

HARROW COUNCIL

ADDENDUM

PLANNING COMMITTEE

DATE: 15th March 2023

2/01	Ref: P/4319/22 – 2 Snaresbrook Drive This application has been withdrawn by the applicant. It is no longer being considered by the Local Planning Authority.
3/01	An additional neighbour objection has been received which outlines the following: <ul style="list-style-type: none">- The change of use is utterly unnecessary for what they want to do as claimed in the application- If approved, there would be serious detrimental consequences for Whitchurch Lane as a residential street.- If this floodgate was open, all the houses in the street could apply for the same change of use and Whitchurch Lane would become a commercial street- Concerns regarding future uses if property sold and its harmful impact on the neighbouring property- The change of use would reduce residential housing- Therefore would be more cars and people coming in and out- There are glaring inaccuracies in their statement which should be corrected and some of the examples are listed (i) The acupuncture clinic is only open Tuesdays and Fridays for a max of 15 hours but not Wednesdays or Saturdays. The clinic only uses 2 ground floor rooms to the eastern side of the house and has no impact on no. 227. There are no more than 2 patients at any one time. The dispensary at the rear of the garden is only used for herbals and it is not accessible for patients. 2. Their statement omits the fact that there is an Avanti House school of 1500 pupils just 500 metres down the road and the school offers excellent facilities and events for the Hindu community in our neighbourhood. 3. The veterinary clinic does not have as many cars parked as they state and they do not occupy the pavement 4. Wrongly marked commercial properties.- It is a serious environmental concern that they want to make their back garden into a mini car park for more cars. Exhaust and noise pollution is very serious in Canons Park. Cars coming and going would cause additional exhaust fume pollution and noise pollution. This would also add to highway safety for highway users along this section of Donnefield Avenue and Cannons Park.

- The building work would last months or even longer and would impact neighbours and the Canons Park area.
- There must be restricted covenants to this application, such as the area should be 2 ground floor rooms only, the only activities allowed, the number of people allowed in at a time, the days and times allowed, no large festival activities, the change of use not transferrable to people who take over the property in future, no further extension to the house allowed.
- Their statements claim that they have sought to engage local groups and individuals, but they failed to engage their immediate next-door neighbour who literally share the same wall of the semidetached houses.

Officer comment: The objections outlined above have been reviewed by the Council's Officers and these are addressed below.

In regards to the change of use this is discussed in Section 6.2 of the committee report. Paragraph 6.2.7 and 6.2.8 outlined this in detail. In summary, the loss of the dwellinghouse would not be outweighed by any other policy support within the Local Development Plan and the application should be refused in principle.

In relation to the proposed use and its impact on neighbouring amenities, this is outlined in Section 6.4 of the committee report. Paragraph 6.4.3 of the report outlines that the information provided states that up to 12 people could utilise the charity venue at one time for a class pertaining to spiritual matters. It is acknowledged this is by invitation only and twice a week at varying times between the 6-8pm on weekdays and 10:30am – 3:30pm on weekends. However, the document also states that up to three counselling sessions could occur each day for an individual or singular family.

The recently submitted management plan reiterates the activities and operation of the use and outlines the activities in some more detail along with timing and numbers of individuals. However, the applicant fails to provide any noise report and noise and vibration mitigation measures. Officers consider that the information provided in regards to noise disturbance is not sufficient to demonstrate that the proposal would not result in any impacts of significant detriment over and above the existing C3 dwellinghouse use. The onus for mitigating any adverse impacts would be solely for the applicant to demonstrate as required by Policy D13 of the London Plan (2021). In the absence of the level of harm (or lack thereof) and any mitigation measures, it is not clear how any impacts to neighbouring residential amenities would be mitigated and a reason for refusal has been added on this basis.

It is noted by Officers that the Avanti House Secondary School is 800m from the application property which is a Hindu Faith School.

In regards to increased vehicular movement and cars on site and its impact on amenities and neighbouring properties, Paragraph 6.5.2 of the report outlines that the proposal would provide 6 on-site parking spaces and that the Council's Highways Authority have stated there is no objection to the proposal as subject to conditions it is unlikely to result in a severe harmful impact to the surrounding highway network.

In terms of noise and disturbance and air pollution from the vehicles entering and exiting the rear of the property, it is considered that there is an existing crossover fronting Donnefield Avenue with an existing parking space to the rear and the amount of noise and disturbance and air pollution from the proposed parking arrangement would not be considered greater than the current layout.

The details outlined relating to the neighbouring acupuncture clinic (hours of operation, no. of patients and activities) are noted by Officers.

The building works in relation to the proposed development, if approved, would be monitored and an informative would have been added to the decision in relation to Considerate Constructors to ensure the development is carried out in a neighbourly manner to minimise its impact on residential neighbours.

Restrictive covenants would not form part of the planning process and planning conditions as part of an approval cannot be imposed or enforceable in relation to the use being limited to 2 ground floor rooms. If the application were recommended for approval it would be subject to conditions which relate to the hours of operation and number of people. Any extensions to the property would require a separate planning application for the Council to assess under relevant planning policies.

Officers note the comments made in relation to local consultation.

AGENDA ITEM 10 – REPRESENTATIONS ON PLANNING APPLICATIONS

NONE NOTIFIED