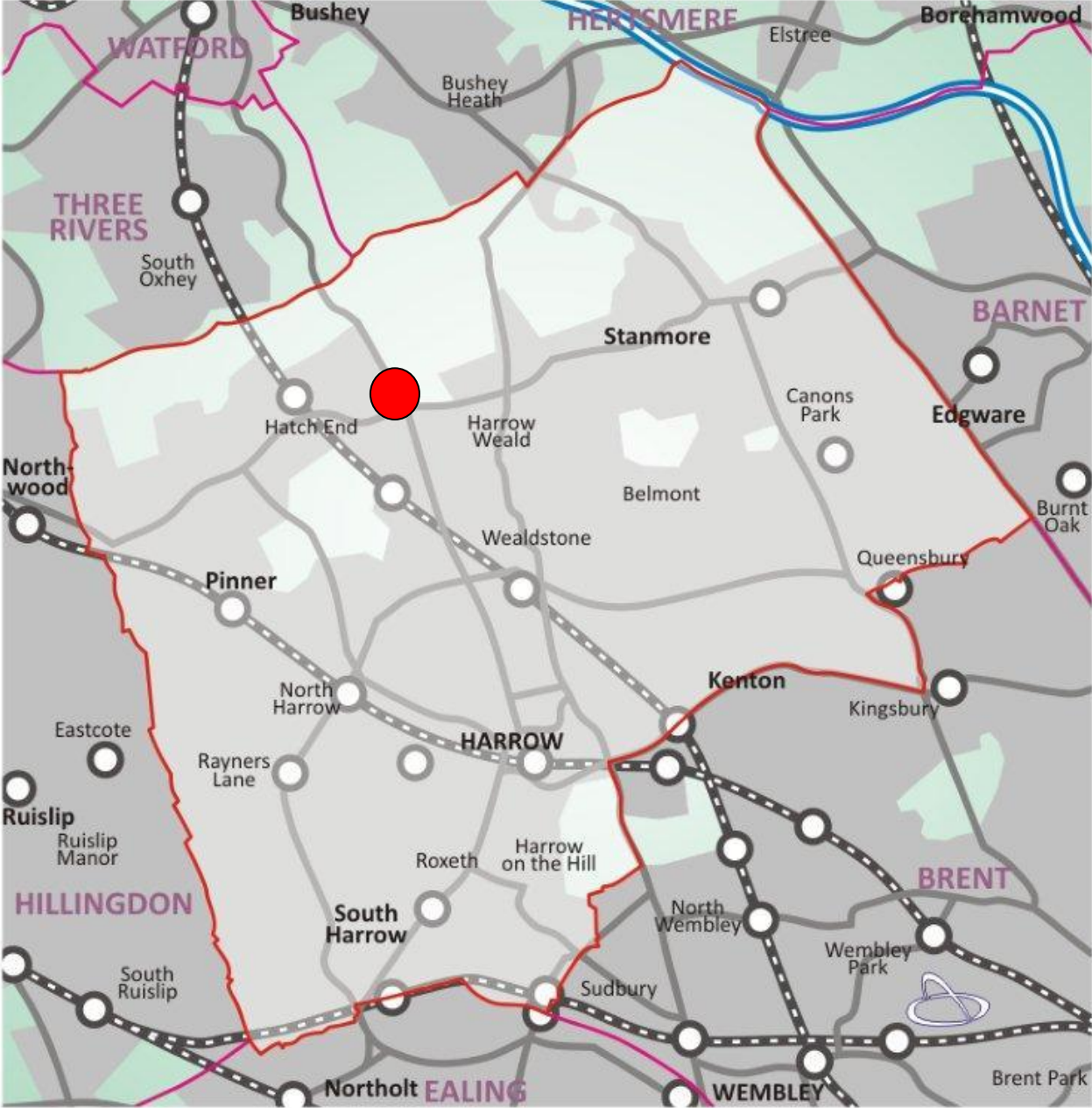


 = application site



40 Sequoia Park	P/2232/18
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40 Sequoia Park



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LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

5th September 2018

APPLICATION NUMBER: P/2232/18
VALIDATE DATE: 03/07/2018
LOCATION: 40 SEQUOIA PARK
WARD: PINNER
POSTCODE: HA5 4DG
APPLICANT: MS SUSAN HALL
AGENT:
CASE OFFICER: CATRIONA COOKE
EXPIRY DATE: 17/08/2018

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.

Use of rooms on ground floor for beauty treatments

The Planning Committee is asked to:

RECOMMENDATION

- 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 proposal would have an acceptable impact on the residential amenities of neighbouring properties in accordance with Policy DM1 of the Development Management Local Plans Policies (2018).

INFORMATION

This application is reported to planning committee due to the applicant being a current elected member under part 1, Proviso C(iii) of the scheme of delegation dated 29th May 2013.

Statutory Return Type: E20 – Change of Use
Council Interest: None

GLA Community Infrastructure Levy (CIL) Contribution (provisional): N/A
Local CIL requirement: N/A

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 – Plans and Elevations

OFFICER REPORT

PART 1: Planning Application Fact Sheet

The Site		
Address	40 Sequoia Park	
Applicant	Ms Susan Hall	
Ward	Pinner	
Local Plan allocation	N/A	
Conservation Area	N/A	
Listed Building	N/A	
Setting of Listed Building	N/A	
Building of Local Interest	N/A	
Tree Preservation Order	N/A	
Other	Critical Drainage Area	
Transportation		
Car parking	No. Existing Car Parking spaces	2
	No. Proposed Car Parking spaces	2
	Proposed Parking Ratio	n/a
Cycle Parking	No. Existing Cycle Parking spaces	0
	No. Proposed Cycle Parking spaces	0
	Cycle Parking Ratio	n/a
Refuse/Recycling Collection	Summary of proposed refuse/recycling strategy	

PART 2: Assessment

1.0 SITE DESCRIPTION

- 1.1 The application site comprises a two storey detached property to the eastern side of Sequoia Park.
- 1.2 The property is not located within a conservation area, nor is it statutorily / locally listed.
- 1.4 The site is in a Critical Drainage Area

2.0 PROPOSAL

- 2.1 Use of two rooms on the ground floor of the property as a Beauty Room and Hairdressers.

3.0 RELEVANT PLANNING HISTORY

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

Ref no.	Description	Status and date of decision
P/783/05/DFU	Alteration to front and conversion of garage to habitable room	Granted 06/05/2005

4.0 CONSULTATION

- 4.1 A total of 2 notification letters were sent to neighbouring properties regarding this application
- 4.2 The public consultation period expired on 24/07/2018.
- 4.3 Adjoining Properties

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

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;

Character and Appearance of the Area
Residential Amenity

- 6.2 Character and Appearance of the Area

- 6.2.1 The London Plan policy 7.4B states that buildings should provide a high quality design response that has regard to existing spaces and streets in orientation,

scale, proportion and mass. The London Plan Policy 7.6B states that architecture should make a positive contribution to the streetscape. Core policy CS1 states that all development shall respond positively to the local context.

6.2.2 Development Management Policy DM 1 (2013) states “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.”

6.2.3 There are no external alterations proposed to the property and no advertisements. Therefore it is considered that the proposal would have no impact on the character and appearance of the area in compliance with to the NPPF (2018), Harrow Core Strategy (2012) Policy CS1.B, policies 7.4.B and 7.6.B of The London Plan, Policy DM1 of the Development Management Local Plan Policies (2013) and the SPD: Residential Design Guide (2010).

6.3 Residential Amenity

6.3.1 The application form states that the business will be open between 09:00 and 18:00 Monday to Saturday including Bank Holidays. It is considered that these hours of operation are unlikely to cause any material detrimental impact on the residential amenities of any properties in the surrounding area. Furthermore, the application form states that use has been operational since 4th July 2017. There have been no complaints relating to the use received during this time. It is recommended that a temporary permission for 18 months be granted and a condition to limit the number of clients to eight per day to enable the Local Planning Authority to assess any impacts after this period.

7.0 CONCLUSION AND REASONS FOR APPROVAL

7.1 The proposal would have no undue impact upon the adjoining properties and it would have no undue impact upon the character and appearance of the area. The decision to grant planning permission has been taken having regard to National planning policies, the policies of The London Plan 2016, the Harrow Core Strategy 2012 and the Development Management Policies Local Plan 2013, as well as to all relevant material considerations including any responses to consultation.

APPENDIX 1 : Conditions and Informatives

Conditions

1 Personal permission

The use hereby permitted shall be carried on only by Ms Susan Hall and shall be for a limited period being the period of 2 years from the date of this permission, or the period during which the premises are occupied by Ms Susan Hall whichever is the shorter.

REASON: To enable a review of the use.

2 Opening Hours

The use hereby permitted shall be by appointment only and shall not be open to customers outside the following times:

a) 0900 hours to 1800 hours, Monday to Saturday, Bank Holidays and no time on Sundays.

without the prior written consent of the local planning authority.

REASON: To safeguard the amenities of neighbouring residential properties, in accordance with policy DM1 of the Harrow Development Management Local Plans Policies (2013).

3 Number of Clients

The number of customers shall not exceed eight per day, within the hours specified in condition 2.

REASON: To safeguard the amenities of neighbouring residential properties by limiting the number of customers at any given time in accordance with policy DM1 of the Harrow Development Management Local Plans Policies (2013).

4 Approved Drawing and Documents

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

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

Informatives

1 **Policies**

The following policies are relevant to this decision:

The London Plan 2017 (Draft):

D1; D3

The London Plan 2016:

7.4B, 7.6B,

The Harrow Core Strategy 2012:

CS1.B

Harrow Development Management Policies Local Plan 2013:

DM1

Supplementary Planning Document - Residential Design Guide 2010

2 **Pre-application engagement**

Grant without pre-application advice

Statement under Article 31 (1) (cc) of The Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)

This decision has been taken in accordance with paragraphs 187- 189 of The National Planning Policy Framework. Harrow has a pre-application advice service and actively encourages applicants to use this service.

Please note this for future reference prior to submitting any future planning applications

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