

HARROW COUNCIL

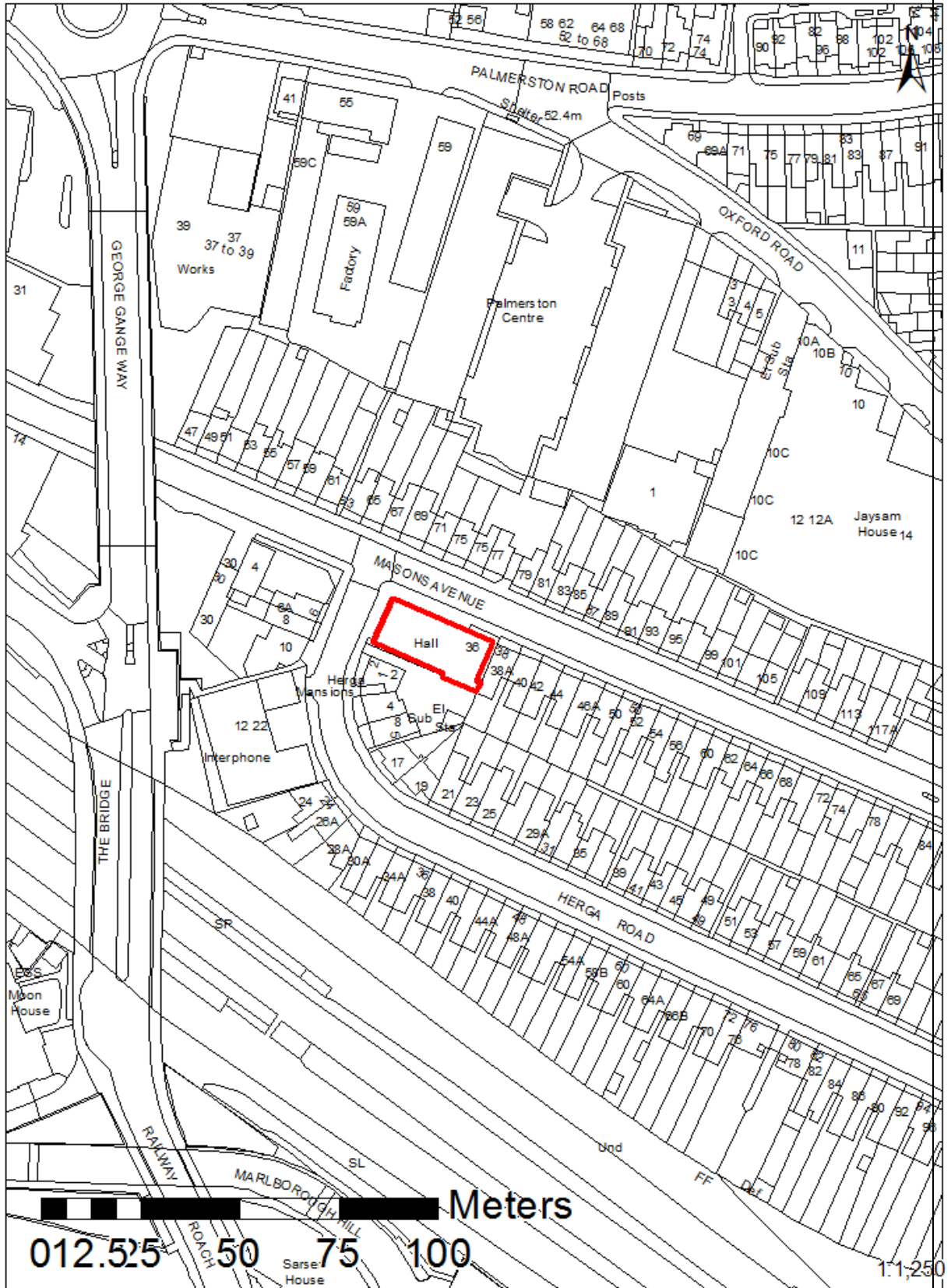
ADDENDUM

PLANNING COMMITTEE

DATE : 22nd May 2019

2/0 4	<u>Addendum item 1:</u> Appendix 2: Site Plan Site plan incorrect on committee report, to be replaced with plan below:
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36 Masons Avenue HA3 5AR

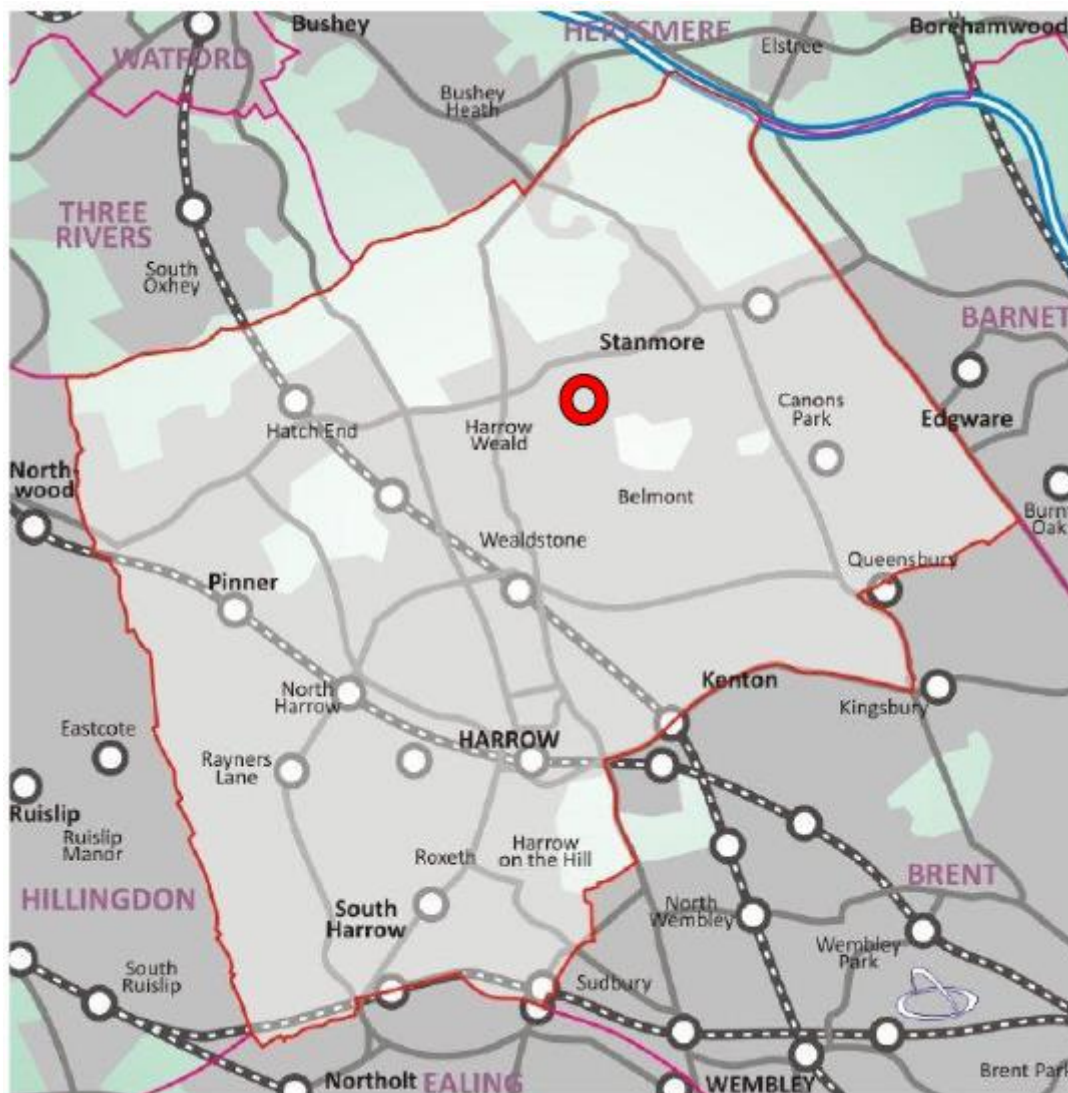


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2/0
6 **Addendum Item 1:**
Site Plan

The application site is not shown on the committee report. It is to be replaced with the plan below:



Addendum Item 2: Consultation Update (Page 241):

An email was received from Mr Martin Russell (No. 93 Lady Aylesford Avenue) on 13th May 2019. Photos of the single storey rear extension at No. 6 Lady Aylesford Avenue when viewed from no 8 Lady Aylesford Avenue were received. Further comments on the committee report were received on 15th May 2019. The comments mainly reiterated the concerns that have been addressed in sections 4.4, 6.2 and 6.3 of the committee report. Further comments and officer comments are summarised below.

Summary of Comments	Officer Comments
<ul style="list-style-type: none"> The application site is not shown on site plan on the committee report 	<ul style="list-style-type: none"> Noted. See addendum item 1.
<ul style="list-style-type: none"> The height of the proposed rooflight is not specified on the submitted drawings. 	<ul style="list-style-type: none"> The measured height of the proposed rooflight on the drawing is 0.15m which is stated in the main report.
<ul style="list-style-type: none"> The comments from the objectors have been ignored. Some of the comments are misinterpreted by the case officer. 	<ul style="list-style-type: none"> All the comments have been taken into account and addressed in the committee report. Each application is assessed based on its own merits and site circumstances.

<ul style="list-style-type: none"> • The planning permissions referred in paragraph 6.2.11 should not set a precedent for future application. • The single storey rear extension at No.6 Lady Aylesford Avenue significantly harms the outlook and blocks the sunlight reaching No.8 Lady Aylesford Avenue. • The approval of this application together with the already approved single storey rear extension at No.6 Lady Aylesford Avenue would create a “Domino effect”. 	<ul style="list-style-type: none"> • Paragraph 6.2.11 only demonstrates some properties in this area have been granted planning permissions for single storey rear extensions. • A planning permission was granted for the single storey rear extension at No. 6 Lady Aylesford Avenue under P/4791/18. It has a depth of 3 metres, width of 7.4 metres and a height of 3.1 metres. The proposed single storey rear extension will have a depth of 3 metres, width of 7.2 metres and height of 3 metres. The scale of the proposed single storey rear extension is slightly smaller. And the pre-existing conservatory was not attached to the conservatories of the adjoining properties while the existing conservatory of the subject site is attached to that of No.93. • Nevertheless, in terms of the impacts on the residential amenities of the adjoining properties, each application is assessed based on its own merits and site circumstances. See sections 6.3 of the main report.
<ul style="list-style-type: none"> • The proposed single storey rear extension would fail to comply with paragraphs 4.71, 6.41 and 6.59 of the adopted Residential Design Guide SPD (2010). 	<ul style="list-style-type: none"> • Paragraph 4.71 is applicable to new residential developments. In relation to the application of 45 degree code to householder applications, paragraph 6.31 specifically relates to first floor or two storey rear extensions. Therefore horizontal 45 degree code is not applicable to the subject application for a single storey rear extension. Nevertheless, the impacts on the residential amenities of the adjoining properties Nos. 89 and 93 are not considered to be unreasonable. See sections 6.3 of the main report. • Paragraph 6.41 specifically relates to single storey side extensions and is not applicable to the subject application for a single storey rear extension. See sections 6.3 of the main report. • Paragraph 6.59 states that where all other relevant permitted development criteria are met, single storey rear extensions to a depth of 3 metres on a semi-detached or terraced house may not need planning permission. Where planning permission is required, the acceptable depth of extensions will be determined by the need for consistency with permitted development and site considerations, the scale of the development, impact on the amenity of neighbouring residents, and the established character of the area and the pattern of development. It is considered that the proposed single storey rear extension would comply with paragraph 6.59. See sections 6.2 and 6.3 of the main report.



Photos provided by Mr Martin Russell (No. 93 Lady Aylesford Avenue)

2/03	<p><u>Addendum Item 1:</u></p> <p>Consultation Update (Page 138) <i>Add the following consultation response</i></p> <p>Windows in the roof space will be overlooking bedroom windows; house is far too big for the plot and will be in close proximity to no. 3 Halsbury Close and invade existing privacy</p> <p><u>Officer Response</u> These comments have been addressed in section 6.4 of the committee report.</p>
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Agenda Item 11 – Representations on Planning Applications

2-04	36 Masons Avenue P-1004-19	Objector: Raj Patel Applicant: Roger Pigeon (agent)
2-05	121 Rowlands Avenue P-1245-19	Objector: Susan N’je / Soloman N’je Applicant: TBC
2-06	91 Lady Aylesford Avenue P-0879-19	Objector: Martin Russell Applicant: Nicholas Reed (agent)