

HARROW COUNCIL

ADDENDUM

PLANNING COMMITTEE

DATE: 16th November 2022

2/01	<p>Amend Paragraph 2.4:</p> <p>The proposal development would provide eight parking spaces within the basement and two on the forecourt for visitors.</p> <p>Page 23, under the history section add the following information relating to P/0030/22 which is currently at appeal following non-determination:-</p> <p>Had the applicant not appealed the application would have been refused under delegated authority for the following reasons:</p> <ol style="list-style-type: none">1. The proposal, by reason of the overall footprint and siting on a residential garden, would result in an inappropriate form of development at odds with the spatial strategy for the Borough of directing new residential and other development to the Harrow and Wealdstone Opportunity Area, town centres and, in suburban areas, to strategic previously developed sites and would therefore harm its implementation and the contribution that gardens make to the character of the area contrary to the National Planning Policy Framework (2021), Policies CS1.A and CS1.B of the Harrow Core Strategy (2012), and the adopted Supplementary Planning Document Garden Land Development (2013).2. The proposed development, by reason of its design bulk scale and roof form, would be unduly bulky, imposing, and overbearing. resulting in a development which would be incongruous and at odds with the character of the area and the prevailing pattern of development in the streetscene, to the detriment of the character and appearance of the area, contrary to the National Planning Policy Framework (2021), policy D3 (D(1) and D(11)) of The London Plan (2021), policy CS1.B of The Harrow Core Strategy (2012) and policy DM1 of the Development Management Policies Local Plan (2013).3. The balconies to units 4 and 5 by reason of the siting in relation to neighbouring properties at Nos. 8 and 12 Oakleigh Avenue would give rise to actual and perceived overlooking to the detriment of the residential amenities of these neighbouring occupiers. As such, the proposed is contrary to policy D3 (D(7)) of The London Plan (2021), policy CS1.B of The Harrow Core Strategy (2012), Policy DM1 of the Harrow Development Management Policies Local Plan (2013) and the adopted Supplementary Planning Document Residential Design Guide (2010). <p>Amendments to current application compared to the appeal application:</p>
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- Reduction in footprint from 488sqm to 467sqm
- Increased set back of side projections from 1.5m to 4m.
- Reduction in depth of rear projection from 9.5m to 6m.
- Removal of balconies to units 4 and 5
- Reduction of parking spaces from 14 to 8 (with 2 visitor parking spaces on forecourt)
- Retention of existing vehicle crossover
- Relocation of Bins/Cycle Store from forecourt to basement

AGENDA ITEM 10 – REPRESENTATIONS ON PLANNING APPLICATIONS

Agenda Item	Application	Speakers
2/01	Oakleigh House Nursing Home, 10 Oakleigh Road (P/2123/22)	Christopher (Objector) Fu Applicant (To Be Advised) Be