

HARROW COUNCIL

SUPPLEMENTAL ADDENDUM

PLANNING COMMITTEE

DATE: 29th September 2021

2/07	15 Formby Avenue – P/2777/21
<p><u>AMENDMENT NO 1. - CONSULTATION</u></p> <p>It is noted that the following information contains details of the three objections received from neighbours, and this should replace the existing table at Paragraph 4.3 of the officer report.</p> <p><u>“Over intensive use and out of character form of development</u></p> <ul style="list-style-type: none"> • Conversion of the dwelling would result in an over intensive use in a quiet neighbourhood. • The proposed siting of the outbuilding for cycle storage would overcrowd the garden. <p><i>Officer Note: The conversion would contribute to smaller housing stock within the borough and therefore is acceptable in principle subject to other material considerations. The relocation of the outbuilding is considered to have an acceptable impact on the character and appearance of the site and this is assessed further in the officer report.</i></p> <p><u>Loss of privacy and outlook to neighbours</u></p> <ul style="list-style-type: none"> • The existing single storey rear extension is overbearing and the proposed relocation of the outbuilding would block light to neighbours. • The proposed side obscure glazed window facing No 13 Formby Avenue would result in a loss of privacy to this conservatory • The use of the garden as two separate private amenity spaces would be noisy and cause a loss of privacy • The horizontal stacking relationship between the first floor living room and the existing upper floor of the attached property would cause noise disturbance. <p><i>Officer Note: The existing ground floor rear extension has been granted under prior approval. The siting of the proposed outbuilding would be of a height and siting which would not adversely impact neighbouring amenity. Within the atrium, the proposed side window would be high level to ensure that there would be no adverse overlooking. It should be noted that the atrium side window would not preclude the neighbour at No 13 Formby Avenue from extending their property to the rear at ground floor and an informative is added to this permission to ensure the applicant is aware, as the proposed ground floor layout of the subject building would allow for adequate daylight to habitable rooms via secondary windows. The existing dwelling has four double bedrooms and could therefore be occupied by up to six persons. The proposal would result in an occupancy level of six persons. As such the use of the existing rear garden area as</i></p>	

two separate amenity spaces and the resulting occupancy level is not considered to cause any undue noise disturbance over and above that which would be expected from the existing residential dwellinghouse. These points, including the horizontal stacking relationship with the attached neighbour, are discussed further in the residential amenity section of this report.

Garden areas, bins and parking

- There will not be adequate space for bin storage and external private amenity space and the insufficient bin storage will encourage foxes and vermin.
- The existing trees will encroach on the available garden land for future occupants.

Officer Note: The space available for private amenity gardens and space available for bin storage is acceptable for each of the flats, with external rear access provided via the existing side way. Please note that if problems with foxes or vermin are experienced, the normal procedure should be used whereby this is reported to our Environmental Health team as a statutory nuisance.

Inadequate parking

- The proposal would lead to occupant increases and inadequate parking for the existing congested road.

Officer Note: There is adequate parking for the two flats as noted in the parking section of this report. This parking aligns with the London Plan 2021 Standards.

Flood Risk

- Increased risk of flooding due to a flood risk area.

Officer Note: The site is not located within a flood risk area but is located within a critical drainage zone. Informatives are attached therefore to encourage sustainable drainage as is normal procedure for this type of application. Furthermore, it should be noted that there will be no additional built form as a result of this proposal.”

AMENDMENT NO 2. - APPENDIX 1

At appendix 1 of the officer report the following shall be included as informative No 13.

“The applicant is advised that any window in the flank elevation of the development hereby permitted will not prejudice the future outcome of any application which may be submitted in respect of the adjoining property.”

AGENDA ITEM 10 – REPRESENTATIONS ON PLANNING APPLICATIONS

Agenda Item	Application	Speakers
2/03	31-37 Rosslyn Crescent, Harrow HA1 2SA (P/2216/21/PRIOR)	Rebecca Jones (Objector) Mark Sleigh (Agent)

2/05	168 Welbeck Road, South Harrow HA2 0RX (P/2550/21)	Sivasubramaniam Kunaseelan (Objector) Paul Kruzycki (Agent)
2/07	15 Formby Avenue, Stanmore, HA7 2LA (P/2777/21)	Dipika Patel (Objector) Dan Zecevic (Agent)
3/01	John Lyon School Middle Road, Harrow HA2 0HN (P/2092/21)	Councillor Dan Anderson (Back Bench)