raised by the planning inspectorate relating to the character of the area and development. The decrease in height to effectively present a two storey development with accommodation within the roof form would result in the development being more appropriate within the surrounding residential character and scale of

development north of Greenhill Way. Furthermore, the roof form of the development would have an acceptable appearance within the streetscene, which would result in a stepping up from the existing neighbouring properties to the proposed development. The slight increase in height on the corner would assist in addressing the corner plot, and would be consistent with Urban Design principles and commentary from the Planning Inspectorate.

- 7.8 It is noted that along the Greenhill Way elevation, the application differs from the previously refused scheme. The high level windows have been omitted, and more traditional windows are incorporated. It is considered that from a character perspective, this would provide a more legible and consistent elevation to the streetscene. However, for privacy reasons (which will be discussed later within this report) these windows have been obscurely glazed and non-openable up to 1.7m from internal floor level. It is noted that the window openings would be consistent in terms of size and appearance, ensuring the elevation would not appear fussy or contrived.
- 7.9 An objection has been received with regard to the loss of the commercial units that exist on site, and that they assist in providing a character to the existing area. This comment is noted and agreed with. However, as mentioned previously, the commercial units do not fit within a designated parade, and as such cannot be protected. Residential use is also a character of the area and as such the proposed use would be consistent within the area. Lastly, from a character perspective, a comment was received regarding the garden layouts of the development in relation to the wider area. The proposal would result in a front garden area along Springfield Road, which would continue the character of residential units that front this public space. However, the rear of the site would not be split up like traditional metro-land, rather being a communal area. This form of amenity space is common for flatted developments such as the proposed, and across the Borough. It is considered that from a character point of view, this would not warrant a reason for refusal.
- 7.10 It is considered that the proposed layout, bulk, scale and height of the proposed development, would not result in an unacceptable impact on the character and appearance of the existing site, streetscene, or wider area. Furthermore, and notwithstanding the comments received, the proposed development has overcome the previous reason for refusal and concern raised by the planning inspectorate in terms of character.

### Materials

- 7.11 The supporting information does not provide in depth detail on the materials proposed for the development, rather just that it would be a brick walled, slate roof, white UPVC conservation style velux windows, timber doors, and a low brick wall with railings above as boundary treatments. The LPA require that not only is a high quality of design/architecture expected, high quality materials shall also be used to ensure the on-going success of the design of the development.

- 7.12 It appears that a relatively simple materials palette is proposed as part of the development, which is encouraged. A simple palette that incorporates high quality materials ensures that the development would not have an overly fussy appearance within the streetscene. Furthermore, high quality materials that have a robust appearance ensure a high quality design within the site and the streetscene. In principle the materials proposed would be considered acceptable. Notwithstanding the submitted information, a condition has been attached to ensure that physical samples be submitted for further consideration of the appropriateness of the appearance and quality of the materials.

### Access

- 7.13 The proposed development would have an access directly from Greenhill Way for eight of the nine flats. Proposed Flat 1 would have an independent access from Springfield Road. A third access would be located on the western end of the site, which would provide access to the refuse store and also for the amenity space/cycle storage.
- 7.14 Access to the rear of the site would be provided from the main access from Greenhill Way, which would provide access to the communal amenity space for future occupiers. The site is relatively level, and such access into the building should be able to be step-free. However, to ensure that this is the achieved, a condition is recommended to be attached accordingly.
- 7.15 Parking and other traffic related matters are to be assessed under section 6 of this appraisal.

### Landscaping

- 7.16 The existing site is primarily hardstanding. The proposed development would provide an opportunity for further soft landscaping to be included within the site. The proposed development demonstrates that there would be soft landscaping within the rear garden, which would be utilised as communal amenity space. The acceptability of this as amenity space is discussed later within the report. Along the frontage of Springfield Road, it is also proposed to provide soft landscaping, which would provide some form of screening and defensible space for the future occupiers of the two ground floor flats fronting Springfield Road.
- 7.17 There is little opportunity outside of the areas demarked on the submitted plans where soft landscaping can be introduced. Accordingly, the proposed quantum of soft landscaping appears to be acceptable. However, further detail is required to ensure that a satisfactory species list would be utilised, and also that an appropriate management plan would be in place to ensure units on-going success. This information can be secured by way of a condition
- 7.18 The proposal fronts onto both Greenhill Way and Springfield Road, with both building lines being hard up against the pedestrian paths. By reason of this, it

has a set character, which does not allow much opportunity to provide further hardstanding, especially along the Greenhill Way frontage. However, it is noted that there would be some along the Springfield Road frontage with access steps and boundary treatment. Little detail is provided with the application, however, subject to a condition requiring further detail of this, would be acceptable in principle. A condition regarding hardstanding is attached accordingly.

- 7.19 To the rear of the application site, some hardstanding would be provided to complement the proposed soft landscaping. It is considered that there is an appropriate balance between soft and hard landscaping, and subject to conditions seeking further detail, the proposal would be acceptable.

Conclusion:

- 7.20 Subject to the conditions mentioned above, it is considered that the external appearance and design of the buildings together with the proposed landscaping scheme are consistent with the principles of good design as required by the National Planning Policy Framework (2012). The resultant development would be appropriate in its context and would comply with policies 7.4B and 7.6B of The London Plan (2016), Core Policy CS1(B) of the Harrow Core Strategy, policy DM1 of the Council's Development Management Policies Local Plan and the Council's adopted Supplementary Planning Document – Residential Design Guide (2010), which require a high standard of design and layout in all development proposals.

## **8.0 RESIDENTIAL AMENITY**

- 8.1 London Plan Policy 3.5 *Quality and Design of Housing Developments* sets out a range of criteria for achieving good quality residential development. Part B of the policy deals with residential development at the neighbourhood scale; Part C addresses quality issues at the level of the individual dwelling.
- 8.2 Implementation of the policy is amplified by provisions within the Mayor's Housing SPG (2016). The amplification is extremely comprehensive and overlaps significantly with matters that are dealt with separately elsewhere in this report, particularly Lifetime Neighbourhoods. In response to a request for clarification about the detail internal arrangements of the proposed flats and houses the applicant has advised that the development has been designed to accord with the London Housing Design Guide. Furthermore, the Housing Standards Minor Alterations to the London Plan have now been adopted as at March 2016. Where relevant these are addressed in the appraisal below.
- 8.3 Core Strategy Policy CS1 K requires a high standard of residential design and layout consistent with the London Plan and associated guidance. Policies DM1 *Achieving a High Standard of Development* and DM27 *Amenity Space* set out a number of privacy and amenity criteria for the assessment of proposals for residential development.

8.4 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.

*Internal space*

8.5 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).

8.6 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)	Storage
1	3B/ 5P	88sqm (86sqm)	12sqm/12.7sqm/8.3sqm	4sqm
2	1B/ 2P	51sqm (50sqm)	12.3sqm	1.7sqm
3	2B/ 3P	62sqm (61sqm)	12sqm/8.5sqm	3.5sqm
4	3B/ 5P	86sqm (86sqm)	14sqm/12sqm/8sqm	3.1sqm
5	1B/ 2P	51sqm (50sqm)	12.3sqm	1.7sqm
6	2B/ 4P	70sqm (70sqm)	12sqm/12sqm	2.0sqm
7	3B/ 5P	86.9 (86sqm)	12.9sqm/12sqm/8	0sqm
8	1B/ 2P	50 (50sqm)	11.8sqm	1.5sqm
9	2B/ 3P	61(61sqm)	12sqm/8.3sqm	2.1sqm

8.7 The submitted Planning Statement confirms that all of the proposed dwellings have been designed to meet the London Plan's minimum space standards as set out in the Housing SPG (March 2016). The submitted drawings show that the proposed layouts would make reasonable provision for the accommodation of furniture and flexibility in the arrangement of bedroom furniture.

8.8 In addition to the satisfactory level of gross internal floor space for each of the proposed flats, all but one of the proposed flats (Flat 7) would be provided with storage space. Each of the remaining flats would all meet or exceed the minimum requirements for storage space. Whilst it is noted that one of the

flats fails to provide a dedicated storage space for future occupiers, the unit would provide a suitable level of amenity in all other aspects. As such, it is considered a refusal on this one element alone would be unreasonable.

- 8.9 On balance, it is considered that the proposed internal space provided for the proposed flats would be satisfactory in size, overcome the previous reason for refusal and inspectors concerns on this matter, and each of them would provide acceptable layouts to ensure the habitable space is useable and functional.

*Floor to ceiling heights*

- 8.10 The London Plan Housing Standards (March 2016) calls for a minimum floor to ceiling height of 2.5 metres across 75% of the GIA of a dwelling. The proposed plans (Sections) indicate that the proposal would achieve a floor to ceiling height of 2.5m for more than 75% of each of the units. The proposed layouts are functional and would continue to provide a satisfactory level of accommodation for future occupiers. However, in the event that the proposed development may require additional space between floors to provide essential services, this may result in an increase required to achieve this. The applicant is advised that if this has a follow impact to the overall height of the development hereby approved, then a new permission would be required to take account of any such change in height.

8.11 *Privacy*

- 8.12 The SPG seeks an adequate level of privacy to habitable rooms in relation to neighbouring property, the street and other public spaces. Policy DM1 *Achieving a High Standard of Development* in relation to privacy has regard to:

- the prevailing character of privacy in the area and the need to make effective use of land;
- the overlooking relationship between windows and outdoor spaces;
- the distances between facing windows to habitable rooms and kitchens; and;
- the relationship between buildings and site boundaries.

- 8.13 The proposed site is situated within a town centre location, with many examples of residential accommodation located above commercial units, along with purpose built flatted developments. Generally speaking, future occupiers seeking to live in town centre locations would be more likely to have different aspirations to the amount of privacy as would, say future occupiers to a suburban area. Given that there are many examples of residential accommodation above commercial units, it is reasonable to conclude that this is an acceptable use.

- 8.14 Under the previous planning application (P/0808/16), the proposed development was refused as a result of the harm to the amenity of future occupiers of the ground floor flats, by reason of a lack of privacy and

disturbance due to their siting in close proximity to Greenhill Way and Springfield Way. In dismissing the corresponding appeal, the Planning Inspector agreed that the proposed layout, design and proximity of the ground floor flats would be harmful to future occupiers by reason of privacy, noise and disturbance. The appeal, in part, failed on this element.

- 8.15 The current application has been amended by way of removing the ground floor balconies fronting onto Springfield Road. The high level windows fronting onto Greenhill Way have been removed, and replaced with traditional windows, albeit with non-openable, obscurely glazed windows to 1.7m above internal floor level. Furthermore, the soft landscaping proposed along Springfield Road has been increased, to extend further south towards Greenhill Way.
- 8.16 In terms of the impacts on privacy, the windows along the southern elevation that front onto Greenhill Way, have been obscurely glazed and non-openable below 1.7m. It is considered that this would ensure that the privacy of the future occupiers would be protected along this elevation. As mentioned, the boundary treatment would be extended further towards Greenhill Way, with soft landscaping located between it and the elevation facing Springfield Road. It is considered that the change in the full length glazed fenestration along this elevation, in conjunction with the boundary treatment and soft landscaping, would ensure that the future occupiers would have their privacy protected.
- 8.17 It is therefore considered that the proposed development has overcome the previous reason for refusal, and the Planning Inspectors concerns, in relation to the privacy of future occupiers of the development. Subject to safeguarding conditions, the proposed development would accord with the policies listed above.

#### *Dual aspect*

- 8.18 The SPG seeks to avoid single aspect dwellings where: the dwelling is north facing (defined as being within 45 degrees of north); the dwelling would be exposed to harmful levels of external noise; or the dwelling would contain three or more bedrooms. Policy DM1 *Achieving a High Standard of Development* undertakes to assess amenity having regard to the adequacy of the internal layout in relation to the needs of future occupiers.
- 8.19 The orientation of the development results in 'L' shape development, with some properties facing north/south and others east/west. Where possible, the proposed residential accommodation is dual aspect. It is considered that the proposed accommodation would ensure adequate levels of light and outlook for future occupiers.

#### *Noise & Disturbance*

- 8.20 The SPG seeks to limit the transmission of noise from lifts and communal spaces to sensitive rooms through careful attention to the layout of dwellings



and the location of lifts. The SPG also recognises the importance of layout in achieving acoustic privacy. Both of these points are picked up by Policy DM1 *Achieving a High Standard of Development* which undertakes to assess amenity having regard to the adequacy of the internal layout in relation to the needs of future occupiers and, at paragraph 2.15 of the reasoned justification, echoes the SPG position on noise and internal layout.

- 8.21 It is noted that the proposed floor plans provide vertical stacking that is considered to be satisfactory. Notwithstanding this, the proposed new build would be able to meet Building Regulation standards. Accordingly, it is considered that the vertical stacking of the proposed development is acceptable.
- 8.22 Externally, noise and disturbance as a result of the proximity to Greenhill Way and Springfield Road was a concern within the previous application, which formed part of a reason for refusal. Within the appeal decision, the Planning Inspector agreed that the general noise and disturbance would be detrimental to the amenity of future occupiers, and this formed part of the reasoning in dismissing the appeal.
- 8.23 As mentioned previously, some design alterations have been made to the current scheme, which would assist in overcoming the concerns relating to noise and disturbance. However, the current application has been supported with a Noise Report, which appraises the proposed development in accordance with Guidelines for Community Noise BS8233. The submitted report states that noise levels measures on the site indicate that reasonable interior noise conditions can be achieved within the habitable rooms, with appropriate specification of glazing and background ventilation products. It is noted that in the event that windows are opened, some rooms would be marginally above the levels suggested as being The Lowest Observable Adverse Effect Limit. However, the failure to comply with this figure is noted as being extremely minor (1 Decibel).
- 8.24 Given the above comments, it is considered appropriate to recommend a condition for further details to be submitted in relation to measures to protect the future residential occupiers, specifically for the ground floor units that front onto Greenhill Way.

*Daylight, sunlight and outlook*

- 8.25 The SPG establishes no baseline standard for daylight or sunlight. Policy DM1 *Achieving a High Standard of Development*, in seeking a high standard of amenity for future occupiers of a development, has regard to the adequacy of light and outlook within buildings (habitable rooms and kitchens).
- 8.26 Policy DM1 requires proposals to achieve a high standard of amenity and sets out the considerations for the assessment of amenity, of which light within buildings is one. The weight to be attached to this consideration, within the context of the whole amenity that would be afforded to future occupiers of the development, is ultimately a question of judgement. As mentioned

previously, the proposed development would not have any single aspect, north facing units. Each of the units would be dual aspect.

- 8.27 Each of the proposed units would have an acceptable outlook. Apart from Proposed Flat 2, each of the flats would both of an outlook over either Greenhill Way or Springfield Road, and also into the rear communal amenity space. Proposed Flat 2 would look out onto Greenhill Way and Springfield Road, but would still have an acceptable level of outlook, daylight and sunlight.
- 8.28 It is considered that the proposed development, subject to safeguarding conditions, would provide a satisfactory level of accommodation for future occupiers, and would met the intent of the policy framework.

#### *Amenity space*

- 8.29 Policy DM27 Amenity Space of the Development Management Policies Local Plan document states that the appropriate form and amount of amenity space should be informed by the Mayor's Housing Design Guide (i.e. the SPG) and criteria set out in the policy
- 8.30 For private amenity space, the SPG requires a minimum of 5m<sup>2</sup> per 1-2 person dwelling and an extra 1m<sup>2</sup> for each additional occupant, and for balconies the SPG specifies minimum dimensions of 1.5m x 1.5m. Two of the ground floor units are identified as having private amenity space accessed from the rear elevation. Whilst not detailed on the submitted plan, a condition could be included to ensure that these are defensible for future occupiers of the units from the communal amenity space. A condition is attached accordingly.
- 8.31 Proposed flat 8 is detailed as having a small balcony fronting onto Springfield Road. This balcony would fail to provide a policy compliant private amenity space, and therefore this element is not considered to satisfactorily count towards private amenity space. However, it is noted that there is ample (circa 60sqm) of communal amenity space to the rear of the building. This area is defensible and functionable, and as such would provide adequate communal amenity space for future occupiers.

#### *Residential Amenity of Neighbouring Occupiers*

- 8.32 London Plan Policy 7.6 Architecture states that buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings in relation to privacy, overshadowing, wind and microclimate.
- 8.33 Core Strategy Policy CS1 B requires development to respond positively to the local context in terms of design, siting, density and spacing. Policy DM1 *Achieving a High Standard of Development* sets out a number of privacy and amenity criteria for the assessment of the impact of development upon neighbouring occupiers. Harrow has also produced a Residential Design Guide SPD.

- 8.34 To the north of the application property, is No. 21 Springfield Road, which comprises an arched property with east facing windows. To the rear of the property are a number of other premises including a Beauty Salon and a first floor flat. The studio flat has a window facing east and two roof lights facing west. Under application P/0808/16, the application was refused for the overbearing impact and overshadowing of the site known as 21 Springfield Road. However, in dismissing the appeal, the inspector noted that given the submitted Daylight/Sunlight report, in conjunction of the use of the yard (to access commercial premises predominantly), the development under P/0808/16 would have an acceptable impact on the occupiers of this property.
- 8.35 In dismissing the appeal, the Planning Inspectorate concluded that development would be harmful to the amenity of the occupiers of No. 21 by reason of being a dominating and overbearing development resulting in a loss of outlook. The current application has been amended to result in a three storey building only, with the 'two wings' from the central element on the corner being of a lower roof profile.
- 8.36 The current application, which is noted as being lower in height than the previously refused scheme, has also been supported by a Daylight/Sunlight statement. This document concludes that the neighbouring property to the north, being No. 21 – 23 Springfield Road, in terms of habitable windows, would meet BRE guidelines for loss of daylight and sunlight. This would include the raised platform which provides access to the first floor unit to the rear of No. 21. The submitted document confirms that there would be a failure to meet the minimum guidance. However, this is noted as being space that is primarily used for access to commercial units at ground floor, and therefore less likely to be used for sunlight amenity. This conclusion was accepted by the Planning Inspectorate, who confirmed that there would be acceptable impacts on the occupiers of 21 and 23 Springfield Road, and that the proposal would not exacerbate the existing situation to the access yard.
- 8.37 The property known as 70 Greenhill Way is located between the western boundary and the rear of the property fronting onto St Kilda's Road. This appears in planning history as a commercial unit, and there is no evidence to suggest this has changed. No. 1 St Kilda's Road appears as a commercial element on the ground floor, with potentially residential located at first floor. Again, the proposed development would be lower on the common boundary with these properties, before stepping up to a full height three storeys on the corner of the site. Both the previous application P/0808/16 and the subsequent Appeal Decision found no unacceptable harm to be caused to the occupiers of these properties. Given that the current application is of less of a scale than the previous scheme, and that no flank windows would be overlooking these properties, it is considered that the current scheme would also have an acceptable impact on these properties.
- 8.38 A number of objections have been received in relation to a loss of privacy and noise disturbance. Firstly, it is noted that the previously refused scheme

under P/0808/16 was not refused for the loss of privacy to neighbouring occupiers or for any concerns over the communal garden space. Furthermore, in dismissing the appeal for that application, the Planning Inspectorate did not consider that the proposal would lead to a loss of privacy or noise nuisance from the communal garden space. The current application would continue to have windows facing the properties on both St Kilda's Road and Springfield Road. However, it is considered that these would have an acceptable impact and not be a sustainable reason to refuse the scheme.

- 8.39 An objection has been received with regard to the new access path from Greenhill Way and also the location of the Waste and Recycling Facility. Again, both of these elements were present under P/0808/16 and were considered acceptable by the Local Planning Authority and the Planning Inspectorate. A condition is recommended with regard to the details of the waste/recycling facility and the cycle storage. This should ensure that a suitable facility is provided so odour etc would not become a nuisance.

### Conclusion

- 8.40 Overall and subject to conditions, the proposed development is considered on balance to be acceptable in terms of the living conditions of neighbouring occupiers, and would meet the policy objectives of the relevant Development Plan policies.

## **9.0 TRAFFIC, PARKING, ACCESS, SERVICING AND SUSTAINABLE TRANSPORT**

- 9.1 The NPPF recognises that transport policies have an important role to play in facilitating sustainable development but also contribute to wider sustainability and health objectives. It further recognises that different policies and measures will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas. London Plan policy 6.3 states that 'development proposals should ensure that impacts on transport capacity and the transport network, at both a corridor and local level, are fully assessed'. Policies 6.9 and 6.10 relate to the provision of cycle and pedestrian friendly environments, whilst policy 6.13 relates to parking standards. Core Strategy policy CS1.Q seeks to 'secure enhancements to the capacity, accessibility and environmental quality of the transport network', whilst policy CS1.R reinforces the aims of London Plan policy 6.13, which aims to contribute to modal shift through the application of parking standards.
- 9.2 Policies DM26 and DM42 of the DMP give 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.
- 9.3 The application proposals do not include any car parking. This is considered acceptable given the site is located in an area with a high PTAL rating of 5/6. The site is located adjacent to Harrow Town Centre and therefore has

excellent public transport connectivity. The Highways Authority has reviewed the application, and note that the application is located within a Controlled Parking Zone (CPZ) that is over subscribed. As such, any further intensity of residents into this area, would exacerbate the pressures that are already keenly felt within the CPZ. Accordingly, it is considered that the application, in terms of impacts on the surrounding parking capacity, could only be supported in the event that future residents are prevented from seeking/obtaining residential parking permits. Given the excellent PTAL rating of the application, it is considered that the application location lends itself to having such a mechanism in place, and would satisfactorily mitigate the concerns raised by both the Highways Authority and residents alike with regard to this matter.

- 9.4 It is noted that the objections have indicated that the development does not provide satisfactory parking provision, and the introduction of further flats would exacerbate existing parking issues within the area. As mentioned above, this concern is also shared by the Highways Authority, who note that the surrounding Controlled Parking Zone is already over-subscribed. However, it is considered that with the previously mentioned S.106 obligation to restrict future occupiers from seeking or obtaining parking permits, this would mitigate the concerns raised.
- 9.5 Cycle parking is provided as part of the proposals in accordance with the London Plan 2016 requirements. However this has not been clearly demonstrated as being sheltered, accessible and secure. However, it is considered that such details can be secured by way of a safeguarding condition.
- 9.6 It is therefore considered that, notwithstanding the objections received, subject to a S.106 Legal Agreement and safeguarding conditions, the development would not result in any significant increase in traffic movements from the site or unreasonable impacts on highway safety and convenience and subject to safeguarding conditions would therefore accord with policies DM42 of the DMP (2013).

#### Refuse storage

- 9.7 The waste and recycling facilities would be accessed via Greenhill Way. The proposed location would be accessible both to future occupiers and for servicing. A condition is imposed to ensure that waste and recycling shall be located within the designated area, and only brought forward on collection days. Subject to such a condition, it is considered that the proposal would be acceptable in terms of waste and recycling.

## **10.0 FLOOD RISK AND DEVELOPMENT**

- 10.1 The site is located in a Critical Drainage Area and therefore the proposals would need to demonstrate compatibility with Flood Water Disposal, Surface Water Disposal and Surface Water Attenuation before the scheme could

commence. In addition, full details of SUDS with Maintenance Plan requirements would need to be demonstrated. The Drainage Authority has reviewed the application and consider that subject to safeguarding conditions, it would have an impact on flood risk within the site and wider area.

- 10.2 Subject to safeguarding conditions the development would accord with National Planning Policy, The London Plan policy 5.12.B/C/D, and policy DM10 of the DMP.

## **11.0 CONCLUSION**

- 11.1 The principle of providing a residential development on the application site is considered to be acceptable. The proposed housing development would bring forward housing provision of a satisfactory mix to provide housing choice to the Borough and of an adequate level to ensure suitable accommodation for future occupiers. It is considered that the proposed building would have an acceptable design and external appearance and would not have an undue impact on the character and appearance of the area or the residential amenity of neighbouring occupiers.
- 11.2 For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations including comments received in response to notification and consultation as set out above, this application is recommended for grant.

## 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: 17.01, 17.02 (REV E), 17.03 (REV E), 17.04 (REV E), Location Plan, Design & Access Statement, Noise Report (P106581-1000 Issues: 1), Daylight & Sunlight Report (P104925-1000 Issue:2).

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

#### 3 Materials

Notwithstanding the details shown on the approved plans, the development hereby permitted shall not proceed above ground floor damp proof course level until a samples palette of the materials to be used in the construction of the external surfaces noted below (but not limited to) have been provided on site by way of a sample board, and approved in writing by, the local planning authority:

- a: All external materials of the building
- b: Waste & Recycling and Cycle Storage facilities
- b: Boundary treatment
- c: Ground treatment

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

REASON: To enhance the appearance of the development and safeguard the character and appearance of the area. Details are required prior to commencement as enforcement action after time may be unfeasible.

#### 4 Flues and Pipework

Other than those shown on the approved drawings, no soil stacks, soil vent pipes, flues, ductwork or any other pipework shall be fixed to the elevations of the buildings hereby approved.

REASON: To enhance the appearance of the development and safeguard the character and appearance of the area.

5 Refuse Storage

The refuse and waste 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 enhance the appearance of the development and safeguard the character and appearance of the area.

6 Window Detail

Notwithstanding the details shown on the approved drawings, the development hereby permitted shall not commence until there has been submitted to and approved in writing by the Local Planning Authority detailed sections at metric scale 1:20 through all external reveals of the windows and doors on each of the elevations. The development shall be completed in accordance with the approved details and shall thereafter be retained.

REASON: To enhance the appearance of the development and safeguard the character and appearance of the area. Details are required prior to commencement as enforcement action after time may be unfeasible.

7 Landscape

A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all communal landscape areas other than small, privately owned, domestic gardens, 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.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development.

8 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 building, 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 and character of the area, and to enhance the appearance of the development.

9 Flood Risk and Development

Before the hard surfacing hereby permitted is brought into use the surfacing shall EITHER be constructed from porous materials, for example, gravel,



permeable block paving or porous asphalt, OR provision shall be made to direct run-off water from the hard surfacing to a permeable or porous area or surface within the curtilage of the site. Please note: guidance on permeable paving has now been published by the Environment Agency on <http://www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens>.

REASON: To ensure that adequate and sustainable drainage facilities are provided, and to prevent any increased risk of flooding.

10 Flood risk and Development

Notwithstanding the approved plans, the development hereby permitted shall not commence until details for a scheme for works for the disposal of surface water and surface water attenuation and storage works on site as a result of the approved development shall be submitted to the local planning authority to be approved in writing. The development shall be completed in accordance with the approved details and shall thereafter be retained.

REASON: To ensure that the development has adequate drainage facilities, to reduce and mitigate the effects of flood risk and would not impact the character and appearance of the development. Details are required prior to commencement as enforcement action after time may be unfeasible.

11 Flood risk and Development

Prior to the construction of any building hereby permitted, details relating to the long term maintenance and management of the on-site drainage shall be submitted to and approved in writing by the Local Planning Authority. Details thereby approved shall be retained thereafter. Such a management/maintenance document shall fall with a 'Owners Manual' to provide greater long term functionality and should include (but not limited to):

- Location of all SudS techniques on site
- Summary of how they work and how they can be damaged
- Maintenance requirements (a maintenance plan) and a maintenance record  
This will be determined by the type of SuDS but should include Inspection frequency; debris removal; vegetation management; sediment management; structural rehabilitation / repair; infiltration surface reconditioning
- Explanation of the consequences of not carrying out the specified maintenance
- Identification of areas where certain activities which might impact on the SuDS are prohibited
- An action plan for dealing with accidental spillages
- Advice on what to do if alterations are to be made to a development if service companies undertake excavations or other works which might affect the SuDS

The manual should also include brief details of the design concepts and criteria

for the SuDS scheme and how the owner or operator must ensure that any works undertaken on a development do not compromise this.

REASON: To ensure that the development has adequate drainage facilities, to reduce and mitigate the effects of flood risk and would not impact the character and appearance of the development. Details are required prior to commencement as enforcement action after time may be unfeasible.

12 Communal Television Equipment

Prior to the construction of the building hereby approved on site beyond damp course level, additional details of a strategy for the provision of communal facilities for television reception (eg. aerials, dishes and other such equipment) shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include the specific size and location of all equipment. The approved details shall be implemented prior to the first occupation of the building and shall be retained thereafter. No other television reception equipment shall be introduced onto the walls or the roof of the building without the prior written approval of the Local Planning Authority.

REASON: In order to prevent the proliferation of individual television reception items on the building which would be harmful to the character and appearance of the building and the visual amenity of the area.

13 Restriction to Telecommunication Items

Notwithstanding the provisions of the Electronic Communications Code Regulation 5 (2003) in accordance with The Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that order with or without modification), no development which would otherwise fall within Schedule 2, Part 16, Class A of that order shall be carried out in relation to the development hereby permitted without the prior written permission of the local planning authority.

REASON: In order to prevent the proliferation of individual telecommunication items on the building which would be harmful to the character and appearance of the building and the visual amenity of the area.

14 Site Levels

No site works or development shall commence until details of the levels of the building(s), road(s) and footpath(s) in relation to the adjoining land and highway(s), and any other changes proposed in the level of the site, have been submitted to, and approve in writing by the Local planning Authority.

REASON: To ensure that the works are carried out at suitable levels in relation to the highway and adjoining properties in the interests of the amenity of neighbouring residents, the appearance of the development, drainage, gradient of access and future highway improvement. Details are required prior to commencement as enforcement action after time may be unfeasible.

15 Secure by Design

Evidence of certification of Secure by Design Accreditation for the development shall be submitted to and approved in writing by the Local Planning Authority before any part of the development is occupied or used.

Reason: In the interests of creating safer and more sustainable communities and to safeguard amenity by reducing the risk of crime and the fear of crime.

16 Construction Management & Logistics Plan

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

- i. the parking of vehicles of site operatives and visitors
- ii. loading and unloading of plant and materials
- iii. storage of plant and materials used in constructing the development
- iv. measures to control the emission of dust and dirt during construction
- v. a scheme for recycling/disposing of waste resulting from demolition and construction works

REASON: To ensure that the construction of the development does not unduly impact on the amenities of the existing occupiers of the properties on the site. Details are required prior to commencement to ensure a high quality of development.

17 Accessibility

The development hereby permitted shall be constructed to the specifications of:  
“Part M, M4 (2), Category 2: Accessible and Adaptable Dwellings” of the Building Regulations 2013 and thereafter retained in that form.

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

18 Residential Amenity

Notwithstanding the details shown on the approved drawings, the development hereby permitted shall not be occupied until there has been submitted to and approved in writing by the Local Planning Authority details in relation to defensible amenity space for the ground floor units. The development shall be completed in accordance with the approved details and shall thereafter be retained.

REASON: To safeguard residential amenity of future occupiers.

- 19 Notwithstanding the details shown on the approved drawings, the development hereby permitted shall not commence beyond damp proof course until there has been submitted to and approved in writing by the Local Planning Authority details in relation to noise attenuation glazing, materials and mechanical ventilation in relation to the ground floor flats fronting Greenhill Way (Flats 2 and 3). The development shall be completed in accordance with the approved details and shall thereafter be retained.

REASON: To safeguard residential amenity of future occupiers.

## **Informatives**

### 1 POLICIES

The following policies and guidance are relevant to this decision:

#### **National Planning Policy and Guidance:** National Planning Policy Framework (2012)

#### **The London Plan (2016):**

- 3.1 Ensuring Equal Life Chances for All
- 3.3 Increasing Housing Supply
- 3.4 Optimising Housing Potential
- 3.5 Quality and Design of Housing Developments
- 3.8 Housing Choice
- 3.9 Mixed and Balanced Communities
- 5.12 Flood Risk Management
- 5.13 Sustainable Drainage
- 6.3 Assessing Effects of Development on Transport Capacity
- 6.9 Cycling
- 6.10 Walking
- 6.12 Road Network Capacity
- 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
- 7.5 Public Realm
- 7.6 Architecture

#### **Local Development Framework**

##### Harrow Core Strategy 2012

- CS1 Overarching Policy
- CS2 Harrow and Wealdstone

##### Development Management Policies Local Plan 2013

- DM1 Achieving a High Standard of Development
- DM2 Achieving Lifetime Neighbourhoods
- DM12 Sustainable Design and Layout
- DM42 Parking Standards
- DM45 Waste Management

#### **Supplementary Planning Documents**

- Mayors Supplementary Planning Guidance: Housing (2016)
- Harrow Supplementary Planning Document: Residential Design Guide 2010
- Harrow Supplementary Planning Document: Planning Obligations 2013
- Nationally Described Space Standards (March 2015)

## 2 GRANT WITH PRE-APPLICATION ADVICE

Statement under Article 31 (1)(cc) of The Town and Country Planning Development Management Procedure (England) Order 2010 (as amended) This decision has been taken in accordance with paragraphs 187-189 of The National Planning Policy Framework. Pre-application advice was sought and provided and the submitted application was in accordance with that advice.

## 3 MAYOR CIL

Please be advised that approval of this application by Harrow Council will attract a liability payment £15,816.00 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 £15,816.00 for the application, based on the levy rate for Harrow of £35/sqm and the stated increase in floorspace of 380m<sup>2</sup>

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

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

## 4 HARROW 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: £47,706.00

5 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.

6 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)

7 COMPLIANCE WITH PLANNING 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.

## 8 SUSTAINABLE URBAN DRAINAGE

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

SUDS involve a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands. SUDS offer significant advantages over conventional piped drainage systems in reducing flood risk by attenuating the rate and quantity of surface water run-off from a site, promoting groundwater recharge, and improving water quality and amenity. Where the intention is to use soak ways they should be shown to work through an appropriate assessment carried out under Building Research Establishment (BRE) Digest 365. Support for the SUDS approach to managing surface water run-off is set out in the National Planning Policy Framework (NPPF) and its accompanying technical guidance, as well as the London Plan. Specifically, the NPPF (2012) gives priority to the use of sustainable drainage systems in the management of residual flood risk and the technical guidance confirms that the use of such systems is a policy aim in all flood zones. Policy 5.13 of the London Plan (2012) requires development to utilise sustainable drainage systems unless there are practical reasons for not doing so. Sustainable drainage systems cover the whole range of sustainable approaches to surface drainage management. They are designed to control surface water run-off close to where it falls and mimic natural drainage as closely as possible. Therefore, almost any development should be able to include a sustainable drainage scheme based on these principles. The applicant can contact Harrow Drainage Section for further information.

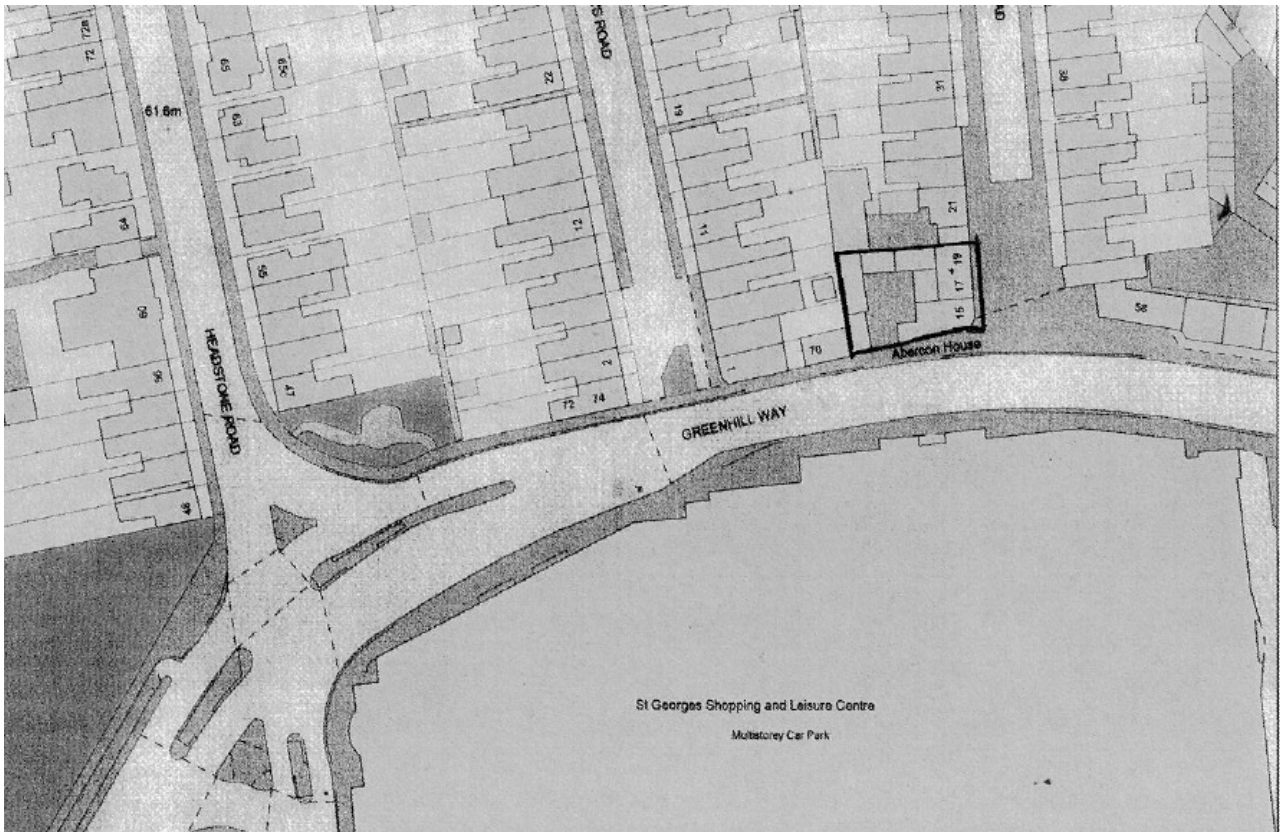
## 9 REQUEST TO REMOVE SITE NOTICE

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

Plan Nos: 17.01, 17.02 (REV E), 17.03 (REV E), 17.04 (REV E), Location Plan, Design & Access Statement, Noise Report (P106581-1000 Issues: 1), Daylight & Sunlight Report (P104925-1000 Issue:2).



**APPENDIX 2: SITE PLAN**



**APPENDIX 3: SITE PHOTOGRAPHS**























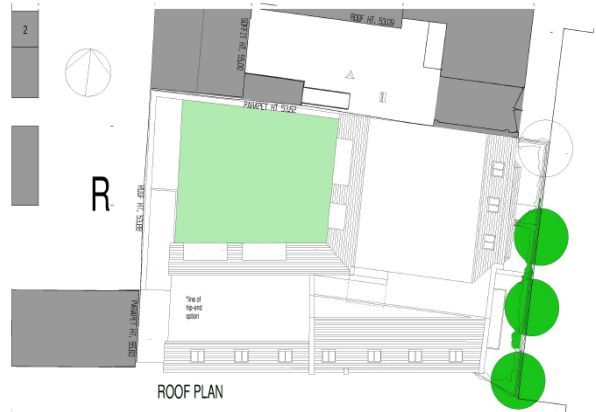




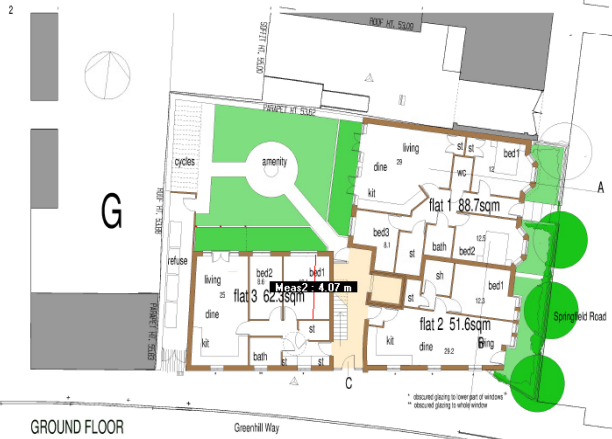




FIRST FLOOR



ROOF PLAN



GROUND FLOOR

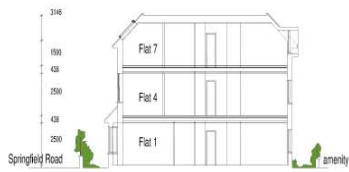
RESIDENTIAL RE-DEVELOPMENT 15-19 SPRINGFIELD ROAD HA1 1QF



SECOND FLOOR

PLANS

Meas 2: 10.06 m 1:100 @ A1 dwg 17.02 rev E



SECTION A LOOKING SOUTH



ELEVATION TO SPRINGFIELD ROAD



NORTH / SOUTH SECTION B



NORTH / SOUTH SECTION C



NORTH / SOUTH SECTION THROUGH COURTYARD LOOKING EAST

RESIDENTIAL RE-DEVELOPMENT

15-19 SPRINGFIELD ROAD HA1 1QF

ELEVATIONS AND SECTIONS

Meas2 10.06 m 1:100 @ A1 dwg 17.03 rev E

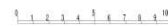


ELEVATION TO GREENHILL WAY



EAST / WEST SECTION THROUGH COURTYARD LOOKING SOUTH

RESIDENTIAL RE-DEVELOPMENT 15-19 SPRINGFIELD ROAD HA1 1QF



1:100 @ A1 dwg 17.04 rev E

## **APPENDIX 5 : APPEAL DECISION**



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### **Appeal Decision**

Site visit made on 4 October 2016

**by Caroline Mulloy BSc (Hons) DipTP MRTPI**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 24<sup>th</sup> October 2016

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**Appeal Ref: APP/M5450/W/16/3153638  
15-19 Springfield Road, Harrow HA1 1QF**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
  - The appeal is made by Springfield Road Development Ltd against the decision of the Council of the London Borough of Harrow.
  - The application Ref P/0808/16, dated 18 February 2016, was refused by notice dated 28 April 2016.
  - The development proposed is demolition of single and two storey buildings and creation of 3 and 4 storey building comprising eight two bedroom (3 and 4 person) flats and one three bedroom maisonette with associated amenity.
- 

#### **Decision**

1. The appeal is dismissed.

#### **Procedural Matters**

2. The application is in outline with approval sought for the access, layout and scale. Matters of appearance and landscaping are reserved for future considerations. To the extent that the plans submitted touch upon any of these reserved matters I shall treat the details as being illustrative only.

#### **Main Issues**

3. The main issues in this case are:
  - The effect of the proposal on the character and appearance of the area;
  - The effect of the proposal on the living conditions of existing occupiers at 21 Springfield Road with specific reference to outlook and daylight/sunlight; and
  - The effect of the proposal on the living conditions of future occupiers with specific reference to internal floor space, privacy, noise and disturbance.

#### **Reasons**

##### *Character and appearance*

4. The appeal site is a part one storey, part two storey commercial property located at the corner of Springfield Road and Greenhill Way. The units to the rear of nos 15-19 Springfield Road are accessed by an entrance way off Greenhill Way. The entranceway opens into a courtyard with six units arranged around the courtyard. A residential flat is located at ground floor level fronting onto Greenhill Way. Greenhill Way lies just north of Harrow commercial centre
-

and comprises of commercial units with residential above. The southern end of Springfield Road has commercial units on the ground floor with residential above. However, the remainder of the street is primarily residential comprised of traditional two-storey terraced properties. A single storey shop unit defines the opposite corner of Greenhill Way and Springfield Road.

5. Whilst there may be scope for a small increase in height to define the corner of Springfield Road and Greenhill Way and to provide a transition to the three and four-storey properties in the commercial centre I consider that the proposed four-storey design would appear excessive and dominant within the context of the domestic scale of properties on Springfield Road. Furthermore, the siting of the building immediately abutting the pavement on Greenhill Way and the pedestrian area on Springfield Road would exacerbate this dominant effect. I find that the proposal would be an uncharacteristic and incongruous form of development and would consequently harm the character and appearance of the area.
6. The appellant draws attention to the St. George's Centre (the Centre) to the south of Greenhill Way, as justification for an increase in height. The Centre is an imposing four storey shopping mall with a predominately blank frontage. However, the Centre is separated from the appeal site by a road and the four storey elevation clearly defines the edge of the commercial core from a visual perspective. In contrast, development to the north of Greenhill Way is of a more domestic scale. I consider that the appeal site is read in the immediate context of the two-storey domestic properties on Springfield Road and relates both visually and functionally to development on the north side of Greenhill Way.
7. Attention is drawn to the four storey building 'Byron House' and others situated on Greenhill Way. However, these are situated further west along Greenhill Way and, therefore, do not inform the immediate setting of the site. Furthermore, I note that the majority of properties along the north side of Greenhill Way in the immediate vicinity of the site are two-storey. Moreover, I am not aware of the full circumstances of these cases which limit the weight which I can attach to them in my Decision.
8. I, therefore, conclude that the proposal, by virtue of its scale and massing would harm the character and appearance of the area and would, therefore, be contrary to Policy 7.4 of the London Plan (LP) (consolidated with alterations since 2011) 2015 which states that buildings, streets and open spaces should provide a high quality design response. The proposal also conflicts with Policy 7.6 of the LP which states that buildings and structures should be of the highest architectural quality.
9. Furthermore, the proposal would conflict with criterion B of Policy CS 1 of the Harrow Core Strategy (CS) (2012) which states that proposals that would harm the character of suburban areas will be resisted. Moreover, conflict arises with Policy DM 1 of the Harrow Development Management Policies (DMP) 2013 which states that all development and change of use proposals should 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.
10. Finally, conflict arises with paragraphs 4.8 of the Residential Design Guide Supplementary Planning Document (SPD) (2010) which states that the design

and layout of new development should recognise the character of the area in which it is situated and paragraph 4.16 of the SPD which states that new development should recognise the scale, massing and roof form of surrounding buildings.

*Living Conditions of Existing Occupiers*

11. Number 21 Springfield Road fronts onto Springfield Road and comprises an arched property with east facing windows. To the rear of the property are a number of other premises including a Beauty Salon and a first floor flat. The studio flat has a window facing east and two roof lights facing west.
12. The existing building adjacent to the courtyard is single storey enabling views over the appeal site and beyond. A daylight/sunlight assessment has been undertaken which confirms that the window serving no 21 Springfield, together the windows of the rear projection of no 23 Springfield which faces the courtyard would meet the BRE Guidelines for loss of sunlight as they would continue to receive more than 25% annual probable sunlight hours, including 5% or more in the winter months.
13. The assessment shows that the loss of sunlight to the courtyard would be below BRE guidelines. However, I note that a substantial proportion of the yard already receives less than two hours of sunlight on 21 March due to the existing boundary wall and would continue to do so after the development. The extra area which would receive less than two hours of sunlight on 21 March would be largely confined to corner spaces. Since the yard is used to access the commercial properties as opposed to an amenity area I consider that the proposal would not result in a materially harmful effect compared to the existing situation. On the issue of daylight/sunlight I, therefore, consider that the proposal would not have an unacceptable affect on the occupiers of no 21 or 23 Springfield Road.
14. The occupiers of the flat (no 21) currently have an outlook across the appeal site and beyond to the St. George's Centre. However, the introduction of a three and four storey property would result in the loss of this outlook and furthermore, it would appear imposing and dominant to the occupiers of the flat. Although the Centre is four-storey it is, nevertheless, separated from no 21 by the appeal site and the road. In contrast, the proposal would be in close proximity to no 21 and would thus have a more dominating and over-bearing effect.
15. I, therefore, conclude that the proposal would harm the living conditions of the existing occupiers of no 21 and would, therefore, be contrary to Policy DM 1 of the DMP which seeks to achieve a high standard of privacy and amenity for neighbouring properties and future occupiers. Furthermore, the proposal would be contrary to paragraph 4.53 of the SPD which states that development which is detrimental to the amenity and privacy of neighbours, or fails to secure a high standard of design and layout for its intended occupants, will not be accepted.

*Living conditions of future occupiers*

16. The Council has calculated that flats 2, 3, 5, 6 and 9 would fall short of the required gross internal floor areas as set out in the national technical housing standards. The appellant considers that the flats are intended to be 2

bedroom, 3 person flats, not 4 person flats. I note that flats 2 and 3 would be classed as two bed, 3 person flats not 2 bed 4 person flats due to the size of the second bedroom. Flats 2 and 3 would, therefore, meet the standard. The second bedroom of flats 5, flats 6 and flat 9 would be large enough, however, to meet the criteria for a double bedroom as set out in the standards. Consequently, those flats would short of the required standard.

17. The Council also raises concerns regarding the height of the ceilings within the roof space and whether they would meet the minimum requirement of 2.5m for at least 75% of the area. However, I am mindful that the application is outline and that consequently detailed matters such as internal floor space and ceiling heights could be resolved at the reserved matters stage.
18. The proposal would be situated immediately adjacent to the footpath on the Greenhill Way elevation and the pedestrianised area on Springfield Road. It is proposed to provide ground floor balconies for the flats fronting onto Springfield Road. I noted on my site visit that the pedestrianised area was subject to a steady flow of pedestrians heading to or from the town centre and also visiting the commercial premises on Springfield Road. Consequently, I consider that the balconies would not be private and or indeed attractive to future occupiers given the busy location.
19. Furthermore, the outlook from the living area of flat 1 and the bedrooms of flat 2 would be directly onto the busy pedestrianised area on Springfield Way. In addition flats 2 and 3 would be located immediately adjacent to Greenhill Way. I agree that due to high level windows fronting onto Greenhill Way that the privacy of the occupiers of Flats 2 and 3 would not be affected. However, the high level windows would not necessarily resolve the issue of noise and disturbance to the occupiers of flats 1, 2 and 3 arising from the location of habitable rooms immediately adjacent to the busy pedestrianised area of Springfield Road and the junction with Greenhill Way. In particular, the occupiers of flat 2 would have no refuge from potential noise and disturbance as all of the habitable rooms would front onto a busy road or the pedestrianised area.
20. Although properties along Springfield Road have small enclosed front gardens, those properties are situated further away from the busy pedestrianised area and the town centre. Furthermore, whilst the existing flat may have habitable rooms fronting onto the pedestrianised area, it does not have a balcony fronting the street. Moreover, this is a historical situation which does not justify the harm which I have identified. Attention is also drawn to ground floor flats at Byron House which front onto the pavement. However, I noted that footfall was higher in front of the appeal site than along Byron Road, reflecting the presence of commercial units on Springfield Road and Greenhill Way. Thus the occupiers of the appeal proposal would be subject to a greater level of disturbance than occupiers at Byron House. These cases are not, therefore, directly comparable to the appeal proposal which limits the weight which I can attach to them in my Decision.
21. Taking into account the siting of the proposal immediately abutting the busy pedestrianised area of Springfield Road and the junction of Greenhill Way, I am not persuaded on the basis of the evidence before me that concerns regarding noise and disturbance to the main habitable rooms of the proposed ground



floor flats and the privacy of the balconies could be easily overcome within the parameters of the layout and scale of the proposal.

22. Consequently, I conclude that the proposal would be harmful to the living conditions of future occupiers by virtue of privacy, noise and disturbance. It would, therefore, be contrary to Policy DM1 of the DMP and the SPD.

**Planning Balance**

23. The proposal is in a sustainable location within close distance of the town centre, services and shops. The proposal would also make a contribution to the economic dimension of sustainable development in the short term during the construction phase, in addition to the long term support of local shops and services. The proposal would contribute to the social dimension by way of an addition, albeit limited, to housing land supply. However, the proposal would not provide acceptable living conditions for existing or future occupiers. Neither would the proposal meet the environmental dimension of sustainable development as set out at paragraph 7 of the Framework. The proposal would not, therefore, constitute sustainable development.
24. I consider that the totality of the harm which I have identified to the character and appearance of the area and the living conditions of existing and future occupiers would significantly and demonstrably outweigh the benefits of the proposal.

**Conclusion**

25. For the reasons stated and taking all other considerations into account the appeal should be dismissed.

*Caroline Mulloy*

Inspector

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