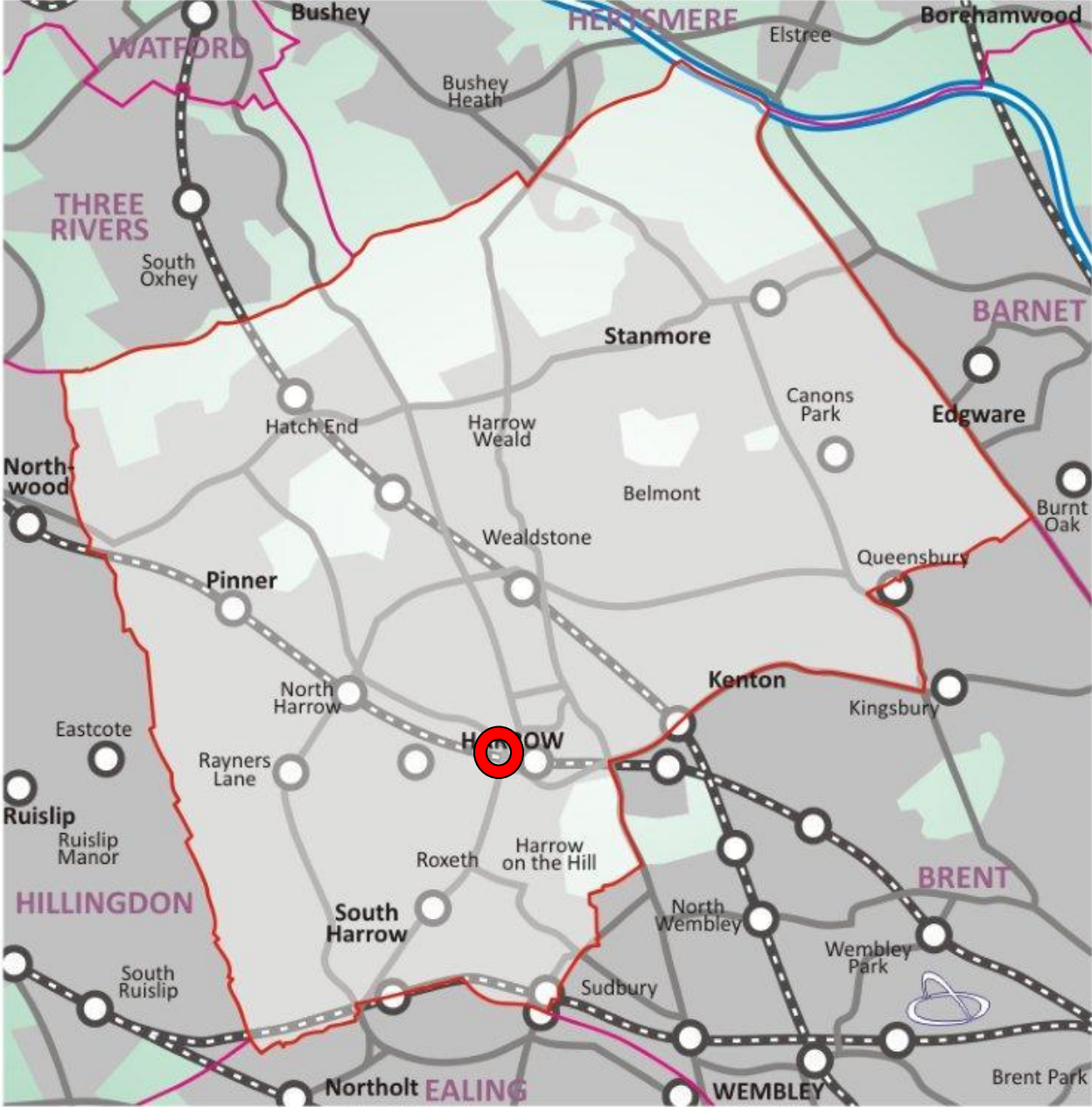
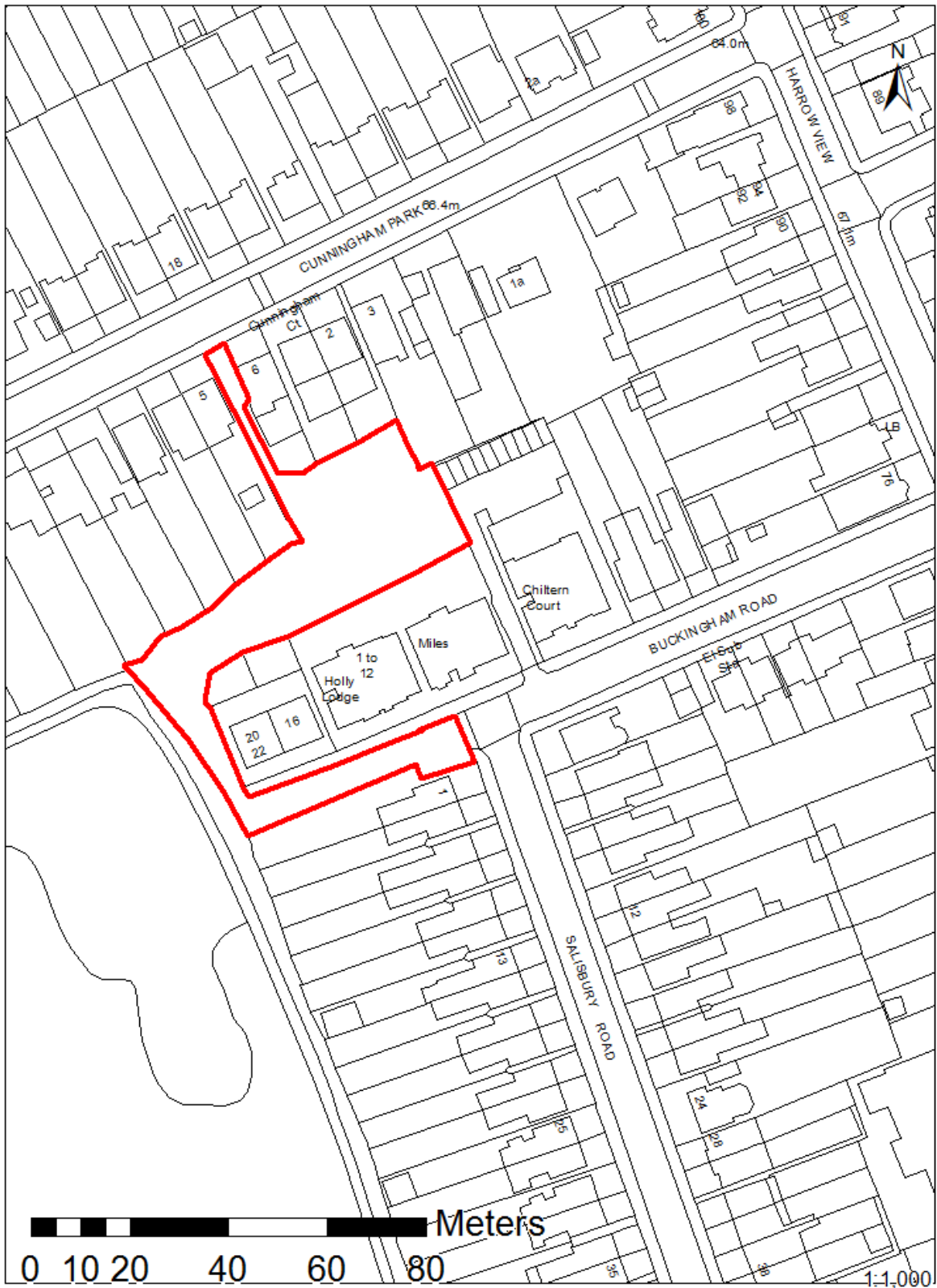


 = application site



Garages r/o 16-22 Buckingham Road, Harrow	P/3657/17
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Garages r/o 16 - 22 Buckingham Road



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LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

25th July 2018

Application Number: P/3657/17
Validate Date: 13/09/2017
Location: GARAGES REAR OF 16 TO 22 BUCKINGHAM ROAD, HARROW
Ward: HEADSTONE SOUTH
Postcode: HA1 4TD
Applicant: MR LIONEL FREWIN
Agent: MR MILES FREWIN
Case Officer: GRAHAM MANSFIELD
Expiry Date: 7TH NOVEMBER 2017 (EXTENDED EXPIRY: 27TH JULY 2018)

PURPOSE OF REPORT/PROPOSAL

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

Redevelopment of 34 single storey lock up garages to create five three storey terraced dwellinghouses; amenity space and refuse storage to rear; cycle storage; detached garage block; landscaping; re-provision of surface level parking spaces to include 16 new dedicated spaces for Holly and Miles Lodge

The Planning Committee is asked to:

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

REASON FOR THE RECOMMENDATIONS

The proposed scheme seeks to provide 5 residential units. The proposed residential units would contribute to a strategically important part of the housing stock of the Borough, in accordance with paragraph 3.55 of the London Plan (2016). The proposed development would have a satisfactory impact on the character of the area, the amenities of existing neighbouring occupiers and future occupiers of the development.

INFORMATION

This application is reported to Planning Committee as the proposed development creates more than two residential units and therefore falls outside Schedule 1 of the Scheme of Delegation.

Statutory Return Type:	Minor
Council Interest:	None
GLA Community Infrastructure Levy (CIL) Contribution (provisional):	£ 7,155.75
Local CIL requirement:	£ 22,489.50

HUMAN RIGHTS ACT

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

EQUALITIES

In determining this planning application the Council has regard to its equalities obligations including its obligations under section 149 of the Equality Act 2010.

For the purposes of this application there are no adverse equalities issues.

S17 Crime & Disorder Act

Policies 7.3.B and 7.13.B of The London Plan and Policy DM1 of the Development Management Policies Local Plan require all new developments to have regard to safety and the measures to reduce crime in the design of development proposal. It is considered that the development does not adversely affect crime risk.

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985 BACKGROUND PAPERS USED IN PREPARING THIS REPORT:

- Planning Application
- Statutory Register of Planning Decisions
- Correspondence with Adjoining Occupiers
- Correspondence with Statutory Bodies
- Correspondence with other Council Departments
- Nation Planning Policy Framework
- London Plan
- Local Plan - Core Strategy, Development Management Policies, SPGs
- Other relevant guidance

LIST OF ENCLOSURES / APPENDICES:

Officer Report:

Part 1: Planning Application Fact Sheet

Part 2: Officer Assessment

Appendix 1 – Conditions and Informatives

Appendix 2 – Site Plan

Appendix 3 – Site Photographs

Appendix 4 – Plans and Elevations

OFFICER REPORT

PART 1: Planning Application Fact Sheet

The Site	
Address	Garages Rear of 16-22 Buckingham Road, Harrow, HA1 4TD
Applicant	Mr Lionel Frewin
Ward	Headstone South
Local Plan allocation	N/A
Conservation Area	No
Listed Building	No
Setting of Listed Building	No
Building of Local Interest	No
Tree Preservation Order	No
Other	Critical Drainage Area

Housing		
Dwelling Mix	Studio (no. / %)	0
	1 bed (no. / %)	0
	2 bed (no. / %)	0
	3 bed (no. / %)	100%
	4 bed (no. / %)	0
	Overall % of Affordable Housing	N/A
	Comply with London Housing SPG?	Yes
	Comply with M4(2) of Building Regulations?	Condition attached

Transportation		
Car parking	No. Existing Car Parking spaces	34 lock up garages
	No. Proposed Car Parking spaces	5
	Proposed Parking Ratio	1:1
Cycle Parking	No. Existing Cycle Parking spaces	N/A
	No. Proposed Cycle Parking spaces	10
	Cycle Parking Ratio	2:1
Public Transport	PTAL Rating	2
	Closest Rail Station / Distance (m)	Harrow & Wealdstone station approx. 1,017m to the east. Harrow-on-the-Hill approx. 1,170m to the south east
	Bus Routes	Bus stop located on Harrow View approximately 445m to the east, served by: H14
Parking Controls	Controlled Parking Zone?	No
	CPZ Hours	N/A
	Area/streets of parking stress survey	N/A
	Dates/times of parking stress survey	N/A
Refuse/Recycling Collection	Existing – N/A	Bins to rear gardens with collection point on Cunningham Park.

PART 2: Assessment

1.0 SITE DESCRIPTION

- 1.1 The application site is approximately 0.2ha in area and is located between Buckingham Road and Cunningham Park.
- 1.2 The site is currently occupied by 34 lock up garages which are accessed at the south west end of Buckingham Road and located to the rear of maisonettes at 16-22 Buckingham Road, Miles and Holly Lodge. 12 of the lock up garages are accessed from the south east side of Cunningham Park, adjacent to 1-6 Cunningham Court.
- 1.3 There is surface level parking opposite the garages which provide 9 parking spaces for both Miles and Holly Lodge
- 1.4 The existing garages are leased out by the applicant with 4 out of the 34 used for the purposes of storing motor vehicles. The rest are either vacant or used for the purposes of storage.
- 1.5 The surrounding area is predominately residential with purpose built maisonettes and flats of varying forms and character.
- 1.6 Harrow Recreation Ground adjoins the site to the south west.
- 1.7 The application site is located in area with low transport links and as such has a PTAL rating of 2. However, the site is within walking distance of Harrow Town Centre.
- 1.8 The site is located in a critical drainage area of Harrow. There are no other constraints on site.

2.0 PROPOSAL

- 2.1 It is proposed to demolish the existing blocks of lock up garages and provide five three storey terraced dwellinghouses with a dedicated detached garage block for 5 spaces.
- 2.2 The proposed terraced dwellings would face the rear of Miles and Holly Lodge with a separation distance of approximately 21.0m. There would be a back to back distance to properties on Cunningham Park at a distance of 21.0m
- 2.3 The building containing the 5 terraced dwellings would be 10.5m in depth and 25.0m in width. The proposed terrace would be 5.9m to the eaves and feature a mansard roof over at a maximum height of 9.0m
- 2.4 The proposed building adopts a simple contemporary design rationale, finished in a combination of buff brick, stone reveals and aluminium framing.

- 2.6 Cycle and bin storage would be provided at the rear together with a soft landscaped areas, which would provide private amenity spaces for front and rear gardens. A centralised bin storage area would be used on bin collection days and would utilise the existing rear access road leading from Cunningham Park.
- 2.7 Car parking for the proposed development would be located in a dedicated garage block (5 spaces) with the remaining of the site being laid out for 22 car spaces for Miles and Holly Lodge. The applicant has indicated that two of these spaces would be wheelchair accessible bays.
- 2.8 The site would be accessed from the existing access road, which would be widened in places to provide a pedestrian path.

3.0 RELEVANT PLANNING HISTORY

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

Ref no.	Description	Status and date of decision
HAR/11851 (16-20 Buckingham Rd)	Erect 4 flats and 4 garages	Granted: 01/06/1956
HAR/11364/A (Cunningham Court)	6 Flats & 6 Garages	Granted: 16/03/1956
LBH/23506 (Holly Lodge)	3 Storey Block with 12 Flats and 4 Garages	Granted: 14/07/1983
LBH/24092 (Miles Lodge)	3 Storey Block with 9 Flats; Access and Car Parking	Granted: 13/10/1983

4.0 CONSULTATION

- 4.1 A total of 69 consultation letters were sent to neighbouring residents, together with the erection of site notices. Consultation letter were reissued on the 6th April 2018 owing to amendments to the plans in relation to waste storage and access.
- 4.2 The overall public consultation period expired on 27th April 2018.

4.3 Adjoining Properties

Number of letters Sent	69
Number of Responses Received	7
Number in Support	1
Number of Objections	6
Number of other Representations (neither objecting or supporting)	0

4.4 The objections which were received from neighbouring residents are summarised in the table below:

Summary of Comments	Officer Comments
Objects to the application due to:	
<u>Design, Massing, Scale and Height</u> <ul style="list-style-type: none"> Proposed building would lead to overdevelopment of the site 	Issues relating to bulk, scale and architecture are assessed within section 6.4 of this report.
<u>Amenity Impacts (Neighbours)</u> <ul style="list-style-type: none"> Proposal would impact on sunlight to rear of Holly and Miles Lodge Privacy impacts from potential pedestrian traffic Noise and increased general activity 	Issues relating to the impact on neighbouring properties are addressed in section 6.6 of the report
<u>Traffic, Highway and Servicing Impacts</u> <ul style="list-style-type: none"> Consideration should be made for all parking provision on Buckingham Road The area is well known for parking pressure Clarity on the access required Loss of garages will lead to further parking stress Original permissions did not include a garage for each flat in Holly and Miles Lodge Construction and impact on the highway and wider area Noise impacts due to construction Increased waste provision and impact on Holly/Miles Lodge 	Issues relating to parking, waste and highway safety are covered in section 6.7 of the report

4.5 Statutory and Non Statutory Consultation

4.6 The following consultations have been undertaken, together with the responses received and officer comments:

Consultee	Summary of Comments	Officer Comments
LBH Waste	Bins should be located 10.0m from kerb side. 40.0m	Noted.
LBH Drainage	No objections subject to standard conditions relating to surface water and waste water.	Noted
LBH Highways	We have no objections in principle to the parking levels as they seem OK.	Noted. Conditions attached.

	There needs to be adequate cycle storage provision and access to the bins stores needs to be clearly indicated. There will need to be provision for disabled parking.	
LBH Landscape Architect	No Response	Conditions attached.
LBH Tree Protection Officer	There are no protected trees and the arb report and details of protection provided are acceptable.	Noted. Condition attached.
LBH Urban Design Officer	Design is acceptable, downpipes should be centralised. Roof would be better if it had a flat element. Materials should be conditioned.	Noted; condition attached.

5.0 **POLICIES**

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that:

‘If regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.’

5.2 The Government has issued the National Planning Policy Framework [NPPF] which consolidates national planning policy and is a material consideration in the determination of this application.

5.3 In this instance, the Development Plan comprises The London Plan 2016 [LP] and the Local Development Framework [LDF]. The LDF comprises The Harrow Core Strategy 2012 [CS], Harrow and Wealdstone Area Action Plan 2013 [AAP], the Development Management Policies Local Plan 2013 [DMP], the Site Allocations Local Plan [SALP] 2013 and Harrow Local Area Map 2013 [LAP].

5.4 While this application has been principally considered against the adopted London Plan (2016) policies, some regard has also been given to relevant policies in the Draft London Plan (2017), as this will eventually replace the current London Plan (2016) when adopted and forms part of the development plan for the Borough.

5.5 The document has been published in draft form in December 2017. Currently, the Mayor of London is seeking representations from interested parties/stakeholders, before the draft Plan is sent to the Secretary of State for Examination in Public,

which is not expected to take place until the summer of 2019. Given that the draft Plan is still in the initial stages of the formal process it holds very limited weight in the determination of planning applications.

- 5.6 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.

6.0 ASSESSMENT

- 6.1 The main issues are;

Principle of the Development
Regeneration
Provision of Housing
Character of the Area
Residential Amenity for Future Occupiers
Residential Amenity (Neighbouring Residents)
Traffic, Parking & Servicing
Drainage

6.2 Principle of Development

- 6.2.1 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.'
- 6.2.2 Having regard to the planning designations on the site, there are no development plan policies that specifically preclude the provision of residential dwellings here. The proposed development would not result in development on garden land and would therefore not conflict with Core Strategy policies CS1A and CS1B.
- 6.2.3 Policy 3.8 of The London Plan (2016) also encourages the borough to provide a range of housing choices in order to take account of the various different groups who require different types of housing. Further to this, Core Policy CS(I) states that 'New residential development shall result in a mix of housing in terms of type, size and tenure across the Borough and within neighbourhoods, to promote housing choice, meet local needs, and to maintain mixed and sustainable
- 6.2.4 The site is not allocated for development but represents 'a previously developed' site, however the redevelopment of the site and the provision of new dwellings on the site are considered to represent a 'windfall development' as outlined in the Core Strategy. The use of the land for residential uses could therefore be supported in principle and would make an important contribution to the housing stock in the borough.

6.2.5 Whilst it is noted that the draft London Plan (2017) can only be attributed limited weight, the proposal is considered to successfully reflect the intent of draft policy H2 ' Small Sites' which recognises the importance in utilising smaller sites.

6.2.6 Accordingly, the proposed scheme for providing residential accommodation is considered to contribute to the overall housing need of the borough and be in conformity with the Government's objectives of planning for growth and presumption towards sustainable development as outlined within the NPPF. The proposal to introduce residential units at the site is considered acceptable in principle, subject to compliance with the relevant development plan policies and supplementary planning guidance that seeks to provide high quality residential development.

6.3 Regeneration

6.3.1 The proposed development intends to replace an under-utilised brownfield site with residential units. The proposed redevelopment allows the site to be used in a more efficient way that would generate additional housing stock within the Borough. In this respect, the proposed development would meet the overarching principles of regeneration into the area.

6.3.2 The proposed development would also result in a number of temporary jobs would also be created during the construction phase of the development.

6.4 Character of the Area

6.4.1 Policy 7.4 (B) of the London Plan requires that buildings, streets and open spaces should provide a high quality design response that has regard to the pattern and grain of existing spaces and streets in orientation, scale, proportion and mass.

6.4.2 Core Policy CS1.B specifies 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; extensions should respect their host building.

6.4.3 The character of the surrounding area is residential and comprises a mix of 2/3 storey semi-detached houses with pitched roofs as well as a number of three-storey purpose-built apartment blocks.

Scale and Siting and Layout

6.4.4 An objection has stated that the proposed development of 5 terraced dwellings would be an overdevelopment of the site. However, the proposed footprint of the scheme would be 14% of the total site area of the application site. The development is proposed to be three storeys, with a maximum height of 9.0m. The three-storey height of the proposal is consistent with surrounding properties at Miles and Holly Lodge in terms of height and scale, and as such, relates appropriately to the character of the surrounding locality.

- 6.4.5 The proposed dwelling houses would be situated towards the north east of the site. The private gardens of the houses would adjoin the rear gardens of the houses in Cunningham Park to the north, thereby providing separation with this group of properties. In terms of the southern elevation of the proposed terraces, these would be sited approximately 20.0 metres away from the rear façade of Holly and Miles Lodge. The proposed back to back residential layout is typical of many suburban locations and the siting and the relationship of the scheme with the surrounding neighbouring properties is considered by officers to be appropriate.
- 6.4.6 The dwellings would not be visually prominent when viewed from the surrounding roads to the north and south, due to their location within a back land, almost enclosed piece of land within the existing housing estate. The proposed terrace would run along an east –west axis and the front elevations would align with the building frontages of the closest properties in Cunningham Park and Buckingham Road, thereby integrating them into the surrounding street scene.
- 6.4.7 Overall, the appropriate siting, scale and massing of the proposed development ensures that the building sits comfortably within the streetscene and generally maintains the existing relationship between the application site and adjacent properties. In this respect, the proposal complies with the intent of London Plan Policies 7.4 and 7.6 and Policy DM1 of the DMP.

Architecture

- 6.4.8 The proposed building would be three stories in height with a mansard style roof. The building adopts a simplistic design rationale that introduces articulation to the facades through the use of projecting front porch canopies.
- 6.4.9 The Mayor's Housing SPG calls for entrances to residential developments to be visible from the public realm and clearly defined. The principal entrances to the terraced dwellings would face towards the access road and would be naturally overlooked by surrounding dwellings located opposite at Holly and Miles Lodge.
- 6.4.10 In terms of materiality, the proposal seeks to use a combination of buff brick with sandstone edge courses and reveals. Aluminium window frames would be used for the majority of the windows with blue/grey slate tiles for the mansard roof. The materials are considered to break up the bulk and massing of the facades.
- 6.4.11 In addition to the proposed terraced dwellings, it is proposed to erect a dedicated garage block to provide designated parking for each dwellinghouse. Given the existing site circumstances, the proposed garage block would have a satisfactory impact on the character of the area.
- 6.4.12 Considering the mixed character of the surrounding locality, it is considered that the design and architecture for the proposed building would be acceptable for this back land location. Notwithstanding the above, a condition has been recommended requiring the submission of sample details of all building materials for the proposed development.

Landscaping

- 6.4.13 The existing site is predominately hardsurfaced with little soft landscaping and does not contribute positively to the character of the surrounding area.
- 6.4.14 As part of the development it is proposed to re-configure the existing ground surface which exist to the rear of 16-22 Buckingham Road and Miles/Holly Lodge. Each dwellinghouse would be provided with soft landscaping to the front and rear for the purposes of private amenity spaces.
- 6.4.15 In addition, new parking bays would be provided to the south of the site adjacent to the soft landscaped area which serves Holly and Miles Lodge. New footpaths would also be marked out which would provide pedestrian access to access the site.
- 6.4.16 Whilst the details of the landscaping scheme have not yet been finalised, it is considered that the overall proposed landscaping would be satisfactory. Accordingly, the proposed development offers the opportunity to provide meaningful landscaping across the site. A condition of approval is recommended requiring the submission of a comprehensive scheme of hard and soft landscaping details.

Trees

- 6.4.17 The application does not contain any statutory protected trees. However, the application has been supported by a Tree Report. This report indicates that a number of category b and c trees would need to be removed as a result of the proposed development. The report states that these trees are low quality. The Council's Tree Officer has confirmed there are no objections to the removal of these trees.
- 6.4.18 The Tree Report concludes that the proposed development can be completed without having any undue impact on the retained trees. These trees would be protected during the construction phase.

6.5 Residential Amenity for Future Occupiers

- 6.5.1 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.
- 6.5.2 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.

6.5.3 The proposed development would provide the following accommodation:

House	Type	Area (sq m)
1	3 bedroom, 6 persons	121.20sqm
2	3 bedroom, 6 persons	121.09sqm
3	3 bedroom, 6 persons	121.09sqm
4	3 bedroom, 6 persons	121.09sqm
5	3 bedroom, 6 persons	121.09sqm

6.5.4 The proposed dwellings in all instances exceed the required GIA for the respective occupancy levels. Furthermore, all units demonstrate that a level of dedicated storage space for future occupiers, which would accord with the minimum requirements for their respective occupancy levels. The proposed units are therefore considered to provide an adequate level of accommodation for future occupiers that would not be cramped or contrived.

6.5.5 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 sections indicate that the proposal would achieve a floor to ceiling height of 2.6m. The proposed layouts are functional and would continue to provide a satisfactory level of accommodation for future occupiers.

6.5.6 It is considered that the proposed dwellings would have an acceptable amount of daylight and outlook with windows either facing towards the front gardens/access road and the rear garden areas.

Accessibility and Secure By Design

6.5.7 Policy DM2 of the DMP and policies 3.5 and 3.8 of The London Plan (2016) seek to ensure that all new housing is built to 'Lifetime Homes' standards. Furthermore, The London Plan policy 7.2 requires all future development to meet the highest standards of accessibility and inclusion.

6.5.8 Specifically, policy 3.8.c of the London Plan (2016) requires 'ninety per cent of new housing meets Building Regulation requirement M4 (2) 'accessible and adaptable dwellings'. Criterion d requires 'ten per cent of new housing meets Building Regulation requirement M4 (3) 'wheelchair user dwellings', i.e. is designed to be wheelchair accessible, or easily adaptable for residents who are wheelchair users.

6.5.9 Whilst the applicant has not specifically confirmed compliance with the requirements of Part M, the proposal plans demonstrate that level access would be provided to each of the five properties. Furthermore, each property would be of a good size and functional layout.

- 6.5.10 Noting the above, the proposed development would be satisfactory in terms of accessibility, subject to a condition to ensure compliance with Building Regulations M4 (2) and M4 (3).
- 6.5.11 Concerns have been raised from neighbouring residents concerning vehicular and pedestrian access. Whilst highway matters are addressed later within the report, in terms of accessibility, the proposed development would utilise the existing access road. Proposed plans indicate that there would be separate pedestrian access.
- 6.5.12 The garage area to the rear of Miles and Holly Lodge does not currently benefit from any external lighting. External lighting for the proposed development has not been explored in depth. However officers consider that this can be addressed by a condition, for further details to be submitted and approved in writing by the Council.
- 6.5.13 Whilst specific design details relating to SBD have not been provided, it is considered that these details can be secured by way of condition. Specifically, a planning condition would require the proposal to achieve Secured by Design certification (silver or gold) from the MET Police, prior to the occupation of the development. Accordingly, subject to this condition and further conditions relating to maintenance and landscaping the proposed development is considered to provide a safe and secure environment for future occupiers and members of the public, in accordance with Policy 7.3 of The London Plan.

Amenity Space

- 6.5.14 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.
- 6.5.15 For private amenity space, the SPG requires a minimum of 5m² per 1-2 person dwelling and an extra 1m² for each additional occupant. The proposed private rear gardens would exceed these minimum dimensions. The proposed private amenity space for the five dwellings are considered to be functional and useable spaces. In terms of privacy, the proposed amenity space would be similar to the relationship that exists to the rear of properties on the southern side of Cunningham Park.

6.6 Residential Amenity (Neighbouring Residents)

- 6.6.1 London Plan Policy 7.6 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.
- 6.6.2 Objections have been received in relation to the impacts of the proposed development on daylight to neighbouring properties. Whilst the proposal would inevitably result in a distinctive new development on the application site, the

appropriate massing and design of the building ensures that no undue harm would result to the residential amenities of the surrounding area.

- 6.6.3 In addition neighbours have stated that the addition of five residential properties to the area would create undue impacts in terms of noise and disturbance to surrounding residential developments. Officers consider that the proposed residential use is consistent with the surrounding land use. Although the new dwellings would generate more activity outside of normal working hours and into the evening and weekends, it is not expected that they would generate unacceptable levels of activity or noise and disturbance, given the existence of similar residential properties close to the site.

Impacts on Holly & Miles Lodge

- 6.6.4 Holly and Miles Lodge are three storey purpose-built flatted development to the south of the application site. The rear elevation of Miles & Holly Lodge sits approximately 20.0m behind the nearest front corner of the proposed development.
- 6.6.5 Given this relationship between the adjoining properties, the proposed terraced dwellings would not result in undue impacts in terms of daylight, outlook or overshadowing. It is noted that the proposed terraced dwellings would have habitable windows facing the rear of both Miles and Holly Lodge. Similarly, due to the separation distances it is considered that the impacts in terms of privacy would not be unacceptable, as this degree of mutual overlooking is not uncommon in urban residential environments.
- 6.6.6 The rear of Holly and Miles Lodge features an area of soft landscaping which acts as informal amenity space. Part of the proposal seeks to introduce a boundary fence to separate the proposed parking areas/access road from the rear of Holly & Miles Lodge. It is considered that the fencing would effectively protect the amenity space at Miles and Holly Lodge in terms of privacy impacts.

Impacts on Cunningham Park

- 6.6.7 There is a notable change in levels between the application site and properties to the north situated on Cunningham Park. The proposed terraced dwellings would be sited on a ground level which would be approximately 2.4m higher than those of the maisonettes at Cunningham Court to the rear.
- 6.6.8 Notwithstanding the changes in level, there would be a back to back distance between the rear of Cunningham Court and the rear of the proposed terraces by approximately 21.0m. This separation distance would ensure that there would be no undue impacts in terms of overshadowing, outlook and overshadowing.
- 6.6.9 The proposed rear gardens which would serve the terraced residential dwellings would be relatively short in length, and given the change in levels to the rear could potentially have impacts on overlooking to the gardens of adjoining Cunningham Court.

- 6.6.10 However, the proposed terraced dwellings have been designed to include a bathroom and study to the first floor rear. Both these windows would consist of obscure glazing and therefore would not result in views to the rear gardens of Cunningham Court.
- 6.6.11 In terms of the third floor windows on the proposed terraced dwellings, these would be rooflight style windows which would be angled, owing to the mansard style roof. Any views from these windows would be high level, oblique views over neighbouring rooftops, and therefore would not lead to any unacceptable impacts in terms of privacy or perceived overlooking.
- 6.6.12 For the reasons outlined above, it is considered that the proposed development would comply with policy 3.5.C of The London Plan 2016, policy CS1.K of The Harrow Core Strategy 2012 and policy DM1 of the Harrow Development Management Policies Local Plan 2013 in failing to ensure high quality design for the development.

6.7 Traffic, Parking and Servicing

- 6.7.1 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. A number of objections have been raised in relation to the parking arrangements and the pressures of parking within the immediate area.
- 6.7.2 As discussed, the proposal would utilise the existing access to the garage area. Part of the access would be widened to the rear and a swept path plan has been provided which demonstrates the suitability of the access, the Council's Highway's Officer has confirmed that the proposed access to the site is acceptable in accordance with Policy DM42 and there are no safety concerns.
- 6.7.3 The proposal would result in the loss of 34 lock up garages. However, these garages are not linked to any of the surrounding residential developments. The applicant has stated that only four of the garages are used for the purposes of car parking with the rest being used for storage. In addition, it is unlikely that the existing garages would be fit for purpose considering the size of today's motor vehicles.
- 6.7.4 The proposal seeks to provide 5 parking spaces for the terraced dwellings, resulting in a parking ratio of 1:1. Whilst it is noted that the draft London Plan (2017) calls for a lower provision of car parking, given the low PTAL rating for the area, the provision of parking is satisfactory in this instance.
- 6.7.5 In addition 22 surface car parking spaces would be provided. These would result in dedicated spaces for Holly and Miles Lodge on a 1:1 ratio. The proposed parking provision would seek to alleviate the parking pressures which exist on the highway to the front of Holly and Miles Lodge. The Council's Highway Officer consider that the quantum of parking spaces would be acceptable.

- 6.7.6 Secure and readily accessible cycle parking is provided, at one space per room, in line with the The London Plan (2016) requirements. This has been provided on site in the rear garden and is therefore considered acceptable.
- 6.7.7 Waste storage has been provided to the rear of the building and would be accessed via the existing access on Cunningham Park to the rear. Future occupiers of the proposed development would have their own storage units within their respective rear amenity spaces which would be required to be transferred to the dedicated storage off Cunningham Park on bin collection days. The proposed location of a centralised bin store would comply with the Council's Refuse Code of Practice which encourages bin placement to be within 10.0m of the point of pick up.
- 6.7.8 In addition to the above, given the physical site constraints and the location of the site within a predominately residential area, a construction method and management plan would need to be secured via planning condition to help minimise disruption to the local area.

6.8 Drainage

- 6.8.1 The application site is located within a critical drainage area, Policy DM10 of the DMP requires the provision of sustainable drainage measures to control the rate and volume of surface water run-off. The Council's Drainage officers have not objected to the application, but have recommended conditions to deal with on-site drainage and water attenuation.
- 6.8.2 Subject to the drainage conditions, the proposal would accord with the relevant policies in relation to surface water drainage and surface water attenuation.

7.0 **CONCLUSION AND REASONS FOR APPROVAL**

- 7.1 The proposal would contribute to the housing stock of the Borough, in accordance with paragraph 3.55 of the London Plan (2016) and would regenerate a brownfield site. Furthermore, the proposed development would have a satisfactory impact on the character of the area, the amenities of existing neighbouring occupiers and future occupiers of the development.
- 7.1.2 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 Drawing and Documents

The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Planning Statement; Site Plan; Design & Access Statement August 2017; BS5837 Arboricultural Report dated 11th August 2017; BRH-17-P001; BRH-17-P002 Rev D; BRH-17-P003 Rev B; BRH-17-P004; BRH-17-P005; BRH-17-P006 Rev B; BRH-17-P007; BRH-17-P008 Rev B; BRH-17-009; BRH-17-P010 Rev B; BRH-17-P011 Rev B; CCL 09726 / TPP Rev 1, CCL 09726 / IAP Rev 1, CCL 09726 / TCP Rev 1,

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

3. Materials

Notwithstanding the details shown on the approved drawings, the development hereby permitted shall not commence beyond damp proof course level until samples of the materials to be used in the construction of the external surfaces noted below have been made available to view on site, and approved in writing by, the local planning authority:

- a. facing materials for the buildings;
- b. windows/ doors;
- c. boundary fencing;
- d. ground surfacing;
- e. hard landscape materials and,
- g. proposed materials for refuse/cycle storage areas

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

REASON: To safeguard the appearance of the locality and to ensure a satisfactory form of development.

4. Trees

The development hereby permitted, shall be undertaken in accordance with the recommendations of the BS 5837 Arboricultural Report carried out at R/o 12-14 and 16-22 Buckingham Road, Harrow , HA1 14TD by Crown Consultants, dated 11th August 2017. This will include that arboricultural supervision is undertaken

throughout the project and the development shall be carried out in accordance with the recommendations of the Arboricultural Survey. The tree protection measures shall be erected before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition, and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

REASON: The existing trees represent an important amenity feature which the local planning authority considers should be protected.

5. Construction Management Plan

No development shall take place, including any works of demolition, until a Construction Method and Logistics 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
- vi. details in relation to safeguarding the adjacent properties during demolition and construction phases.

REASON: To ensure that measures are put in place to manage and reduce noise and vibration impacts during demolition and construction and to safeguard the amenity of neighbouring occupiers and to ensure that the transport network impact of demolition and construction work associated with the development is managed and that measures are agreed and in place to manage and reduce dust, noise and vibration during the demolition and construction phases of the development and manage transport impacts during the demolition and construction phases of the development, this condition is a PRE-COMMENCEMENT condition.

6. Levels

No site works or development shall commence until details of levels of the proposed buildings, roads and footpaths in relation to the adjoining land and highways, and any other changes proposed in the level of the site, have been submitted to and agreed in writing by the Local Planning Authority. Details of any proposed ground level changes within the RPA (Root Protection Area) of any retained tree or on land adjacent to the site should be included. The development shall be carried out in accordance with the details so agreed.

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. To ensure that appropriate site levels are agreed before the superstructure commences on site, this condition is a PRE-COMMENCEMENT condition.

7. Window and Door Reveals

Notwithstanding the details shown on the approved drawings, the construction of the buildings hereby approved shall not commence beyond damp proof course level 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. In the event that the depth of the reveals is not shown to be sufficient, a modification showing deeper reveals shall be submitted for approval in writing. The development shall be completed in accordance with the approved details and shall thereafter be retained.

REASON: To ensure a high quality finish to the external elevations of the building.

8. Hard & Soft Landscaping

The development hereby permitted shall not be occupied until there has been submitted to, and approved by, the local planning authority, a scheme of hard and soft landscape works which shall include details of all boundary treatments on the land and appropriate screening to ground floor windows and amenity space, where required. Details of the boundary treatments, shall be submitted and approved, and carried out in accordance with such approval, prior to any demolition or any other site works, and retained thereafter. Soft landscape works shall include: planting plans; schedules of plants, noting species, plant sizes and proposed numbers / densities; written specification of planting and cultivation works to be undertaken; and, a landscape implementation programme.

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

9. Planting Schedules

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

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

10. Landscape Management and Maintenance

The development hereby approved shall not be occupied until a scheme for the on-going management and maintenance of the landscaped areas, including the communal amenity space, within the development, to include a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for a minimum period of 5 years for all landscape areas, and details of irrigation arrangements and planters, has first been submitted to the Local Planning Authority in writing to be agreed. The development shall be carried out in accordance with the scheme so agreed and shall be retained as such thereafter.

REASON: To ensure that the development makes provision for hard and soft landscaping which contributes (i) to the creation of a high quality, accessible, safe and attractive public realm and (ii) to the enhancement, creation and management of biodiversity with the Heart of Harrow.

11. Secure by Design Accreditation

Evidence of certification of Secure by Design Accreditation (silver or gold) 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.

12. Surface Water Drainage and Attenuation

No development shall take place, other than works of demolition, until details of works for the disposal of surface water, including surface water attenuation and storage, have been submitted to, and agreed in writing by, the local planning authority. The submitted details shall include measures to prevent water pollution and details of SuDS and their management and maintenance. The development shall be carried out in accordance with the details so agreed and shall be retained as such thereafter.

REASON: To ensure that the development achieves an appropriate greenfield run-off rate in this critical drainage area and to ensure that sustainable urban drainage measures are exploited.

13. Foul Water Drainage

No development shall take place, other than works of demolition, until a foul water drainage strategy, has been submitted to and agreed in writing by the local planning authority. The development shall not be occupied until the agreed drainage strategy has been implemented.

REASON: To ensure that there would be adequate infrastructure in place for the disposal of foul water arising from the development, and to ensure that the development would be resistant and resilient to foul water flooding.

14. External Lighting Strategy

The development hereby approved shall not progress beyond damp proof course level until details of the lighting (full specification, light spill, elevations and location) of all public realm and other external areas (including buildings) within the site has been submitted to, and agreed in writing by, the local planning authority. The development shall be carried out in accordance with the details so agreed and shall be retained as such thereafter.

REASON: To ensure that the development incorporates lighting that contributes to Secured by Design principles and achieves a high standard of residential quality.

15. Permitted Development Rights

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order with or without modification), no development which would otherwise fall within Classes A, B, C, D, E and F in Part 1 of Schedule 2 to that Order shall be carried out in relation to the dwellinghouses hereby permitted without the prior written permission of the local planning authority.

REASON: To safeguard the character of the area by restricting the amount of site coverage and size of dwelling in relation to the size of the plot and availability of amenity space and to safeguard the amenity of neighbouring residents

16. Part M Dwellings

All residential units in this development, as detailed in the submitted and approved drawings, shall be built to Building Regulation Standard M4 (2) 'Accessible and adaptable dwellings'. The development shall be thereafter retained to those standards.

REASON: To ensure provision of 'Wheelchair and Accessible and adaptable' housing.

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; 3.3; 3.4; 3.5; 3.8; 3.9; 5.13; 6.3; 6.9; 6.10; 6.12; 6.13; 7.1; 7.2; 7.3; 7.4; 7.5; 7.6.

Draft London Plan (2017):

GG4; D1; D2; D3; D4; D5; H1; H2; G7; SI13; T3; T5; T6.1.

Local Development Framework

Harrow Core Strategy 2012

CS1 Overarching Policy

Development Management Policies Local Plan 2013

DM1; DM2; DM10; DM12; DM22; DM24; DM27; DM42; DM45.

Supplementary Planning Documents

Mayors Supplementary Planning Guidance: Housing (2016)

Harrow Supplementary Planning Document: Residential Design Guide 2010

2. 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.

3. Mayoral CIL

Please be advised that approval of this application by Harrow Council will attract a liability payment £19,232.50 of Community Infrastructure Levy. This charge has been levied under Greater London Authority CIL charging schedule and s211 of the Planning Act 2008.

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

Your proposal is subject to a CIL Liability Notice indicating a levy of £7,155.75 for the application, based on the levy rate for Harrow of £35/sqm and the stated increase in floorspace of 204.45m²

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>

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: £22,489.50

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

7. Compliance with Planning Conditions

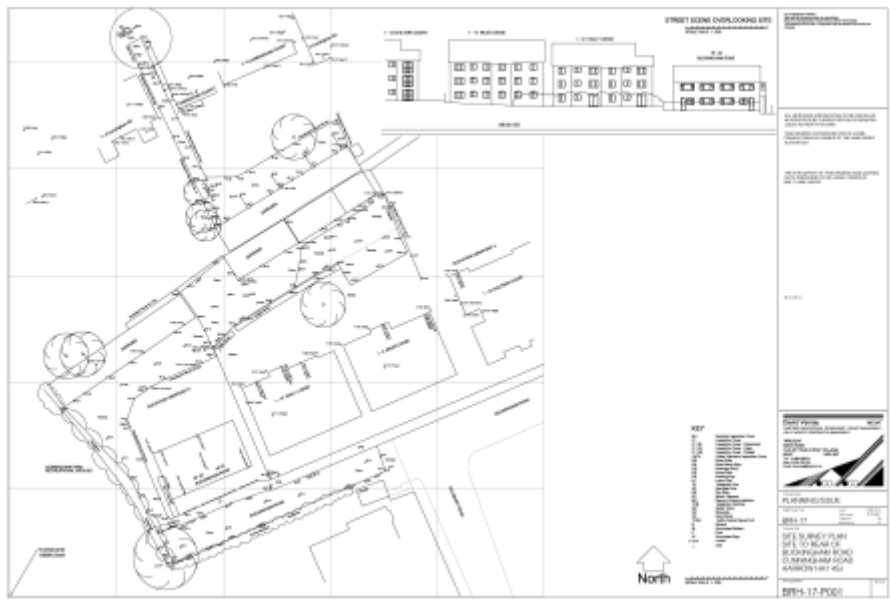
IMPORTANT: Compliance With Planning Conditions Requiring Submission and Approval of Details Before Development Commences - You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme 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. Liability For Damage to Highway

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

1. APPENDIX 2: SITE PLAN



APPENDIX 3: SITE PHOTOGRAPHS



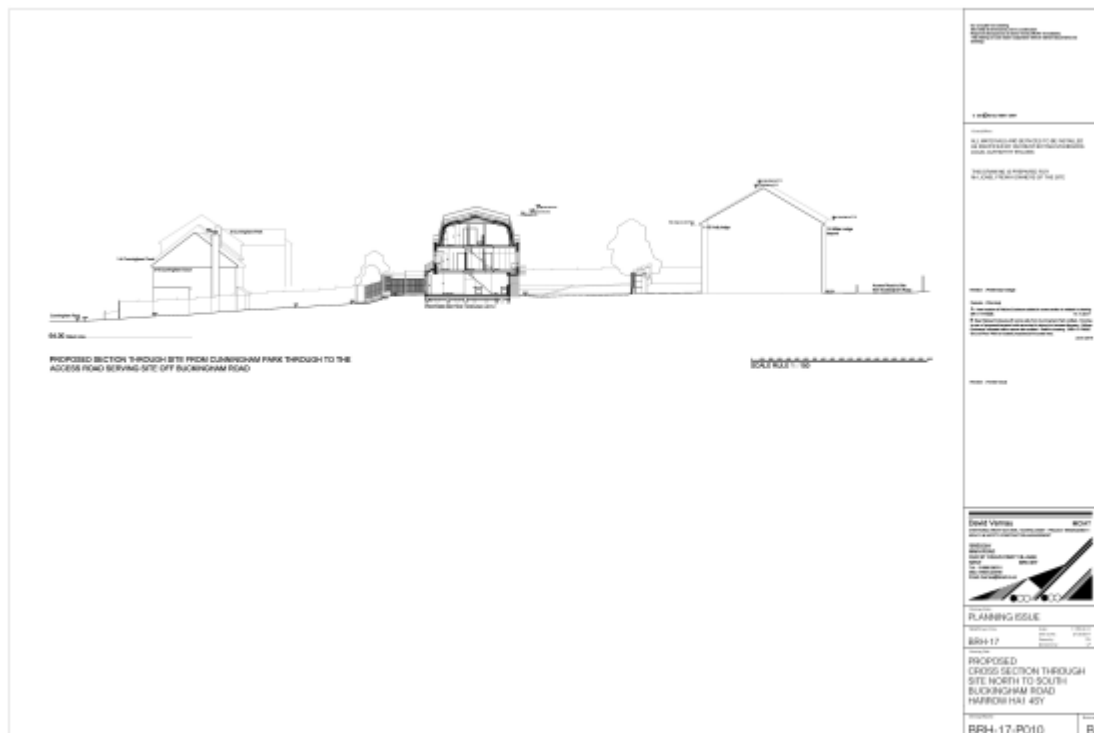
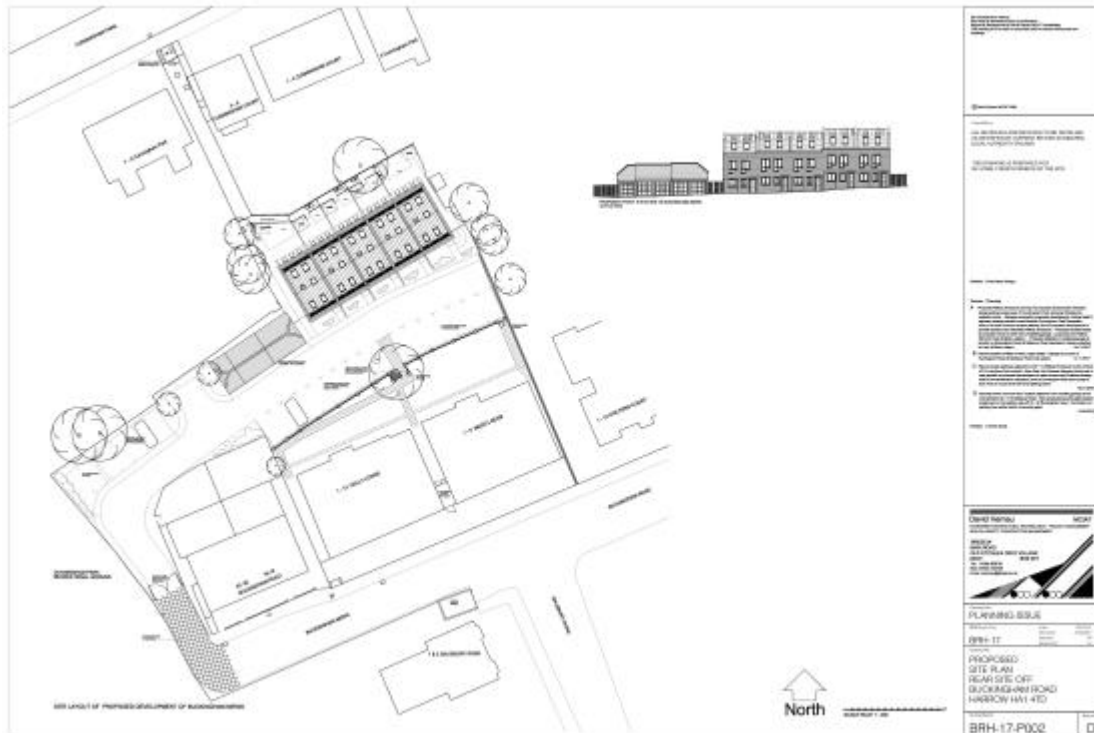


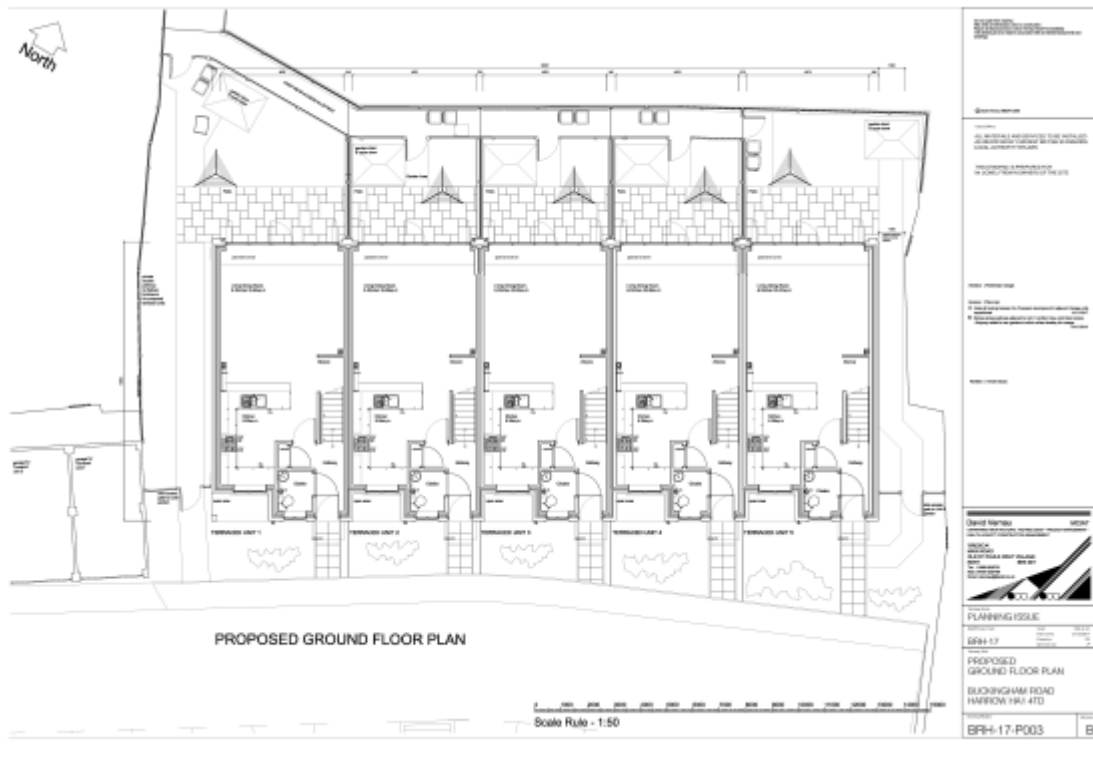


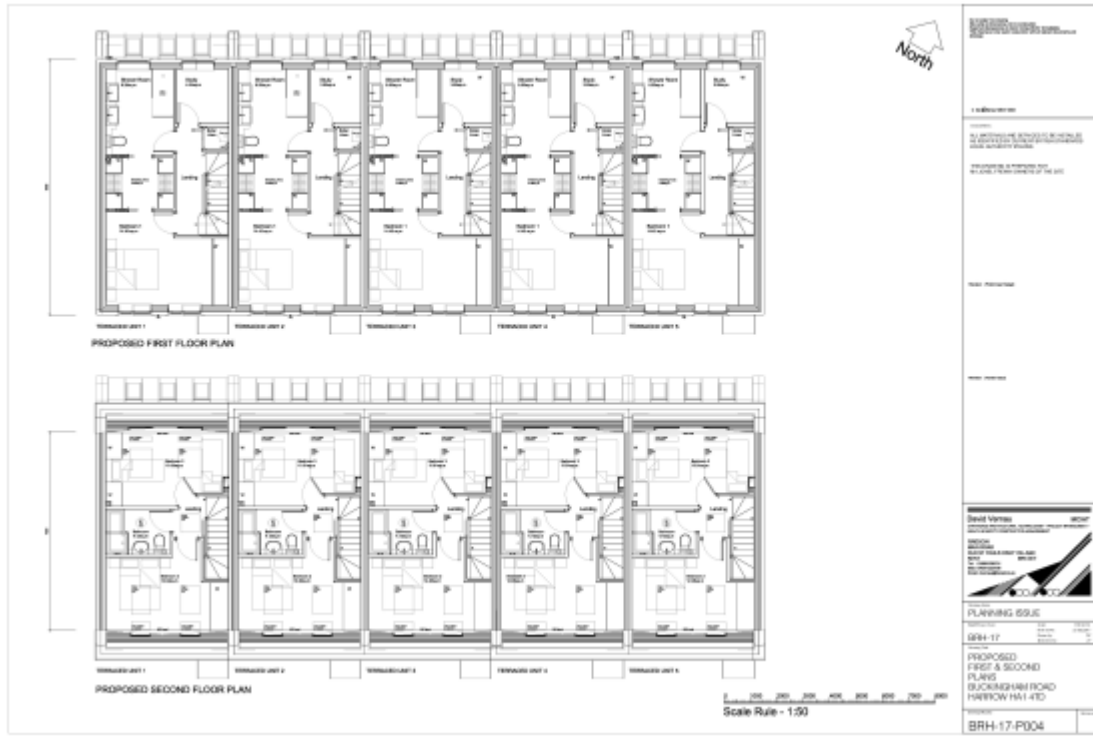




APPENDIX 4: PLANS AND ELEVATIONS







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