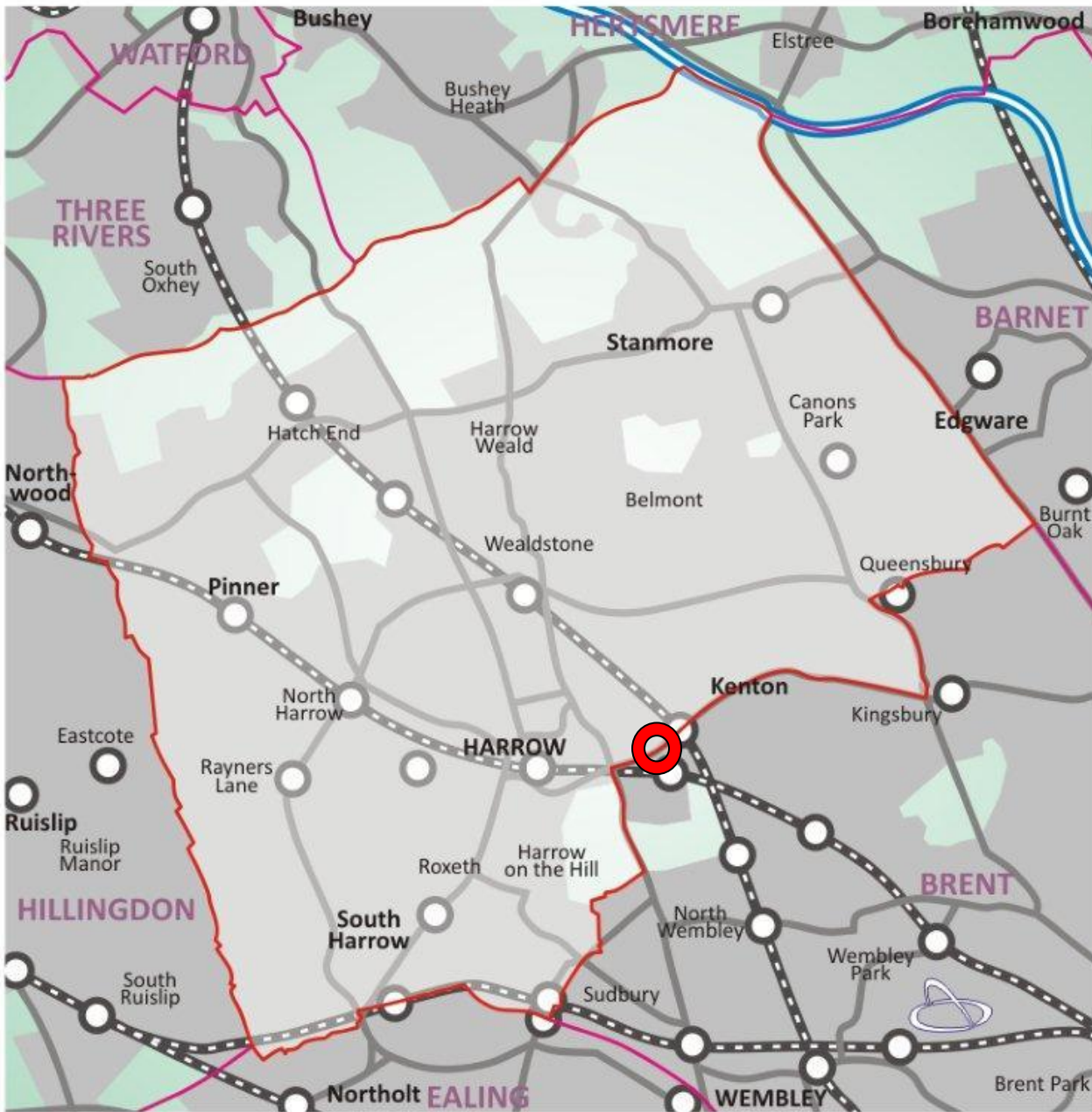
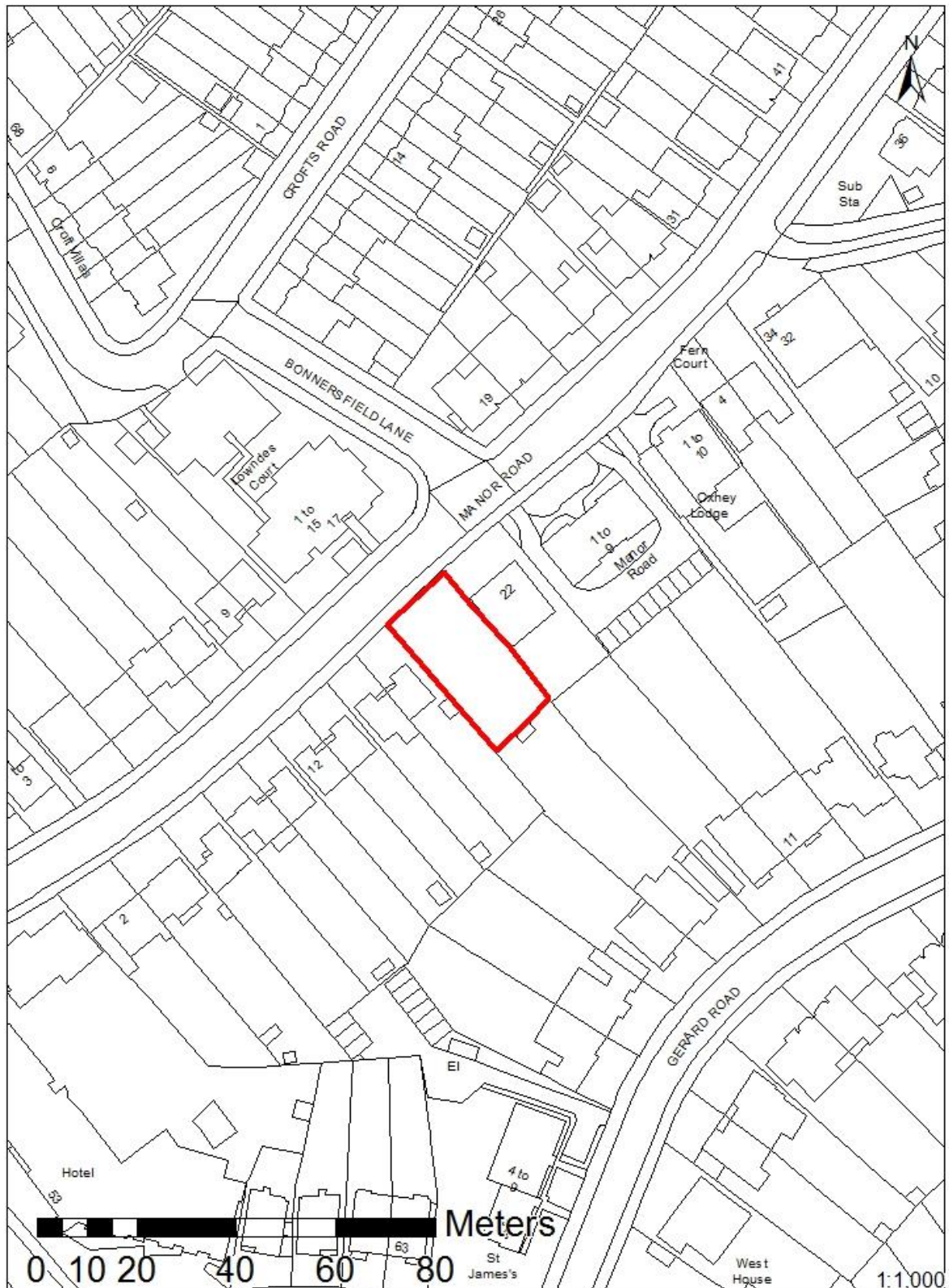


 = application site



20 Manor Road, Harrow	P/4534/17
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20 Manor Road



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LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

21st February 2018

APPLICATION NUMBER: P/4534/17
VALIDATE DATE: 05/10/2017
LOCATION: 20 MANOR ROAD, HARROW
WARD: GREENHILL
POSTCODE: HA1 2PB
APPLICANT: MR S HUSSAIN
AGENT: A & N ARCHITECTS LIMITED
CASE OFFICER: TENDAI MUTASA
EXPIRY DATE: 30/11/2017

PURPOSE OF REPORT/PROPOSAL

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

Demolition of existing dwellinghouse and redevelopment to provide a two storey building with basement level and habitable roofspace for six flats; parking; boundary treatment; landscaping; communal amenity space; bin / cycle storage

The Planning Committee is asked to:

RECOMMENDATION A

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

REASON FOR RECOMMENDATION

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

INFORMATION

The application is reported to the Planning Committee as the proposal relates to the construction of more than 2 dwellings. As such, it falls outside the scope of the exception criteria set out at Part 1(h) of the Scheme of Delegation dated 29th May 2013.

Statutory Return Type:	E13 Minor Dwellings
Council Interest:	N/A
GLA Community	£16,975.00
Infrastructure Levy (CIL)	
Contribution (provisional):	
Local CIL requirement:	£53,350.00

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

OFFICER REPORT

PART 1: Planning Application Fact Sheet

The Site	
Address	20 Manor Road
Applicant	Mr S Hussain
Ward	Greenhill
Local Plan allocation	None
Conservation Area	No
Listed Building	No
Setting of Listed Building	No
Building of Local Interest	No
Tree Preservation Order	No
Other	

Transportation		
Car parking	No. Existing Car Parking spaces	2
	No. Proposed Car Parking spaces	3
	Proposed Parking Ratio	0:5
Cycle Parking	No. Existing Cycle Parking spaces	0
	No. Proposed Cycle Parking spaces	12
	Cycle Parking Ratio	2:1
Public Transport	PTAL Rating	2
	Closest Rail Station / Distance (m)	10 minute walk – Town Centre Harrow
	Bus Routes	several
Parking Controls	Controlled Parking Zone?	Yes
	CPZ Hours	11am to 12 Monday to Fridays
	Previous CPZ Consultation (if not in a CPZ)	
	Other on-street controls	None
Parking Stress	Area/streets of parking stress survey	None
	Dates/times of parking stress survey	None
	Summary of results of survey	None
Refuse/Recycling Collection	Summary of proposed refuse/recycling strategy	Communal bin storage at the front

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

Housing		
Density	Proposed Density hr/ha	116.50
	Proposed Density u/ph	
	PTAL	2
	London Plan Density Range	
Dwelling Mix	Studio (no. / %)	0
	1 bed (no. / %)	0
	2 bed (no. / %)	100%
	3 bed (no. / %)	0
	4 bed (no. / %)	0
	Overall % of Affordable Housing	N/A
	Social Rent (no. / %)	N/A
	Intermediate (no. / %)	N/A
	Private (no. / %)	100%
	Commuted Sum	N/A
	Comply with London Housing SPG?	YES
	Comply with M4(2) of Building Regulations?	YES

PART 2: Assessment

1.0 SITE DESCRIPTION

- 1.1 The application property is a detached building on the northern side of Manor Road.
- 1.2 The neighbouring property No.22 Manor Road is also a detached building and the other neighbour is a semi-detached building. The area is characterised by detached, semi-detached two storey dwellings and flats.
- 1.3 Directly across the road is a block of flats at the junction with Bonnersfield Lane.
- 1.4 The site is located within a Critical Drainage Area. There are no other site specific constraints on the site.

2.0 PROPOSAL

- 2.1 Demolition of existing two storey building and construction of a two storey building with basement to accommodate 6 two bedroom flats.
- 2.2 The proposal would marginally follow the footprint of the existing building to be demolished and project a modest 2.0m beyond the existing rear elevation. It would continue to maintain the detached nature of the existing building. It would be the same building height with the neighbouring buildings and feature two front gables with windows in the roof.

3.0 RELEVANT PLANNING HISTORY

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

4.0 Consultation

- 4.1 A total of 6 consultation letters were sent to neighbouring properties regarding this application.
- 4.2 The overall public consultation period expired on 02/11/2017

4.3 Adjoining Properties

Number of letters Sent	6
Number of Responses Received	1
Number in Support	0
Number of Objections	1
Number of other Representations (neither objecting or supporting)	0

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

Neighbour	Summary of Comments	Officer Comments
Constantine Michaelides 60 Grosvenor Avenue North Harrow HA2 7AN	<p>I do not live at my address No 22 Manor Road but checked with tenants and no letter was received.</p> <p>The layout in relation to the adjoining buildings, is overbearing and inappropriate and unsympathetic to the appearance and character of the local environment. Further the loss of a family dwelling is regretted.</p> <p>The proposed car parking spaces is insufficient.</p> <p>The proposals would extend 50% into the garden area leading to loss of light</p> <p>Not enough amenity space for the number of flats.</p>	<p>The Council records show that both neighbours were notified of the proposals. Further, during a site visit the Officer knocked on this address and gained access to the rear and explained the proposals to the tenants. The house appears to be rented.</p> <p>This has been addressed in section 6.3 and 6.4 of the report.</p> <p>The location is only 10mins walk to the Town Centre which has a high PTAL rating of 6 therefore the proposed car parking is considered sufficient.</p> <p>The proposals would not extend into the rear garden by this excessive percentage.</p>

	There is no space to access the rear garden	Sufficient amenity space has been provided at the rear and also the site is in close proximity to nearby parks The building is set in and has left sufficient space to access the rear garden.
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4.5 Statutory and Non Statutory Consultation

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

Consultee	Summary of Comments	Officer Comments
LBH Highways	No objections	Noted.
LBH Drainage	No objection subject to conditions.	Condition Recommended.
Designing out crime	No comments received	N/A
Design Officer	Design could have been improved however materials should be conditioned for brick to be used on the whole building. Side dormers are too bulky.	

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], the Draft London Plan (2017) and the Local Development Framework [LDF]. The LDF comprises The Harrow Core Strategy 2012 [CS], Harrow and Wealdstone Area

Action Plan 2013 [AAP], the Development Management Policies Local Plan 2013 [DMP], the Site Allocations Local Plan [SALP] 2013 and Harrow Local Area Map 2013 [LAP].

- 5.4 The Draft new London Plan was published on 29th November 2017. The current 2016 London Plan is still the adopted Development Plan. However the Draft London Plan is a material consideration in planning decisions. It gains more weights as it moves through the process to adoption and the weight given to it is a matter for the decision maker. The Draft London Plan consultation takes place between 1 December 2017 and 2 March 2018, prior to Examination in Public in Autumn 2018 and that at this stage carries limited weight.
- 5.5 Notwithstanding the above, the Draft London Plan (2017) remains a material planning consideration, with relevant policies referenced within the report below and a summary within Informative 1.
- 5.6 A full list of all the policies used in the consideration of this application is provided as Informative 1 in Appendix 1 of this report.

6.0 ASSESSMENT

- 6.1 The main issues are;

Principle of the Development
Regeneration
Residential Amenity and Accessibility
Traffic, Parking and Drainage and Impacts on Trees
Sustainability

6.2 Principle of Development

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

6.2.3 Core Strategy Policy CS1B states that “Proposals that would harm the character of suburban areas and garden development will be resisted. All development shall respond positively to the local and historic context in terms of design, siting, density and spacing, reinforce the positive attributes of local distinctiveness whilst promoting innovative design and/or enhancing areas of poor design; extensions should respect their host building.”

6.2.4 Development Management Policy DM1 requires that:

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

B. The assessment of the design and layout of proposals will have regard to:

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

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

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

- a. new dwellings on sites with a secondary road frontage (such as corner properties);
- b. backland development on sites assembled from one or more gardens of existing dwellings;
and
- c. the construction or conversion of domestic outbuildings for use as independent dwellings.

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

- a. householder development, such as extensions, ancillary domestic outbuildings, hardsurfacing, walls and fences, etc;
- b. the redevelopment of an existing dwelling to provide a replacement dwelling on the same building footprint, plus any appropriate enlargement (see below);
- c. the redevelopment of an existing dwelling or group of dwellings to provide multiple dwellings or flats on the same building footprint, plus any appropriate enlargement(s); and
- d. the conversion of an existing dwelling to flats or multiple dwellings, with or without any appropriate enlargement.

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

6.2.7 The proposal would replace an existing dwellinghouse albeit with a greater footprint. The existing house has a footprint measuring 105m² at ground floor level, and could be extended with deep/larger extensions under Permitted Development or other planning permissions, which would result in a greater footprint. It is considered that the proposed building to house the flats would fit comfortably within the plot which is wider and does' not appear cramped. Further, the area is characterised by detached and semi-detached properties of differing sizes hence the increase in footprint is considered acceptable within its surroundings. Accordingly the proposal conforms to the SPD's guidance above.

6.2.8 The principle of the re-development of the site is considered to be acceptable by officers, subject to consideration of further policy requirements as detailed below.

6.3 Regeneration

6.3.1 The proposal would redevelop a previously developed site that would provide additional Housing and create local jobs during the construction process.

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

6.4 Design and Character of the Area

- 6.4.1 The NPPF makes it very clear that good design is a key aspect of sustainable development and is indivisible from good planning and should contribute positively to making better places for people.
- 6.4.2 The London Plan (2016) policies 7.4B and 7.6B set out the design principles that all Boroughs should seek to ensure for all development proposals. The London Plan (2016) policy 7.4B states, inter alia, that all development proposals should have regard to the local context, contribute to a positive relationship between the urban landscape and natural features, be human in scale, make a positive contribution and should be informed by the historic environment. The London Plan (2016) policy 7.6B states, inter alia, that all development proposals should; be of the highest architectural quality, which complement the local architectural character and be of an appropriate proportion composition, scale and orientation.
- 6.4.3 Core Policy CS(B) states that ‘All development shall respond positively to the local and historic context in terms of design, siting, density and spacing, reinforce the positive attributes of local distinctiveness whilst promoting innovative design and/or enhancing areas of poor design.’
- 6.4.4 Policy DM 1 of the Harrow Development Management Policies Local Plan (2013) reinforces the principles set out under The London Plan (2016) policies 7.4B and 7.6B and seeks a high standard of design and layout in all development proposals. It goes on to state, amongst other things, that developments should contribute to the creation of a positive identity through the quality of building layout and design, should be designed to complement their surroundings, and should have a satisfactory relationship with adjoining buildings and spaces.
- 6.4.5 The pattern of development in the area is mainly made up of detached, semi-detached properties and block of flats. The proposal would replace an existing detached building with a similar building therefore this would not be at odds with the pattern of development in the area. Further, the proposed building does not fill its width and the low level nature of the building ensures that it doesn’t appear excessive in scale or bulk.
- 6.4.6 It is noted that the proposals would lead to the loss of a building with traditional iconic/period features that currently exist at the host property. It is acknowledged that this could be the case. However, in consultation with the Council’s Design Officer, and the fact the period features are not statutorily listed, therefore cannot be granted any protection and under the Local Plan cannot be objected to. It is also noted that the use of side dormers are objectable due to their size, however these side dormers would not be easily visible from the front as they are set back. Further, the use of a traditional hipped roof with a single ridges reduces the bulk of the proposed roof, especially when viewed from the front, whilst the addition of two small side and rear dormers is considered acceptable as they would be well contained within the roof and would only be visible when directly from the rear, and would therefore not result in a crowded roof slope when viewed from the public realm. The proposal would retain a gap to the side boundaries and therefore it is

considered that the proposal would sit well on the site and would not result in a cramped development. Subject to the use of

- 6.4.7 The proposed basement appears to add bulk to the building, however it is noted that in actual fact it will not be visible apart from the modest lightwells. The depth of the lightwells is considered acceptable and would not harm the character of the area.
- 6.4.8 The area is mixed in character with existing flat developments. It is considered that the fenestrations and brick build would be of a similar design to the existing developments and therefore would not be out of keeping within the streetscene.
- 6.4.9 The applicant has indicated a simple palette of materials which is considered to be acceptable in principle. However, the Design Officer has commented that the proposals be an entirely brick building, rather than part brick part render. This has been secured by condition and as such details of all external materials which would include bricks, roof tiles, windows, door, reveals and rainwater goods to ensure a sympathetic finish would need to be approved prior to commencement.

6.5 Residential Amenity

- 6.5.1 Policy 7.6 of The London Plan (2016) states that “Buildings and structures should not cause unacceptable harm to the amenity of the surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate”.
- 6.5.2 Policy DM 1 of the Harrow Development Management Policies Local Plan (2013) requires that: “All development and change of use proposals must achieve a high standard of privacy and amenity of neighbouring occupiers”. “The assessment of the design and layout of proposals will have regard to: “the massing, bulk, scale and height of proposed buildings in relation to the location, the surroundings and any impact on neighbouring occupiers”.

Amenity of Future Occupiers

- 6.5.3 Policy DM 27 of the Harrow DMP LP (2013) states that: “Residential development proposals that provide appropriate amenity space will be supported. The appropriate form and amount of amenity space should be informed by
- a. the location and dwelling mix;
 - b. the likely needs of future occupiers of the development;
 - c. the character and pattern of existing development in the area;
 - d. the need to safeguard the privacy and amenity of neighbouring occupiers; and
 - e. the quality of the space proposed including landscaping (see Policy DM22 Trees and Landscaping).”

6.5.4 All the flats would have access to a communal garden space and balconies, also there are community parks nearby therefore the amenity space is considered to be appropriate and would accord within the minimum standards set out in the Mayoral Housing SPG (2016).

6.5.5 Room Size and Layout

The table below illustrates the extent to which the proposed development would comply with the recommended room sizes of the London Housing Supplementary Planning Guidance (2016).

Bedrooms	Bed Spaces	Minimum GIA (sq m)			Built – in storage (sq m)
		1 storey dwellings	2 storey dwellings	3 storey dwellings	
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		

Minimum Floor Area Required	2 Bedroom, 3 person = 61m2/70m2 2 Bedroom, 4 person = 70m2 /79m2
Flat one	80.6m2
Flat two	69.5m2
Flat three	80.6m2
Flat four	79.2m2
Flat five	89m2
Flat six	79.2m2

6.5.6 As demonstrated within the above table, the proposed flats would meet the gross internal floor area requirements for flats of their respective occupancy levels. However, it is noted that one of the bedrooms would not meet the requirements of the London Plan in terms of floorspace. It is accepted that due to the good overall layout of the flats and the fact that the flats largely meet the standards, refusing the application of this aspect alone would be unreasonable. Each of the rooms provided would have a functional layout and would have an adequate outlook and receive a satisfactory level of natural light. It is considered that the proposed living accommodation provided would therefore be considered acceptable and would accord with the relevant policies.

6.5.7 The site is located within a residential area close to the town centre and the surrounding land uses would not adversely affect the amenities of the future occupiers of the units. All of the proposed residential units would be dual-aspect and would provide good levels of outlook from all of the habitable rooms

6.5.8 Good levels of external amenity spaces would be provided for each of the units in terms of lightwells and the shared amenity space at the rear.

- 6.5.9 The proposed development would provide a high quality layout and design and care has been taken to ensure the privacy and amenities of all occupiers would not be compromised. Accordingly, it is considered that the proposed development would accord with policy 7.6.B of The London Plan 2016 and policy DM1 of the DMP.

Accessibility

- 6.5.10 The London Plan (2016) requires all new development in London to achieve the highest standards of accessibility and inclusive design as outlined under policy 7.2. Policy DM 2 of the Harrow DMLP (2013) seeks to ensure that buildings and public spaces are readily accessible to all
- 6.5.11 The submitted plans and accompanying Design and Access Statement indicates that the proposed ground floor units would meet “accessible and adaptable” objectives. It is evident from the plans that external door widths and turning circles would be sufficient to accommodate wheelchair users and to meet these Standards. A condition is recommended to be attached to the permission, should approval be granted which would require the units to be built to these standards. Subject to this, the proposed dwellings would provide an acceptable level of accessibility in accordance with the above policies.

Amenity of Neighbouring Occupiers

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

Privacy, Outlook Visual Impact, Loss of Light

- 6.5.13 The neighbours immediately adjacent to the site comprise No. 18 and 22 Manor Road. The impact of the proposal on these neighbours would be largely the same and so can be addressed together.
- 6.5.14 The scheme as proposed would remain set further off the shared boundaries with both properties at (18 and 22 Manor Road), at ground floor, first floor and roof level and would not dissect the 45 degree lines taken from the closest rear corners of these properties. It is therefore considered that the proposal would have no unacceptable impact on the living conditions at these neighbouring properties in terms of loss of light, outlook and privacy.

- 6.5.15 The new building would be a minimum of 0.90 metres from these adjacent neighbours and would be set on a similar building line, i.e. not significantly projecting beyond the front or rear building line of these neighbours. The extended rear elevation would project a modest depth of 2.0m from neighbouring building and then set in to project further in the garden. The proposal would therefore preserve the outlook of neighbouring houses from their front and rear windows. The windows proposed on the side elevations at roof will serve the staircase therefore would not lead to overlooking issues. It is noted that the first floor windows proposed at the rear would be closer to the garden areas of No.s 18 and 22, however this is not considered to exacerbate any overlooking issues over and above that currently experienced as this is characteristic of traditional suburban areas. The boundary treatments are of an acceptable height and materials and would also have an acceptable impact on neighbouring light and outlook in accordance with policy DM1 of the Development Management Policies Local Plan (2013).
- 6.5.16 It is likely that up to a maximum of 23 people would occupy the flats. Whilst this would substantially increase the number of occupiers from the existing level, it is considered that the number of bedrooms proposed and the number of occupiers would be generally similar with other two storey dwellings and block of flats in the locality.
- 6.5.17 On this basis, it is considered that the proposal would have no adverse impact upon the amenities of neighbouring occupiers in terms of noise and disturbance. The proposed new building is considered to provide an adequate standard of accommodation for future occupiers and have an acceptable impact upon the residential amenities of neighbours and would therefore comply with the above policy.

Refuse

- 6.5.18 A refuse store is proposed at the front of the building which is considered to be of sufficient size to accommodate the proposed units. Details of the structure and capacity have been submitted and are considered acceptable. A condition is recommended for these to be retained as such.
- 6.5.19 In summary, officers consider that the proposal would accord with the National Planning Policy Framework (2012), policies 3.5C and 7.6B of The London plan (2016), policies DM 1 and DM 27 of the Harrow Development Management Policies Local Plan (2013), Supplementary Planning Guidance: Housing Design Guide (2012) and adopted Supplementary Planning Document (SPD): Residential Design Guide (2010).

6.6 Traffic Parking and Drainage

Traffic

- 6.6.1 Policy DM42 of the DMP gives advice that developments should make adequate provision for parking and safe access to and within the site and not lead to any material increase in substandard vehicular access.

- 6.6.2 The proposed development is broadly accepted in highway and transport terms. The Highways Officer has commented that the proposal is within a PTAL 2 location, meaning that access to public transport is limited. However, better facilities are available within a 10 minute walk in Harrow town centre where the PTAL is 6. Furthermore, the proposed parking layout would result in the loss of two on-street resident permit bays, however, a lowered kerb of sufficient length to provide for three parking spaces may not be achievable considering the position of the existing street trees. The Tree Officer has commented that the proposed vehicle crossover would not harm the existing trees. A further application to Highways would be required for the new crossover and only then would it be possible to determine whether a large enough crossover could be constructed.
- 6.6.3 A condition for provision of cycle parking for a minimum of 12 cycles and details of the type of storage has been attached to this permission. The storage must be secure, sheltered and accessible to accommodate non-standard cycles.

Drainage

- 6.6.4 London Plan (2016) Policy 5.13 A states that development should utilise urban drainage systems, unless there are practical reasons for not doing so, and should aim to achieve Greenfield run-off rates. Core Strategy Policy CS 1 U requires development to be managed to reduce flood risk and increase resilience to flood events. Policy DM 10 A of the Development Management Policies Local Plan (2013) gives substantial weight to the achievement of Greenfield run-off rates and part B of the policy sets out the design and layout criteria for major development proposals.
- 6.6.5 The application site is located within a critical drainage area of Harrow. The Drainage Authority have raised no objection to the proposal subject to conditions which are recommended.

7.0 CONCLUSION AND REASONS FOR APPROVAL

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

APPENDIX 1: CONDITIONS AND INFORMATIVES

Conditions

1 Timing

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

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

2 Approved Plans and documents

The development hereby permitted shall be carried out in accordance with the following approved plans and documents: AR-P01A, AR-P02, AR-P03A, AR-P04A, AR-P05A, AR-P06A, AR-P07A, AR-P08A, Design and Access Statement, Flood Risk Assessment

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

3 Drainage 1

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

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

4 Drainage 2

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

REASON: To ensure that the development incorporates sustainable drainage systems and achieves greenfield run-off rates, and to ensure the separation of surface and foul water systems, in accordance with Policy 5.13 A of the London Plan (2016) and Policy DM 10 A & B of the Development Management Policies Local Plan (2013). To ensure that the works are agreed in time to be

incorporated into the development, this is a **PRE-COMMENCEMENT** condition

6 Landscaping 1

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

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development in accordance with policy DM22 of The Development Management Policies Local Plan 2013. Details are required PRIOR TO THE OCCUPATION to ensure a satisfactory form of development and avoid potentially unenforceable conditions.

7 Landscape 2

All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the first occupation of the building(s), or the completion of the development, whichever is the sooner. Any existing or new trees or shrubs which, within a period of 5 years from the completion of the 5 development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season, with others of a similar size and species, unless the local authority agrees any variation in writing.

REASON: To ensure that the development maintains appropriate provision for soft landscaping soft landscaping details (including planting appropriate to biodiversity enhancement), in accordance with Policies DM 1 A & B, DM 21 A and DM 22 B of the Development Management Policies Local Plan (2013).

9 Materials

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

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

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

REASON: To ensure that the development achieves a high standard of design and layout and to ensure that the ground surfacing materials are permeable in accordance with Policy DM 1 A & B and DM 10 B of the Harrow Development Management Policies Local Plan (2013).

10 Refuse

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

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

11 Cycle Storage

Notwithstanding the details hereby approved, prior to occupation of the flats unit, details of secured cycle storage shall be submitted to the Local Planning Authority for approval. The cycle storage thus approved shall be carried out and implemented in full on site in accordance with the approved details and shall be retained as such thereafter.

REASON: To ensure the satisfactory provision of safe cycle storage facilities, to provide facilities for all the users of the site and in the interests of highway safety and sustainable transport, in accordance with policy 6.9B of The London Plan (2016) and policy DM 42 of the Harrow Development Management Policies Local Plan (2013).

12 Construction Method Statement & Logistics Plan

Prior to commencement of the development hereby permitted, a Construction Method Statement & Logistics Plan shall be submitted to, and approved in writing by, the local planning authority. The Method Statement shall provide for:

- a) detailed timeline for the phases and implementation of the development;
- b) demolition method statement;
- c) the parking of vehicles of site operatives and visitors;
- d) loading and unloading of plant and materials;
- e) storage of plant and materials used in constructing the development;
- f) measures to control the emission of dust and dirt during construction; and
- g) scheme for recycling/disposing of waste resulting from demolition and construction works.

The development shall be carried out in accordance with the approved Method Statement & Logistics Plan, or any amendment or variation to it as may be agreed in writing by the local planning authority.

REASON: To minimise the impacts of construction upon the amenities of neighbouring occupiers and highway safety. Details are required PRIOR TO COMMENCEMENT OF DEVELOPMENT.

Informatives

1 **Policies**

The following policies are relevant to this decision:

National Planning Policy Framework (2012) (NPPF)

The London Plan (2016):

The Draft London Plan 2017:

3.3 – Increasing Housing Supply

3.5 – Quality and Design of Housing Developments

3.8 – Housing Choice

5.2 – Minimising Carbon Dioxide Emissions

5.3 – Sustainable Design and Construction

5.12 – Flood Risk Management

5.13 – Sustainable Drainage

6.3 – Assessing Effects of Development on Transport Capacity

6.9 – Cycling

6.13 – Parking

7.1 – Building London's Neighbourhoods and Communities

7.2 – An Inclusive Environment

7.3 – Designing Out Crime

7.4 – Local Character

7.6 – Architecture

7.21 – Trees and Woodlands

Harrow Core Strategy 2012

Core Policy CS 1 – Overarching Policy Objectives

Harrow Development Management Policies Local Plan (2013)

Policy DM 1 - Achieving a High Standard of Development

Policy DM 2 – Achieving Lifetime Neighbourhoods

Policy DM 10 – On Site Water Management and Surface Water Attenuation

Policy DM 12 – Sustainable Design and Layout

Policy DM 14 – Renewable Energy Technology

Policy DM 18 – Open Space

Policy DM 20 – Protection of Biodiversity and Access to Nature

Policy DM 21 – Enhancement of Biodiversity and Access to Nature

Policy DM 22 – Trees and Landscaping

Policy DM 23 – Streetside Greenness and Forecourt Greenery

Policy DM 24 – Housing Mix

Policy DM 27 – Amenity Space

Policy DM 42 – Parking Standards

Policy DM 44 - Servicing

Policy DM 45 – Waste Management

Relevant Supplementary Documents

Supplementary Planning Document – Residential Design Guide (2010)

Mayor Of London, Housing Supplementary Planning Guidance (2016)

Code of Practice for Storage and Collection of Refuse and Materials for Recycling in Domestic Properties (2016)

2 Considerate Contractor Code of Practice

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

3 Party Wall Act

PARTY WALL ACT:

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

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

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

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

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

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

Also available for download from the CLG website:

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com

4 Compliance With Conditions

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

- You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority.

- Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted.

- Beginning development in breach of a planning condition will invalidate your planning permission.

- If you require confirmation as to whether the works you have carried out are acceptable, then you should apply to the Local Planning Authority for a

certificate of lawfulness.

5 Pre-application Engagement

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

6 GLA CIL

Please be advised that approval of this application, (by PINS if allowed on Appeal following the Refusal by Harrow Council), attracts a liability payment of £16,975 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 £16,975 for the application, based on the levy rate for Harrow of £35/sqm and the stated floorspace of 485 sqm

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

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

7 Local CIL

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

Harrow's Charges are:

Residential (Use Class C3) - £110 per sqm;

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

Retail (Use Class A1), Financial & Professional Services (Use Class A2), Restaurants and Cafes (Use Class A3) Drinking Establishments (Use Class A4)

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

All other uses - Nil.

The Harrow CIL Liability for this development is: £53,350.

8 Street Numbering

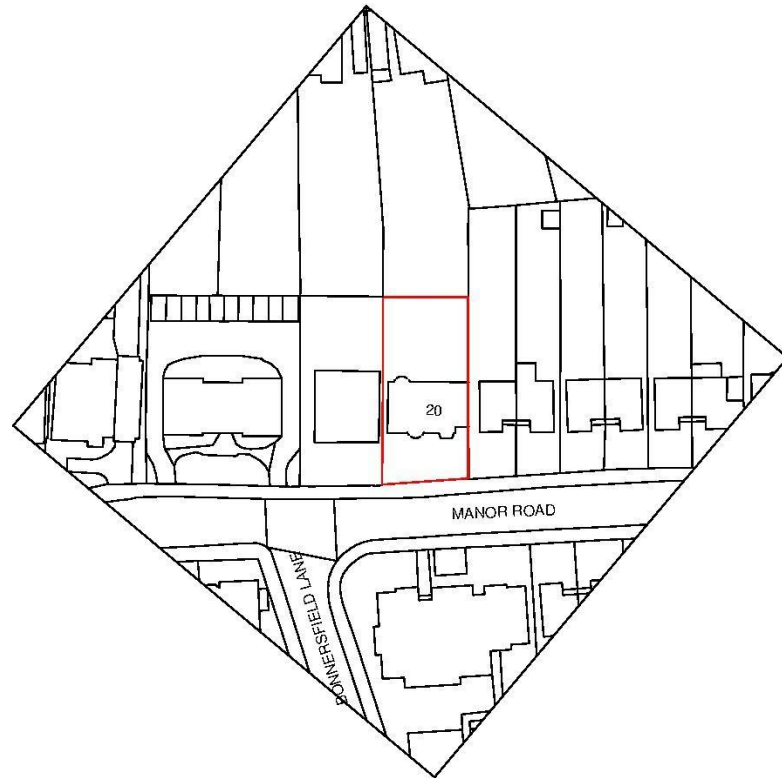
Harrow Council is responsible for the naming and numbering of new or existing streets and buildings within the borough boundaries. The council carries out these functions under the London Government Act 1963 and the London Building Acts (Amendment) Act 1939.

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

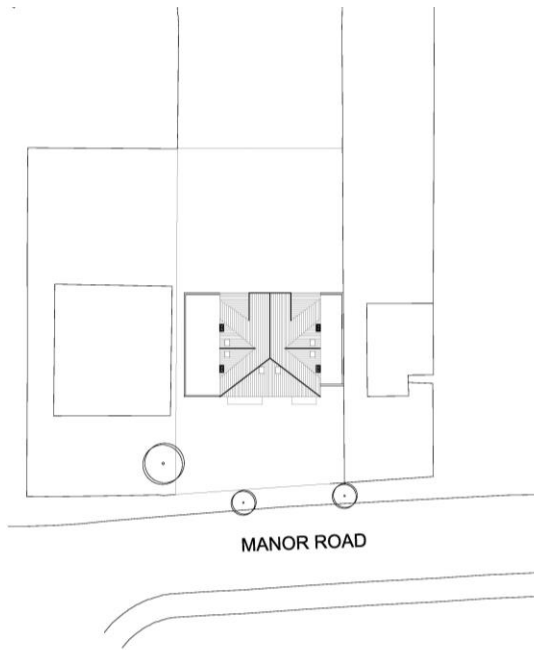
You can apply for SNN by contacting technicalservices@harrow.gov.uk or on the following link.

http://www.harrow.gov.uk/info/100011/transport_and_streets/1579/street_naming_and_numbering

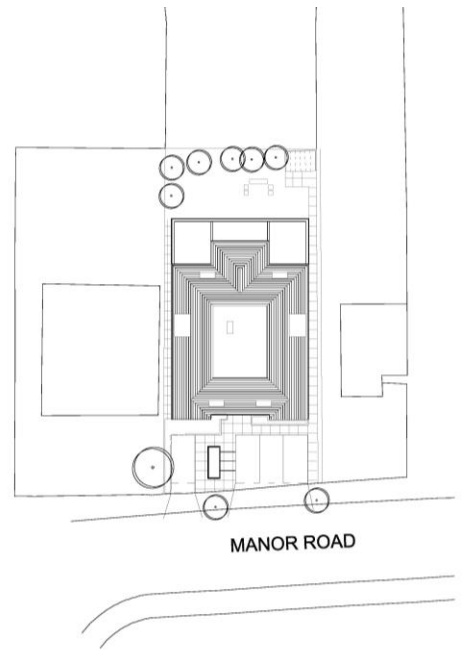
APPENDIX 2: SITE PLAN



SITE LOCATION PLAN
SCALE 1:1250



**EXISTING
SITE
PLAN**



**PROPOSED
SITE
PLAN**



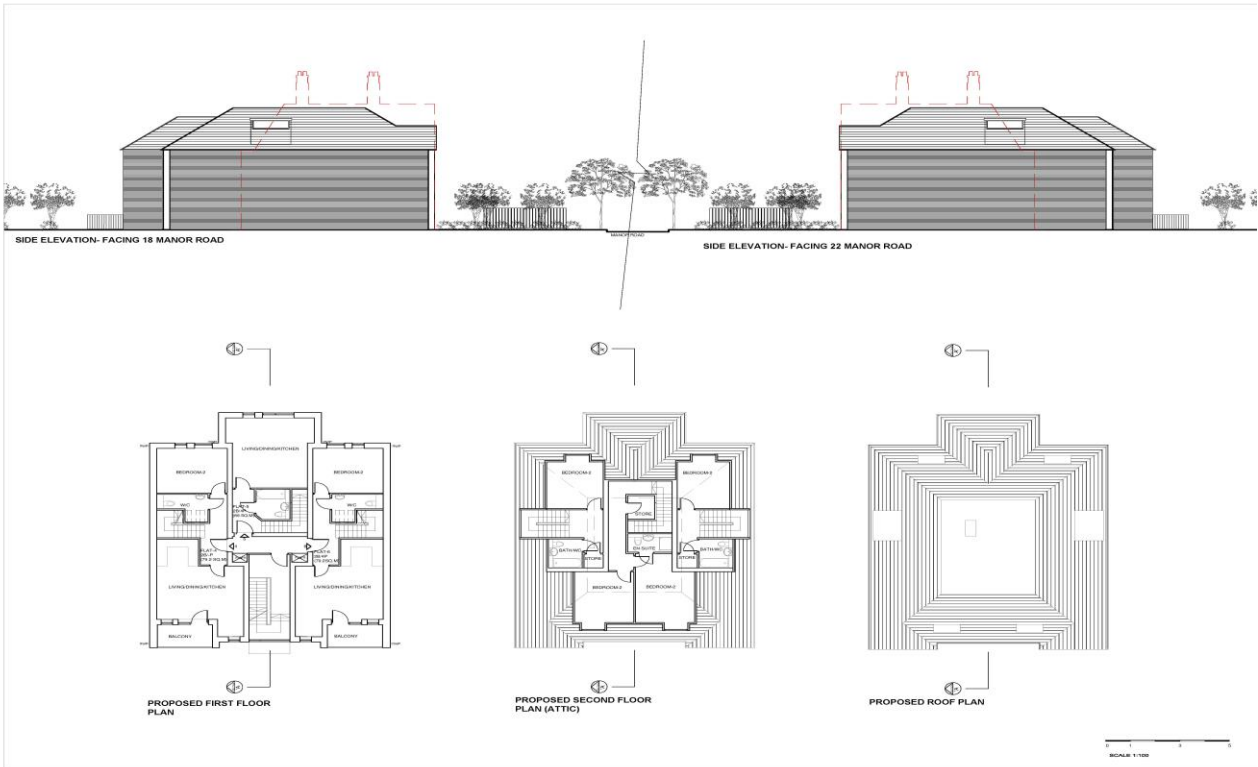
APPENDIX 3: SITE PHOTOS

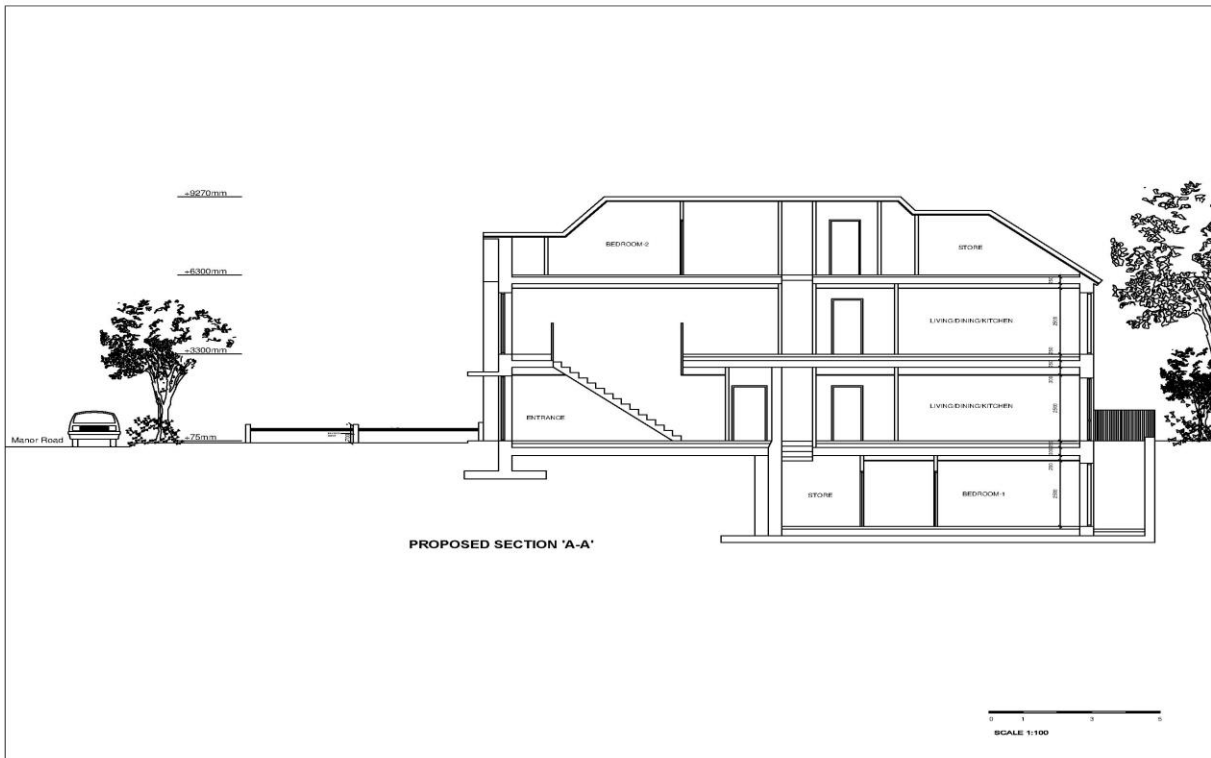


Rear Elevations

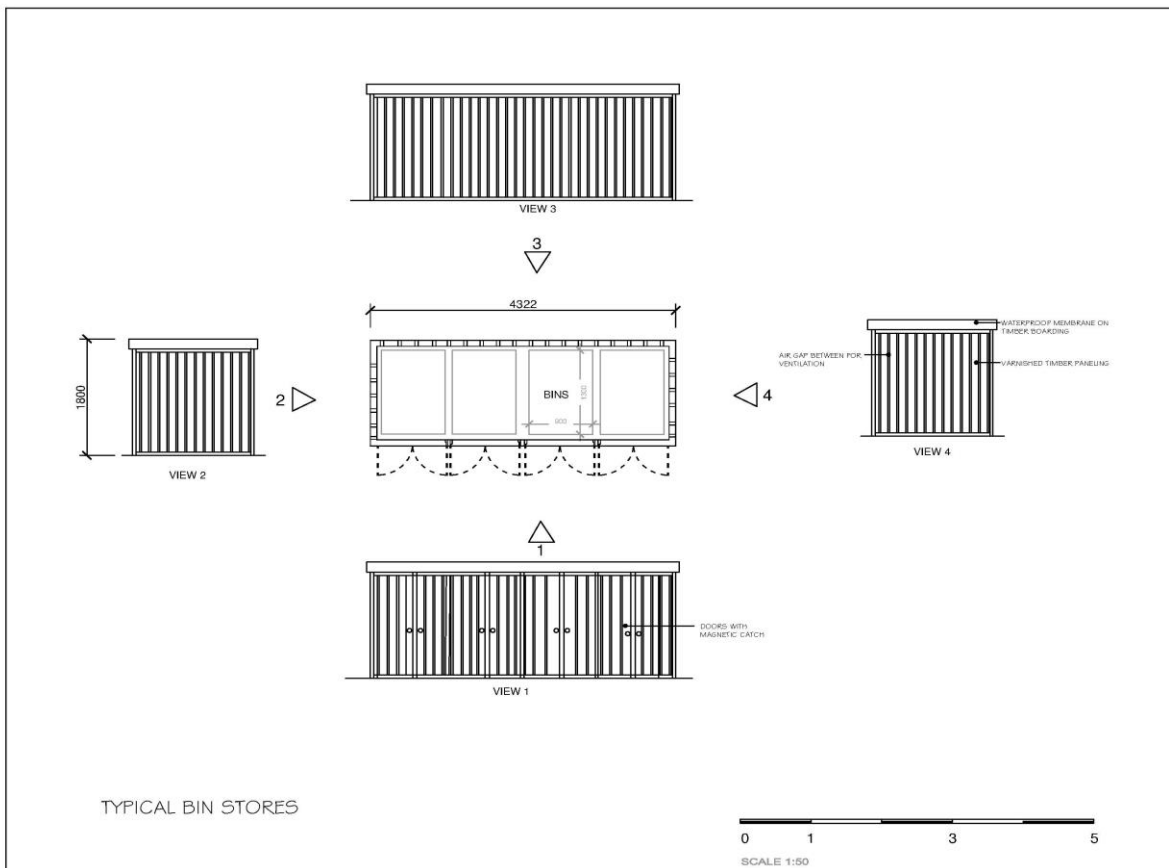








Bin Enclosure



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