

SECTION 1 – MAJOR APPLICATIONS

SECTION 2 - OTHER APPLICATIONS RECOMMENDED FOR GRANT

MULBERRY HOUSE, PINNER HILL, PINNER
Item: 2/01
P/2941/06/CFU/OH

Ward PINNER

1.6 METRE HIGH TIMBER GATES & PIERS TO PINNER HILL FRONTAGE;
CLOSURE OF VEHICULAR ACCESS FROM HILLSIDE ROAD

Applicant: MR & MRS R WEERASEKERA

Statutory Expiry Date: 11-JAN-07

RECOMMENDATION

Plan Nos: 402/20/E, design and access statement & site plan

GRANT permission for the development described in the application and submitted plans, subject to the following condition(s):

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town & Country Planning Act 1990.

2 The development hereby permitted shall not commence until samples (or brochure images) of the materials to be used in the construction of the timber gates have been submitted to, and approved in writing by, the local planning authority. The development shall be carried out in accordance with the approved details and shall thereafter be retained.

REASON: To safeguard the appearance and character of the Conservation Area.

3 The development hereby permitted shall not commence until there has been submitted to and approved in writing by the local planning authority a scheme of soft landscape works for the verge and the new boundary treatments on Hillside Road and Pinner Hill (adjacent to the gate). Soft landscape works shall include: planting plans, and schedules of plants, noting species, plant sizes and proposed numbers/densities.

REASON: To safeguard the appearance and character of the area and to enhance the appearance of the development.

4 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building(s), or the completion of the development, whichever is the sooner. Any existing or new trees or shrubs which, within a period of 2 years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season, with others of a similar size and species, unless the local authority agrees any variation in writing.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

Harrow Unitary Development Plan:

- SD1 Quality of Design
- SD2 Conservation Areas, Listed Buildings, Sites of Archaeological Importance and Historic Parks and Gardens
- SEP5 Structural Features
- SEP6 Areas of Special Character, Greenbelt and Metropolitan Open Land
- EP31 Areas of Special Character
- D4 Standard of Design and Layout
- D5 Amenity Space and Privacy
- D10 Trees
- D14 Conservation Areas
- D15 Extensions and Alterations in Conservation Areas

2 INFORMATIVE:

Notwithstanding the note on your submitted plan(s), this decision has been made on the basis of measurements scaled from the plan(s), unless a dimensioned measurement overrides it.

3 INFORMATIVE:

IMPORTANT: Compliance With Planning Conditions Requiring Submission and Approval of Details Before Development Commences

- You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority.
- Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted.
- Beginning development in breach of a planning condition will invalidate your planning permission.
- If you require confirmation as to whether the works you have carried out are acceptable, then you should apply to the Local Planning Authority for a certificate of lawfulness.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1)** Green Belt and Area of Special Character (EP33, EP34, EP31, SEP5, SEP6)
- 2)** Character and Appearance of Conservation Area (SD1, SD2, D4, D10, D14, D15)
- 3)** Visual and Residential Amenity (SD1, D4, D5)
- 4)** S17 Crime & Disorder Act (D4)
- 5)** Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Householder
Green Belt: Yes
Conservation Area: Pinner Hill Estate
Council Interest: None

b) Site Description

- Two storey new build property, currently under construction and located on the western side of Pinner Hill
- Located on the corner of Hillside Road and Pinner Hill
- Sited within Green Belt, Harrow Weald Ridge Area of Special Character and the Pinner Hill Estate Conservation Area
- Front and side boundaries formed by dense vegetation
- There are currently two vehicle accesses to the site, one at the front from Pinner Hill and one at the side from Hillside Road

c) Proposal Details

- Close off vehicle access to the dwelling from Hillside Road, the grass verge and boundary hedging would be extended
- Installation of 1.6 metre high hardwood timber gate and posts to the driveway entrance onto Pinner Hill, extension of hedging to the south of the proposed gates

d) Relevant History

P/713/05/CCA	Conservation area consent: demolition of existing house	GRANTED 17-JUN-05
P/712/05/DFU	Demolition of existing house, development of replacement house	GRANTED 17-JUN-05
P/2619/06/CFU	Timber plant room to replace existing detached outbuilding at side; hardsurfacing and provision of swimming pool at rear	GRANTED 13-DEC-06

e) Applicant Statement

Design and Access Statement

- The proposals take into consideration the Harrow Council Unitary Development Plan, Green Belt policies, and the Pinner Hill Estate Conservation Policy Statement
- The proposed gate and posts would be made from hardwood from a sustainable and renewable forestry source
- There are a variety of entrance gates on the Pinner Hill Estate of different designs and materials, it is considered that the proposed design and materials reflect the semi-rural character of the conservation area
- The removal of the driveway access onto Hillside Road and the continuation of the verge and hedgerow will enhance the semi-rural street scene and benefit the conservation area

- The proposals would provide owners with extra security
- The proposed scheme has sought to take account issues raised during the design process particularly to matters relating to security and the Green Belt, whilst seeking to preserve the conservation area

f) Consultations:

Highways Engineer: These roads are all private and so the highway interest not so relevant. No objection

CAAC: No objection

Advertisement:	Character of Conservation Area	Expiry: 28-DEC-06
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1st Notification:

Sent:	Replies:	Expiry:
5	1	22-NOV-06

2nd Notification:

Sent:	Replies:	Expiry:
5	0	12-DEC-06

Summary of Response:

- None

APPRAISAL

1) Green Belt and Area of Special Character

The proposal would have a minimal impact on the character and openness of the site, taking into account its location in an Area of Special Character and Green Belt. The existing hedging and trees that form the boundaries with Hillside Road and Pinner Hill would not be affected. Due to the modest scale of the proposal, it is not considered to affect the character, appearance, setting or openness of the Green Belt or Area of Special Character.

2) Character and Appearance of Conservation Area

The property is located in the Pinner Hill Estate Conservation Area, which has a semi-rural character. The scheme would enhance the soft landscaping on the Hillside Road frontage by closing up the access and reinstating the grass verge. It also involves the planting of a hedge along the boundary to match the existing hedge on Hillside Road and extending the hedge on the Pinner Hill frontage to the south of the proposed gates. It is considered that the proposed gate on the Pinner Hill frontage would have no material impact on the character and appearance of the Conservation Area. Subject to the control of the appearance of the materials, for which a condition is suggested, it is considered that the principle for the proposed natural hardwood materials would be in keeping with the semi-rural character of the area.

3) Visual and Residential Amenity

No impact on the amenity of neighbouring occupiers is foreseen due to the siting away from the neighbouring dwellings and the intervening dense planting at the boundaries. Furthermore the proposed gate is of modest scale.

4) S17 Crime & Disorder Act

Although the implications are relatively small, it is considered that the proposed gates and closing up of the side access would enhance the security of this private dwellinghouse.

5) Consultation Responses

Apart from the points raised in the above sections, other issues raised are:

- None

CONCLUSION

For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations, including any comments received in response to publicity and consultation, as set out above: this application is recommended for grant.

**ST DOMINIC'S 6TH FORM COLLEGE,
MOUNT PARK AVENUE, HARROW ON THE
HILL, HARROW**

**Item: 2/02
P/2788/06/DFU/OH**

Ward HARROW ON THE HILL

SINGLE STOREY EXTENSION TO REFECTORY; HARDSURFACING

Applicant: ST DOMINIC'S SIXTH FORM COLLEGE
Agent: KENNETH W REED & ASSOCIATES
Statutory Expiry Date: 23-NOV-06

RECOMMENDATION

Plan Nos: 1465/1, 2B, 9, 10, 11, 12, 13, 14A, photographs of site, design and access statement, letters from Andrew Reed dated 14.11.06 and 29.11.06

GRANT permission for the development described in the application and submitted plans, subject to the following condition(s):

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town & Country Planning Act 1990.

2 The development hereby approved shall be used as an extension to the existing refectory facilities and not for teaching or as classroom accommodation at any time unless otherwise agreed in writing by the Local Planning Authority.

REASON: To avoid over intensive use of the site, given the limited availability of on-site parking.

3 The development hereby permitted shall not commence until there has been submitted to, and approved by, the local planning authority, a scheme of hard and soft landscape works which shall include a survey of all existing trees and hedgerows on the land, indicating those to be retained and those to be lost. Details of those to be retained, together with measures for their protection in the course of the development, shall also be submitted and approved, and carried out in accordance with such approval, prior to any demolition or any other site works, and retained until the development is completed. Soft landscape works shall include: planting plans, and schedule of plants, noting species, plant sizes and proposed numbers/densities.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development.

4 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building(s), or the completion of the development, whichever is the sooner. Any existing or new trees or shrubs which, within a period of 3 years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season, with others of a similar size and species,

Item 2/02: P/2788/06/DFU continued.....

unless the local authority agrees any variation in writing.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development.

5 No development shall take place until a schedule of landscape maintenance for a minimum period of 3 years has been submitted to, and approved by, the local planning authority. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development.

6 The development hereby permitted shall not commence until samples of the materials to be used in the construction of the external surfaces noted below have been submitted to, and approved in writing by, the local planning authority:

(a) the extension/building(s)

The development shall be completed in accordance with the approved details and shall thereafter be retained.

REASON: To safeguard the appearance of the locality.

7 No music or any other amplified sound caused as a result of this permission shall be audible at the boundary of any residential premises either attached to, or in the vicinity of, the premises to which this permission refers.

REASON: To ensure that the proposed development does not give rise to noise nuisance to neighbouring residents.

8 The plans and particulars submitted in accordance with the approval of landscaping condition shall include:-

(i) a plan showing the location of, and allocating a reference number to, each existing tree on the site which has a stem with a diameter, measured over the bark at a point of 1.5 metres above ground level, exceeding 75mm, showing which trees are to be retained and the crown spread of each retained tree;

(ii) details of the species, diameter (measured in accordance with para (i) above), and the approximate height, and an assessment of the general state of health and stability, of each retained tree and of each tree which is on land adjacent to the site and to which paragraphs (iii) and (iv) below apply;

(iii) details of any proposed topping or lopping of any retained tree, or of any tree on land adjacent to the site;

(iv) details of any proposed alterations in existing ground levels, and of the position of any proposed excavation within the crown spread of any retained tree or of any tree on land adjacent to the site;

(v) details of the specification and position of fencing, and of any other measures to be taken for the protection of any retained tree from damage before or during the course of development.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development.

9 The development hereby permitted shall not commence until there have been submitted to, and approved in writing by, the local planning authority, detailed drawings of all underground works, including those to be carried out by statutory undertakers, in connection with the provision of services to, and within, the site in relation to the trees to be retained on site.

REASON: To ensure that the trees to be retained on the site are not adversely affected by any underground works.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

Harrow Unitary Development Plan:

SD1 Quality of Design

SD2 Conservation Areas, Listed Buildings, Sites of Archaeological Importance and Historic Parks and Gardens

SEP5 Structural Features

SEP6 Areas of Special Character, Greenbelt and Metropolitan Open Land

EP31 Areas of Special Character

D4 Standard of Design and Layout

D10 Trees

D12 Locally Listed Buildings

D14 Conservation Areas

D15 Extensions and Alterations in Conservation Areas

D16 Conservation Area Priority

2 INFORMATIVE:

Notwithstanding the note on your submitted plan(s), this decision has been made on the basis of measurements scaled from the plan(s), unless a dimensioned measurement overrides it.

3 INFORMATIVE:

IMPORTANT: Compliance With Planning Conditions Requiring Submission and Approval of Details Before Development Commences

- You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority.

- Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted.

- Beginning development in breach of a planning condition will invalidate your planning permission.

- If you require confirmation as to whether the works you have carried out are acceptable, then you should apply to the Local Planning Authority for a certificate of lawfulness.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Setting of Locally Listed Building/Character and Appearance of Conservation Area/ Area of Special Character (SD1, SD2, D4, D12, D14, D15, D16, SEP5, SEP6, EP31)
- 2) Residential Amenity (D5)
- 3) Trees/Landscaping (D10)
- 4) S17 Crime & Disorder Act (D4)
- 5) Consultation Responses

INFORMATION

This application is reported to Committee at the request of a nominated member.

a) Summary

Statutory Return Type: Minor Development, all other
Conservation Area: Sudbury Hill Conservation Area
Council Interest: None

b) Site Description

- Sixth form college on southern side of Mount Park Avenue within Sudbury Hill Conservation Area and Harrow on the Hill Area of Special Character
- Site is subject to a TPO
- Site comprises a number of buildings of various ages and designs
- The application site is located adjacent to a locally listed chapel

c) Proposal Details

- Construction of a single storey extension to the front of the refectory attached to the eastern wall that faces the central area of the campus
- The proposed extension measures 19 metres in width and 5 metres in depth
- There is a central outcrop that projects 0.5 metres further, this outcrop emulates the existing original outcrop on the host building
- The roof over the extension would be a lean to which would be to a height of 4 metres at the mid-point of the pitch
- The proposed materials would be slate for the roof and brickwork, the materials, colours and detailing would match the existing building
- It is proposed to provide a small area of hard standing directly adjacent to the proposed extension
- This proposal would entail the loss of a protected Cypress tree, however, the loss of this tree would be mitigated by supplemental landscaping adjacent to the area along with the planting of 6 or 7 replacement trees throughout the site (the applicant has provided an illustrative plan for the proposed landscaping)

Revisions to Previous Application:

Following the previous decision (P/197/06/CFU dated 24th March 2006) the following amendments have been made:

- The previous application proposed a central drum feature, which has now been omitted

Item 2/02: P/2788/06/DFU continued.....

- The depth of the scheme has also been amended, previously the proposed depth was 7 metres, extending to 10 metres (including the central drum)
- The materials were to include grey metal louvers, windows and screens and the drum was rendered – these materials were considered to be at odds with the appearance of the building

d) Relevant History

WEST/285/96/FUL	Extension of existing first floor balcony to facilitate access to additional classroom and offices at mezzanine level	DEEMED REFUSAL ALLOWED AT APPEAL
WEST/962/02/FUL	Detached part 2/part 3 storey building to provide additional teaching accommodation	REFUSED 30-APR-03 DISMISSED AT APPEAL

This application was refused for the following reasons: -

1. The proposal, by reason of unsatisfactory size, siting, design and appearance, would detract from the character and appearance of this part of the Conservation Area and would have a prejudicial effect on the openness of the adjacent Metropolitan Open Land.
2. The proposal would result in pressure to remove trees of significant amenity value, to the detriment of the character of the area.
3. The proposal would result in the loss of a car parking area which would be likely to result in an increase in car parking on adjacent highways, to the detriment of highway safety and the amenities of neighbouring residents.

WEST/72/01/FUL	Single storey extension to refectory and library	GRANTED 14-JUN-01
P/3019/03/CFU	Detached part 2/part 3 storey building to provide additional teaching accommodation (revised)	NOT DETERMINED ALLOWED AT APPEAL
P/197/06/CFU	Single storey extension to refectory	REFUSED 24- MAR-06

This application was refused for the following reasons: -

1. The building, by virtue of its size, siting and unsatisfactory appearance, is detrimental to visual amenity, the setting of the adjacent locally listed building and fails to preserve the character and appearance of the Conservation Area.
2. The proposed development would entail the removal of an existing protected tree of significant amenity and landscape value, which would be detrimental to the character and appearance of the locality and the Conservation Area.

e) Applicant Statement

Design and Access statement submitted

- College has significant shortfall in social space
- Extension on Mount park Road elevation has been very successful but the college still experiences considerable congestion, noise and crowded conditions
- Extension has been designed to reflect the features of the existing building whilst making reference to the recent extension to the west
- Materials, colour and details will match the existing building but with contemporary detailing and roofscape
- Refectory space will flow into the new building and the external doors allow students to flow out and onto the lawn area during periods of good weather
- Landscaping will be completely redesigned to compliment the space remaining and its prominent position in the heart of the campus
- This will replace the existing planting which has no merit
- The extension is single storey and links with the existing buildings. Its floor levels will follow a common ground line and access from within and from outside will be available for all to use

Letter dated 14th November 2006, the applicant stated: -

- We cannot redesign the extension around the tree, but we propose that the amenities could be improved even more if we were to plant others in lieu in a more appropriate setting
- We offer to plant 5 new woodland trees along the slope leading away from the Aquinas building towards the sports pitch and one in the triangle of grass outside the Hume building. Others could be planted as suggested on the attached drawing
- 6 or 7 new trees replacing one tree seems to be a fair compromise, especially as we believe the Cypress is too close to the existing building and too large for its existing position
- New trees would positively contribute to the area and enhance the college campus
- It should be noted that three rows of paving have been deleted to reinforce the planting immediately adjacent to the extension

Letter dated 29th November 2006

- There is no current intention to increase numbers at the College, nor is the extension designed to be anything other than an extension to the refectory. The Principal of the College states:
- *“St Dominic’s Sixth Form College is funded by the Learning and Skills Council. Each year the LSC determines the number of students that will be funded at each college. Should a college exceed this agreed number no additional funding is provided. For the past four years the funded allocation for St Dominic’s has been constant. The LSC approved and provided resources for the College’s new teaching block, the Aquinas Building, on the basis of zero growth. This is very unusual and was recognition of the additional resources required to deliver an effective programme for the*

current sized cohort. The argument for an extension to the refectory runs along the same lines. The College is forced to operate a split lunch time at the moment which severely limits extra curricular activities. Even with the split the floor space in the existing facility is inadequate. The College has no intention of using the refectory extension for anything other than an enhanced and greatly needed social space for students.”

I hope this allays any fears from the neighbours that the refectory extension might promote more students by way of more teaching space.

f) Consultations:

Highways Engineer: No objection

CAAC: No objection

Harrow Hill Trust: Revised proposal appears preferable because it is smaller and more in keeping with the style of the building, however it will still result in the loss of the tree. College numbers too high, Council should limit numbers through legally enforceable S106 agreement

Advertisement:	Character of Conservation Area	Expiry: 21-NOV-06
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Notifications:

Sent: 90	Replies: 3	Expiry: 5-JUL-06
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Summary of Response:

site is already fully developed, inadequate parking, letting out of building at weekends would cause noise, further increase in numbers of students, car parking, bright lights left on 24 hours a day

APPRAISAL

1) Setting of Locally Listed Building/Character and Appearance of Conservation Area/ Area of Special Character

The site is positioned adjacent to a locally listed building in the Sudbury Hill Conservation Area and within Harrow on the Hill Area of Special Character. A previous application for the erection of a single storey extension to the refectory and library was granted under planning permission W/72/01/FUL. This rectangular extension has been erected to the rear of the application site and comprises a brick base with glazing panels separated by narrow transoms on top. This current application is a revised application submitted after a refusal under planning permission P/197/06/CFU. The previous application was considered to be excessively large in scale and was considered prominent and overbearing, particularly in light of the fact that the site is visible from Mount Park Avenue. It was also considered that the proposed materials of the extension would have been out of character.

UDP policy D4 requires that design and appearance of new development is

appropriate to the overall streetscape and respects the scale, form and character of the surrounding area. Policy D12 pays special attention to planning applications that propose to alter the character or setting of locally listed buildings. In this regard this revised scheme has reduced the scale and bulk of the development. The contemporary mono-pitch addition would blend with the existing historic fabric and the large expanses of glazing would make it appear appropriately subservient to the original building. The proposed design also offers continuity by picking up on detailing, important building lines and by making reference to the existing central projection. It therefore preserves the character and appearance of the host building and the locally listed chapel and it would have no material affect on the character and appearance of the conservation area.

2) Residential Amenity

The proposed single storey extension would be located along the front of the refectory building within the school grounds. The development would be sited a substantial distance from any nearby residential properties. As a result it is considered that the proposed extension would not lead to overlooking, loss of light or privacy to these properties.

3) Trees/Landscaping

The previous application (P/197/06/CFU) was refused because it would have required the removal of a protected Cypress tree. No measures were submitted with regard to alleviating the impact in relation to the loss of this tree.

This revised proposal would also require the loss of this tree. Upon further consideration, it is considered that due to the tree's position in close proximity to the building, it may need to be felled in the future in order to protect the safety of the building. In order to alleviate the amenity impact of the loss of this tree, it is proposed to plant tree replacements: 7 x trees and a beech hedge, as shown on the submitted illustrative plan. In light of the submitted illustrative landscaping plan, the proposed tree gain is significant and would diversify the tree age class immediately around the site; therefore it is considered that the proposal is acceptable. Details relating to species and a landscape management plan could be secured by the recommended conditions.

4) S17 Crime & Disorder Act

It is considered that the proposed extension would not have any adverse security or crime implications.

5) Consultation Responses

Apart from the points raised in the above sections, other issues raised are:

- Increased numbers of students, car parking – this proposal is for an extension to the refectory and would not increase the amount of teaching space on this site. The applicant has submitted that the extension would not facilitate more student numbers; therefore there would not be an increase in parking demand.

CONCLUSION

For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations, including any comments received in response to publicity and consultation, as set out above:
this application is recommended for grant.

**ST. DOMINIC'S 6TH FORM COLLEGE,
MOUNT PARK AVENUE, HARROW, HA1
3HX**

Item: 2/03

P/2988/06/DFU/OH

Ward HARROW ON THE HILL

CANOPY OVER EXISTING PAVED AREA TO SOUTH SIDE OF ST. DOMINIC'S
CHAPEL

Applicant: ST. DOMINICS 6TH FORM COLLEGE
Agent: KENNETH W REED & ASSOCIATES
Statutory Expiry Date: 18-DEC-06

RECOMMENDATION

Plan Nos: 141/1, 2, 3A, 4A, 5A, 6A, 7A, 8; letters from Andrew Reed dated 11th
and 18th December 2006; tree protection fencing and Design and
Access statement

GRANT permission for the development described in the application and submitted
plans, subject to the following condition(s):

1 The development hereby permitted shall be begun before the expiration of three
years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town & Country
Planning Act 1990.

2 The development hereby approved shall be constructed in accordance with the
approved plans and particulars and the sides shall not be enclosed at any time
unless otherwise agreed in writing by the Local Planning Authority.

REASON: To protect the character and appearance of the adjacent locally listed
building.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and
proposals in the Harrow Unitary Development Plan set out below, and to all relevant
material considerations including any comments received in response to publicity
and consultation, as outlined in the application report:

Harrow Unitary Development Plan:

SD1 Quality of Design

SD2 Conservation Areas, Listed Buildings, Sites of Archaeological Importance
and Historic Parks and Gardens

SEP5 Structural Features

SEP6 Areas of Special Character, Greenbelt and Metropolitan Open Land

EP31 Areas of Special Character

D4 Standard of Design and Layout

D10 Trees

- D12 Locally Listed Buildings
- D14 Conservation Areas
- D15 Extensions and Alterations in Conservation Areas
- D16 Conservation Area Priority

2 INFORMATIVE:

Notwithstanding the note on your submitted plan(s), this decision has been made on the basis of measurements scaled from the plan(s), unless a dimensioned measurement overrides it.

3 INFORMATIVE:

IMPORTANT: Compliance With Planning Conditions Requiring Submission and Approval of Details Before Development Commences

- You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority.
- Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted.
- Beginning development in breach of a planning condition will invalidate your planning permission.
- If you require confirmation as to whether the works you have carried out are acceptable, then you should apply to the Local Planning Authority for a certificate of lawfulness.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Setting of Locally Listed Building/Character and Appearance of Conservation Area/ Area of Special Character (SD1, SD2, D4, D12, D14, D15, D16, SEP5, SEP6, EP31)
- 2) Residential Amenity (D5)
- 3) Trees/Landscaping (D10)
- 4) S17 Crime & Disorder Act (D4)
- 5) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Minor Development
Conservation Area: Sudbury Hill Conservation Area
Council Interest: None

b) Site Description

- Sixth form college on southern side of Mount Park Avenue within Sudbury Hill Conservation Area and Harrow on the Hill Area of Special Character
- Site is subject to a TPO
- Site comprises a number of buildings of various ages and designs

Item 2/03: P/2988/06/DFU continued.....

- The application site is located south of the locally listed chapel, it is a paved area and is currently used as an outdoor recreational space for students
- The site is located approximately 1 metre lower than the level of the chapel

c) Proposal Details

- Construction of a canopy shelter, the proposed design is a simple barrel vault formed using a laminated timber arch and column structure covered by a stretched fabric roof
- The height of the proposal is 2.5 metres at the eaves and a maximum of 4.5 metres at the top of the canopy
- The proposal would be 14 metres wide and 10 metres long

d) Relevant History

WEST/285/96/FUL	Extension of existing first floor balcony to facilitate access to additional classroom and offices at mezzanine level	DEEMED REFUSAL
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WEST/962/02/FUL	ALLOWED at appeal Detached part 2/part 3 storey building to provide additional teaching accommodation	REFUSED 30-APR-03
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This application was refused for the following reasons: -

1. The proposal, by reason of unsatisfactory size, siting, design and appearance, would detract from the character and appearance of this part of the Conservation Area and would have a prejudicial effect on the openness of the adjacent Metropolitan Open Land.
 2. The proposal would result in pressure to remove trees of significant amenity value, to the detriment of the character of the area.
 3. The proposal would result in the loss of a car parking area which would be likely to result in an increase in car parking on adjacent highways, to the detriment of highway safety and the amenities of neighbouring residents.
- DISMISSED AT APPEAL

WEST/72/01/FUL	Single storey extension to refectory and library	GRANTED 14-JUN-01
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P/3019/03/CFU	Detached part 2/part 3 storey building to provide additional teaching accommodation (revised)	NOT DETERMINED
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P/197/06/CFU	ALLOWED at appeal Single storey extension to refectory	REFUSED 24- MAR-6
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This application was refused for the following reasons: -

1. The building, by virtue of its size, siting and unsatisfactory appearance, is detrimental to visual amenity, the setting of the adjacent locally listed building and fails to preserve the character and appearance of the

Conservation Area.

2. The proposed development would entail the removal of an existing protected tree of significant amenity and landscape value, which would be detrimental to the character and appearance of the locality and the Conservation Area.

e) Applicant Statement

Design and Access statement submitted

- College has significant shortfall in social space
- Currently the students use the outdoor space whenever possible because the existing buildings are simply not adequate to cope with the large numbers at break and lunch time
- Wet weather and winter conditions make this impossible for many days of the year
- Area to the south of chapel is flat, tucked away from the main campus courtyard space, it provides adequate space by being surrounded on at least 3 sides by planting, fencing and buildings and is relatively sheltered
- The site cannot be seen from Mount Park Avenue and therefore has no impact on public views into the site from this part of the conservation area
- Proposal structure is a simple barrel vault formed using a laminated timber arch and column structure covered by a stretched fabric roof
- It offers low height, translucency, good protection and external gutters
- It is a simple, contemporary clear span shelter that would shield students from the elements
- Timber has been chosen for the main structure to give an environment of quality and natural materials
- The area provides a flat, hard surface with level access to the surrounding areas so that wheelchair access is provided throughout. Materials and colours will provide contrasting surfaces to highlight areas of structure and any seating or bins that would be provided
- The open sides would enable clear views through all parts of the structure and the clear span underneath would ensure that there are no students that would be out of sight

Letter dated 11th December 2006, the applicant stated: -

- The height of the shelter has been lowered so that the underside of the eaves beam and headroom would be 2.5 metres, due to the structural proportions of the curved beam and fabric covering the height at the centre of the arch is predetermined and cannot be further lowered
- However, garden level is lower than the chapel and the ridge of the structure would be well below the other surrounding buildings
- This structure has been chosen because it offers a significantly lower structure than other examples and we believe it is entirely appropriate in this location
- To lower it further would alter the proportions and make it look squat and uncomfortable which would in fact be worse for the adjacent chapel building
- Proposed canopy has also been relocated so that it does not fall under the canopy of the surrounding trees

- It should be recognised that the posts supporting the canopy would be supported on relatively small concrete foundations which would not damage the roots as these would fall outside the canopy; as the sides would be open, there would be no trench digging for strip footings
- Tree protection would be provided in line with BS5837
- Trenches for services would be run well away from the canopy of adjacent trees and well outside the tree root protection zone, there are no proposed changes to the levels

f) Consultations:

CAAC: No objection. Suggest condition to ensure that the canopy cannot be covered at the sides. It should stay as an open structure and its use should remain the same. There is concern about its use becoming a classroom.

Harrow Hill Trust: No objections to proposal as such, doubt it would be used, do the college have longer term aims of putting walls around sides to gain further teaching space?

Advertisement:	Character of Conservation Area	Expiry: 30-NOV-06
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Notifications:

Sent:	Replies:	Expiry:
21	1	22-NOV-06

Summary of Response:

St Dominic's continue to park car at back of college and adjacent to my property; I am sure this does not have the permission from the Council; detrimental to natural habitat and my family's peace; excessive development; damage to environment, more cars

APPRAISAL

1) Setting of Locally Listed Building/Character and Appearance of Conservation Area/ Area of Special Character

The site is positioned to the south of a locally listed building in the Sudbury Hill Conservation Area and within Harrow on the Hill Area of Special Character. UDP policy D4 requires that design and appearance of new development is appropriate to the overall streetscape and respects the scale, form and character of the surrounding area. Policy D12 pays special attention to planning applications that propose to alter the character or setting of locally listed buildings. The eaves height of this proposal has been revised and is now lower compared to the original submission, it is considered that this reduction in height would ensure that the proposal would appear subservient to the adjacent chapel. The application site is also located at a lower level than the ground level adjacent to the chapel and this would assist in ensuring that the proposal appears subservient.

The proposed canopy would have a timber frame, which would be covered with

a stretched fabric roof that would be white in colour. The materials for the proposed canopy would be give the impression of reversibility and a lightweight appearance. It is considered that the simplicity of the proposal is reasonable and that it would not be offensive to, nor detract from the character and appearance of the conservation area and the locally listed chapel. The design is considered to preserve the character and appearance of the conservation area.

2) Residential Amenity

The proposed canopy would be located in a courtyard area within the school grounds and would be sited a substantial distance from any nearby residential properties. As a result it is considered that the proposal would not lead to overlooking, loss of light or privacy to these properties.

3) Trees

The proposed canopy has been relocated from its position on the original submission; this is to ensure that the shelter would not fall under the canopy of the adjacent trees and as the canopy would be supported on relatively small concrete foundations the roots of the surrounding trees would not be damaged. The applicant confirms that the trenches for any services would be run away from the canopy and well outside tree protection would be provided in accordance with BS 5837 (protection of trees during construction). In this regard, it is considered that the proposed development would not have a detrimental impact on the adjacent trees.

4) S17 Crime & Disorder Act

It is considered that the proposal would not have any adverse security or crime implications.

5) Consultation Responses

Apart from the points raised in the above sections, other issues raised are:

- Car parking – this proposal is for a canopy that would provide a sheltered area for students to congregate under during break and lunch times in periods of inclement weather, it would not facilitate more student numbers; therefore there would not be an increase in parking demand.

CONCLUSION

For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations, including any comments received in response to publicity and consultation, as set out above: this application is recommended for grant.

17 WESTWOOD AVENUE, SOUTH HARROW

Item: 2/04

P/2629/06/DFU/RV2

Ward ROXETH

SINGLE AND TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSION;
FRONT PORCH; CONVERSION TO TWO SELF-CONTAINED FLATS

Applicant: VELA PROPERTIES LTD
Agent: ADVANCED MANAGEMENT
Statutory Expiry Date: 20-NOV-06

RECOMMENDATION

Plan Nos: 06/01, 02, 03, 04, 05, 06, 07, 10, 11, 12, 14(i) (All Received 25/09/06)
06/08(a), 09(a), 13(a) & 14 (All Received 03/11/06) & site plan

GRANT permission for the development described in the application and submitted plans, subject to the following condition(s):

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town & Country Planning Act 1990.

2 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

REASON: To safeguard the appearance of the locality.

3 Before the use commences, the building(s) shall be insulated in accordance with a scheme agreed with the local planning authority. The development shall not be occupied or used until the works have been completed in accordance with the approved details and shall thereafter be retained.

REASON: To ensure that adequate precautions are taken to avoid noise nuisance and to safeguard the amenity of residents.

4 The development hereby permitted shall not commence until there has been submitted to, and approved by, the local planning authority, a scheme of hard and soft landscape works which shall include a survey of all existing trees and hedgerows on the land, indicating those to be retained and those to be lost. Details of those to be retained, together with measures for their protection in the course of the development, shall also be submitted and approved, and carried out in accordance with such approval, prior to any demolition or any other site works, and retained until the development is completed. Soft landscape works shall include: planting plans, and schedule of plants, noting species, plant sizes and proposed numbers/densities.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development.

5 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building(s), or the completion of the development, whichever is the sooner. Any existing or new trees or shrubs which, within a period of 2 years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season, with others of a similar size and species, unless the local authority agrees any variation in writing.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development.

6 No development shall take place until a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to, and approved in writing by, the local planning authority.

The boundary treatment shall be completed:

a: before the use hereby permitted is commenced

b: before the building(s) is/are occupied

c: in accordance with a timetable agreed in writing with the local planning authority

The development shall be completed in accordance with the approved details and shall thereafter be retained.

REASON: To safeguard the amenity of neighbouring residents and the character of the locality.

7 The development hereby permitted shall not commence until details of a scheme to provide a level or ramped entrance to the front and rear in order to facilitate access for disabled people, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied or used until the works have been completed in accordance with the approved details and thereafter retained.

REASON: To ensure adequate provision of facilities for use by disabled people in accordance with the policies of the Harrow Unitary Development Plan.

8 The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific permission from the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

Harrow Unitary Development Plan:

SD1 Quality of Design

EP25 Noise

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

D9 Streetside Greenness and Forecourt Greenery

- H9 Conversions of Houses and Other Buildings to Flats
- H18 Accessible Homes
- T13 Parking Standards

2 INFORMATIVE:

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

3 INFORMATIVE:

The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves:

1. work on an existing wall shared with another property;
 2. building on the boundary with a neighbouring property;
 3. excavating near a neighbouring building,
- and that work falls within the scope of the Act.

Procedures under this Act are quite separate from the need for planning permission or building regulations approval.

A copy of the Office of the Deputy Prime Minister booklet "The Party Wall etc. Act 1996: explanatory booklet" is available free of charge from:

ODPM Free Literature, PO Box 236, Wetherby, LS23 7NB

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: odpm@twoten.press.net

Website: <http://www.safety.odpm.gov.uk/bregs/walls.htm>

4 INFORMATIVE:

The applicant is advised that for the purposes of fulfilling the requirements of condition 4 the landscaping details should include: a schedule of plants and densities/numbers in relation to the soft landscaping areas, means of screening the refuse bins, elevations and materials details of the retaining walls and the refuse storage areas, and the materials to be used in the hard surfacing works. The drawing should also show adequate space within the refuse store for a recycling bin.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Quality of design (SD1)/ The standard of design & layout (D4)
- 2) Conversion of houses and other buildings to flats (H9)
New residential development – Amenity space and privacy (D5)
Streetside greenness and forecourt greenery (D9)
Accessible Homes (H18)
Parking standards (T13)
- 3) Noise (EP25)
- 4) Crime & Disorder Act (S.17)
- 5) Consultation Responses

INFORMATION

- Details of this application are reported to committee as a petition was received and the application is recommended for grant.
- Members visited the site on 20/01/07

a) Summary

Statutory Return Type: Minor Dwellings
Council Interest: None

b) Site Description

- The subject site is located on the northern side of Westwood Ave, being a two storey semi-detached dwelling that has a single storey lean-to located to the rear and a garage to the side
- No 15 is located to the northwest of the subject site, also a two storey semi-detached dwelling with a single storey rear lean to. Windows are located within the flank elevation, one door at ground floor level to access the kitchen and two windows at first floor level servicing a landing and bathroom.
- No 19 is located to the northeast of the subject site, which is the adjoining semi-detached dwelling.
- The street is generally characterised by detached and semi-detached dwellings, with a gentle rise in slope going up from east to west.

c) Proposal Details

- Single and two-storey side extension– width 2.4m
- Single storey rear extension - depth 3m
- Front Porch
- Conversion to two self-contained flats

Amended Plans Requested

The applicant was requested to submit amended plans showing compliance with lifetimes homes at ground floor level, additional refuse bins and screening of storage bins and increase the size of the kitchen and living area to provide adequate living space. Amended plans were received 03-11-06.

e) Applicant Statement

- Proposed to replace existing garage with a two-storey side extension and at rear remove the existing bit part extensions and construct a new single storey rear extension across the width of the site
- The general appearance and design of the proposal sympathetic and similar to extensions carried out in the area
- The size, height and scale of the development is in accordance with Council's guidelines
- The potential loss of light is negligible as No 15 is located off the flank boundary and separated by a single storey garage and the rooms concerned also have windows to the rear of the property
- No new windows are proposed along the flank elevation
- The proposal does not involve the removal of any existing trees

- The development is not of a scale to cause any potential disturbance to traffic or car parking
- There will be no impact upon the amenity or character of the area

f) Consultations:

- **Highways Engineers:** No objection

Notifications:

Sent:	Replies:	Expiry:
11	6 + 1 petition with 22 signatures	21-OCT-06

Summary of Response:

- The development would be out of character and not in keeping with the streetscape
- Flats will attract overcrowding in small living areas and be used for short term rentals
- Increase in car parking demand
- Increase parking on the street
- Additional waste bins provided will devalue the aesthetic appearance of the development and the street
- Will affect house prices
- Flats will encourage unstable rental occupancy
- Set a precedent in the street, which could lead to terrace housing instead of semi-detached
- Two gardens to the rear would be out of keeping with the character of the other gardens
- Loss of light to kitchen, particular to the glazed door fitted to the flank wall of kitchen due to double storey extension on boundary.
- Patio area will be overshadowed
- Additional strain on resources such as utilities and drainage
- Increased noise levels
- Building works would create a disruption and reduce the quality of our life for a considerable time
- Loss of light to the rear yard
- Overlooking
- Overdevelopment of site

Petition Received with 22 signatures

- Overdevelopment of site and out of character with the street
- Increased demand for parking

APPRAISAL

1) Quality of design/standard of design and layout

The subject proposal includes a single and two storey side and single storey rear extension and front porch. It is considered that the subject extensions have generally been designed with proper regard to the particular

characteristics of the site and its integration with the surrounding area, as discussed below.

Two Storey Side Extension (HG: B.1- B.4; B.7- B.14)

The subject application proposes to demolish an existing garage extension to the side of the dwelling and replace it with a two-storey side extension to provide a bedroom and bathroom at ground floor and a study at first floor. The ground floor would project sideward for approx 2.4m before projecting rearwards where it would match up with the rear wall of the existing dwelling. The first floor extension would be set-in 1m from the front building line, before projecting for a width of 2.4m, then rearwards for 7m in line with the rear wall of the existing dwelling. The extension would have a hipped roof that is subordinate to the original dwelling, with windows proposed to the front and rear elevation.

As mentioned above the proposal would have a 1m setback at first floor level and a subordinate hipped roof over, with a recessed eaves/gutter detail to the flank wall. This complies with paragraph B10 of the Council's Guidelines for such extensions to detached and semi-detached dwellings as a safeguard against excessive bulk and obtrusive presence in the streetscene. The extensions setback and subordinate roof would respect the profile and proportions of the original dwelling and, in this locality, are considered to adequately preserve the spatial setting and character of development.

As a safeguard against excessive bulk, overshadowing and light/outlook loss, the 45-degree code (vertical plane) would apply in relation to the impact of side extensions on adjacent 'protected windows'. The adjoining dwelling no. 15 has two windows at first floor level and a kitchen door in the flank elevation; the kitchen has dual aspect windows and as such the window located to the rear elevation being the larger window and the principle aspect would be considered as the 'protected window'. The flank kitchen door is not considered protected in accordance with Paragraph 3.10 & 3.11 of Council's guidance. Furthermore the windows to the first floor serve a landing and bathroom and are therefore not considered to be protected in accordance with paragraph 3.11 of council's guidance.

The two-storey side extension would have no material affect on light to or outlook from the front/rear main windows of the neighbouring dwelling, nor would it cause an unacceptable degree of overshadowing.

The proposed first floor element would be sited on the boundary with no. 15, it does not project beyond the existing rear wall of no.15 and is considered acceptable in this instance due to the adjacent single storey side extension that separates no.15 from the common boundary and complies with the horizontal 45-degree code in relation to that property.

Overlooking of adjacent gardens from first floor rear windows would be at an oblique angle and it is considered to not be of detriment to privacy/amenity. There is a satisfactory distance to the rear boundary and property beyond in this regard and no windows are proposed in the flank elevation.

Single Storey Rear Extension (HG: C.1 – C.7)

In accordance with the Council's guidelines for such developments to detached and semi-detached property's the proposed single storey rear extension would

have a depth of 3m adjacent to the boundary with both neighbours. The extension would span the full width of the dwelling. The extension would have a lean-to pitched roof to a height of 3m measured above adjacent ground level. It is noted that there is a marginal variation in ground level going up from west to east in Westwood Avenue. With regard to no.15 there is a hard surfaced patio area to the rear of the dwelling, and there is a slight change in ground level between no's 15 & 17 to the front of the dwelling but there is not much difference in ground level at the boundary at the rear. It is considered that the height of the extension will not greater than 3m when measured from the adjoining dwelling at the boundary. With regard to No.19, sits higher than the application property, therefore the application property would be less than 3m when measured from the ground/patio level at no.19.

Having regard to Council's guidelines and the site circumstances, it is considered that the proposal would have no material affect on light to or outlook from the rear windows of the neighbouring dwellings nor would it cause an unacceptable degree of overshadowing.

Front Porch

The proposal has been amended to increase the width of the front porch to allow for disabled access. The porch would not link with the front bay window nor would it project beyond the front of the bay. The front extension is considered acceptable and accords with the Council SPG for extensions.

2) **Conversion of houses and other buildings to flats**

The suitability of the new units created in terms of sizes, circulation and layout.

The application proposes the conversion of the ground floor into a two bedroom flat, and the first floor into a separate one bedroom flat with a study. The ground floor unit will comprise of two bedrooms with one bathroom and a separate WC & shower room, as well as separate kitchen and living areas. The second floor flat will comprise of one bedroom, a bathroom a study and separate kitchen and living areas as well as separate access to the rear yard.

The front entrance from the existing front door would be retained as the principal access to both units with a single door to the front elevation thereby retaining the appearance of a single dwelling in the streetscene - but otherwise each unit would be fully self-contained and a shared lobby within. The units comply with policy H9 in terms of vertical stacking, with bedroom over bedroom to help avoid undue internally generated noise conflict.

The Council now requires ground floor flats, as far as practical; to comply with the minimum standards of "lifetime homes" as set out in recently adopted SPD "Accessible Homes". Bearing in mind the age, size, layout and quality of much of the existing housing stock within the borough, it must be acknowledged that it cannot always be reasonable to insist that all ground floor flat conversions comply with these standards.

In this particular instance it would not be possible to adapt this dwelling house to fully meet these standards. Notwithstanding this the applicant has amended the plans to comply as far as practical with the minimum standards, as such a parking space with a width of 3.5m and within minimum distance of the home

has been provided, doorway widths a minimum of 900mm including the doorway to the first floor flat which could allow for future access to the first floor flat and a living room at entrance level. Although the applicant has not indicated level access to the front or rear of the dwelling, a condition is attached requiring (for the ground floor flat) plans indicating level threshold entrances and ramps to be submitted to, and approved in writing by the Local Planning Authority before works can commence so as to allow access to the property for people with mobility difficulties.

Supporting paragraph 6.51 of policy H9 specifically states that the standards of accommodation should be comparable to those recommended by the Institute of Environmental Health Officers, and that the space within buildings should provide satisfactory amenities for the occupiers of the flats created. The document '*The Housing Act 1985: Houses in multiple occupation – minimum standards for amenities and facilities, including space and standards (HMO)*', has been adopted by Harrow Council for use by Environmental Health Officers when assessing the adequacy of converted accommodation. The total habitable floor space provided in both the ground and first floor/second floor flats meets the relevant minimum standards as published in the HMO.

The level of usable amenity space available

Both the ground floor flat and the first floor flat have access to the rear amenity space. The space provided for each flat is considered acceptable and is in accordance with sub paragraph 6.53 of UDP policy H9. Further to ensure adequate amenity space for the two flats a condition is attached requiring landscape plans showing appropriate boundary treatments between the two sections of open space.

Traffic and highway safety

As a single family dwelling of more than five habitable rooms, the existing dwelling would generate a UDP maximum standard parking requirement of 2 spaces; one space is provided in the garage at the rear although it appears unlikely that this has been utilised for parking purposes for some years. The proposed flats would generate a combined maximum standard parking requirement of 3.4 spaces, which includes an element of visitor provision. As considered there is one space provided for the ground floor flat that is able to be used for disabled parking, although there is a deficiency in parking in particular no car parking is provided for the first floor flat, the site is however located very close to good public transport links within the South Harrow Local Centre. It is therefore considered that the lack of on site parking will not result in detrimental impacts to parking in the area. In addition, Council's Highways engineers raised no objections.

Landscape treatment and the impact of any front garden/forecourt parking

Plans submitted to the Council indicate an area for refuse storage on the front forecourt. However, sufficient detail has not been provided for the Council to sufficiently assess the acceptability of this forecourt treatment. It is recommended that the grant be conditional upon a scheme for the landscaping of the site including, where the recycle bin will be located and elevations of

storage shed proposed for the disposal of refuse/waste to be submitted to and approved in writing by the Local Planning Authority before the development can commence.

3) Noise

A condition requiring sound insulation details to be agreed and provided prior to first occupation is suggested

4) Crime & Disorder Act (S 17)

It is considered that an increase in occupation by the creation of two flats would allow for increased surveillance of the property. Further the security of the development is enhanced by discouraging casual intrusion by non-residents by retaining the existing single entry point into the dwelling. While the design of the dwelling is generally as existing and would not be considered to make the situation worse.

5) Consultation Responses

A summary of all responses

- The development would be out of character and not in keeping with the streetscape
Comment: refer to appraisal section 1
- Flats will attract overcrowding in small living areas and be used for short term rentals
Comment: refer to appraisal section 2
- Increase in car parking demand
Comment: refer to appraisal section 2
- Increase parking on the street
Comment: refer to appraisal section 2
- Additional waste bins provided will devalue the aesthetic appearance of the development and the street
Comment: refer to appraisal section 2
- Will affect house prices
- Flats will encourage unstable rental occupancy
Comment: As discussed above the proposed conversion is in accordance with Council's Policies in particular H9, that allows for conversions from dwelling houses to residential flats, in this instance the proposal complies with the criteria as outlined in the policy and is unlikely that the above reason could justify refusal and house prices/rental occupancy are not a material planning consideration
- Two gardens to the rear would be out of keeping with the character of the other gardens
Comment: refer to appraisal section 2
- Loss of light to kitchen, particular to the glazed door fitted to the flank wall of kitchen due to double storey extension on boundary.
Comment: refer to appraisal section 1
- Patio are will be overshadowed
Comment: refer to appraisal section 1
- Additional strain on resources such as utilities and drainage

The provision of utilities and drainage is not the responsibility of Council, further it is not a material planning consideration.

- Increased noise levels
Comment: refer to appraisal section 3
- Building works would create a disruption and reduce the quality of our life for a considerable time
Comment: If the application were to be recommended for approval this would be addressed via an informative directing the applicant's attention to Considerate Contractor Code of Practice.
- Loss of light to the rear yard
Comment: refer to appraisal section 1
- Overlooking
Comment: refer to appraisal section 1
- Set a precedent in the street, which could lead to terrace housing instead of semi-detached
Comment: refer to appraisal section 1
- Overdevelopment of site
Comment: refer to appraisal sections 1 & 2

CONCLUSION

For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations including comments received in response to notification and consultation as set out above:

This application is recommended for grant.

70 ELM PARK, STANMORE

Item: 2/05

P/3075/06/DFU/LW

Ward STANMORE PARK

SINGLE STOREY SIDE EXTENSION, SINGLE/FIRST FLOOR/TWO STOREY SIDE TO REAR EXTENSION, TWO STOREY REAR EXTENSION

Applicant: MR M PATEL & MISS T ALIEHAI

Agent: JASON READ PUGH

Statutory Expiry Date: 19-DEC-06

RECOMMENDATION

Plan Nos: BD/01 (Existing), BD/02 (Existing), BD/01 (Plans as Existing), BD/03 (Plans and Elevations as Proposed, Site Plan)

GRANT permission for the development described in the application and submitted plans, subject to the following condition(s):

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town & Country Planning Act 1990.

2 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no window(s)/door(s) shall be installed in the flank wall(s) of the development hereby permitted without the prior permission in writing of the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

3 The window(s) in the north facing flank wall(s) of the proposed development shall:

(a) be of purpose-made obscure glass,

(b) be permanently fixed closed below a height of 1.8m above finished floor level, and shall thereafter be retained in that form.

REASON: To safeguard the amenity of neighbouring residents.

4 Demolition of existing garage shall not commence until there has been submitted to, and approved in writing by, the local planning authority, an Arboricultural Method Statement pertaining to the geo textile membrane to be laid over the proposed driveway. The development shall be carried out in accordance with the approved details and shall thereafter be retained.

Reason: To ensure that the trees protected by Tree Preservation Orders are not adversely affected by the building work on the site.

5 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

REASON: To safeguard the appearance of the locality.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION - HOUSEHOLDER APPLICATION:

The decision to grant planning permission has been taken having regard to the policies and proposals in the Harrow Unitary Development Plan set out below, and to all relevant material considerations, including any comments received in response to publicity and consultation, as outlined in the application report:

Harrow Unitary Development Plan:

SD1 Quality of Design

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

2 INFORMATIVE:

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

3 INFORMATIVE:

The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves:

1. work on an existing wall shared with another property;
 2. building on the boundary with a neighbouring property;
 3. excavating near a neighbouring building,
- and that work falls within the scope of the Act.

Procedures under this Act are quite separate from the need for planning permission or building regulations approval.

A copy of the Office of the Deputy Prime Minister booklet "The Party Wall etc. Act 1996: explanatory booklet" is available free of charge from:

ODPM Free Literature, PO Box 236, Wetherby, LS23 7NB

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: odpm@twoten.press.net

Website: <http://www.safety.odpm.gov.uk/bregs/walls.htm>

4 INFORMATIVE:

IMPORTANT: Compliance With Planning Conditions Requiring Submission and Approval of Details Before Development Commences

- You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority.
- Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted.
- Beginning development in breach of a planning condition will invalidate your planning permission.
- If you require confirmation as to whether the works you have carried out are

acceptable, then you should apply to the Local Planning Authority for a certificate of lawfulness.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Impact on Character, Design and Amenity (SD1, D4, D5, SPG – Extensions)
- 2) Impact on Protected Trees (D10)
- 3) S17 Crime & Disorder Act (C12)
- 4) Consultation Responses

INFORMATION

This application has been referred to the Committee at the request of the Chairman.

a) Summary

Statutory Return Type: Householder Development
Council Interest: None

b) Site Description

- The application site is located on the western side of Elm Park, adjacent to the eastern vehicular entrance to the Manor House Estate.
- The site is occupied by a detached two storey 'Dutch' style dwelling, with a single storey rear extension and detached side garage to the northern flank boundary.
- The adjacent dwelling No 72a was previously extended to form a separate terraced dwelling and as such has a two storey side extension.
- The dwelling on the opposite side of the access, No 64 has been extended with a front porch and single storey rear extension.
- There are other examples of 'Dutch' style dwellings in the street, the majority of which have been extended with two storey side extensions.
- Three large pine trees exist along the northern boundary of the subject site, covered by TPO 863.

c) Proposal Details

- Demolition of existing detached garage to side boundary.
- Two storey side extension adjacent to the access, with mansard roof and front dormer window.
- Extends for 4.5m from the side flank wall of the original dwelling and stepped in 1.5m from the side boundary line.
- The extension wraps around the rear of the dwelling on the first floor (above the existing single storey rear extension) and then becomes a two storey rear extension, again with mansard roof and rear dormer.
- Protrudes 2.3m from the rear wall of the existing dwelling.
- Single storey side extension on southern side of dwelling. Adjacent to boundary with No 72a, setback increases from 0.2m to 0.4m.
- Protrudes 2.2m from the side of the dwelling and extends 8m along the side of the dwelling.

Revisions to Previous Application:

Following the previous application (P/2365/06/DFU) the following amendments have been made:

- The width of the proposed two-storey side extension has been reduced from 4.8m to 4.3m, so that the distance from the side boundary has increased from 1m to 1.5m.
- The two-storey side extension has increased front setback, from 0.9m to 1.8m to the main front wall.
- The window in the first floor side flank wall of the two storey side extension has been reduced in size.
- Rear extension protrudes 1.9m, previously 1.1m, and extends for 9m (width of dwelling), previously 5m.

d) Relevant History

P/2365/06/DFU	Single storey side extension, single/first floor/two storey side to rear extension, single storey rear extension.	WITHDRAWN 11-OCT-06
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e) Applicant Statement

- None

f) Consultations:

- None

Notifications:

Sent:	Replies:	Expiry:
5	2	01-DEC-2006

Several objections were received from each of the two parties that submitted.

Summary of Response:

- Single storey side extension has an inadequate setback from the side boundary.
- Overdevelopment of the site.
- As a result there will be a large flank wall on the northern boundary facing the entrance to Manor House Estate, which is part of the Old Church Lane Conservation Area. The proposal by reason of its height, siting and appearance, will be detrimental to and compromise the setting of the entrance to the estate.
- The proposal will have an adverse impact on views into, within and from the Old Church Lane Conservation Area and have an adverse impact on the streetscene.
- The proposal would be detrimental to Tree Preservation Order No 467 and 865.
- The application shows a garage will be turned into a habitable room and overlook neighbours properties opposite.

APPRAISAL

1) Impact on Character, Design and Amenity

Two Storey Side Extension

The existing dwelling is a small Dutch style house with barn style roof. The dwelling has previously been extended to the rear, with a single storey extension that protrudes off the rear corner of the dwelling and as such is visible from Elm Park. This existing situation, which creates a courtyard between the dwelling, rear extension and side garage is somewhat mismatched and even with the existing extension, the dwelling remains modest in size and is unusually narrow on the first floor, with a maximum width of 4.5m. As such this proposal would create a more cohesive development that is more in keeping with the character of the original building, whilst increasing the floor area to provide a larger dwelling.

The proposed two storey side extension will infill the court yard area on the ground floor between the dwelling, extension and garage and create additional living space on the first floor. The proposal extends for the length of the dwelling house before becoming the two storey rear extension.

Several elements of the design have been incorporated so as to reduce the bulk and dominance of the extension. The width on both the first and ground floors has been reduced so that the proposal remains 1.5m from the boundary line, which is an increased setback from the current situation on the ground floor. The proposal is stepped back from the main front wall of the dwelling by 2m at the bottom of the mansard roof and 2.5 at the top, ensuring that the extension remains subordinate to the original dwelling house and front gable feature. The window design and layout is consistent with the existing dwelling and maintains the appearance and character of the building. A condition is recommended to ensure that the garage door remains on the front of the dwelling as it is considered to be an important design feature that is beneficial to the appearance of the dwelling.

The extension is not considered to create any detrimental impacts upon the existing amenities of the adjoining plots, given its design and location on the plot. The proposal only involves one first floor window in the side flank, which is to a bathroom. Conditions are recommended to ensure the window remains glazed and fixed to ensure no overlooking of No 64 can occur. Furthermore, No 64 is buffered by the entrance drive to Manor House Estate and as such the extension remains some 14m from this dwelling.

Two Storey Rear Extension

On the first floor the proposal extends on from the side extension and wraps around the rear of the dwelling for the width of the dwelling. On the ground floor the proposal infills an area between the rear wall of the dwelling and the existing rear extension.

The proposal creates a continuation of the original dwelling, with the same barn roof line of the dwelling being extended and the mansard roofline of the

extension following through. The extension is considered to respect the design and appearance of the original dwelling, and the continuation of the roof line is considered acceptable given the unusually shaped roof on the original dwelling, and has been designed to reflect the character of the dwelling and provides a satisfactory appearance. The rear wall of the extension will line up with the rear walls of No 72a and 72, ensuring that building lines are maintained and bulk minimised.

The rear extension is not expected to have any impacts on the amenities of the surrounding plots, given its size and location. The extension is modest in size and stepped in from both side boundaries, ensuring that light and outlook are maintained from the adjacent dwellings. The 45° splays are maintained from No 72a, and the extension is located 2.5m from the adjoining boundary with this dwelling. The extension is sited to the north east of No 72a, further ensuring that minimal impact on this dwelling will occur. The extension is sited well away from No 68, with the access way located in between and as such, no impacts on the amenities of this plot are expected.

Single Storey Side Extension

The extension is modest in nature with a wall height of 2.8m, and a pitched roof with a maximum height of 3.7m, which occurs 1.3m off the side boundary. The extension is stepped back from the front wall of the dwelling and as such remains subordinate to the dwelling and does not impact on the character or appearance of the building.

The extension complies with the requirements of the SPG and as such is not expected to impact upon the amenities of the adjoining plot. No windows are proposed in the flank wall, and conditions are recommended to ensure any additional windows would require the approval of the Council. The proposal remains in line with the front wall of No 72a and therefore does not impact on the streetscene or the outlook from this dwelling.

2) Impact on Protected Trees

There are three large pine trees located adjacent to the subject site, within the entrance to Manor House Estate, which are covered by TPO 863. The potential impact on the trees has been carefully assessed by the Council and has resulted in several of the design changes to the proposal.

The siting of the extension was altered in order to reduce the potential conflict between the trees and the development, as a result no harm is expected to occur to the trees from the proposal.

A condition is suggested to protect the root zones of the trees during demolition of the existing garage and construction of the proposed extension.

3) S17 Crime & Disorder Act

The proposal is not considered to have any impact with respect to this legislation.

4) Consultation Responses

Apart from the points raised in the above sections, other issues raised are:

- Council's guidelines permit the siting of extensions up to the boundary line with adjacent dwellings and therefore the location of the single storey side extension complies with the relevant documents.
- The adjacent entrance to Manor House Estate does not form part of the Old Church Lane Conservation Area. The boundary of the conservation area is located a minimum of 60m from the nearest boundary of No 70 Elm Park, and some 75m away from the proposal. Given this, the extension is not considered to impact upon the appearance, character or views of the conservation area.
- The proposal has been specifically designed with Tree Preservation Order 865 in mind, and as such will not impact upon the health of the trees involved or create a conflict between the trees and the extension. With regard to Tree Preservation Order 476, the trees covered by this order are located some distance from the subject site and as a result no impact will occur to these trees as a result of the proposal.
- The room to the front of the extension has not been indicated as a garage, it is shown as a store room, with no internal access to the main dwelling and as such would be unlikely to be used as a habitable room. Furthermore, a window in this location would not result in a situation any different to a normal street situation of houses located across the street from each other.

CONCLUSION

For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations, including any comments received in response to publicity and consultation, as set out above: this application is recommended for grant.

33 MOAT DRIVE, HARROW

**Item: 2/06
P/2376/06/DFU/SW2**

Ward HEADSTONE SOUTH

CONVERSION OF DWELLING HOUSE TO TWO FLATS TOGETHER WITH SINGLE STOREY SIDE TO REAR EXTENSION

Applicant: BHARVIA TAILOR
Agent: THE GILLETT MACLEOD PARTNERSHIP
Statutory Expiry Date: 13-NOV-06

RECOMMENDATION

Plan Nos: 06/2361/1, 3H and Site Plan

GRANT permission for the development described in the application and submitted plans, subject to the following condition(s):

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town & Country Planning Act 1990.

2 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no window(s)/door(s) shall be installed in the flank wall(s) of the development hereby permitted without the prior permission in writing of the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

3 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

REASON: To safeguard the appearance of the locality.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

Harrow Unitary Development Plan:

SD1 Quality of Design

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

H9 Conversions of Houses and Other Buildings to Flats

D9 Streetside Greenness and Forecourt Greenery

SH1 Housing Provision and Housing Need

SH2 Housing Types and Mix

EP25 Noise

T13 Parking Standards

C12 Community Protection and Emergency Services

Supplementary Planning Guidance Extensions: A Householders Guide and
Supplementary Planning Document Accessible Homes

2 INFORMATIVE:

The relevant traffic order will impose a restriction making residential occupiers of this building ineligible for residents parking permits in the surrounding controlled parking zone.

3 INFORMATIVE:

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

4 The applicant is informed that the works detailed in the Certificate of Lawful Proposed Development P/82/06/DCP will need to be carried out and completed prior to the conversion of the house into flats.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Residential Amenity
- 2) Character of the Area (SD1, D4 & D5)
- 3) Conversion Policy (H9) including Forecourt Treatment (D9), Disabled Persons' Access (H18) & Parking and Access (T13)
- 4) S17 Crime & Disorder Act (C12)
- 5) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Minor Dwellings

Council Interest: None

b) Site Description

- Site is located on the southern side of Moat Drive and contains a two storey semi-detached dwelling located generally towards the front of a long, rectangular plot.
- The site has no other previous planning permissions, although it does have a Certificate of Lawful Proposed Development for a loft conversion including a roof alteration and rear dormer, this has yet to be constructed.
- The dwellings on either side of No. 33 appear to be as originally constructed within no visible extensions, and no planning histories.
- There are no protected windows within either neighbouring dwelling. No. 31 to the northeast is the attached dwelling and is as originally constructed, thus no flank windows. The dwelling to the southwest No. 35 has two windows within the flank wall they serve a bathroom and landing.

c) Proposal Details

- Conversion of dwelling into two self contained flats
- Single storey side to rear extension
- The application has been revised from P/1200/06/DFU to include 1 parking space to comply with the Lifetime Homes Standards and offer a landscaped front garden in line with the requirements of Policy H9 of the UDP
- The application has been revised from P/1200/06/DFU to provide a one bedroom flat at ground floor level.

d) Relevant History

P/82/06/DCP	Certificate of Lawful Proposed Development: Loft Conversion incorporating hip to gable and rear dormer roof extension	GRANT 10-FEB-06
P/472/06/DFU	Single storey side to rear extension and conversion of dwelling into 2 self contained flats	REFUSE 13-APR-06

Reasons for Refusal:

1. The proposed ground floor unit would not be fully accessible and would fail to make adequate provision for people with disabilities, therefore conflicting with the policies of the Harrow Unitary Development Plan.
2. The proposed forecourt layout would not make satisfactory provision for parking and access and would as a consequence be detrimental to parking and safety conditions on the adjoining highway.

P/1200/06/DFU	Conversion of house into two self-contained flats including single storey side to rear extension	REFUSE 31-JUL-06
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Reasons for Refusal:

1. Parking is insufficient for two flats and therefore the development would give rise to conditions prejudicial to highway safety and the free flow of traffic in Moat Drive.

e) Applicant Statement

- Meet Lifetimes Homes requirements, adequate amenity space to the rear and two spaces, one per unit which was amended as per the previous reason for refusal. Adequate access for the site for emergency vehicles and refuse collections.
- Adequate amenity space to the rear
- Two spaces, one per unit which was amended as per the previous reason for refusal
- Adequate access for the site for emergency vehicles and refuse collections

f) Consultations:

- None

Notifications:

Sent:
11

Replies:
7

Expiry:
17-OCT-06

Summary of Response:

Parking, obstructing the highway, paved driveways add to flooding problems, no need for flats, why weren't all residents notified.

Petition of objections received 24th October 2006: 39 Signatures

APPRAISAL

1) Residential Amenity

The current application attempts to overcome the previous reason for refusal (see above), by reducing the ground floor flat to 1 bedroom thereby reducing the intensity of people coming in and out of the dwelling.

The side extension is to have a width of 1m and extend from the rear wall of the dwelling 3m, it is to have a height of 3m and have a flat roof.

When considered in relation to the attached dwelling, No. 31, the side extension will be screened from view by the bulk of the applicants dwelling. When considered in relation to the neighbouring dwelling to the southwest, No. 35, the side extension will have no adverse effect as there are no protected windows on the flank. The width and depth of the side extension is considered acceptable. There are no windows or doors proposed within the flank wall of the side extension thereby avoiding any perceived or actual overlooking.

The rear extension is to have a depth of 3m when measured from the rear wall of both neighbouring dwellings. Both neighbours have any rear extensions and all three dwellings have the same rear building line. The roof is to be flat to a height of 3m. There are to be no doors or windows within the flank walls of the proposal.

The depth of the rear extension is considered acceptable in relation to both neighbouring dwellings. Given that this single storey rear extension can meet the criteria set out within the SPG for householder extensions this part of the proposal is considered to be acceptable.

2) Character of the Area

The proposal would retain the appearance of the property as a single dwelling in the street scene. The addition of 2 self-contained flats is not considered to cause material harm to the character of the area and is considered acceptable in this respect.

3) Conversion Policy including Forecourt Treatment, Disabled Persons' Access & Parking and Access

The application proposes the conversion of one semi-detached house into two self-contained flats. The proposed ground floor flat is shown to have 2 bedrooms and a living area which would contain the kitchen. The first floor flat

is to have 1 bedroom and living space. The entrance from the existing front door would be retained as the principal access to both of the units, with a shared lobby within. The vertical stacking of the rooms is considered to go as far as possible to minimise any potential disturbance between properties.

The ground floor flat complies with the councils "Lifetimes Homes Standards" as set out in the Accessible Homes SPD. It is considered that the overall size of the proposed ground floor flat would reasonably meet the needs of non-family occupiers that the development would be likely to attract. The application has been amended from the previous submission (P/1200/06/DFU) to provide a one bedroom flat at ground floor level. This is considered to reduce the intensity of people who come in and out of the property and ease the pressure for parking on site and in the vicinity.

In relation to outdoor amenity space, the existing dwelling has a 29m long rear garden that would be utilised by both dwellings. The garden will be divided equally between the proposed flats, and accessed via a side passageway.

The plans detail a direct access to the rear garden for the ground floor flat. There is access to the rear garden via a door in bedroom 1. This is not ideal for allowing access for all occupants of the proposed ground floor flat into the rear garden. The side passage is also considered wide enough for a wheelchair user to access the rear garden externally providing good access for all future occupiers of the proposed units.

A dustbin storage area has been sited to the side of the dwelling in the area of the existing garage that is to be demolished as part of this proposal, this area is considered to be acceptable.

The application has been amended to include 1 parking space to comply with the Lifetime Homes Standards and offer a landscaped front garden in line with the requirements of Policy H9 of the UDP. The provision of one parking space is in line with the Maximum Residential Off Street Parking Standards detailed in the Harrow Unitary Development Plan. The parking proposed is considered to be acceptable.

4) S17 Crime & Disorder Act

The proposal is a normal householder extension and conversion to 2 self contained flats. The proposal is not considered to have any adverse impacts on the security and safety of the locality.

5) Consultation Responses

Apart from the points raised in the above sections, other issues raised are:

- Flooding is not a material planning consideration.
- Residents are notified in line with the Code of Practice: Publicity for Planning Applications, approved by Planning Committee: 15th March 2001.
- All other material planning considerations addressed in the report above.

CONCLUSION

For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations, including any comments received in response to publicity and consultation, as set out above: this application is recommended for grant.

6 TOORACK ROAD, HARROW

Item: 2/07

P/2482/06/DFU/SW2

Ward WEALDSTONE

CONVERSION OF DWELLINGHOUSE INTO TWO SELF-CONTAINED UNITS (A FLAT AND A MAISONETTE); ALTERATIONS TO ROOF TO FORM END GABLE AND REAR DORMER

Applicant: DR E BAYAR

Agent: G M SIMISTER

Statutory Expiry Date: 20-NOV-06

RECOMMENDATION

Plan Nos: TOO-6/2 rev C, TOO-6/3

GRANT permission for the development described in the application and submitted plans, subject to the following condition(s):

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town & Country Planning Act 1990.

2 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

REASON: To safeguard the appearance of the locality.

3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no window(s)/door(s), other than those shown on the approved plan no. TOO-6/2 Rev C shall be installed in the flank wall(s) of the development hereby permitted without the prior permission in writing of the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

4 The window(s) in the flank wall(s) of the proposed development shall:

(a) be of purpose-made obscure glass,

(b) be permanently fixed closed below a height of 1.8m above finished floor level, and shall thereafter be retained in that form.

REASON: To safeguard the amenity of neighbouring residents.

5 The development hereby permitted shall not commence until there has been submitted to, and approved by, the local planning authority, a scheme of hard and soft landscape works, car parking and pedestrian access. Soft landscape works shall include: planting plans, and schedules of plants, noting species, plant sizes and proposed numbers / densities. Details shall be submitted and approved prior to any demolition or any other site works, and retained until the development is completed.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development

6 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building(s), or the completion of the development, whichever is the sooner. Any existing or new trees or shrubs which, within a period of 2 years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season, with others of a similar size and species, unless the local authority agrees any variation in writing.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

Harrow Unitary Development Plan:

- SD1 Quality of Design
- D4 Standard of Design and Layout
- D5 New Residential Development - Amenity Space and Privacy
- D9 Streetside Greenness and Forecourt Greenery
- H9 Conversions of Houses and Other Buildings to Flats
- SH1 Housing Provision and Housing Need
- SH2 Housing Types and Mix
- EP25 Noise
- T13 Parking Standards

2 INFORMATIVE:

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

3 INFORMATIVE:

The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves:

1. work on an existing wall shared with another property;
 2. building on the boundary with a neighbouring property;
 3. excavating near a neighbouring building,
- and that work falls within the scope of the Act.

Procedures under this Act are quite separate from the need for planning permission or building regulations approval.

A copy of the Office of the Deputy Prime Minister booklet "The Party Wall etc. Act 1996: explanatory booklet" is available free of charge from:

ODPM Free Literature, PO Box 236, Wetherby, LS23 7NB

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: odpm@twoten.press.net

Website: <http://www.safety.odpm.gov.uk/bregs/walls.htm>

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Quality of Design (SD1) Standard of Design and Layout (D4) Amenity Space and Privacy (D5)
- 2) Conversion of Houses and Other Buildings to Flats (H9), Accessible Homes H18 & SPD, Street side Greenness and Forecourt Greenery (D9)
- 3) Parking Standards (T13)
- 4) S17 Crime & Disorder Act (C12)
- 5) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Minor Developments

Council Interest: None

b) Site Description

- No. 6 is a semi detached property on the north side of Toorack Road
- It is set back from the road with forecourt parking and has side access to the rear garden.
- There is a public right of way to the side of the site
- The house has an existing rear dormer and No. 10 has a hip to gable and rear dormer roof extension
- Toorack Road has unrestricted parking

c) Proposal Details

- Conversion of dwelling to 2 self contained flats
- Alterations to roof to form end gable and rear dormer

d) Relevant History

- None

e) Applicant Statement

- Standard of accommodation comparable to that recommended by the Institute of Environmental Officers, access complies with Building Regs Part M, sound insulation complies with Building Regs Part E, access to rear garden for both flats, off street parking provided, front gardens make the contribution to the streetscene, extensions comply with the principles of Extensions: A Householders Guide.

f) Consultations:

- None

Notifications:

Sent:

6

Replies:

1

Expiry:

20-OCT-06

Summary of Response:

Create precedence, detriment to character of the area, exploitation of estate has gone far enough and should stop. Based on greed, overcrowding, destruction of community, safety, diminishes small houses for families, disfigures the harmony of the visual aspect of the housing complex, Changing nature of original buildings, unfair, intensification.

APPRAISAL

1) Quality of Design Standard of Design and Layout Amenity Space and Privacy

The proposed rear dormer would be sited 1m from the verge of the roof, 500mm from the party wall and 1m above the eaves of the roof. The proposal includes a hip to gable and rear dormer roof extension. The rear dormer is visually contained within the roof slope and is not considered to create any undue overlooking. It would view neighbouring gardens at an oblique angle and is therefore not considered to create any adverse overlooking. A window is proposed in the flank elevation of the new gable end. There are no protected windows on the flank elevation of No. 4 so it is not considered to create any undue overlooking. This window would be obscurely glazed and solid to a height of 1.8m by condition. The proposed hip to gable and rear dormer complies with the Harrow SPG Extensions: A Householders Guide and is therefore considered acceptable.

2) Conversion of Houses and Other Buildings to Flats, Accessible Homes, Street side Greenness and Forecourt Greenery

The proposal details a new front door with a fixed side panel on the front elevation. The main front door provides access to internal doors to each flat. The proposal would only require a minor alteration to the front elevation that is not considered to adversely impact the streetscene. The internal floor space adequately satisfies the minimum floor standards as set out in The Housing Act 1985: Houses in Multiple Occupation.

The proposal details a side passageway that provides access to the rear garden. The garden has been divided into two and offers external amenity space to both flats. The rear gardens have a depth of, 10.5m and 9.5m which is considered adequate.

Given that the proposal complies with the criteria set out in policy H9, it is considered that no detrimental change to the character of Toorack Road would occur as a result of this proposed conversion. The additional landscaping of the forecourt is considered to enhance the streetscene and contribute to forecourt greenery.

The applicant has amended the plans to comply with Lifetime Homes standards. Door and corridor widths are appropriate sizes; a 1.5m turning circle

is shown in all habitable rooms, the lay out of the bathroom is considered to be accessible for a wheelchair user and a ramp is provided to the main front door. The proposal is considered to be consistent with the requirements of the Accessible Homes SPD.

The revised scheme provides some soft landscaping to the front of the dwelling. As the forecourt is currently paved it is considered to contribute to forecourt greenery and enhances the streetscene.

The proposal details refuse storage facilities for 4 bins. This is to the rear of the dwelling and therefore shielded from the streetscene. The area given over for this is considered to be ample for these facilities.

3) Parking

The applicant has detailed 1 parking space to the front of the dwelling. Currently the front of the property has been hard surfaced to allow cars to be parked. The plans have been altered to offer 1 Lifetime Homes space that would be 3.3m wide by 5.3m deep. Although, 5.5m depth is desirable, the site circumstance restrict the opportunity for this. It is considered that the applicant has gone far enough in providing an adequate parking space.

The site is within a short distance of Wealdstone district centre which offers sustainable transport solutions. Given this proximity it is considered to offer adequate parking provision and is therefore acceptable.

4) S17 Crime & Disorder Act

The proposal is a standard alteration which will not have any adverse impacts on the security and safety of the locality.

5) Consultation Responses

Apart from the points raised in the above sections, other issues raised are:

- Greed, destruction of community and exploitation are not material planning considerations.
- All other material Planning Considerations addressed in the report above.

CONCLUSION

For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations, including any comments received in response to publicity and consultation, as set out above: this application is recommended for grant.

9 PARK VIEW ROAD, PINNER HILL

Item: 2/08
P/2523/06/CFU/OH

Ward PINNER

PART SINGLE AND PART TWO STOREY REPLACEMENT HOUSE WITH BASEMENT AND ACCOMODATION AT LOFT LEVEL, ALTERATIONS TO ACCESS AND PARKING

Applicant: MR & MRS DAS
Agent: SIMPSON MCHUGH
Statutory Expiry Date: 17-NOV-06

9 PARK VIEW ROAD, PINNER HILL

Item: 2/09
P/2524/06/CCA/OH

Ward PINNER

DEMOLITION OF EXISTING HOUSE (CONSERVATION AREA CONSENT)

Applicant: MR & MRS DAS
Agent: SIMPSON MCHUGH
Statutory Expiry Date: 17-NOV-06

P/2523/06/CFU

RECOMMENDATION

Plan Nos: 2030/3o REV. D, 2230/1, 2230/18 REV. B, 2230/19 REV. B, Design and Access Statement

GRANT permission for the development described in the application and submitted plans, subject to the following condition(s):

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town & Country Planning Act 1990.

2 The development hereby permitted shall not be occupied or used until all the works detailed in the application have been completed in accordance with the permission granted unless otherwise agreed in writing by the local planning authority.

REASON: To safeguard the character or appearance of the Conservation Area.

3 The development hereby permitted shall not commence until there has been submitted to, and approved by, the local planning authority, a scheme of hard and soft landscape works which shall include a survey of all existing trees and hedgerows on the land, indicating those to be retained and those to be lost. Details of those to be retained, together with measures for their protection in the course of the development, shall also be submitted and approved, and carried out in accordance with such approval, prior to any demolition or any other site works, and retained until the development is completed. Soft

landscape works shall include: planting plans, and schedule of plants, noting species, plant sizes and proposed numbers/densities.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development.

4 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building(s), or the completion of the development, whichever is the sooner. Any existing or new trees or shrubs which, within a period of 2 years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season, with others of a similar size and species, unless the local authority agrees any variation in writing.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development.

5 No site works or development shall commence until details of the levels of the building(s), road(s) and footpath(s) in relation to the adjoining land and highway(s), and any other changes proposed in the levels of the site, have been submitted to, and approved by, the local planning authority.

REASON: To ensure that the works are carried out at suitable levels in relation to the highway and adjoining properties in the interests of the amenity of neighbouring residents, the appearance of the development, drainage, gradient of access and future highway improvement.

6 The development hereby permitted shall not commence until samples of the materials to be used in the construction of the external surfaces noted below have been submitted to, and approved in writing by, the local planning authority:

- (a) the building(s)
- (b) the ground surfacing
- (c) the boundary treatment

The development shall be completed in accordance with the approved details and shall thereafter be retained.

REASON: To safeguard the appearance of the locality.

7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order with or without modification), no development which would otherwise fall within Classes A to E in Part 1 of Schedule 2 to that Order shall be carried out without the prior written permission of the local planning authority.

REASON: To safeguard the character of the area by restricting the amount of site coverage and size of dwelling in relation to the size of the plot and availability of:-

- (a) amenity space
- (b) parking space

and to safeguard the amenity of neighbouring residents.

8 The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from

the site. Nothing shall be stored or placed in any area fenced in accordance with this condition, and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

REASON: The existing trees represent an important amenity feature which the local planning authority considers should be protected.

9 None of the existing trees on the site shall be lopped, topped, felled or uprooted without the prior written permission of the local planning authority. Any topping or lopping which is approved shall be carried out in accordance with British Standard 3998 (Tree Work).

REASON: The existing trees represent an important amenity feature which the local planning authority considers should be protected.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF STAT:

The decision to STAT has been taken having regard to the policies and proposals in the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

Harrow Unitary Development Plan:

2 INFORMATIVE:

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

3 INFORMATIVE:

The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves:

1. work on an existing wall shared with another property;
 2. building on the boundary with a neighbouring property;
 3. excavating near a neighbouring building,
- and that work falls within the scope of the Act.

Procedures under this Act are quite separate from the need for planning permission or building regulations approval.

A copy of the Office of the Deputy Prime Minister booklet "The Party Wall etc. Act 1996: explanatory booklet" is available free of charge from:

ODPM Free Literature, PO Box 236, Wetherby, LS23 7NB

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: odpm@twoten.press.net

Website: <http://www.safety.odpm.gov.uk/bregs/walls.htm>

4 INFORMATIVE:

IMPORTANT: Compliance With Planning Conditions Requiring Submission and Approval of Details Before Development Commences

- You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a

scheme or details of the development must first be approved by the Local Planning Authority.

- Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted.
- Beginning development in breach of a planning condition will invalidate your planning permission.
- If you require confirmation as to whether the works you have carried out are acceptable, then you should apply to the Local Planning Authority for a certificate of lawfulness.

P/2524/06/CCA RECOMMENDATION

Plan Nos: 2230/3o REV. D, 2230/1, design and access statement

GRANT Conservation Area Consent in accordance with the works described in the application and submitted plans, subject to the following condition(s):

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town & Country Planning Act 1990.

2 The demolition hereby permitted shall not commence before a contract for the carrying out of the works of redevelopment of the site has been made, and all the approvals required by the conditions attached to planning permission reference P/2523/06/CFU have been obtained.

REASON: To safeguard the appearance of the locality.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF CONSERVATION AREA CONSENT:

The decision to grant conservation area consent has been taken having regard to the policies and proposals in the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

Harrow Unitary Development Plan:

SD1 Quality of Design

SD2 Conservation Areas, Listed Buildings, Sites of Archaeological Importance and Historic Parks and Gardens

SEP5 Structural Features

SEP6 Areas of Special Character, Greenbelt and Metropolitan Open Land

EP31 Areas of Special Character

EP32 Green Belt - Acceptable Land Uses

EP34 Extensions to Buildings in the Green Belt

D4 Standard of Design and Layout

D5 Amenity Space and Privacy

D10 Trees

D14 Conservation Areas
T13 Parking Standards

2 INFORMATIVE:

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

3 INFORMATIVE:

The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves:

1. work on an existing wall shared with another property;
 2. building on the boundary with a neighbouring property;
 3. excavating near a neighbouring building,
- and that work falls within the scope of the Act.

Procedures under this Act are quite separate from the need for planning permission or building regulations approval.

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Website: <http://www.safety.odpm.gov.uk/bregs/walls.htm>

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Green Belt and Area of Special Character (SD1, EP32, EP33, EP34, EP31, SEP5, SEP6, D4, D5)
- 2) Character and Appearance of Conservation Area (SD2, D14)
- 3) Visual and Residential Amenity (SD1, D4, D5)
- 4) Parking (T13)
- 5) Crime and Disorder Act (D4)
- 6) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type:	Householder
Green Belt	
Conservation Area:	Pinner Hill Estate
Area of Special Character:	Harrow Weald Ridge
Council Interest:	None

b) Site Description

- Site occupied by a 2-storey detached dwelling on the northern side of Park View Road, sited approximately 24 metres from the front boundary

- Site lies within Green Belt, Harrow Weald Ridge Area of Special Character and the Pinner Hill Estate Conservation Area
- The existing house is a 1960s build and plain in appearance when compared to other houses within the estate

c) Proposal Details

- Demolition of existing house and replacement with a two-storey dwelling including basement and rooms in the roof space

Revisions to Previous Application:

Following the previous decision (P/952/05/CFU) the following amendments have been made:

- Width of the proposed single storey element on the side has been reduced by 500mm from the western boundary
- Depth of single storey side element would be increased by 1.9 metres to accommodate a study room
- Veranda would now be enclosed to form an integral garage
- Three Velux windows would be added to the rear roof slope of the house

d) Relevant History

HAR/15260/A	Erect detached house and garage	GRANTED 01-MAR-60
WEST/697/96/FUL	Ground floor side and two storey rear extensions	GRANTED 15-JAN-97
WEST/815/02/FUL	Single and two storey front and side extensions	GRANTED 30-APR-03
P/2471/03/CFU	Single and two storey front and side extensions, rear bay, crown roof over garage, new basement	GRANTED 22-MAR-04
P/1478/04/CFU	Replacement two storey house	GRANTED 11-NOV-04
P/1530/05/CCA	Conservation area consent: demolition of existing house and garage	GRANTED 28-JUL-05
P/952/05/CFU	Replacement two storey house	GRANTED 28-JUL-05

e) Applicant Statement

Design and Access Statement

- Design scheme is very similar to that previously approved, whilst incorporating an integral garage in lieu of a car part and a small study room at the rear. The proposal now also incorporates a feature stairwell and attic rooflights at the rear
- The design is in principle identical to that approved with the building retaining the scale of the original two storey house on this site and that of its immediate neighbours
- Externally the design is traditional both in terms of scale and appearance. Materials such as face brickwork, render and timber panelling, clay tiling, hardwood windows and doors etc are to be used in keeping with the general

- character of the Pinner Hill area
- The design would retain the scale, form and character of a two-storey dwellinghouse. Other than the low level window to the front bay, there is no visible evidence of the basement or the loft conversion when viewed from Park View Road
- The proposal seeks to reinforce and enhance the existing landscaping. The existing driveway would be enlarged and additional plant beds would be provided to the front of the building itself, to the rear a new hard landscaped terrace is to be provided at garden level with retaining wall and planting to the rear garden
- A sunken terrace with integral plant beds would be provided at basement level
- Existing access would be enlarged to provide manoeuvrability into and out of the site
- The building would be designed to meet Building Regulations, the building would be designed to enable and assist the occupiers to meet their obligation under the DDA act
- A secure bin store would be provided within close proximity
- It is also anticipated that provision for CCTV will be made
- Disabled access would be provided
- Low energy lighting would be provided

f) Consultations:

Highways Engineer: No objection

CAAC: The vertical window grates against the design of the property and would be better given more simple and conventional detailing and shape. It should be lowered to below the eaves to the tile level. Leaded windows would be better, in order to continue the overall architectural style. As the gable top looks contrived, proposals should perhaps show 1 dormer on the roof instead, or level out the velux windows

Advertisement:	Character of Conservation Area	Expiry: 02-NOV-06
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Notifications:

Sent:	Replies:	Expiry:
5	0	19-OCT-06

Summary of Response:

- None

APPRAISAL

1) Green Belt and Area of Special Character

Plan policy requires that proposals “retain the openness and character of the Green Belt” and in the case of extensions to dwellings, “not result in disproportionate additions over and above the size of the original dwelling”. The Council approved various applications for extensions to this property, which have not been implemented. The proposed new house must be assessed with regard to policy EP33, which states that in the case of replacement dwellings there should not be any material increase in site coverage, bulk and height of buildings.

	Original	Approved % increase over original (P/2471/03/CFU)	Approved % increase over original (P/1478/04/CFU)	Approved % increase over original (P/952/05/CFU)	Proposed % increase over original
Footprint (m ²)	103	45%	45%	68%	69%
Floor area (m ²)	182	78%	108%	87%	148%

The proposed replacement house would have the same general appearance as the approved house under P/952/05/CFU. There are minor differences to the schemes as follows: the width of the proposed single storey side element would be 500mm less than that approved, however the depth would be 1900mm larger; the proposed open sided veranda at the front would now be enclosed to form an integral garage and it is proposed to facilitate the loft space for use as habitable rooms and there would be three velux windows on the rear roof slope to provide light and outlook to these rooms.

The enclosure of the front veranda and the accommodation in the loft space would account for most of the proposed additional floorspace. It is considered that the 1% increase in proposed footprint would be offset by the additional space of 500mm proposed between the single storey side element and the western boundary shared with Sunder Nivas, this increase in space would increase the sense of openness on this site. Thus it is considered that the proposed replacement dwelling would not affect the sense of openness or character of the Green Belt or the Area of Special Character.

2) Character and Appearance of Conservation Area

The conservation area consent is to demolish a rather plain 1960s house that is considered to have a neutral affect on the character and appearance of the conservation area. Policy D14 states “there will be presumption against the demolition of buildings which make a positive contribution to the character and appearance of a conservation area. If a building makes a neutral contribution, its value will be assessed against any proposed redevelopment”. PPG15 also echoes this view. As it is considered that Highlands makes a neutral contribution to the character and appearance of the conservation area, the redevelopment proposal needs to either preserve or enhance this character.

It is considered that the proposed replacement dwelling is of a more interesting design and has a number of potentially enhancing features, such as the light well to the stairs on the ground floor. The design of the replacement dwelling largely replicates the design and character of the previously approved scheme (P/952/05/CFU). The proposal would involve more hardsurfacing to the front than the existing, however this element of the scheme is identical to that previously approved under reference P/952/05/CFU and is also considered to be acceptable in this instance, subject to the approval of landscaping details and materials.

3) Neighbouring Amenity

The existing property is adjacent to the boundaries with Sunder Nivas to the west and Old Gates to the east. The house is currently set behind the building lines of the neighbouring properties, in particular that at Old Gates. The new house would be sited slightly forward of the building line at Sunder Nivas but would remain behind Old Gates.

Sunder Nivas has been extended in the form of single storey front, side and rear extensions, with a garage adjacent to the boundary with Highlands. There are no windows in the flank wall of this garage. The proposed single storey element would project 1 metre beyond the rear of Sunder Nivas. It is considered that this projection would be acceptable in relation to the neighbouring amenities because the separation distance between the proposal and the shared boundary would mitigate any detrimental impacts.

The proposed two storey element of the replacement dwelling would be sited a distance of 6 metres from the common boundary and would project further into the rear garden than Sunder Nivas. However the high flank level windows at Sunder Nivas serve the landing and a secondary window to a bedroom and thus are not protected. The two-storey rear projection would comply with the 45° code from that property. At Old Gates, a double garage is sited adjacent to the boundary and the house is set well away from the application property, thus no loss of light or overshadowing would occur. In general the siting and bulk of the buildings proposed is similar to that previously approved, and the additional single storey projection at the rear of the side element would be acceptable in relation to Sunder Nivas.

4) Parking

At least two off-street parking spaces would be provided on the front drive of the property, which is in accordance with Schedule 5 of policy T13. This is considered to be adequate with regards to the parking standards.

5) Crime and Disorder Act

It is considered that the proposal would not have any adverse security or crime implications

6) Consultation Responses

Apart from the points raised in the above sections, other issues raised are:

- None.

CONCLUSION

For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations, including any comments received in response to publicity and consultation, as set out above:
this application is recommended for grant.

UNITS 4/5 BALLARDS MEWS, HIGH STREET, EDGWARE

Item: 2/10

P/2563/06/DFU/LW

Ward CANONS

CHANGE OF USE FROM CAR REPAIR WORKSHOP TO MOT TESTING STATION (CLASS B2 TO SUI GENERIS)

Applicant: MR MOHSEN ATTARAN-KHORASANI

Statutory Expiry Date: 05-DEC-06

RECOMMENDATION

Plan Nos: 70122-00, 3, Site Plan

GRANT permission for the development described in the application and submitted plans, subject to the following condition(s):

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town & Country Planning Act 1990.

2 No works or activities associated with the use hereby permitted shall be undertaken outside the building, shown on the approved plans.

REASON: To safeguard the amenity of neighbouring residents.

3 The premises shall only be used as a MOT vehicle-testing Centre and no other mechanical works and repairing of vehicles or any other related activities shall take place on the site.

REASON: To safeguard the amenity of neighbouring residents.

4 The proposed parking spaces indicated on drawing number 70122-00 shall be retained and used for parking, in connection with the development hereby permitted and for no other purpose.

REASON: To ensure that the parking provision is available for use by the clients and in accordance with the Council's parking standards.

5 The use hereby permitted shall only take place between 0830 and 1800 Mondays to Fridays and between 0830 and 1200 on Saturdays, and at no time on Sundays, Bank and Public Holidays.

REASON: To safeguard the amenity of neighbouring residents.

6 No music or any other amplified sound caused as a result of this permission shall be audible at the boundary of any residential premises either attached to, or in the vicinity of, the premises to which this permission refers.

REASON: To ensure that the proposed development does not give rise to noise nuisance to neighbouring residents.

7 Any plant and machinery, including that for fume extraction, ventilation, refrigeration and air conditioning, which may be used by reason of granting this permission, shall be so installed, used and thereafter retained as to prevent the transmission of noise, vibration, and odour/fume into any neighbouring premises.

REASON: To ensure that the proposed development does not give rise to noise and odour/fume nuisance to neighbouring residents.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

Harrow Unitary Development Plan:

EM13 Land and Buildings in Business Use - Designated Areas

EM22 Environmental Impact of New Business Development

T13 Parking Standards

2 INFORMATIVE:

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

3 INFORMATIVE:

The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves:

1. work on an existing wall shared with another property;
 2. building on the boundary with a neighbouring property;
 3. excavating near a neighbouring building,
- and that work falls within the scope of the Act.

Procedures under this Act are quite separate from the need for planning permission or building regulations approval.

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Website: <http://www.safety.odpm.gov.uk/bregs/walls.htm>

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1)** Land and Buildings in Business Use – Designated Areas (EM13)
- 2)** Environmental Impact of New Business Development (EM22)
- 3)** Traffic and Parking (T13)
- 4)** S17 Crime & Disorder Act (C12)
- 5)** Consultation Responses

INFORMATION

This application was referred to the Committee at the request of the Chairman.

a) Summary

Statutory Return Type: Change of Use
Council Interest: None

b) Site Description

- The subject site is wholly contained within a building currently used for car repairs located at the end of Ballard Mews, on the northern side, within a designated Business Use Area.
- Ballard Mews is generally occupied by B1-B2 uses with areas of car parking dispersed within the site.
- To the north the site is bordered by residential flats in Edgware Court and to the south is the Knights Court Nursing Home.

c) Proposal Details

- The proposal is for the change of use from a car repair workshop to an MOT testing station.
- The proposal does not involve any external alterations.
- Two internal parking spaces are provided.
- Internal changes include the installation of a car ramp and brake testing system.

d) Relevant History

- None

e) Applicant Statement

- Proposal will not involve external changes, will only require a ramp to one side and two brake testing systems on the other side of the workshop.
- At present there are about 7-10 cars visiting per day, but when permission is granted for MOT it will be less to start with but will increase to a maximum of 13 cars per day.
- Each test takes 40mins and opening hours are 8.30-18.00 with 1-hour lunch, meaning it is not possible to do more than 13 cars per day.
- The viewing area for customers would be on the left hand side of the garage as shown on drawing.

f) Consultations:

- None.

Notifications:

Sent:	Replies:	Expiry:
43	7 including petition	21-NOV-06

Summary of Response:

- Applicant has no parking rights

- Yard is a dead end and lack of parking causes arguments everyday
- This person has only been in the yard for 9 months and causes all of the tenants lots of additional problems.
- The offices to the front of the site addressing the High Street have a car park to the rear, the car park is often filled with cars not relating to the office and it is believed that this use will contribute to this situation, making it worse.

APPRAISAL

1) Land and Buildings in Business Use – Designated Areas

The proposal site is in an established area of business use and designated as B1 use area in the Proposals Map. Despite this the predominant type of business operating in the vicinity is vehicle maintenance and repair services. The site is currently used as a car repair workshop, which is classified as a B2 – General Industry Use.

Policy EM13 of the Council's UDP seeks to resist the loss of Business Uses in areas designated on the Proposals Map. Specifically, the UDP identifies the Ballard Mews area as providing a valuable variety of small premises for local businesses. Whilst current uses in Ballard Mews are predominantly B2 (general industrial), the site is surrounded on three sides by residential properties. In order to safeguard residents' amenity, the UDP proposes that future development should be limited to B1 uses (light industrial, offices, research facilities).

Despite this, it is considered that the proposal should be supported as it would not have a more unacceptable level of impact than that of the current use. None of the activities involved in MOT testing are intrinsically different from those arising in the normal course of vehicle servicing, and would not give rise to additional noise and disturbance. The MOT station would not have more than 13 customers a day and this would not generate a significantly higher level of traffic than the existing situation of 7-10 cars per day.

Given that the existing car repairs use is lawful and uncontrolled it is considered that the proposed change of use to a similar car related use would enable the Council to control the use to the benefit of adjacent residents, while retaining the site for employment purposes.

Conditions are suggested to ensure that sound emitted as a result of the use is controlled as well as the opening hours of the business, to protect the amenity of residential neighbours.

2) Environmental Impact of New Business Development

While this policy relates more specifically to B1, B2 and B8 development, the nature of the proposal and its similarities to a B2 use, have given this policy relevance. The policy stipulates that due regard should be given to the following;

- a) *The potential impact on the amenity of adjoining properties and on the character of the area.*

The proposal is not expected to have any further impact on the residential amenities of the surroundings plots. The nature of the business will not differ significantly from the existing business in terms of the level of disturbance, openings hours and frequency of clients. Conditions are recommended to ensure that noise emitted as a result of the use is controlled as well as the opening hours to further protect the amenity of the surrounding residential uses.

- b) *The processes to be carried out and the emission of noise, smoke or other pollutants.*

The proposal will generate noise, however it is not expected to be above the noise levels of the current use, or the general ambient noise level. Conditions are recommended to control the level of noise emanating from the site.

- c) *The ability of the surrounding roads to accommodate generated traffic and the accessibility of the site.*

Access to the site is obtained via a narrow street that is often heavily parked. However, given that proposal will not generate a significant increase in traffic from the existing use, it is not prudent to refuse the application on such grounds. Conditions are recommended to restrict the proposal to operating only within the building, which will assist in assuring that the street remains unobstructed.

- d) *Any substantial loss of land from another use which other policies in the plan seek to protect.*

The UDP seeks to protect this area as a business area with primarily B1 uses. This proposal is outside that intention however given the similarities in its nature to the existing use, it is considered an acceptable use for the site that will serve to maintain the viability of the business area without detrimentally impacting upon the amenities of the adjacent residential uses.

- e) *The expected energy use and reliance on fossil fuels.*

This is not expected to be any different to the existing use.

3) Traffic and Parking

The UDP stipulates the parking requirements for 'other non-residential buildings' to be calculated on the case merits, within the context of restraint based standards and the national advice in PPG 13.

The change from vehicle repair to MOT testing is unlikely to create a worse situation than prevails at present, given the similarities between the operations between the two uses. The proposal provides two spaces within the building for the parking of cars, which is the same as the current business. While the parking provision is low, particularly for an area with heavy parking requirements due to the nature of the businesses in Ballard Mews, given the

current use and parking situation, a refusal on parking grounds is unable to be substantiated.

Conditions are suggested to ensure that all parking associated with the use occurs within the site, in order to reduce parking in the area and maintain vehicle flows within the Mews.

4) S17 Crime & Disorder Act

The proposal is not considered to have any impact with respect to this legislation.

5) Consultation Responses

Apart from the points raised in the above sections, other issues raised are:

- Parking concerns have been addressed in main body of report.

CONCLUSION

For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations, including any comments received in response to publicity and consultation, as set out above: this application is recommended for grant.

WHITEFRIARS FIRST & MIDDLE SCHOOL, WHITEFRIARS AVENUE, HARROW

Item: 2/11

P/2868/06/CFU/KMS

Ward WEALDSTONE

ALTERATION AND EXTENSION OF SCHOOL BUILDINGS AND FORMATION OF CHILDRENS CENTRE AND EXTERNAL FREE STANDING CANOPY AND PLAY EQUIPMENT TO PLAYGROUND (REVISED)

Applicant: MR ALLEN GIBBONS
Agent: MR TOM FROWDE
Statutory Expiry Date: 01-DEC-06

RECOMMENDATION

Plan Nos: 1106/P200, 1106/P201, 1106/P202, 1106/P203

GRANT permission for the development described in the application and submitted plans, subject to the following condition(s):

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town & Country Planning Act 1990.

2 The development hereby permitted shall not commence until there has been submitted to, and approved by, the local planning authority, a scheme of hard and soft landscape works which shall include a survey of all existing trees and hedgerows on the land, indicating those to be retained and those to be lost. Details of those to be retained, together with measures for their protection in the course of the development, shall also be submitted and approved, and carried out in accordance with such approval, prior to any demolition or any other site works, and retained until the development is completed. Soft landscape works shall include: planting plans, and schedule of plants, noting species, plant sizes and proposed numbers/densities.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development.

3 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building(s), or the completion of the development, whichever is the sooner. Any existing or new trees or shrubs which, within a period of 2 years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season, with others of a similar size and species, unless the local authority agrees any variation in writing.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

Harrow Unitary Development Plan:

- SD1 Quality of Design
- D4 Standard of Design and Layout
- D10 Trees and New Development
- SEP5 Structural Features
- EP25 Noise
- EP29 Tree Masses and Spines
- SC1 Provision of Community Services
- C6 First and Middle Schools
- C7 New Education Facilities

2 INFORMATIVE:

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

3 INFORMATIVE:

In June 2006 Harrow Council adopted two Supplementary Planning Documents: "Access for All" and "Accessible Homes", containing design guidelines for the provision of safe and convenient access for all disabled groups. Both documents can be viewed on the Planning pages of Harrow Council's website - the URL address is:

<http://www.harrow.gov.uk/ccm/content/housing-and-planning/planning/news-letter.en>

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1)** Standard of design and layout (SD1, D4, D10)
- 2)** Amenity (SC1, C6, C7, D4, EP25)
- 3)** Trees (SEP5, EP29, D10)
- 4)** S17 Crime & Disorder Act (D4)
- 5)** Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Minor Development
Council Interest: Council owned school

b) Site Description

- Site lies on the west side of Whitefriars Avenue and comprises a 2-storey brick built Victorian-era school building. A 2-storey brick building dating from

Item 2/11: P/2868/06/CFU continued.....

the 1990s, a Horsa Hut and a block of 2 pre-fabricated classrooms

- 2-storey residential properties adjoin the site to the north and south, with Harrow Teachers Centre to the rear
- development on the opposite side of Whitefriars Avenue comprises 2-storey terraced houses, a commercial warehouse, and the Sri-Lanken Muslim Cultural Centre

c) Proposal Details

- Extensions & alterations are approved under (P/1782/06/CFU) Revisions to previous proposal
- Erection of fabric canopy supported by 4 pairs of steel corners (1 pair per corner) in north eastern corner of site, c.1.4m from boundary with Whitefriars Avenue
- Canopy would cover an area of 4.4 x 4.4m and would be 2.9m in height
- Removal of 3 mature trees to Whitefriars Avenue boundary and replacement with low level planting in 3 beds
- Provision of 3 climbing frames

d) Relevant History

P/1782/06/CFU	Alteration and extension of school buildings and formation of children's centre	GRANTED 06-SEP-06
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e) Applicant Statement

- School site has outstanding planning permission for extensions and refurbishment (ref. P/1782/06/CFU) which includes removal of 3 mature trees
- Current application is for landscaping of area occupied by these trees and erect a freestanding canopy
- Canopy required to compensate for solar shading lost by felling of trees and to provide shelter from rain
- Proposals offer a dynamic and exiting addition to the playground and streetscene

f) Consultations:

- None

Notifications:

Sent:	Replies:	Expiry:
13	0	01-NOV-06

Summary of Response:

- None

APPRAISAL

1) Standard of design and layout

The subject site benefits from an outstanding planning permission for alterations and extensions to the existing school buildings and the felling of 3 mature trees to the Whitefriars Avenue frontage. The current proposal is in addition to these works and comprises landscaping works to the Whitefriars Avenue frontage and the erection of a freestanding fabric canopy supported by steel columns.

It is considered that the freestanding canopy and climbing frames would create an acceptable addition to the school playground and would complement the outstanding extensions in terms of its siting and appearance. Although the canopy would be sited relatively close (c.1.4m) to the boundary with Whitefriars Avenue, it would be afforded significant screening by the boundary fence and an existing mature tree that is not proposed for felling. It is therefore considered that the proposed canopy would not be unduly obtrusive in the streetscene.

2) Amenity

The Council considers the provision of good quality school buildings, with appropriate facilities as important. UDP policies C6, C7 and EP25 require that new development on school sites should not be detrimental to the environmental quality of the surrounding locality or the amenities of nearby residents.

The proposed canopy would be located a considerable distance from any habitable room windows of nearby residential properties and would therefore not lead to a loss of light or privacy to these properties, nor would it give rise to an unacceptable increase in noise disturbance and activity.

3) Trees

As per the outstanding planning permission, the current application also includes the felling of 3 mature trees along the front boundary of the site. The loss of these trees was previously considered acceptable on grounds of prevention of natural light from penetrating into the main school building.

Although the trees make a contribution to the appearance of the local streetscene, they are not protected by Tree Preservation Orders and are not within a Conservation Area. Consequently, their felling does not require planning consent.

Although the submitted plans indicate the provision of 3 planting beds, full details of the proposed landscaping are not shown. Conditions requiring submission of a detailed landscaping scheme, and its implementation in order to protect the appearance of the locality are therefore recommended.

4) S17 Crime & Disorder Act

The proposed freestanding canopy would be located a considerable distance (c.6.5m) from the school buildings and would therefore be unlikely to aid the perpetration of criminal acts in relations to those buildings. It would also be sited c.1.4m inside the boundary fence and would therefore be unlikely to assist would be climbers of that fence.

5) Consultation Responses

Apart from the points raised in the above sections, other issues raised are:

- None

CONCLUSION

For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations, including any comments received in response to publicity and consultation, as set out above: this application is recommended for grant.

125 KINGSHILL DRIVE, KENTON

Item: 2/12
P/3053/06/DFU/ML1

Ward KENTON WEST

2 STOREY SIDE, SINGLE STOREY FRONT, SIDE AND REAR EXTENSIONS
LINKING INTO REAR GARAGE

Applicant: MR PRAKASH SHAH
Agent: MR A MODHWADIA
Statutory Expiry Date: 18-DEC-06

RECOMMENDATION

Plan Nos: 1824-01, 1824-02, 1824-03, 1824-04 and Site Plan

GRANT permission for the development described in the application and submitted plans, subject to the following condition(s):

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town & Country Planning Act 1990.

2 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no window(s)/door(s), other than those shown on the approved plans shall be installed in the flank wall(s) of the development hereby permitted without the prior permission in writing of the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

3 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

REASON: To safeguard the appearance of the locality.

4 The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific permission from the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

Harrow Unitary Development Plan:

SD1 Quality of Design

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

2 INFORMATIVE:

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

3 INFORMATIVE:

The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves:

1. work on an existing wall shared with another property;
2. building on the boundary with a neighbouring property;
3. excavating near a neighbouring building, and that work falls within the scope of the Act.

Procedures under this Act are quite separate from the need for planning permission or building regulations approval.

A copy of the Office of the Deputy Prime Minister booklet "The Party Wall etc. Act 1996: explanatory booklet" is available free of charge from:

ODPM Free Literature, PO Box 236, Wetherby, LS23 7NB

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: odpm@twoten.press.net

Website: <http://www.safety.odpm.gov.uk/bregs/walls.htm>

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Standard of Design and Layout (D4)
- 2) New Residential Development - Amenity Space and Privacy (D5) and Supplementary Planning Guidance
- 3) S17 Crime & Disorder Act
- 4) Consultation Responses

INFORMATION

Application referred to committee as the proposal does not fully comply with the adopted SPG.

a) Summary

Statutory Return Type: Householder Development

Council Interest: None

b) Site Description

- Two storey semi-detached property on the western side of Kingshill Drive.
- The application property currently has a detached garage at the end of its driveway on the southern side of the site, setback approximately 1.8m from the property at the rear and being adjacent to, although extending 2.75m

- further rearward than, the adjacent attached garage at No.123.
- The adjoining property at No.127 has no rear extensions.
- The adjacent property at No.123 has a two-storey side extension and single storey side and rear extensions.
- The first floor element of the two storey side extension at No.123 is approximately 4.5m deep and contains one room served by two windows in the front wall of the house and one in the rear wall.
- The two storey side extension at No.123 is setback from its original front line by approximately 0.5m.
- There are no protected windows in the northern flank wall of No.123.
- The front building line of the application property is approximately 1.5m rearward of that at No.123.
- 1.6m high fences mark the boundaries between the application property and Nos.123 and 127 at the rear.
- No.125 has a rear garden depth of approximately 23m.

c) Proposal Details

- Two storey side extension with a 1m setback at first floor level at the front with a subordinate roof, this two storey element not extending beyond the original first floor rear line of the property.
- A 1.2m deep single storey front and side extension with a monopitched roof.
- A flat roofed single storey side and rear extension which would chamfer along the boundary with No.123 and be 3m deep at the rear along the boundary with the adjoining property No.125, stepping out to a depth of 4.5m at a distance of 3.232m from this boundary and then linking into a structure of the same footprint and in the same location as the existing garage.

d) Relevant History

- None

e) Applicant Statement

- None

f) Consultations:

- None

Notifications:

Sent:
5

Replies:
1

Expiry:
05-DEC-06

Summary of Response:

Extension breaks the '45 degree code' applied from the northwest rear corner of two storey side extension at No.123, proposal is excessively bulky and overbearing and would result in a loss of light to flank and rear windows at No.123 and this property's garage, loss of vista from the rear of the two storey side extension at No.123, would create a terracing effect and be out of

character, would prevent access and maintenance to the flank wall of No.123, would cause drainage/sewerage problems at No.123.

APPRAISAL

1) Standard of Design and Layout

At ground floor level the proposed single storey front extension would project 1.2m forward of the original front line of the property, approximately 0.4m forward of the existing front bay window and would be separate to this feature and therefore comply with the SPG in this way. At the side at ground floor level the proposal would extend out along the site's southern boundary and chamfer along this boundary, adjacent to extensions at No.123, connecting into a structure in the location of the existing detached garage at the rear to a point 3m rearward of the property's original rear line. At the rear this extension would connect into a stepped single storey rear extension which would be 3m deep along the boundary with the adjoining property No.127.

At first floor the extension would be setback by 1m from the original front line of the property to comply with the SPG and avoid a terracing effect in the streetscene. The first floor element would not chamfer along the boundary but be parallel with the original flank wall of the property and would not extend beyond the property's original rear wall, this first floor element being approximately 2.4m wide. The setback at the front would be covered by a monopitch roof over the ground floor projection, the chamfered section of the side extension and rear extension having a flat roof.

2) New Residential Development - Amenity Space and Privacy (D5) and Supplementary Planning Guidance

The Council's SPG permits 3m deep, 3m high flat roof single storey rear extensions on this type of property. The stepped section proposed at the rear complies with the SPG's 'two for one' rule with regards to No.127 and as the flank window in the proposed playroom would be more than 3m from the boundary with No.127 this element is acceptable according to the Council's SPG. The linking extension into the existing garage at ground floor level would have no detrimental impact upon the amenities of neighbouring occupiers, No.123 being extended along its boundary with the application property, this adjacent extension negating any effects of the extra depth proposed on this side. As the extension would not project further rearward than the existing garage at No.125 and as No.123 is sited to the south of the application property there should be no detrimental overshadowing as a result of this proposal.

The two-storey side extension would comply with the SPG's '45 degree code' with regards to the adjoining property at No.127 and in this way would not detrimentally overshadow this property. With regards to the adjacent property at No.123 the extension proposed would not fully comply with the SPG's '45 degree code' but is deemed to be acceptable as a result of the site circumstances which are a material consideration. If a 45 degree line is taken from the rear corner of the first floor side extension at No.123 this proposal

would be in breach of this code. It is important to note, however, that this code is also breached by the existing relationship between the application property and No.123 due to the staggered building line. It is also important to note that the rear window in the first floor side extension at No.123 is not considered to be a protected window, this single room depth extension being served by two east facing windows in the front wall of No.123 which are the primary light source for this room and should therefore be regarded as protected. No.123's first floor side extension's westerly facing rear wall window would therefore be unprotected as the SPG states that where there are dual aspect windows then site considerations would determine which aspect should be protected. The rear wall window is currently overshadowed by the original property at No.123, a 45 degree line from this window already being broken by the property's own original first floor rear corner. Finally, the favourable orientation of the application property in relation to No.123, No.125 being sited to the north, would mean that the proposed two storey side extension would not overshadow the unprotected window in the rear wall of the first floor side extension at No.123 due to the path of natural sunlight. The proposed extension does not break a 45 degree line from the original first floor rear corner of No.123. The two storey side and rear extension would have a subordinate hipped roof.

With regards to the protection of light to the kitchen at No.123, the original flank kitchen window which is now boxed in by the single storey side extension at No.123 is not regarded as protected and therefore the proposed extension does not need to comply with the '45 degree code' in the vertical plane. Despite having a Perspex roof over this side extension at No.123 the main light sources to the kitchen at No.123 are considered to be a window and patio doors in the rear wall of the single storey rear extension at No.123 which serve this open plan kitchen and living room.

The proposed extensions are deemed to be in character with development locally and would not be detrimental to the amenities of neighbouring occupiers.

3) S17 Crime & Disorder Act

It is not deemed that this application would have any detrimental impact upon community safety and is therefore acceptable in this regard.

4) Consultation Responses

Apart from the points raised in the above sections, other issues raised are:

- a. Loss of vista from the rear of two storey side extension at No.123: Outlook is not a material planning consideration, however it is noted that only outlook from the first floor side extension's rear window at No.123 would be affected.
- b. Would prevent access and maintenance to the flank wall of No.123: This is not a material planning consideration.
- c. Would cause drainage/sewerage problems at No.123: This is not a material planning consideration

CONCLUSION

For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations, including any comments received in response to publicity and consultation, as set out above: this application is recommended for grant.

**PLOT 89 BENTLEY GROVE,
1 BRIGHTWEN GROVE, STANMORE**

**Item: 2/13
P/2819/06/CFU/RB3**

Ward CANONS

SINGLE STOREY REAR EXTENSION; CONVERSION OF REAR PART OF GARAGE TO HABITABLE ROOM WITH EXTERNAL ALTERATIONS

Applicant: MRS MOSS
Agent: MR K D'AUSTIN
Statutory Expiry Date: 15-DEC-06

RECOMMENDATION

Plan Nos: 1BG/P01 (Rev A), Site Plan

GRANT permission for the development described in the application and submitted plans, subject to the following condition(s):

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town & Country Planning Act 1990.

2 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

REASON: To safeguard the appearance of the locality.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

Harrow Unitary Development Plan:

EP31 Areas of Special Character

EP32 Green Belt-Acceptable Land Uses

EP33 Development in the Green Belt

EP34 Extension to Buildings in the Green Belt

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

SD1 Quality of Design

T13 Parking Standards

2 INFORMATIVE:

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects

arising from building operations, and in particular the limitations on hours of working.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Impact on Green Belt and Area of Special Character (EP31, EP32, EP33, EP34)
- 2) Standard of Design and Layout (D4, SD1)
- 3) New Residential Development - Amenity Space and Privacy (D5)
- 4) Parking (T13)
- 5) S17 Crime & Disorder Act
- 6) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Householder
Green Belt: Yes
Habitable Rooms: 8
Site Area: 350m² gross
Council Interest: None

b) Site Description

- Irregular-shaped site on former BaE site, adjacent to a corner plot of land on the east side that is currently un-developed, and adjacent to a rectangular shaped site currently occupied by a similarly sized building, currently unoccupied.
- The building is sited on a large, new development site, currently in the final stages of construction.
- Seventeen other properties on the site have single storey rear conservatory extensions.
- The site slopes upwards to the rear of the site and the change in levels is approximately 1m.
- The east and rear of the site adjoins woodland
- Site located within the Green Belt and Harrow Weald Ridge Area of Special Character.

c) Proposal Details

- Erection of a single storey rear conservatory (measuring 17.5m²) to detached dwelling house
- Conversion of rear part of garage to a habitable room with external alterations.

d) Relevant History

P/1650/05/CDP	Re-development for 90 x 2/2.5 storey houses, 108 flats in 3x4 storey blocks, underground parking, roads and open space.	GRANTED 31-AUG-05
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Item 2/13: P/2819/06/CFU continued.....

P/803/06/CFU Construction of conservatory extensions to 17 'A' Type houses approved under reserved matters (ref: P/1650/06/CDP). GRANTED
22-MAY06

e) Applicant Statement

- The applicant's statement provides information on the existing floor areas and volume of the building.

f) Consultations:

- None

Notifications:

Sent: Replies: Expiry:
2 0 29-NOV-06

Summary of Response:

- None

APPRAISAL

1) Green Belt Land

	Original	Proposed	% over original
Footprint (m²)	106	123.5	16.5
Floor Area (m²)	176	183.5	10

The existing ground and first floor area is 176m². As the proposed area for the conservatory is 17.5m² the percentage increase is 10%. The existing footprint is 106m², and the proposed is 123.5m², which representing an increase of 16.5%.

The existing volume including the roof and garage is 590m³ and the proposed volume of the conservatory is approximately 40m³. Therefore the proposed total volume is 630m³, which is a volume increase of 6.8%.

The proposed footprint, area and volume of the conservatory are similar to others recently granted planning approval (P/803/06/CFU) and are considered to be relatively modest in scale.

The proposed footprint of the conservatory is 17.5m² and the overall site area is 350m². It is considered that following the reduction of the proposed projection level from 5m to 3.5m, the proposal leaves ample space about the building to the rear. Additionally the height, scale and volume are considered to be appropriate and are not considered to be unduly bulky or result in an excessive loss of openness. In these respects the proposal is considered to comply with policy EP34. Additionally the proposal is considered to retain the character and openness of the Green Belt and in this respect is considered to comply with policies EP32 and EP33.

The proposal would not result in harm to any features of structural importance within the Area of Special Character and is therefore considered to comply with policy EP31.

2) Standard of Design and Layout

The proposed conservatory is considered to be relatively modest in size, height and scale and in keeping with the character of the original house and with the surrounding new development in which it is situated.

The conversion of the rear area of the garage into a habitable room will incorporate the replacement of a window in the rear wall with double French doors. There are not considered to be any adverse implications in terms of the design of this aspect of the proposal.

The choice in materials includes brick for the lower area of the conservatory and glazing for the remainder, which are considered to be appropriate and compliant with SPG 2.4. The design of the conservatory incorporates a pitched roof, which is considered to be acceptable and compliant with SPG 2.7.

In these respects the design of the proposal is considered to be appropriate and compliant with policies D4 and SD1.

3) New Residential Development - Amenity Space and Privacy

The height of the proposal is 2.9m at the mid-point of the pitched roof, which complies with SPG C7. At 3.5m, the projection level of the proposed conservatory slightly exceeds the 3m figure stipulated in SPG C2. However as this is a detached property and as the west side of the conservatory is flanked by the subject property's wall and there is a distance of almost 6m to the eastern boundary and no neighbouring property; the site circumstances are considered to warrant the additional projection. As there is overall not considered to be an adverse effect to the adjacent properties from overshadowing, the proposal is considered to comply with SPGs 3.9, 3.10 and 3.11.

The existence of the east-facing, flank wall of the subject property means that the proposal is not considered to lead to overlooking and a loss of privacy to the neighbouring property at Plot 90 and in this respect the proposal is considered to comply with SPG 3.4.

The existing rear garden area measures approximately 73m² of which approximately 56mm² will remain following the proposal. This is considered to be a sufficient level of outdoor amenity space and to comply with SPG 3.3.

Overall for the reasons discussed the proposal is not considered to have an adverse effect on residential amenity and in this way the proposal is considered to comply with policy D5.

4) Parking

The proposed conversion of the rear part of the garage into a habitable room means that space remains to park one motor vehicle in the garage. This would result in a deficit of one space in comparison with the maximum parking requirement of 2 spaces. However the area is not a controlled parking zone and sufficient space exists on the street for parking if so required at some point. Overall therefore the proposal is not considered to increase parking pressures within the development.

5) S17 Crime & Disorder Act

There are not considered to be any implications in terms of this Act.

6) Consultation Responses

Apart from the points raised in the above sections, other issues raised are:

- None

CONCLUSION

For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations, including any comments received in response to publicity and consultation, as set out above: this application is recommended for grant.

11 TEMPLE MEAD CLOSE, STANMORE

Item: 2/14

P/3174/06/DFU/LW

Ward

STANMORE PARK

REDEVELOPMENT TO PROVIDE ONE X DETACHED BUNGALOW AND ONE X 2 STOREY DETACHED HOUSE, WITH PARKING

Applicant: MR D BAJARIA BTC LTD

Agent: DAVID R YEAMAN & ASSOCIATES

Statutory Expiry Date: | 02-JAN-07

RECOMMENDATION

Plan Nos: 001, 002, 003, 004, 005, 006 Rev A, 007, 008, Proposed Location Plan 1/500, Proposed Location Plan 1/1000

GRANT permission for the development described in the application and submitted plans, subject to the following condition(s):

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town & Country Planning Act 1990.

2 No development shall take place until a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to, and approved in writing by, the local planning authority.

The boundary treatment shall be completed:

a: before the use hereby permitted is commenced

b: before the building(s) is/are occupied

c: in accordance with a timetable agreed in writing with the local planning authority

The development shall be completed in accordance with the approved details and shall thereafter be retained.

REASON: To safeguard the amenity of neighbouring residents and the character of the locality.

3 No demolition or site works in connection with the development hereby permitted shall commence before the boundary of the site is enclosed by a close-boarded fence to a minimum height of 2 metres. Such fencing shall remain until works and clearance have been completed, and the development is ready for occupation.

REASON: In the interests of amenity and highway safety.

4 The development hereby permitted shall not commence until there has been submitted to, and approved by, the local planning authority, an Arboricultural Method Statement (completed by a suitably qualified professional), detailing how the car parking bays and path ways are to be installed in close proximity to the trees, without causing harm. Reason: To safeguard the appearance and character of the area, and to enhance the appearance of the development.

Item 2/14: P/3174/06/DFU continued.....

5 The first floor windows in the south and north facing flank wall of the two storey dwelling (with the exception of the kitchen window), and the north facing flank wall of the bungalow shall;

- a) be of purpose-made obscure glass;
- b) be permanently fixed closed below a height of 1.8m above finished floor level, and shall thereafter be retained in that form.

REASON: To safeguard the amenities of the future occupiers of the development.

6 Details for drainage of the development must be submitted to and approved in writing by the Local Planning Authority before commencement of the development hereby approved. The approved details should be implemented before occupation of the approved development.

REASON: To ensure a co-ordination of the interests represented by various sewerage and drainage authorities.

7 The development hereby permitted shall not commence until there has been submitted to, and approved by, the local planning authority, a scheme of hard and soft landscape works which shall include a survey of all existing trees and hedgerows on the land, indicating those to be retained and those to be lost. Details of those to be retained, together with measures for their protection in the course of the development, shall also be submitted and approved, and carried out in accordance with such approval, prior to any demolition or any other site works, and retained until the development is completed. Soft landscape works shall include: planting plans, and schedule of plants, noting species, plant sizes and proposed numbers/densities.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development.

8 The plans and particulars submitted in accordance with the approval of landscaping condition shall include:

- i) a plan showing the location of, and allocating a reference number to, each existing tree on the site which has a stem with a diameter, measured over the bark at a point 1.5 meters above ground level, exceeding 75mm, showing which trees are to be retained and the crown spread of each retained tree;
- ii) details of the species, diameter (measured in accordance with paragraph (i) above), and the approximate height, and an assessment of the general state of health and stability, of each retained tree and of each tree which is on land adjacent to the site and to which paragraphs (iii) and (iv) below apply;
- iii) details of any proposed topping or lopping of any retained tree, or of any tree on land adjacent to the site;
- iv) details of any proposed alterations in existing ground levels, and of the position of any proposed excavation within the crown spread of any retained tree or of any land adjacent to the site;
- v) A Tree Protection Plan detailing the specification and positioning of fencing, specifically in relation to Root Protection Areas, and of any other measures to be taken for the protection of any retained tree from damage before or during the course of development.

REASON To safeguard the appearance and character of the area, and to enhance the appearance of the development.

Item 2/14: P/3174/06/DFU continued.....

9 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building(s), or the completion of the development, whichever is the sooner. Any existing or new trees or shrubs which, within a period of 2 years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season, with others of a similar size and species, unless the local authority agrees any variation in writing.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development.

10 The development hereby permitted shall not commence until samples of the materials to be used in the construction of the external surfaces noted below have been submitted to, and approved in writing by, the local planning authority:

(a) the building(s)

(b) the ground surfacing

The development shall be completed in accordance with the approved details and shall thereafter be retained.

REASON: To safeguard the appearance of the locality.

11 The proposed parking space(s) shall be used only for the parking of private motor vehicles in connection with the development hereby permitted and for no other purpose.

REASON: To ensure that the parking provision is available for use by the occupants of the site and in accordance with the Council's parking standards.

12 The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition, and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

REASON: The existing trees represent an important amenity feature which the local planning authority considers should be protected.

13 The development hereby permitted shall not commence until there have been submitted to, and approved in writing by, the local planning authority, detailed drawings of all underground works, including those to be carried out by statutory undertakers, in connection with the provision of services to, and within, the site in relation to the trees to be retained on site.

REASON: To ensure that the trees to be retained on the site are not adversely affected by any underground works.

14 None of the existing trees on the site shall be lopped, topped, felled or uprooted without the prior written permission of the local planning authority. Any topping or lopping which is approved shall be carried out in accordance with British Standard 3998 (Tree Work).

REASON: The existing trees represent an important amenity feature which the local

planning authority considers should be protected.

15 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no development which would otherwise fall within Classes A to E in Part 1 of Schedule 2 to that Order shall be carried out without the prior written permission of the local planning authority.

REASON: To safeguard the character of the area by restricting the amount of site coverage and size of dwelling in relation to the size of the plot and availability of:

a: amenity space

b: parking space

and to safeguard the amenity of neighbouring residents.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

Harrow Unitary Development Plan:

SD1 Quality of Design

SH1 Housing Provision and Housing Need

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

D9 Streetside Greenness and Forecourt Greenery

D10 Trees and New Development

H4 Residential Density

H18 Accessible Homes

T13 Parking Standards

2 INFORMATIVE:

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

3 INFORMATIVE:

The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves:

1. work on an existing wall shared with another property;
 2. building on the boundary with a neighbouring property;
 3. excavating near a neighbouring building,
- and that work falls within the scope of the Act.

Procedures under this Act are quite separate from the need for planning permission or building regulations approval.

Item 2/14: P/3174/06/DFU continued.....

A copy of the Office of the Deputy Prime Minister booklet "The Party Wall etc. Act 1996: explanatory booklet" is available free of charge from:
ODPM Free Literature, PO Box 236, Wetherby, LS23 7NB
Tel: 0870 1226 236 Fax: 0870 1226 237
Textphone: 0870 1207 405
E-mail: odpm@twoten.press.net
Website: <http://www.safety.odpm.gov.uk/bregs/walls.htm>

4 INFORMATIVE:

IMPORTANT: Compliance With Planning Conditions Requiring Submission and Approval of Details Before Development Commences

- You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority.
- Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted.
- Beginning development in breach of a planning condition will invalidate your planning permission.
- If you require confirmation as to whether the works you have carried out are acceptable, then you should apply to the Local Planning Authority for a certificate of lawfulness.

5 INFORMATIVE:

Notwithstanding the note on your submitted plan(s), this decision has been made on the basis of measurements scaled from the plan(s), unless a dimensioned measurement overrides it.

6 INFORMATIVE:

The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994 which govern health and safety through all stages of a construction project. The Regulations require clients (ie those, including developers, who commission projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Clients have further obligations. Your designer will tell you about these and your planning supervisor can assist you in fulfilling them. Further information is available from the Health and Safety Executive Infoline on 0541 545500.

(Please note that any reference in this informative to "planning supervisor" has no connection with any Planning Officers within Harrow's Planning Services or with the Town and Country Planning Act 1990.)

7 INFORMATIVE:

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.

8 INFORMATIVE:

A list of Arboricultural Consultants can be obtained from the Arboricultural Association (01794 368717 / www.trees.org.uk)

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Appearance and Character of Area (SD1, SH1, D4, D5, D9, H4, SPG - Extensions)
- 2) Residential Amenity (SD1, SH1, D4, D5, SPG - Extensions)
- 3) Parking (T13)
- 4) Accessibility (H18)
- 5) Impact on Protected Trees (D10)
- 6) S17 Crime & Disorder Act (C12)
- 7) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type:	Minor Dwellings
Council Interest:	None
Site Area:	720m ²
Habitable Rooms:	12
Density:	167hrph 28 dph

b) Site Description

- Subject site is located on the northeastern corner of the junction of Capuchin Close and Temple Mead Close.
- Site is a large corner plot occupied by a detached bungalow, with attached double garage.
- Dwellings to the north in Temple Mead Close are all two storey, and a mix of either semi-detached or detached.
- Dwellings in Capuchin Close and to the immediate south in Temple Mead Close are all detached single storey bungalows.

c) Proposal Details

- Existing single storey dwelling is to be demolished.
- Redevelopment to provide two dwelling houses on the site.
- Dwelling to the north is a two storey detached house with front facing gabled roof. Dwelling to the south is a detached bungalow, also with front facing gabled roof. Both have front porches facing Temple Mead close and rear patio areas.
- Two-storey dwelling has 4 bedrooms, provided on first floor with living areas on the ground floor. Bungalow has 2 bedrooms.
- Car parking is provided with access from Temple Mead Close.

Revisions to Previous Application:

Following the previous decision (P/1622/06/DFU) the following amendments have been made:

Item 2/14: P/3174/06/DFU continued.....

- The proposal has been reduced from 2 x two-storey dwellings to 1 x two-storey dwelling and 1 x bungalow.
- The footprint of the bungalow has increased from the previous two-storey dwelling. It is now 8.5m wide instead of 7.5m, and therefore 1m closer to Capuchin Close.
- Window layouts have changed on the bungalow from the previous ground floor windows of the two-storey dwelling.

d) Relevant History

P/960/04/DFU	Single storey side extensions.	REFUSED 03-JUN-04 Appeal lodged Pending decision
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Reason for Refusal

1. The proposed single storey side extension, by reason of excessive bulk and prominent siting, would be unduly obtrusive in the streetscene and would result in an unacceptable loss of light and overshadowing of the lounge window of No. 13 Temple Mead Close, detrimental to the residential amenities of the occupiers.

P/141/05/DFU	Single storey side and rear extensions	REFUSED 16-MAR-05
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Reason for Refusal

1. The proposed single storey side extension, by reason of excessive bulk and unsatisfactory chamfer design, would be unduly obtrusive and would impact unacceptably on the visual and residential amenities of adjacent residents. The proposed development would detract from the established pattern of development in the streetscene and the character of the locality.

P/1383/05/DFU	Single storey side and rear extensions	GRANTED 03-AUG-05
P/1033/06/DFU	Redevelopment to provide 2 x two storey detached houses with parking and ramped access to front doors.	WITHDRAWN 08-JUN-06
P/1622/06/DFU	Redevelopment to provide 2 x two storey detached houses with parking (revised)	REFUSED 26-OCT-06

Reasons for Refusal

1. The proposed development by reason of excessive height, scale, bulk and massing would have an unacceptably over dominant effect on the single storey bungalows in Capuchin Close and have a detrimental impact on the appearance and character of the area.
2. The proposal would represent overdevelopment of the site by reason of excessive site coverage and loss of open characteristic of the original development.
3. The proposal development by reason of excessive bulk would be unduly obtrusive and would have an unacceptable impact on the visual and residential amenities of adjacent residents. The proposed development

would detract from the established pattern of development in the street scene and the character of the locality.

4. One parking space per dwelling would lead to overspill parking in the surrounding Close to the detriment of the amenity of the neighbours.

e) Applicant Statement

- The existing bungalow has no special character or architectural merit. No 11 Temple Mead Close is not Capuchin Close. Adjacent buildings on Temple Mead Close are two storey terraced houses.
- The proposal creates two plots similar in size to the adjacent properties in Temple Mead Close and the bungalows on Capuchin Close. The proximity of the dwellings to each other and the adjacent dwellings is consistent with the pattern of development on both Temple Mead Close and Capuchin Close whilst still retaining a large degree of planting at the frontage and along Capuchin Close.
- The building line has been set back to reflect that of the other houses on Temple Mead Close. The proposal to have the house and bungalow reduces the impact on the corner of Temple Mead Close and Capuchin Close, the bungalow reflects the scale and character of the other bungalows on Capuchin Close whilst the house reflects the other houses further down Temple Mead Close.
- The bungalow is of similar bulk and shape to the existing bungalows. Both properties incorporate several design features used on the existing dwellings on Temple Mead Close, such as window style and layout and front porch detail. All materials are specified to harmonise with the existing.
- Density has been reduced and is in character with the adjoining dwellings.
- The layout is consistent with the pattern of development in Temple Mead Close. The house remains within the 45° splays drawn from both the front and back of No 13 as required by the SPG.
- Both properties have front and rear gardens and both have in excess of 130m², which is comparable with amenity space provided on surrounding plots.
- Areas have been provided for refuse storage for both plots.
- The proposal provides an increase of windows to the street frontages of
- both Temple Mead Close and Capuchin Close, which creates an active frontage giving more opportunities for natural surveillance.
- Proposal complies with Lifetime Homes Standards; wheelchair access to property with gently sloping paths, disabled parking spaces, level thresholds front and rear, suitable layouts with accessible WC on ground floor, stair size suitable for future fitting of stair lift, wide door openings.

f) Consultations:

- None

Notifications:

Sent:
23

Replies:
13

Expiry:
06-DEC-06

Summary of Response:

- Excessive bulk and massing would have over dominant effect on the single storey bungalows in Capuchin Close.
- Detrimental impact upon appearance and character of the area of Capuchin Close.
- Proposal represents overdevelopment by reason of the excessive site coverage and loss of opened characteristic of the original development.
- The proposed development by reason of excessive bulk would be unduly obtrusive and would have an unacceptable impact on the visual and residential amenities of adjacent residents.
- Detract from established pattern of development in the streetscene and character of the locality in Capuchin Close.
- The open plan entry into Capuchin Close will be spoilt.
- When development was built in 1978, the open aspect was to be maintained by the use of restrictive covenants. These forbade the erection, construction or planting of any fence or walls on the land; and erection of more than one dwelling on the land.
- Will cause unreasonable living conditions to the current residents of the estate, no room for two separate dwellings on the land available.
- The brickwork should match the dwellings in Capuchin Close, not Temple Mead Close.
- Area around bungalow is open with trees and greenery, this is to be replaced with close-boarded fencing. Any increase in the occupation of this site will create potential additional noise and nuisance.
- One parking space per dwelling would lead to overspill parking in Capuchin Close to the detriment of the amenity of the neighbours.
- Concern for access for emergency vehicles and refuse collection in Capuchin Close.
- 9 Capuchin Close has a shared garden with the current bungalow and will lose part of its garden.
- The fir tree is to be removed, these are part of the flavour of the close and removal of even one is unthinkable.
- Two-storey dwelling would reduce light.

- Restrict views from garden and upper windows and a reduction of sunlight into garden due to proposed development and overshadowing.
- Parking and access will is already a problem, the added vehicles and less parking than currently provided will make the situation untenable.

APPRAISAL

1) Appearance and Character of Area

The proposal seeks to construct two new dwellings on a plot currently occupied by one dwelling. The existing dwelling, to be removed, is a single storey bungalow that was built as part of a development resulting in the formation of Capuchin Close, and as such design links exist with these dwellings. The

removal of this bungalow in itself is not however considered contentious, as it has no special character or architectural merit. The new dwellings have been designed so that they relate to the dwellings in Capuchin Close, and in Temple Mead. This has been achieved by providing one bungalow, which is located closest to the corner of the property and therefore addresses Capuchin Close, and one two storey dwelling which addresses Temple Mead Close, which comprises of two storey houses.

The proposal is in keeping in principle with Policy SH1 of the UDP that aims to increase the Harrow housing stock, through the effective use of previous developed land. In this instance, the plot lends itself to a development of this nature, given its size and position.

The dwellings have been designed with regard to the surrounding area, and are considered to acceptably address the previous reasons for refusal. In relation to height, scale, bulk and massing, the reduction of one dwelling to a bungalow has resulted in a decrease of height, bulk and mass on the corner of the site. This ensures that the proposal is consistent with the character of Capuchin Close and the bungalows within it, while the two storey dwelling still relates to Temple Mead Close and the two storey dwellings to the north of the site. The proposal reduces the dominance of the previous proposal and maintains the appearance of Capuchin Close, whilst ensuring views in and out of the close are maintained.

In terms of the previous overdevelopment concerns, it is noted that the site coverage remains the same from the previous proposal however the reduction in height of one of the dwellings maintains the open appearance of Capuchin Close. Furthermore, despite the site coverage remaining the same, the layout and density of the proposal is considered acceptable in relation to the surrounding area and density requirements of the UDP. The building footprint of the new dwellings is slightly larger than the adjacent two storey dwellings however the new dwellings occur on larger plots of land. The proximity of the dwellings to each other and the adjacent dwellings is consistent with the pattern of development in Temple Mead and Capuchin Close. The proposal has a density of 139 habitable rooms per hectare, which is below the minimum density requirement given by Policy H4 of the Unitary Development Plan. However it is considered that the reduction of density on the site is considered acceptable in order to maintain the established character of the area and protect the amenities of the surrounding plots.

The car parking layout, landscaping and location of bin storage are all considered to be adequately sited to ensure the appearance of the proposal enhances the local area whilst providing acceptable facilities for the future occupiers of the dwellings.

2) Residential Amenity

The new dwellings have been designed so that adequate privacy between the two dwellings has been achieved, whilst protecting the existing amenities of the surrounding plots. The dwellings are separated by a 1.2m shared access way,

onto which both dwelling have openings, none of which are to habitable rooms. The windows are conditioned to remain obscure and fixed and as such no impact on the privacy or the amenities of the future occupiers is expected. Fencing is proposed around the amenity space, ensuring it is adequately screened.

In relation to the surrounding dwellings, the dwellings have been sited on the plot so as to obviate any potential overlooking concerns. Adjoining dwelling No. 13 presents a single storey blank brick wall on the boundary with the proposed house, before stepped in and providing a blank brick wall at first floor level. The house has been stepped in from the boundary to No. 13 and the use of windows minimised, with three to bathrooms and one to the kitchen. Conditions are recommended for the windows so that they remain obscure and fixed (with the exception of the kitchen). Therefore, given the window location of the house and the blank wall presented from No. 13, no overlooking of the adjoining dwelling will occur. Rear first floor windows will occur in the house, which give rise to an increase in overlooking of the rear yard of No. 13 and the front yard of No. 9 (Capuchin Close). This increase is due to the change from a single storey to a two storey dwelling on the site and therefore will be no worse than overlooking from any of the other existing two storey neighbouring dwellings.

The house also remains within the 45° splays drawn from both the front and rear of No. 13, as required by the SPG, this ensures that adequate light and outlook are maintained on the adjacent plots. Minimal overshadowing is expected from the house as it only slightly protrudes past the rear and front walls of No. 13.

In relation to the bungalow, minimal changes to existing amenities of the adjoining plots are expected as a result of the new dwelling, given its reduction in height. No overlooking impacts are expected in relation to No 9 Capuchin, given the proposed fencing along the boundary. The fencing will change the outlook from No 9, however it is not considered to be an unacceptable change given the distance between the dwelling and the fencing.

Across the street, the outlook of No. 1 Capuchin Close directed away from the street and as such, presents a side elevation to the streetscene. This wall of No 1 has 3 small high-level windows, which are not expected to be significantly overlooked as a result of the proposal, nor will the outlook from these windows be affected.

Each new dwelling will have a minimal external amenity space of 130m², which is comparable with amenity space provided on the surrounding plots. It is considered that adequate space is provided for the size of the dwellings proposed and it is satisfactorily located to ensure the space is useable and suitable for the future occupiers of the dwellings.

3) Parking

The proposal provides two spaces (one for each dwelling) to the Temple Mead elevation for parking. The parking layout has been designed and located so as to ensure the trees to the front of the site are retained and a level, safe access from the parking space to the front door of each dwelling can be achieved. Significant areas of landscaping remain at the front of the site, ensuring that the parking areas have a minimal impact on the streetscene and appearance of the proposal. Parking has been provided within the maximum levels stipulated in the Unitary Development Plan, which requires a maximum of 1.8 spaces for the House and 1.6 spaces for the Bungalow. The total maximum spaces required are therefore 3.4 spaces. The Unitary Development Plan allows for a further reduction of this amount in schemes for small infill housing, which is the nature of this proposal, in order to reduce car reliance in the borough. Therefore, the proposal complies with Policy T13 of the Unitary Development Plan.

4) Accessibility

The proposal complies in whole with Council's Accessibility SPG in relation to Lifetime Homes. Both dwellings have a disabled car parking space, with level access into the dwelling (1:20 slope used on the footpath). Door and hallway widths have been widened and adequate turning circles are provided in all rooms. An entrance level bathroom has been provided which is wheelchair accessible. Stairwells are wide enough to cater for stair lifts, and the location of ceiling hatches (for future chairlifts) have been shown. Space has been provided on entrance level that could be converted to a temporary bed space. Given this, it is considered that the proposal adequately complies with Policy H18 of the Unitary Development Plan.

5) Impact on Protected Trees

The site has two protected trees to the front of the site, being a *Thuja* and a *Sorbus*,. located in front of the proposed two storey house.

The previous application referred to three protected trees to the front of the site, however recent investigations showed that the previous Tree Preservation Order was not fully confirmed and therefore was not valid. Since this time, a new TPO has been developed for the site, which only includes two trees given that one of the trees previously identified is no longer considered to be of a quality worth protecting. The proposal still retains all three trees on site, with the car parking and access to the dwelling being designed around the trees. Conditions are recommended to ensure the continuing protection of the trees, both during construction and once the new buildings are erected.

6) S17 Crime & Disorder Act

The proposals both present a significant increase of windows to the street frontages, both Temple Mead and Capuchin Close. This would result in an active frontage that creates opportunities for natural surveillance and is an improvement on the streetscene from the existing dwelling.

7) Consultation Responses

Apart from the points raised in the above sections, other issues raised are:

- Majority of concerns are relevant planning considerations and have been addressed in main body of report.
- Covenants are not a relevant planning consideration.
- Fencing is deemed necessary for the proposal, in order to protect the privacy of the adjacent occupiers and future occupiers of the proposed dwellings.
- There is no shared land between the subject site and No 9 Capuchin Close, therefore the erection of a fence along the boundary line of the two sites will not result in No 9 losing any of its garden space.
- Parking is required in line with Council standards, with a reduction in the maximum number considered acceptable.

CONCLUSION

For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations, including any comments received in response to publicity and consultation, as set out above: this application is recommended for grant.

63 DENNIS LANE, STANMORE

Item: 2/15

P/3125/06/CFU/ML1

Ward STANMORE PARK

FORMATION OF BASEMENT BENEATH REAR TERRACE TO PROVIDE OFFICE AND RECORDING STUDIO WITH SINGLE STOREY CONSERVATORY OVER

Applicant: MR & MRS B SEHGAL

Agent: S SHARIF

Statutory Expiry Date: | 26-JAN-07

RECOMMENDATION

Plan Nos: 0610-146-001, 0610-146-002 and 0610-146-003.

GRANT permission for the development described in the application and submitted plans, subject to the following condition(s):

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town & Country Planning Act 1990.

2 No music or any other amplified sound caused as a result of this permission shall be audible at the boundary of any residential premises either attached to, or in the vicinity of, the premises to which this permission refers.

REASON: To ensure that the proposed development does not give rise to noise nuisance to neighbouring residents.

3 The extension to provide an office and recording studio hereby permitted shall not be used at any time other than by residents of the property for purposes ancillary to the residential use of the dwelling.

REASON: To safeguard the amenity of neighbouring residents and the character of the locality.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

Harrow Unitary Development Plan:

SD1 Quality of Design

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

EP34 Extension to Buildings in the Green Belt

2 INFORMATIVE:

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

3 INFORMATIVE:

The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves:

1. work on an existing wall shared with another property;
 2. building on the boundary with a neighbouring property;
 3. excavating near a neighbouring building,
- and that work falls within the scope of the Act.

Procedures under this Act are quite separate from the need for planning permission or building regulations approval.

A copy of the Office of the Deputy Prime Minister booklet "The Party Wall etc. Act 1996: explanatory booklet" is available free of charge from:

ODPM Free Literature, PO Box 236, Wetherby, LS23 7NB

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: odpm@twoten.press.net

Website: <http://www.safety.odpm.gov.uk/bregs/walls.htm>

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Extension to Buildings in the Green Belt (EP34)
- 2) Standard of Design and Layout (D4)
- 3) New Residential Development - Amenity Space and Privacy (D5) and Supplementary Planning Guidance
- 4) S17 Crime & Disorder Act
- 5) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Householder

Council Interest: None

b) Site Description

- Detached bungalow with accommodation in loft space standing on a large irregular shaped plot on the western side of Dennis Lane.
- Adjacent property at No.65 is at a higher level than No.63 and No.45 is at a lower level due to the gradient of Dennis Lane.
- The rear garden of No.63 falls away to a lower level towards the south of the site.
- There is an existing patio at the rear of the property which forms a raised terrace towards the south of the site.
- There are protected trees onsite but not in the vicinity of the proposed

extension.

c) Proposal Details

- The extension of an existing basement beneath an extension of the existing rear terrace, with a single storey fully glazed conservatory over at the southern end of the property.
- The new area of terrace proposed would be 3.63m deep by 4.8m wide
- The conservatory would be 5.1m wide, 5.1m wide and 5.3m high (to the roof edge).
- The basement would require excavation to a depth of approximately 0.9m and the area with this lower ground level would be 1.9m wider and 3m deeper than the proposed extensions, the land then banking upwards to the existing ground level except for a 5.1m wide section adjacent to an area of higher level garden at the rear which would be held up by a 1.7m high retaining wall.
- Pedestrian access to the area of lower ground level adjacent to the basement would be provided by two sets of external steps.
- The basement extension would provide two extra rooms, one to be used as an office and one to be a sound insulated recording studio.
- 0.9m high railings would mark the southern and western edges of the area of extended terrace at the rear.

d) Relevant History

EAST/44503/92/FUL	Single storey extension, roof alterations and front and rear dormer windows and separate double garage (revised)	GRANTED 14-MAY-92
P/1098/06/CFU	Single storey rear extension	GRANTED 03-JUL-06

e) Applicant Statement

- The proposed recording studio and office are for use solely by the occupiers of the property in connection with the residential use.

f) Consultations:

- None

Notifications:

Sent:	Replies:	Expiry:
2	0	26-DEC-06

Summary of Response:

- N/A.

APPRAISAL

1) Extension to Buildings in the Green Belt

This application follows the approval of application P/1098/06/CFU which was granted planning permission for a development broadly similar to the

conservatory element of this latest application. Policy EP34 of the UDP states that extensions to properties in the building should minimise environmental impact on the green belt character and be appropriate in terms of bulk, height and site coverage. This proposed extensions would not be deemed to have a detrimental environmental impact on the Green Belt character, much of the proposed extensions being sited in an area where there is already a 4.24m deep section of terrace. The maximum height of the proposed conservatory, terrace and basement extensions would be 5.3m, partly due to the 0.9m deep excavation necessary to create a useable basement area and partly due to the lower land levels at this part of the site. The proposed terrace would link into and be no higher than the existing terrace at the rear of the property which matches the internal ground floor level of the property.

The additions proposed to the property in terms of area are as follows:

m ²	Original	Existing	% Increase	Proposed	% Increase
Footprint	240	265	10.4	313	18.2
Floor Area	280	390	39.2	487	24.8
Volume	Not known				

An increase in the footprint by 18.2% on a large site such as this (the property itself taking up less than half the width of the site and the rear garden being at least 50m in length) would not be a disproportionate development here, particularly considering the location of the proposed extension on an area of the site which is already partially developed.

2) Standard of Design and Layout

The proposed fully glazed conservatory would have a hipped pitched roof and is not considered to be of an unacceptable design. The proposed terrace extension would match that at the rear of the property at present. The majority of the southern and western flanks of the proposed basement extension would be fully glazed, this glazing being contained within concertina style doors which would provide access to the proposed office.

3) New Residential Development - Amenity Space and Privacy and Supplementary Planning Guidance

With regards to the conservatory, a 5.1m deep single storey rear extension is 2.1m deeper than SPG recommendations would normally allow. However due to the siting of this proposed extension towards the centre of the site it would easily comply with the 'two for one' code and therefore not be deemed to cause overshadowing or a loss of light to neighbouring properties. In the same way this proposal's height is 5.3m to the roof edge, 2.3m more than the SPG recommended maximum of 3m. Such a height is necessary here, however, due to the fall in the land level towards the south of the site and the excavation required to provide a useable basement, its setting away from neighbouring properties ensuring no detriment to their residential or privacy amenity. In the same way the siting and location of the proposed terrace and basement extensions would be of no detriment to the amenities of neighbouring occupiers.

It has been stated by the Applicant that the proposed recording studio and office are for use by the occupiers of the property in connection with the residential use. It is conditioned that no amplified sound shall be audible at the boundary of any residential premises either attached to, or in the vicinity of, the premises in order to safeguard the amenities of neighbouring occupiers. It is also conditioned that the proposed office and recording studio should be used only by residents of the property for purposes ancillary to the residential use in order to ensure the protection of the amenities of neighbouring occupiers and the character of the area.

4) S17 Crime & Disorder Act

It is not deemed that this application would have any detrimental impact upon community safety and is therefore acceptable in this regard.

5) Consultation Responses

Apart from the points raised in the above sections, other issues raised are:

- None

CONCLUSION

For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations, including any comments received in response to publicity and consultation, as set out above:
this application is recommended for grant.

46 GORDON AVENUE, STANMORE

**Item: 2/16
P/1597/06/CFU/MRE**

Ward STANMORE PARK

SINGLE AND TWO STOREY REAR EXTENSION

Applicant: MR & MRS C ORMAN
Agent: AJ FERRYMAN & ASSOCIATES
Statutory Expiry Date: 18-SEP-06

RECOMMENDATION

Plan Nos: 205217/01, 205217/02 Rev A, 205217/3

GRANT permission for the development described in the application and submitted plans subject to the following condition(s):

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town & Country Planning Act 1990.

2 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no window(s)/door(s), other than those shown on the approved plan no 205217/02 Rev A shall be installed in the flank wall(s) of the development hereby permitted without the prior permission in writing of the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

3 The bathroom window(s) in the easterly flank wall(s) of the proposed development shall:

(a) be of purpose-made obscure glass,

(b) be permanently fixed closed below a height of 1.8m above finished floor level, and shall thereafter be retained in that form.

REASON: To safeguard the amenity of neighbouring residents.

4 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

REASON: To safeguard the appearance of the locality.

5 The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific permission from the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION - HOUSEHOLDER APPLICATION:

The decision to grant planning permission has been taken having regard to the policies and proposals in the Harrow Unitary Development Plan set out below, and to all relevant material considerations, including any comments received in response to publicity and consultation, as outlined in the application report:

Harrow Unitary Development Plan:

SD1 Quality of Design

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

SPG Extensions: A Householders Guide

2 INFORMATIVE:

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

3 INFORMATIVE:

The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves:

1. work on an existing wall shared with another property;
2. building on the boundary with a neighbouring property;
3. excavating near a neighbouring building,

and that work falls within the scope of the Act.

Procedures under this Act are quite separate from the need for planning permission or building regulations approval.

A copy of the Office of the Deputy Prime Minister booklet "The Party Wall etc. Act 1996: explanatory booklet" is available free of charge from:

ODPM Free Literature, PO Box 236, Wetherby, LS23 7NB

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: odpm@twoten.press.net

Website: <http://www.safety.odpm.gov.uk/bregs/walls.htm>

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1)** Standard of Design and Layout (SD1, D4)
- 2)** Residential Amenity (D5)
- 3)** S17 Crime & Disorder Act
- 4)** Consultation Responses

INFORMATION

Referred to DMC by Chief Planning Officer

a) Summary

Statutory Return Type: Householder

Council Interest: None

b) Site Description

- Two storey, detached dwelling, situated on the northerly side of Gordon Avenue
- Northerly side of Gordon Avenue in this section comprises substantial detached dwellings with a varied dwelling style in surrounding area
- Bungalows on Capuchin Close (Nos. 5 & 6) situated close to the rear boundary of applicants property
- Approximately level front building line with adjacent dwellings; both adjacent dwellings project beyond applicant's to rear
- 23m rear garden depth

c) Proposal Details

- 2 storey rear extension to a maximum depth of 5.25m (easterly side) and a minimum depth of 2.3m (westerly side)
- Single storey element on westerly side

d) Relevant History

- None

e) Applicant Statement

- None

f) Consultations:

- None

Notifications:

Sent:
5

Replies:
4

Expiry:
09-OCT-06

Summary of Response:

loss of privacy; overshadowing

APPRAISAL

1) Standard of Design and Layout

The dwelling currently has a staggered rear building line. It is proposed that the dwelling be extended at 2 storeys to the rear, providing a uniform rear elevation.

On the property's easterly side, where the dwelling depth is shallowest, the dwelling would be extended by 5.25m. The dwelling's new rear elevation would run across at this level to result in a new dwelling depth of 13.6m. A small single storey element would infill a space to a width of 2.1m between the proposed westerly two-storey rear corner and the existing garage.

The two-storey extension would have a hipped roof over to the full ridge height of the original roof.

The proposed extensions are considered to be in keeping with the character of

the dwelling and are considered to be acceptable in this respect.

2) Residential Amenity

The easterly adjacent dwelling, at No.44, projects at 2 storeys to the level that is proposed by the applicant. With both dwellings being spaced 3.5m from the shared boundary it is considered that no adverse impact would be imposed on the amenity of this adjacent dwelling.

It is proposed that a first-floor easterly flank window in the existing depth of the dwelling be enlarged. The window serves a bedroom and would be spaced 6.5m from the dwelling's new rear corner. It is considered that this spacing would be sufficient in avoiding any issue of overlooking on the rear garden of the adjacent property. A substantial Silver Birch situated on the boundary at the rear of the dwellings would also serve to reduce this impact.

A new window would be inserted into the same flank wall within the extended depth. The first-floor window would serve an en-suite bathroom and be spaced 3.95m from the new rear corner of the dwelling. The window would be small and be of obscured glazing and hence is not considered to give rise to any issue of overlooking.

The new westerly 2-storey rear corner would be spaced 6m from the shared boundary with No.48 and would project approximately 1m beyond the rear wall of No.48. It is considered that this situation would impose no unreasonable impact on the amenity of No.48.

A first-floor flank window would be repositioned on this side to be spaced 5m from the new rear corner of the dwelling, and a new window to serve a bathroom is proposed. It is considered that the windows are set sufficiently into the depth of the dwelling so as to not raise any issue of overlooking on the rear of No.48.

Properties at nos. 5 & 6 Capuchin Close are both situated in close proximity to the rear boundary of the applicant's property and at an approximate 1.5m lower level. The new 2-storey rear wall would be spaced 19m from the rear boundary and a further 3m from the rear of No.6 Capuchin Close, which is sited centrally to the rear of the application site. It is considered that the proposed development would respect the rear building line in this section of Gordon Avenue and hence would not impose beyond the existing relationship between No.44 & 42 Gordon Avenue with nos. 2 & 3 Capuchin Close which retains distances of 21m between rear walls. The proposed development would retain a 22m distance between properties and this is considered to be sufficient spacing to avoid any issue of undue overshadowing or overlooking.

The proposed 2-storey rear element would have a hipped roof over to the full height of the original roof. The provision of a full height roof would not, it is considered, compromise the character of the property or appear overly bulky from, or cause overshadowing to, adjacent rear gardens.

Item 2/16: P/1597/06/CFU continued.....

A small single storey rear element is proposed which would infill a space between the westerly flank of the 2-storey rear element and an attached side garage. This element would serve to make flush the rear wall of the dwelling, would not impact upon any neighbouring amenity and hence is considered to acceptable.

3) S17 Crime & Disorder Act

4) Consultation Responses

Apart from the points raised in the above sections, other issues raised are:

- All issue addressed in the Appraisal.

CONCLUSION

For all the reasons considered above, and weighing up the development plan polices and proposals, and other material considerations, including any comments received in response to publicity and consultation, as set out above: this application is recommended for grant.

Item: 2/17

**LIMES LODGE HOUSE, WOOD LANE, P/3198/06/CFU/MRE
STANMORE**

Ward CANONS

SWIMMING POOL IN GARDEN WITH ADJACENT HARDSURFACING

Applicant: MR S BAZINI

Agent: K THORNE

Statutory Expiry Date: 04-JAN-07

RECOMMENDATION

Plan Nos: 1411 PL(0)01, 02, 03, 04, 05 & Location Plan

GRANT permission for the development described in the application and submitted plans, subject to the following condition(s):

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town & Country Planning Act 1990.

2 The development hereby permitted shall not commence until samples of the materials to be used in the construction of the external surfaces noted below have been submitted to, and approved in writing by, the local planning authority:

(b) the ground surfacing

The development shall be completed in accordance with the approved details and shall thereafter be retained.

REASON: To safeguard the appearance of the locality.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

Harrow Unitary Development Plan:

SD1 Quality of Design

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

D14 Conservation Areas

D15 Extensions and Alterations in Conservation Areas

EP31 Areas of Special Character

EP33 Development in the Green Belt

2 INFORMATIVE:

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Character and Appearance of Conservation Area (D14, D15)
- 2) Area of Special Character (EP31)
- 3) Green Belt Impact (EP33)
- 4) Neighbouring Amenity (D5)
- 5) S17 Crime & Disorder Act
- 6) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Householder Development
Green Belt
Conservation Area: Little Common
Area of Special Character
TPO
Council Interest: None

b) Site Description

- Property situated within grounds of Limes Lodge House (Locally Listed) on north side of Wood Lane within Green Belt, Area of Special Character and Little Common Conservation Area
- Recently constructed (EAST/744/02/FUL) chalet bungalow with access via gravel drive through Limes Lodge
- Dwelling situated within large grounds with densely treed areas and some open spaces

c) Proposal Details

- Installation of swimming pool to a length of 11m, and a width of 5m, spaced 16m from rear of dwelling and would be raised 0.45m above level at rear of dwelling
- Existing hard surfaced footpath to a width of 3.4m leading from the rear of property to proposed siting of pool to be retained
- Existing steps to 0.45m height from pathway to be retained
- Hard surfaced pool surround to a depth of 1.5m at the side and top edges and 2.7m along the bottom edge

d) Relevant History

EAST/744/02/FUL	Replacement of 5 mobile houses with detached 6 bedroom chalet bungalow with linked double garage	REFUSED 11-SEP-02 APPEAL
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e) Applicant Statement

- None

f) Consultations:

- None

Notifications:

Sent:
2

Replies:
0

Expiry:
21-DEC-06

Summary of Response:

- None

APPRAISAL

1) Character and Appearance of Conservation Area

The swimming pool would sit within large grounds and would be well screened from Wood Lane and Warren Lane by mature greenery and trees. Hence, it could not be seen from the surrounding area and would have no impact on the Little Common Conservation Area.

The proposed level of hard surfacing to comprise the existing pathway to a width of 3.4m and a length of 9.8m and hard surfaced pool surround to an overall area of 110m². The proposed layout is considered to be acceptable and the proposed level of hard surfacing is not considered to be excessive in relation to the large grounds to the rear of the property.

The raised level, at 0.45m, of the hard surfaced surround is not considered to be significant and is acceptable.

The Council's Conservation Officer raised no objection to the proposed swimming pool. Objections were raised concerning the proposed level of hard surfacing. This scheme submitted originally with the application has been revised and the amount of hard surfacing significantly reduced in accordance with the officer's comments.

2) Green Belt Land and Area of Special Character

It is proposed that the swimming pool be spaced relatively close to the rear of the property, at a distance of 16m. The pool would be to a length of 11m and a width of 5m. No structure over or around the swimming pool is proposed.

It is considered that the installation of a swimming pool in the proposed location would not, due to its nature, have an undue impact on the openness of the land and the resultant character of the Green Belt. Nor is it deemed that any harm would occur to the features that characterise this Area of Special Character.

3) Neighbouring Amenity

It is not envisaged that there would be any impact on neighbouring amenity. The swimming pool would be entirely screened by the dwelling from the nearest neighbouring occupiers at Limes Lodge thus minimising any potential disturbance from the proposed development.

4) S17 Crime & Disorder Act

5) Consultation Responses

Apart from the points raised in the above sections, other issues raised are:

- None

CONCLUSION

For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations, including any comments received in response to publicity and consultation, as set out above:
this application is recommended for grant.

11 WAKEHAMS HILL, PINNER

Item: 2/18
P/1082/06/COU/PDB
Ward PINNER

OUTLINE: DEMOLITION OF EXISTING HOUSE AND OUTBUILDINGS, LAYOUT AND ACCESS FOR THREE DETACHED HOUSES WITH GARAGES AND SIX CAR PARKING SPACES

Applicant: MR SANTOKH SINGH SAHOTA
Agent: SANDERS LAING
Statutory Expiry Date: 23-JUN-2006

RECOMMENDATION

Plan Nos: SS04/102, 150A, 151, 152A, site plan (rec'd 28th November 2006);
Arboricultural Method Statement (rec'd 11th October 2006)

GRANT permission for the development described in the application and submitted plans, subject to the following condition(s):

1 Application for the approval of the reserved matters shall be made to the local planning authority before the expiration of 3 years from the date of this permission. The development hereby permitted shall commence before the expiration of two years from the date of approval of the last of the reserved matters to be approved.
REASON: To comply with the provisions of Section 92 of the Town & Country Planning Act 1990.

2 Approval of the details shown below (the "reserved matters") shall be obtained from the local planning authority in writing before any development is commenced:
(a) scale
(b) appearance
(c) landscaping of the site
REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

3 The development hereby permitted shall not be occupied until visibility is provided to the public highway in accordance with dimensions to be first agreed in writing by the local planning authority. The visibility splays thereby provided shall thereafter be retained in that form.
REASON: To provide a suitable standard of visibility to and from the highway, so that the use of the access does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway.

4 The development hereby permitted shall not commence until samples of the materials to be used in the construction of the external surfaces noted below have been submitted to, and approved in writing by, the local planning authority:
(a) the building(s)
(b) the ground surfacing
(c) the boundary treatment
The development shall be completed in accordance with the approved details and

shall thereafter be retained.

REASON: To safeguard the appearance of the locality.

5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order with or without modification), no development which would otherwise fall within Classes A to E in Part 1 of Schedule 2 to that Order shall be carried out without the prior written permission of the local planning authority.

REASON: To safeguard the character of the area by restricting the amount of site coverage and size of dwelling in relation to the size of the plot and availability of:-

(a) amenity space

(b) parking space

and to safeguard the amenity of neighbouring residents.

6 The development hereby permitted shall not commence until a scheme for:-

(a) The storage and disposal of refuse/waste

(b) and vehicular access thereto

has been submitted to, and approved in writing by, the local planning authority. The development shall not be occupied or used until the works have been completed in accordance with the approved details and shall thereafter be retained.

REASON: To ensure adequate standards of hygiene and refuse/waste collection without prejudice to the enjoyment by neighbouring occupiers of their properties.

7 No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to, and approved in writing by, the local planning authority.

REASON: To secure the provision of archaeological excavation and the subsequent recording of the remains in the interests of national and local heritage.

8 The development hereby permitted shall not commence until there have been submitted to, and approved in writing by, the local planning authority, detailed drawings of all underground works, including those to be carried out by statutory undertakers, in connection with the provision of services to, and within, the site in relation to the trees to be retained on site.

REASON: To ensure that the trees to be retained on the site are not adversely affected by any underground works.

9 The development hereby shall not commence until a written method for the implementation and monitoring of tree protection measures during the construction of the development has first been submitted to, and approved in writing by, the local planning authority. The method shall provide for a pre-commencement meeting with representatives of the local planning authority and for periodic inspection by a qualified Arboricultural Consultant during the construction of the development, reporting all findings following inspection to the local planning authority. The development shall be carried out in compliance with the written method so agreed.

REASON: To safeguard retained trees on the site, which are considered to be of significant amenity value, and to protect the character of the locality.

Item 2/18: P/1082/06/COU continued.....

10 Houses hereby approved as detailed in the submitted and approved drawings, shall be built to Lifetime Home Standards, and thereafter retained to those standards.

REASON: To ensure provision of 'Lifetime Home' / Wheelchair' standard housing in accordance with the policies of the Harrow Unitary Development Plan.

11 The development of any buildings hereby permitted shall not be commenced until surface water attenuation/storage works have been provided in accordance with details to be submitted to, and approved in writing by, the local planning authority. The works shall thereafter be retained.

REASON: To prevent the increased risk of flooding.

12 The development hereby permitted shall not be occupied until works for the disposal of sewage have been provided on site in accordance with details to be submitted to, and approved in writing by, the local planning authority. The works shall thereafter be retained.

REASON: To ensure that adequate drainage facilities are provided.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

Harrow Unitary Development Plan:

SEP5 Structural Features

SD1 Quality of Design

SD2 Conservation Areas, Listed Buildings, Sites of Archaeological Importance & Historic Parks and Gardens

SH1 Housing Provision and Housing Need EP25 Noise

EP29 Tree Masses and Spines

EP43 Green Belt and Metropolitan Open Land Fringes

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

D8 Storage of Waste, Recyclable and Re-usable Materials in New Developments

D10 Trees and New Development

D20)

D21) Sites of Archaeological Importance

D22)

D31 Views and Landmarks

T13 Parking Standards

H4 Residential Density

H18 Accessible Homes

2 INFORMATIVE:

The development of this site is likely to damage archaeological remains. The applicant should therefore submit detailed proposals in the form of an

archaeological project design. This design should be in accordance with the appropriate English Heritage guidelines.

3 INFORMATIVE:

The applicant is advised that reserved matters relating to landscaping should include the provision of new tree planting as set out in the approved Arboricultural Method Statement.

4 INFORMATIVE:

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

5 INFORMATIVE:

The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves:

1. work on an existing wall shared with another property;
 2. building on the boundary with a neighbouring property;
 3. excavating near a neighbouring building,
- and that work falls within the scope of the Act.

Procedures under this Act are quite separate from the need for planning permission or building regulations approval.

A copy of the Office of the Deputy Prime Minister booklet "The Party Wall etc. Act 1996: explanatory booklet" is available free of charge from:

ODPM Free Literature, PO Box 236, Wetherby, LS23 7NB

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: odpm@twoten.press.net

Website: <http://www.safety.odpm.gov.uk/bregs/walls.htm>

6 INFORMATIVE:

IMPORTANT: Compliance With Planning Conditions Requiring Submission and Approval of Details Before Development Commences

- You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority.
- Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted.
- Beginning development in breach of a planning condition will invalidate your planning permission.
- If you require confirmation as to whether the works you have carried out are acceptable, then you should apply to the Local Planning Authority for a certificate of lawfulness.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Amenity Neighbouring Occupiers and Character of Area
- 2) Green Belt, Site of Nature Conservation Importance Fringe and Views
- 3) Archaeology
- 4) Landscaping & Trees
- 5) Parking and Traffic
- 6) Housing Supply and Density
- 7) Accessible Homes
- 8) S17 Crime & Disorder Act
- 9) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Minor Development
Site Area: 0.294ha
Number of Dwellings 3
Council Interest: None

b) Site Description

- detached dwelling on 2940m² irregularly shaped plot to north side of Wakeham's Hill, Pinner
- site bounded to south by Wakeham's Hill and public footpath to George v Avenue, to west by no. 9 Wakeham's Hill, to northwest by rear gardens of property in Terrilands, and to east Pinner Park Farm land
- site levels rise from south to east; trees within the site subject of tree preservation order; site included within Pinner Village Archaeology Priority Area
- Pinner Park Farm land designated Green Belt, Site of Nature Conservation Importance and Archaeology Priority Area; parts also designated as Scheduled Ancient Monument
- TPO No. 8 applies to identified trees within the site

c) Proposal Details

- outline application; details of siting and access only to be determined at this stage
- as amended proposal for three detached dwellings (existing dwelling to be demolished) (originally proposed 4 homes)
- indicative house plan shows part single and part two storey dwellings with rooms in roofspace

d) Relevant History

P/1094/06/COU	Outline: siting & means of access for 14 flats and 18 car parking spaces; demolition of existing house and outbuildings	REFUSED 28 JUN-06
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Reasons for Refusal:

1. The proposed development, by reason of its excessive size, bulk and siting, would be visually obtrusive and out of context with the prevailing pattern of development in the area which is characterised by 2 storey detached dwellings, to the detriment of the visual amenities of neighbouring residents and the character and appearance of the area.
2. The proposed car parking area accessed via a narrow road would be likely to give rise to conditions prejudicial to safety and the free flow of pedestrians and vehicular traffic on the adjoining highway.
3. The proposed development would lead to overlooking of the rear garden space of the adjoining property and result in an unreasonable loss of privacy to the occupiers.
4. The proposed development, by reason of excessive number of units and size of building, with the associated disturbance and general activity would result in an over-intensive use and amount to an overdevelopment of the site to the detriment of neighbouring residents and the character of the area.
5. The proposed development, by reason of excessive number of units and size of building, with the associated disturbance and general activity would result in an over-intensive use and amount to an overdevelopment of the site to the detriment of neighbouring residents and the character of the area.
6. The proposed development, by reason of the height and scale of building sited on the hilltop on the edge of the Green Belt boundary, would result in an unacceptable visual impact to the detriment of the character and openness of the Green Belt, especially from views within Pinner Park Farm below.

e) Applicant Statement

- None

f) Consultations:

English Heritage (Archaeology): The site abuts Pinner Park pale. This marks the boundaries of the 13th Century deer park which is Scheduled in three separate sections. The line of the pale associated with the above site does not fall within the Scheduled Area, however this does not preclude remains being present. The proposed buildings will come very close to the line of the pale and in particular may affect remnants of the bank. It is not considered that any further work need be undertaken prior to determination of this planning application but the archaeological position should be reserved by attaching a condition to any consent granted. In this instance I would consider that an archaeological watching brief would be an appropriate form of mitigation.

Pinner Association: Notification not sent to all interested parties; assurance is sought that all those affected by the proposed redevelopment are advised. It is noted that the drawings do not show the double ditch around Pinner Park Farm and that the frontage to Wakeham's Hill includes a strip of land belonging to the Council's Highway Department.

LBH Highways: Acceptable subject to detailed design of the accesses. Visibility should be sufficient for the purpose and is not therefore objectionable.

1st Notifications:

Sent:	Replies:	Expiry:
13	0	19-MAY-06

2nd Notifications:

Sent:	Replies:	Expiry:
30	14	02-JUN-06

Summary of Response:

Three detached houses preserving trees and existing brick wall more acceptable than flats; on-street parking/road safety; support four houses; houses should be built in a similar style to Wakeham's Hill & The Squirrels and with adequate parking; out of character, noise/disturbance, overlooking; detrimental to view from back of house; overdevelopment, number of dwellings should be reduced from four; destroy character and appearance of street, dangerous bend in road at brow of hill; motivation by applicant to make money at cost of neighbours, loss of home value; disruption during construction; not notified, spoil this lovely site; proposal within conservation site, should be in-keeping and sympathetic with other properties.

3rd Notifications:

Sent:	Replies:	Expiry:
30	2	10-NOV-06

Summary of Response:

Out of character, devalue neighbouring properties, cramped appearance in relation to neighbouring properties and the streetscene, access at dangerous bend in road – increased use will raise the possibility of accidents, would welcome application for one house of similar size and style.

APPRAISAL

The application has been the subject of amendments since it was originally submitted to reduce the number of proposed dwellings from four to three.

1) Amenity of Neighbouring Occupiers and Character of Area

UDP Policy D4 seeks a high standard of design and layout in all development taking into account, *inter alia*: site and setting; context scale and character; and public realm. Policy D5 seeks to protect the amenity of existing neighbouring occupiers and of the future occupiers of new development in terms of privacy, amenity space and separation to boundaries.

In terms of site and setting, the existing 'L' shaped dwelling is arranged informally within the plot, towards the boundary with no. 6 Terrilands and Pinner Park Farm land. It has an integral double garage towards the rear and a bedroom over, with east and west facing windows, and the main entrance

to the dwelling faces north. However the principle elevation, with most of the dwelling's habitable rooms windows, is that which faces south towards Wakeham's Hill overlooking the garden. The flank wall of no. 9 Wakeham's Hill abuts the boundary of the application site and contains a flank window to a stair; the adjacent front and rear elevations contain windows to habitable rooms. The rear elevation of no. 6 Terrilands is sited approximately 20m, at its closest point, from the common boundary with the application site. The front elevations of nos. 10, 12 & 14 Wakeham's Hill face the front boundary of the site and are set up from the carriageway. Site levels generally fall across the site from Wakeham's Hill to the boundary with property in Terrilands and towards Pinner Park Farmland, though there is a raised embankment within the site to the boundary with Wakeham's Hill.

In terms of context, scale and character, existing development in Wakeham's Hill and The Squirrels predominantly comprises detached houses of modest bulk, with narrow but consistent gaps between them and rear garden depths in the region of 15m. It is acknowledged that further east along Wakeham's Hill there is a later development of more dense terraced dwellings. Development in Terrilands to the rear is more informally arranged around a cul-de-sac and is generally more spacious in character. The adjacent Green Belt land is also relevant context.

The proposed dwellings would be arranged around a private drive to be formed within the site. The main two storey elements of the proposed dwellings numbered 2 & 3 would be sited between 12m and 13.5m from the boundary with no. 6 Terrilands and - no. 3 only - between 5m and 10m of the boundary with no. 9 Wakeham's Hill at its closest point. The main two storey element of proposed dwelling no. 1 would be sited between 16m and 17m of the front boundary with Wakeham's Hill and 13m at its closest point from the boundary with Pinner Park Farm land.

Each dwelling would also have a single storey side projection; these would bring proposed dwelling no. 3 to within 1.5-4m of the boundary with 9 Wakeham's Hill and proposed dwelling no. 1 to 11m from the Wakeham's Hill boundary.

The existing dwelling does not reflect the more uniform and dense pattern of development of Wakeham's Hill and The Squirrels and it is acknowledged that this design and layout secures a relationship with adjacent dwellings that affords neighbouring occupiers a generous degree of amenity and privacy than is prevailing in this locality. In relation to the boundary with Terrilands the proposed dwellings numbered 2 & 3 would introduce a more conventional development pattern and their garden depths would be more akin to the denser character of The Squirrels; the degree of overlooking would change accordingly. Nevertheless it is considered that the separation from the boundary with property in Terrilands would be sufficient to maintain a reasonable privacy relationship in respect of two storey dwellings and would be further enhanced by the preservation of garden trees. Detailed control of windows and openings at roof level could be exercised at the reserved

matters stage.

Although site levels change unfavourably towards neighbouring dwellings in Terrilands it is not considered that the siting of the proposed dwellings would be such as to harm the amenity of neighbouring occupiers in terms of lost light/outlook or overshadowing. Again, control of details of the dwellings, in terms of design, height and massing can be exercised at the reserved matters stage to avoid any overbearing visual impact.

As with the existing dwelling, so too the proposed new dwelling no. 3 would project beyond a 45° line taken from the corner of 9 Wakeham's Hill. Subject to detailed control as above and taking into account the orientation of the proposal relative to no. 9, it is considered that the development would maintain acceptable separation to safeguard the amenity of the occupiers.

In so far as the development would be visible from Wakeham's Hill and subject to detailed control of the design, massing and height of the dwellings it is not considered that the development would have a detrimental affect upon the streetscene nor the amenities of occupiers of property facing the site.

The proposal would be likely to lead to increased residential and vehicular activity within the site. However it is noted that the proposal would include the re-siting of the driveway away from the flank boundary of no. 9 Wakeham's Hill and that the rear gardens of the dwellings would be orientated away from that property. The rear garden of dwelling no. 2 would be located adjacent to the rear of no. 6 Terrilands but in view of the existing dwelling's main entrance, garage and driveway to this side it is not considered that there would be any material detriment to the amenity of the neighbouring occupiers in terms of activity and general disturbance. Taking into account the separation from properties opposite and no. 15 Wakeham's Hill neither is it considered that the proposal would be harmful to the privacy and amenity of those neighbouring occupiers.

Although the garden depths of the proposed new dwellings would be consistent with the more dense character of development in The Squirrels, in terms space around the building and the living conditions of occupiers of the development, it can be noted that the development would produce wide and irregularly configured plots. It is considered that the resulting provision of amenity space and spatial setting would be satisfactory both as a useable facility for future occupiers and as a positive attribute of the area's character.

The proposed arrangement of the dwellings around a private driveway would, it is considered, create an introverted development as perceived in the public realm from Wakeham's Hill and the public footpath to George V Avenue. Whilst this would normally be considered to be undesirable it is recognised that the existing dwelling on this site is rather divorced from the streetscene and that a more conventional layout would be likely to require some tree loss to the Wakeham's Hill frontage, which would itself be detrimental to amenity

and character.

The indicative front elevation supplied with the application suggests substantial roof bulk that would, it is considered, be out of character. However these details do not form part of the determination of this outline application and can be controlled at the reserved matters stage.

2) Green Belt, Site of Nature Conservation Importance Fringe (SNCI) and Views

UDP Policy EP43 seeks to resist development adjacent to Green Belt land where there would be a detrimental visual impact or an adverse ecological impact. In relation to the adjacent Green Belt and SNCI regard is to be had to opportunities for the retention of trees and natural features; landscape character; and sympathetic & complementary landscaping. Policy D31 seeks to protect local views, panoramas and landmarks.

The impact of the proposal on trees is assessed separately below. The siting of the dwellings would, it is considered, maintain an adequate spatial buffer within the site adjacent to the boundary of the Pinner Park Farm land and would be no closer, at the nearest point, than the existing building. In views from the open land the increased amount of development on the site would be visible, however it is not considered that this in itself is indicative of visual harm to the open character of the Green Belt. Having regard to the intensity of development on other sites abutting the Pinner Park Farm land and subject to detailed control of the height, bulk and appearance of the dwellings, at the reserved matters stage, it is not considered that the development would be detrimental to the adjacent Green Belt.

The open area adjacent to the Pinner Park Farm land boundary would be used as gardens for the dwellings but an appropriately landscaped buffer adjacent to the Green Belt could, it is considered, be achieved by conditions. The openness of the gardens adjacent to the Green Belt boundary and their contribution, together with that of the landscape buffer, to nature conservation and wildlife could be maintained by restricting relevant provisions of the Town and Country Planning (General Permitted Development) Order 1995.

It is not considered that the development would adversely affect the nature conservation integrity of the Pinner Park Farm land.

Text Map 9 of the UDP identifies views of Harrow Weald Ridge from the direction of Wakeham's Hill and over development to the north-west. It is not, however, considered that the proposal would materially prejudice views from any public vantage point surrounding the site and although it is possible that views from adjacent private property may be more significantly affected it is not considered that this would be a sustainable basis for withholding planning permission. Policy D31 also seeks to ensure that public access to identified viewpoints is maintained or enhanced; in the subject instance there is no public access to any viewpoint from the application site.

3) Archaeology

UDP Policy D20 seeks sufficient information with applications affecting archaeological priority areas to assess the implications of the proposed development. Policy D21 seeks appropriate siting, design and building uses in relation to archaeological interests with site management and preservation *in-situ* of the most important remains. Where permanent preservation is not required Policy D22 requires site investigation prior to development in accordance with a written programme, to be agreed.

In the subject instance no information has been submitted with the application in respect of archaeological matters. However English Heritage has raised no objection subject to an archaeological watching brief; a condition to this end is therefore recommended. It is also considered that the control of future development on the site, by restricted the relevant provisions of the Town and Country Planning (General Permitted Development) Order 1995, would contribute to the on-going protection of archaeology on this site and the adjoining Pinner Park Farm land.

4) Landscaping and Trees

UDP Policies SEP6 and EP29 seek the protection of identified tree masses and spines by resisting development that would impair the integrity and visual impact of part of any tree mass or spine and, where appropriate, require retention and replanting of trees where appropriate. In respect of individual sites with trees Policy D10 requires site survey and detailed measures for the protection of trees during and after development.

A tree survey submitted with the application identifies a total of 54 trees (individual and grouped) on or within the immediate vicinity of the site; 16 the subject of statutory protection. They are predominantly identified as young or middle aged of 20-40 or more than 40 years. The proposed dwellings would occupy the centre of the site on part of the existing lawn and in place of the existing dwelling. Nevertheless some tree loss is unavoidable; (i) unprotected trees: Magnolia (tree 2), Dwarf Weeping Willows (trees 3 & 5), a Yew (tree 6), Pittosporums (trees 7 & 25) and a Weeping Ash (tree 26); (ii) protected trees: Hawthorn (tree 4 – T29), Himilayan Birch (tree 8 – T30) and an Ash (tree 40 – T28). In addition a further ash (tree 52) to the site frontage would be removed and the group of trees numbered 44-48 in the applicant's survey would be lost to provide for the new point of access.

The Arboricultural Implication Assessment supplied by the applicant details the condition and value of trees to be lost and those to be retained. The statement advises that, during construction, materials can be stored to the front of the proposed dwellings and a plan of underground drainage services is also supplied. Other underground services could be routed beneath the proposed new driveway with minimal impact upon trees. A method for the protection of retained trees during construction is incorporated into the statement and opportunities for new and replacement planting are also identified.

Assurances that no levels changes would take place within the site have been secured and subject to a pre-commencement meeting with the Council's Planning Arboricultural Officer, together with period inspection by a qualified Arboricultural Consultant during construction, no objection on tree protection grounds is raised. It is considered that the development would secure the retention and preservation of tree cover around the site with opportunity for replacement/enhancement planting, particularly to make good the existing access and around the new access. It is considered that all of these matters could be adequately addressed by condition of this outline permission and by the reserved matters submissions relating to landscaping.

The proposed development is therefore considered acceptable in relation to tree and landscaping matters.

5) Parking and Traffic

UDP Policy T13 seeks appropriate provision for car parking in new developments, no greater than the maximum levels set out at schedule 5 of the UDP, and having regard to a number of factors relating to location, alternative provision, availability of other modes of transport, measures to promote sustainable travel, the likelihood of on-street parking stress and potential highway or traffic problems.

It is anticipated that each of the dwellings would comprise or exceed five habitable rooms. In terms of the Council's standards the development would therefore generate a combined maximum requirement for six spaces. Nevertheless the proposed development would be situated within a suburban locality of family dwellings where car ownership is to be expected; although on-street parking in Wakeham's Hill is not considered to be stressed and is not the subject of resident permit controls, its topography together with the frequency of crossovers limit the availability of safe parking spaces on-street. In these circumstances it is not considered that provision to the maximum standard is unacceptable.

The proposal would re-site the driveway access onto Wakeham's Hill some 12m to the north-east, further up hill. In view of the modest number of traffic movements likely to be generated by the proposed development the Council's Highway Engineer has indicated that this would be satisfactory - in terms of visibility and safety – subject to detailed design. A condition controlling details is suggested.

6) Housing Supply

UDP Policy SH1 undertakes to secure additional housing through new development taking into account, *inter alia*, the potential provision for 6620 dwellings to 31st December 2016 and the need to protect and safeguard character and amenity. Policy H4 expects residential density in new development to meet or exceed 150 habitable rooms per hectare.

The proposal would make a net contribution of two dwellings in the redevelopment of this 'brownfield' site and the density, based on the stated

site area of 0.294ha and the indicative provision of 7 habitable rooms per dwelling, would be just over 71 rooms per hectare.

It is acknowledged that the density of the proposed development falls significantly below the expected level of 150 habitable rooms per hectare set out at Policy H4. However in undertaking to secure additional housing Policy SH1 recognises that character and amenity as a relevant consideration, and in this regard there are a number of compelling site considerations. These include particularly the relationship to adjacent Green Belt land, protected trees, archaeology, and the prevailing character of two storey dwellings in the surrounding locality. In these circumstances it is not considered that withholding planning permission on the basis of an inappropriate development density would be justified.

7) Accessible Homes

UDP Policy H18 encourages new housing development to be accessible to all. The adoption of the Council's supplementary planning document "Accessible Homes" in April 2006 gives renewed emphasis to the requirement for more accessible homes, including Wheelchair and Lifetime Home standard housing.

At this outline stage only the siting of the dwellings and site access are to be determined. It is not considered that the access and siting details proposed would preclude the achievement of accessible homes. Control of the detailed design and layout of the dwellings, to achieve compliance with the relevant standards for wheelchair and lifetime homes, can be exercised at the reserved matters stage. However it should be noted now that as a new development the dwellings are expected to achieve full compliance with at least the lifetime home standards as set out in the Council's SPD.

8) Other Matters

The site plan has been amended to exclude the footprint of a hammerhead turning head.

9) S17 Crime & Disorder Act

The proposed houses would have a single access from Wakehams Hill with natural surveillance of the entire frontage area. Each property would have their own side and rear curtilage which would be secured by appropriate gates and fences

10) Consultation Responses

Apart from the points raised in the above sections, other issues raised are:

- notification not sent to all interested parties: revised notification considered satisfactory
- it is noted that the drawings do not show the double ditch around Pinner Park Farm and that the frontage to Wakeham's Hill includes a strip of land belonging to the Council's Highway Department: see above
- four detached houses preserving trees and existing brick wall more

Item 2/18: P/1082/06/COU continued.....

acceptable than flats: support noted

- houses should be built in a similar style to Wakeham's Hill & The Squirrels: design and appearance not considered at this stage
- motivation by applicant to make money at cost of neighbours: not a material planning consideration
- loss of home value: not a material planning consideration
- disruption during construction: not considered to be significant for this scale of development

All other matters as set out in the main report above.

CONCLUSION

For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations, including any comments received in response to publicity and consultation, as set out above: this application is recommended for grant.

ST JOSEPHS CATHOLIC PRIMARY SCHOOL, DOBBIN CLOSE, HARROW

Item: 2/19

P/2326/06/CFU/JW

Ward **MARLBOROUGH**

ERECTION OF NEW PART SINGLE, PART TWO STOREY SCHOOL BUILDING

Applicant: MR PHIL SUTTON

Agent: JOHNSON AND PARTNERS

Statutory Expiry Date: 05-DEC-06

RECOMMENDATION

Plan Nos: 3716-LP; 3716-01; 3716/01 (Revision B); /02 (Revision C); /03 (Revision C); /04 (Revision C); 3716-100 (Revision B)

GRANT permission for the development described in the application and submitted plans, subject to the following condition(s):

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town & Country Planning Act 1990.

2 The development hereby permitted shall not commence until details of a scheme indicating the provision to be made for people with mobility impairments, to gain access to, and egress from, the building(s) (without the need to negotiate steps) have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied or used until the works have been completed in accordance with the approved details and thereafter retained.

REASON: To ensure that the development will be accessible for people with disabilities in accordance with the policies of the Harrow Unitary Development Plan.

3 The development hereby permitted shall not commence until there has been submitted to, and approved by, the local planning authority, a scheme of hard and soft landscape works which shall include a survey of all existing trees and hedgerows on the land, indicating those to be retained and those to be lost. Details of those to be retained, together with measures for their protection in the course of the development, shall also be submitted and approved, and carried out in accordance with such approval, prior to any demolition or any other site works, and retained until the development is completed. Soft landscape works shall include: planting plans, and schedule of plants, noting species, plant sizes and proposed numbers/densities.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development.

4 All planting, seeding or turfing comprised in the approved details of landscaping

shall be carried out in the first planting and seeding seasons following the occupation of the building(s), or the completion of the development, whichever is the sooner. Any existing or new trees or shrubs which, within a period of 2 years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season, with others of a similar size and species, unless the local authority agrees any variation in writing.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development.

5 The development hereby permitted shall not commence until samples of the materials to be used in the construction of the external surfaces noted below have been submitted to, and approved in writing by, the local planning authority:

- (a) the extension/building(s)
- (b) the ground surfacing
- (c) the boundary treatment

The development shall be completed in accordance with the approved details and shall thereafter be retained.

REASON: To safeguard the appearance of the locality.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

Harrow Unitary Development Plan:

- SD1 Quality of Design
- D4 Standard of Design and Layout
- C7 New Education Facilities
- T6 The Transport Impact of Development Proposals

2 INFORMATIVE:

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1)** Quality of Design (SD1, D4)
- 2)** Standard of Design and Layout (D4)
- 3)** New Educational Facilities (C7)
- 4)** Transport Impact of Development Proposals (T6)
- 5)** S17 Crime & Disorder Act
- 6)** Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Minor
Council Interest: None

b) Site Description

- Subject site is St Josephs First and Middle Schools located at the junction of Kenton Lane and Dobbin Close
- Site is mostly screened by heavy foliage along Kenton Lane
- Site accommodates a two-storey block of buildings linked by a single and two storey unit, as well as two detached pre-fabricated mobile classrooms
- To the east of the main school building and north of the pre-fabricated classrooms is a paved courtyard, that abuts the north flank of the site close to Kenton Lane
- The site abuts the rear gardens of Kenmore Avenue to the east, Kenton Lane to the north and Dobbin Close to the west and flats on Dobbin Close
- Access to the school is from a service road off Dobbin Close.

c) Proposal Details

- The removal of the two existing pre-fabricated classrooms (288^{m2})
- The proposal will provide a new detached school building, to the north east of the existing main building. The total floorspace of this new building will measure 740m².
- The building will be part two storey, part single storey, with the single storey element situated to the north.
- The two-storey element will measure 7.2m at its roof ridge, whilst the first floor element will measure 2.4m in height at the highest point of its gently sloping roof.
- The north of the building will have a gently curving wall, set back between 6-9m from the boundary with Kenton Lane.
- The building will contain various rooms servicing the institutional demands of the school, including classrooms, staff rooms, toilets, a kitchen and reception.

Revisions to Previous Application:

Following the previous decision (P/1338/06/DFU) the following amendments have been made:

- Design and access statement included, including the proviso that there will be no children's pedestrian access onto Kenton Lane

d) Relevant History

P/1338/06/DFU Erection of new part single, part two REFUSED
storey school building within existing 07-JUL-2006
school site

Reasons for Refusal:

The proposed pedestrian access would create a harmful accumulation of cars along the classified road and concentration of pedestrians on the pavement which serves the road, to the detriment of the safety of pupils/staff of the school, and users of the highway.

e) Applicant Statement

- Proposed location of school building is as close as possible to the existing school. It is not feasible to extend the existing block without loss of space and natural light
- It is not proposed to increase the number of children on the school roll.
- This is a sustainable improvement to an existing school.
- Scheme has been scrutinised by dFES architects in terms of meeting genuine and propriety need, value for money and educational standards
- There is no net addition to the number of classrooms or pupils
- New building is to have flush threshold entry at all doorways. There is to be a lifting platform as shown on the plans and the scheme includes separate disabled sanitary accommodation and baby changing facilities

f) Consultations:

Highways engineer: On the premise that school children will not be using the new access at drop off & pick up times I have no objection to the proposal.

Notifications:

Sent:	Replies:	Expiry:
62	0	21-NOV-06

Summary of Response:

- None

APPRAISAL

1) Design and Amenity

Standard of Design and Layout

The principle of a new school building on the site is acceptable considering that the proposed removal of two pre-fabricated classrooms will offset any detriment caused due to lack of outdoor space in the site.

The internal layout of the building and means of access fail to sufficiently indicate the means by which persons with mobility difficulties will be able to gain access and use the proposed facilities. It is considered however that the internal layout is capable of achieving such means with minor modifications, and as such could be achieved through the seeking of amendments in a subsequent application should a future application be granted.

2) Character and Appearance of the Area

The external appearance of the structure, though not matching the various architectural styles of the main school building, is considered to be of a high standard design that will serve to enhance the appearance of the site, and contribute to the role many educational sites serve of documenting the evolution of institutional architecture. Considering this, and the structures' set back from Kenton Lane of 6-9m, the proposal is acceptable with regards to the character of the locality and pattern of development.

3) Residential Amenity

The structure will sit at least 25m away from the nearest property on Kenton Lane from which it will be visible, which when taken with the lower level the building will sit on than these properties, safeguards their residential amenity. The structure will have only a negligible impact upon the properties on Kenmore Avenue considering its distance from the rear amenity spaces of these properties. In all other respects, given the buildings location away from residential properties, the proposal ensures that minimal detrimental impact to residential amenity would occur.

4) Parking and Highway Safety

A letter has been received with the application informing the Council that no increase in roll would occur due to the new development, and that the building will be used for extended school activities, with no increase in classroom or pupil numbers. Considering the above and the proposed removal of two pre-fabricated class rooms currently on site, it is not considered that the development would result in any significantly increased or altered parking/congestion levels for the locality. There is now no purpose for a new access. Existing access and parking would serve the proposed development

5) Disabled Persons' Access

As a new development and in conjunction with the requirements of the Building Regulations it is considered that the internal layout of the proposed school building is capable, with minor modifications, provide satisfactory access for persons with mobility difficulties. This would address such matters as door widths, access to upper floors and classroom, toilet and hallway layout.

6) S17 Crime & Disorder Act

The proposal is not considered to have any negative impact with respect to this legislation.

7) Consultation Responses

Apart from the points raised in the above sections, other issues raised are:

- None

CONCLUSION

For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations, including any comments received in response to publicity and consultation, as set out above: this application is recommended for grant.

160 STANMORE HILL, STANMORE

Item: 2/20

P/2952/06/CFU/LW

Ward STANMORE PARK

SINGLE STOREY SIDE TO REAR EXTENSION

Applicant: MR & MRS BYRNE

Agent: D SILVERMAN

Statutory Expiry Date: 12-DEC-06

RECOMMENDATION

Plan Nos: 06/910/1, 06/910/2, Site Plan

GRANT permission for the development described in the application and submitted plans, subject to the following condition(s):

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town & Country Planning Act 1990.

2 The development hereby permitted shall not commence until samples of the materials to be used in the construction of the external surfaces noted below have been submitted to, and approved in writing by, the local planning authority:

(a) the extension/building(s)

The development shall be completed in accordance with the approved details and shall thereafter be retained.

REASON: To safeguard the appearance of the locality.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

Harrow Unitary Development Plan:

SD1 Quality of Design

SD2 Conservation Areas, Listed Buildings, Sites of Archaeological Importance and Historic Parks and Gardens

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

EP31 Areas of Special Character

EP33 Development in the Greenbelt

EP34 Extension to Building in the Greenbelt

SPG A Householders Guide: Extensions

2 INFORMATIVE:

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects

arising from building operations, and in particular the limitations on hours of working.

3 INFORMATIVE:

The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves:

1. work on an existing wall shared with another property;
 2. building on the boundary with a neighbouring property;
 3. excavating near a neighbouring building,
- and that work falls within the scope of the Act.

Procedures under this Act are quite separate from the need for planning permission or building regulations approval.

A copy of the Office of the Deputy Prime Minister booklet "The Party Wall etc. Act 1996: explanatory booklet" is available free of charge from:

ODPM Free Literature, PO Box 236, Wetherby, LS23 7NB

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: odpm@twoten.press.net

Website: <http://www.safety.odpm.gov.uk/bregs/walls.htm>

4 INFORMATIVE:

IMPORTANT: Compliance With Planning Conditions Requiring Submission and Approval of Details Before Development Commences

- You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority.
- Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted.
- Beginning development in breach of a planning condition will invalidate your planning permission.
- If you require confirmation as to whether the works you have carried out are acceptable, then you should apply to the Local Planning Authority for a certificate of lawfulness.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Impact on Area of Special Character (EP31)
- 2) Impact on the Greenbelt (EP33, EP34)
- 3) Impact on character of Conservation Area and appearance of dwelling (SD1, SD2, D4)
- 4) Impact on residential amenity (SD1, D5)
- 5) S17 Crime & Disorder Act (C12)
- 6) Consultation Responses

INFORMATION

Item 2/20: P/2952/06/CFU continued.....

a) Summary

Statutory Return Type: Householder Development
Green Belt: Yes
Council Interest: None

b) Site Description

- The site is located on the eastern side of Stanmore Hill, two plots south of the junction with Hilltop Way.
- The site is occupied by a two-storey semi detached dwelling.
- The southern side of the site borders the Little Common Conservation Area.
- The attached dwelling No 162 is un-extended.
- The adjacent dwelling No 158 is one of a pair of semis that are locally listed.

c) Proposal Details

- Single storey side to rear extension that will replace an existing conservatory in the same location.
- Minor increase in building footprint.
- Proposal protrudes 2.4m from the side flank wall, extending to 4m in width, 2.9m from the rear flank wall, in line with the chamfered side boundary, with a height of 3m.

d) Relevant History

HAR/10126/A	Erect detached house and garage	GRANTED 23-AUG-56
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e) Applicant Statement

- None

f) Consultations:

CAAC: No Objections.

Advertisement:	Character of Conservation Area	Expiry: 14-DEC-06
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Notifications:

Sent: 2	Replies: 0	Expiry: 05-DEC-06
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Summary of Response:

- None

APPRAISAL

1) Impact on Area of Special Character

The proposal is located within the Harrow Weald Ridge Area of Special Character, and as such importance is placed on the protection and preservation of the architectural, historical and natural features of the area.

This proposal is considered to protect and enhance the features of the subject site, being both architectural and natural. No trees will be removed from the site in order to facilitate the extension, and the appearance of the extension is in keeping with the character of the dwelling. There will be no detrimental effects on the setting, skyline or openness of the site.

2) Impact on the Greenbelt

In relation to the extensions to buildings within the green belt, Policy EP34 outlines assessment criteria, listed and discussed below.

- a) Minimise adverse environmental impact on the green belt character and be appropriate in terms of bulk, height and site coverage in relation to total site area.

The proposal is essentially for the replacement of the existing conservatory, with a solid brick extension that extends further into the rear garden. Given the change in materials, some increase in bulk will occur, however given the modest nature of the proposal and its location behind the dwelling, it is considered an appropriate extension in the green belt.

The existing conservatory has a mono pitched roof that falls from 2.8m to 1.9m at the eaves, and the proposal will have a flat roof with a height of 3m. The increase of height would comply with the SPG, is considered acceptable for the site, given its setting and size, and would not impact unduly on the character of the Green Belt.

	Original	Existing	% Over Original	Proposed	% Over Original
Footprint (m2)	79	95	20%	100	27%
Floor Area (m2)	150	166	11%	171	14%

The proposal will extend an additional 1.5m to the rear of the existing structure. However this area is currently occupied by a low coal store area, and as such there will be a reduced increase in the volume of the proposed extension.

- b) Will not result in disproportionate additions over and above the size of the original dwelling

The extension is not considered to be disproportionate given that it does not result in a significant increase of building footprint and is only a minor change in bulk from the existing situation. The extension would appear subordinate to the original building.

- c) Contributes to the reduction of any existing environmental problems on the site.

There are no known environmental problems on the site, and the modest nature of the extension is not expected to create any environmental problems.

3) Impact on Character of Conservation Area and Appearance of Dwelling

The proposal is expected to have a positive impact on the character and appearance of the dwelling, given the change in materials from the glass of the conservatory to the solid brick structure.

The adjoining dwelling, No 58 is locally listed and therefore the subject site has the potential to impact upon the setting of this dwelling. It is considered that the design and siting of the proposal has ensured that no impact to the setting will occur. The extension is located some 8m from the rear wall of No 58 and the major changes to the extension, being the increase in height and change in materials from glass to brick, are considered minor in nature, and the resulting increase in bulk to the boundary with No 58 from these changes, are not considered to impact detrimentally on the setting of this locally listed building.

The modest increased scale of the proposal in comparison with the existing situation would preserve the character of the adjacent Conservation Area.

4) Impact on residential amenity

The proposal will not impact on the existing amenities of either adjoining dwelling given its location some 9m to the rear of the adjacent dwelling. The new height of the extension remains within the height requirements given in the SPG and the reduction of glass along the boundary to No 58 will improve privacy between the two plots.

Furthermore, the adjacent plot has a detached outbuilding located along the side boundary to the subject plot. This would further reduce the impact of the increased height and depth of the extension, as well as screen the proposal from the adjacent dwelling.

5) S17 Crime & Disorder Act

The proposal is not considered to have any impact with respect to this legislation.

6) Consultation Responses

Apart from the points raised in the above sections, other issues raised are:

- None

CONCLUSION

For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations, including any comments received in response to publicity and consultation, as set out above: this application is recommended for grant.

SECTION 3 – OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

SILVER TRUMPET, 41 - 43 STATION ROAD, HARROW **Item: 3/01**
P/2812/06/DVA/KMS

Ward MARLBOROUGH

VARIATION OF CONDITION 6 OF LBH/41623 TO EXTEND OPENING HOURS

Applicant: MR BOBBY SHAH
Statutory Expiry Date: 13-DEC-06

RECOMMENDATION

Plan Nos: 5001-01, 5001-02, 5001-03, 5001-10

REFUSE permission for the development described in the application and submitted plans for the following reason(s):

1 The proposed extended opening hours would give rise to additional noise, activity and disturbance at unsocial hours to the detriment of the residential amenity of neighbouring occupiers contrary to policies D4, T13, EM25 and EP25 of the Harrow Unitary Development Plan.

INFORMATIVES

1 INFORMATIVE:

The following policies in the Harrow Unitary Development Plan are relevant to this decision:

SD1 Quality of Design
D4 Standard of Design and Layout
T13 Parking Standards
EM25 Food, Drink and Late Night Uses
EP25 Noise

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Licensing Act 2003
- 2) Residential Amenity (D4, EM25)
- 3) Parking and highway safety (T13)
- 4) S17 Crime & Disorder Act (D4)
- 5) Consultation Responses

INFORMATION

a) **Summary**

Statutory Return Type: Other
Council Interest: None

b) Site Description

- 2-storey building to west side of Station Road, comprising public house at ground floor, with nightclub in basement and drop in centre and offices (separate units) at 1st floor
- properties in vicinity on west side of Station Road are predominantly 2-storey with commercial uses at ground floor and residential apartments over. Exception is 33-35 which is single storey but with outstanding planning permission for 8 apartments (P/2869/03/CFU)

c) Proposal Details

- Variation of condition 6 of LBH/41623 to allow extended opening hours of basement bar/nightclub. Current hours are 10:00-24:00 Sunday-Saturday
- Proposed opening hours of basement:
 - 11:00-02:00 Monday-Thursday
 - 11:00-03:00 Friday-Saturday
 - 12:00-01:00 Sunday
- Opening hours of ground floor bar to remain unchanged

d) Relevant History

LBH/41623	Change of use from shop to bar/restaurant, with new shop front and offices above	GRANTED 21-DEC-90
WEST/164/93/FUL	Change of use of part of 1 st floor: class B1 to A3 (offices to public house)	REFUSED 22-JUN-93

Reasons for Refusal

- 1) The proposal would represent an over-intensive use of the site reflected in a lack of adequate parking facilities which would be likely to give rise to on-street parking which would be detrimental to highway safety and the amenities of neighbouring residential occupiers
- 2) The proposal would introduce a level of activity at first floor level, not commensurate with the surrounding residential properties and out of character in the locality to the detriment of the amenities of the local residents

EAST/61/96/VAR	Variation of condition 6 of LBH/41623 to allow opening until midnight every day	REFUSED 25-MAR-96
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Reasons for Refusal

- 1) The proposed extended opening hours would lead to additional noise disturbance and activity at unsocial hours to the detriment of amenities of the occupiers of neighbouring residential properties

WEST/385/93/FUL	Retention of single storey side extension; changes of use part 1st floor B1 to A3, part 2nd floor B1 to ancillary A3	REFUSED 08-NOV-03
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Reasons for Refusal

- 1) The proposal would represent an over-intensive use of the site reflected in a lack of adequate parking facilities which would be likely to give rise to on-street parking which would be detrimental to highway safety and the amenities of neighbouring residential occupiers
- 2) The proposal would introduce a level of activity at first floor level, not commensurate with the surrounding residential properties and out of character in the locality to the detriment of the amenities of the local residents

P/2366/04/CFU	Change of use: office (class B1) to ancillary bar & restaurant (class A3) and part live entertainment (class D2) on first and second floors	REFUSED 12-NOV-04
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Reasons for Refusal

- 1) The proposed opening hours would give rise to increased disturbance and general activity at unsocial hours and would detract from the amenities of the occupiers of neighbouring residential properties
- 2) The proposal would represent an over-intensive use of this site leading to an increased demand for on-street parking and reflected in a lack of adequate parking facilities, which would be likely to give rise to problems of parking on adjoining highways which would be detrimental to highway safety, the free flow of traffic and the amenities of neighbouring residential occupiers
- 3) The proposal would introduce a level of activity at the upper levels of the building not commensurate with surrounding residential properties and out of character in the locality, and detrimental to the amenities of local residents and contrary to the provisions of the Harrow Unitary Development Plan

e) Applicant Statement

- Proposal to extend hours relates to basement only
- Basement and ground floor doors are separated within entrance lobby by secure doors
- Extended hours already allowed under Premises License
- Basement would operate when required for private functions

f) Consultations:

- **Environmental Health:** no response
- **Licensing:** no response

Notifications:

Sent: 48	Replies: 5 plus 93-signature customer petition supporting	Expiry: 29-NOV-06
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Summary of Response:

noise and disturbance, traffic and parking, anti-social behaviour, site outside Town Centre in largely residential area, applicant seeking to maximize profits, 93-signature petition supports proposal

APPRAISAL

1) Licensing Act 2003

The proposal if granted would allow the basement to operate 11:00-02:00 Monday-Thursday, 11:00-03:00 Friday-Saturday and 12:00-24:00 Sunday as allowed by the premises license granted under the Licensing Act 2003

Notwithstanding the above, the remit of the licensing panel is restricted to the 4 licensing objectives defined by the Licensing Act, namely preventing crime and disorder, public safety, preventing public nuisance, and protecting children. Significantly, they do not include the affect of increased noise and disturbance on private amenity, for example of neighbouring residents.

2) Residential Amenity

Policy EM25 of the adopted Harrow Unitary Development Plan requires that the Council seeks to ensure that proposals for food, drink and any late night uses do not have a harmful affect on residential amenity. The policy requires, inter-alia, that the location of the premises, the proximity of residential properties, and hours of operation be taken into account when assessing applications for such uses.

Although the nightclub occupies the basement, it is accessed via the building's ground floor entrance which is situated in close proximity to residential properties on both sides of Station Road. It is therefore considered that operating the premises beyond the present closing time would be likely to give rise to additional noise, activity and disturbance at unsocial hours and would therefore be detrimental to the amenities of occupiers of neighbouring residential properties. In respect of this resulting in differing hours being permitted under planning and licensing controls, this situation was anticipated by the Inspector at the time of the appeal against the refusal of planning permission for a late night use in Northolt Road (Ref. WEST/617/95/FUL) who reasoned that although opening hours were also subject to licensing controls, these controls could be relaxed in future and that a planning condition restricting hours of operation was necessary in view of the residential accommodation on upper floors in the vicinity. The maintenance of the current restrictions on hours in regard to late night opening would also be consistent with other late night operations in the vicinity, at nos. 17, 21, 23, 45 and 57 all of which have conditions requiring closure by, at the latest, 11:30pm. Indeed, it is considered that were the late night restrictions on the application property to be relaxed, it might be difficult for the Council to resist applications for similar relaxations of the restrictions on these other late night uses in the vicinity. A recent application to extend the opening hours of no. 17 until Midnight on Sun-Thurs and 1am Fri-Sat (P/1416/06/DVA) was refused on grounds of the impact

of the extended hours on residential amenity.

3) Parking and Highway Safety

The application property has 2 off-street parking spaces at the rear, which are accessed via the service road. On-street parking is also available in the lay-by to the front of the property. There are no proposals to increase the level of off-street parking and on-street parking in the vicinity is subject to daytime restrictions. It is not considered that permitting an extension of opening hours beyond the current closing time would result in significant problems in terms of highway safety as traffic levels are likely to be substantially lighter in the late evening than during daytime hours, and the site is well served by public transport, being within walking distance of several bus routes and Harrow & Wealdstone station. However, parking associated with the use could result in noise and disturbance to nearby residential occupiers.

4) S17 Crime & Disorder Act

The implications of the proposed extended hours in terms of crime and disorder would have already been taken into account as part of the separate consideration of the application for a Premises License. In the light of this, it is considered that a refusal of planning permission on grounds of crime and disorder might not be justified.

5) Consultation Responses

Apart from the points raised in the above sections, other issues raised are:

- applicant seeking to maximize profits: not a material planning consideration
- other matters: dealt with above

CONCLUSION

For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations, including any comments received in response to publicity and consultation, as set out above:
this application is recommended for refusal.

CLINIC, CECIL PARK, PINNER

Item: 3/02

P/3437/06/CFU/DC3

Ward PINNER SOUTH

REDEVELOPMENT TO PROVIDE THREE STOREY DETACHED BLOCK OF NINE SELF-CONTAINED FLATS; NEW VEHICULAR ACCESSES AND PARKING FROM CECIL PARK

Applicant: MANORGROVE DEVELOPMENTS LTD

Agent: DENNIS GRANSTON

Statutory Expiry Date: 5-FEB-2007

RECOMMENDATION

Plan Nos: Design and access statement, Plans 583/ 2, 3, 4, 5A, 6A, 7 and L 1406

REFUSE permission for the development described in the application and submitted plans for the following reason(s):

1 The proposed residential block by reason of its excessive size, bulk, massing, design, height, siting and rearward projection would be visually intrusive, overbearing, dominant on the street scene and out of character with the existing two storey houses in the vicinity to the detriment of residential amenities of nearby occupiers contrary to policies SD1, D4 and D5 of the Harrow Unitary Development Plan (2004) and Supplementary Planning Guidance; Designing New Development (2003).

2 The proposed residential block by reason of its excessive size, bulk, massing, height, siting and rearward projection would have an unacceptable enclosing and overbearing effect on the adjacent dwelling at no. 10 Cecil Park resulting in a loss of outlook and visual amenity contrary to policies SD1, D4 and D5 of the Harrow Unitary Development Plan (2004) and Supplementary Planning Guidance; Designing New Development (2003).

3 The proposed parking arrangement together with the proposed number of crossovers would provide inadequate scope for soft landscaping of the forecourt and would detract from the appearance of the property in the streetscene and would lead to conditions detrimental to the safety and convenience of vehicles and pedestrians using the adjacent highway, contrary to Policies SD1, D4, D9, T6 and T13 of the Harrow Unitary Development Plan (2004).

4 The proposal would result in a loss of a health care facility and in the absence of an alternative provision for a replacement facility or a credible justification for such loss, the proposal would be contrary to the objective of policies C2 and C8 of the Harrow Unitary Development Plan (2004), which aims to retain such facilities in the borough.

5 The proposal by reason of positioning of the windows in the rear elevation in close proximity to the windows of the Library at the rear, would result in a mutual

loss of privacy to the detriment of the amenities of future occupiers of the site contrary to policies SD1, D4 and D5 of the Harrow Unitary Development Plan (2004) and Supplementary Planning Guidance; Designing New Development (2003).

INFORMATIVES

1 Informative

The following policies in the Harrow Unitary Development Plan are relevant to this decision:SD1, SH1, SH2, SC1, C2, C8, H4, D4, D5, D8, D9, T9, T13, H18, C16

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1)** Provision of housing and density (SH1, SH2, H4)
- 2)** Character and appearance of Area (SD1, D4 & D5)
- 3)** Residential Amenity (SD1, D4 & D5)
- 4)** Living Condition of Future Occupiers (SD1, D4 & D5)
- 5)** Parking and Highway Safety (SD1, D4 & T13)
- 6)** Disabled Persons' Access/Lifetime Homes (SD1, D4, H18 & C16)
- 7)** Provision of Health and Social buildings (SC1, C2, C8)
- 8** S17 Crime & Disorder Act (D4)
- 9** Consultation Responses

INFORMATION

a) Summary

Statutory Return Type:	Minor Dwellings
Site Area:	0.101 ha
Habitable Rooms:	27
Density:	270 hrpa, 90 dph
Car Parking:	Standard: 12.6 (maximum)
	Justified: 12
	Provided: 12
Council Interest:	Access rights over part of the site

b) Site Description

A site at the corner of Cecil Park between the library and No 10 currently occupied by a health clinic.

- The adjoining properties to the west are two storey houses, some with dormers and a three storey block of flats at Nos 18 to 22 . The opposite side of the is occupied by a synagogue at the junction with Marsh Road, the Henry Jackson centre and then beyond the footpath/subway leading to the Tube Station a series of two storey semi detached homes.

c) Proposal Details

- Demolish the clinic
- Construct a block of flats three storeys in height.
- This will provide 9 x 2 bedroom flats.
- A rear garden is provided as an amenity area of approx. 10m deep by 22 m wide (220 sq m)

- Two existing trees facing 11/17 Cecil Park are to be removed.
- d) **Relevant History**
- None
- e) **Applicant Statement**
- Design and Access Statement
 - Proposal complies with Council's policies and guidance
 - Proposal reflects the scale and character of the existing properties on Cecil Park
 - Existing car parking area would be utilised to provide landscaped parking area for proposed block of flats
 - Ramps would be provided to all ground floor flats and lifts would be provided for the upper floors
 - The building has been designed in accordance with the Accessible Homes SPD

f) **Consultations:**
Pinner Association : No response

Advertisement: | General Notification | Expiry: 04-JAN-07

Notifications:

Sent:	Replies:	Expiry:
20	4	04-JAN-07

Summary of Response:

scale and mass excessive; out of character; obscured views; overlooking; excessive height; highway safety

APPRAISAL

1) Provision of Housing and Density

This proposal represents a high-density scheme. However, given its location within 150m of the tube station and together with bus services serving the District Centre the site's public transport accessibility is high. The density at 90 homes per hectare is similar to that allowed on appeal on the Pinner Telephone Exchange in 2006.

2 Character and Appearance of Area

The Councils' local planning policy D4 in the Harrow Unitary Development Plan requires that new development should be of a high standard of design and layout and sets out the criteria, which will be taken into account. Of primary importance in the consideration of this application is part A Site and Setting and part B Context Scale and Character. Where a particular built form contributes significantly to local character (for example building height, massing or spaces between buildings) it should be respected in all proposed developments.

The footprint of the proposed building is less than the single storey clinic and the proposed mass, being a three storey, would be greater. It is considered that the size or mass of the building is acceptable with regard to its position at the point of transition from the fringe of the district centre to a residential area. Given the size of buildings both within the fringe and along Cecil Park the size of the proposal, by itself, is not an issue but there are consequences of the size combined with the layout as set out elsewhere in the analysis.

3) Residential Amenity

It is considered that the proximity of this proposal to the boundary shared with no. 10 Cecil Park along with the proposed height, bulk and rearward projection would have an unreasonable overbearing impact on the amenities of the occupiers of no. 10 Cecil Park with regard to loss of outlook, contrary to the provisions of Policy D5 of the HUDP.

The proposed balconies at the rear, along with the height of the block would give rise to unreasonable overlooking of rear gardens in Cecil Park (evens side) which would be detrimental to the residential amenities of these occupiers.

No provision is shown on the plans for the storage and disposal of waste, however it is considered that there would be adequate space for this to be incorporated within the site without harm to the visual and residential amenities of the neighbouring occupiers and future occupiers of the flats.

4) Living Condition of Future Occupiers

The size and layout of the flats are considered to be acceptable and the block would secure satisfactory stacking of room uses throughout the building. Each room would have a source of natural light. The first and second floor flats would each have access to a balcony; these private balconies would supplement a communal garden area of some 200m² to the rear of the proposed block. Having regard to UDP Policy D5 and central Government advice it is considered that the proposed arrangements for amenity space are acceptable in both qualitative and quantitative terms. However, it is considered that the provision of balconies would introduce unacceptable impacts on the privacy of the occupiers of neighbouring residential properties on Cecil Park (see section 3).

The NW corner of the proposed block of flats would be located a distance of 9 metres from the library building at the rear and the SW corner of the proposal would be located 13 metres from the library. It is considered that the proximity of the library to the proposed development would be unacceptable. The windows on the rear elevation of the proposed block of flats would overlook the windows on the rear elevation of the library and visa versa, as well as this the windows on the rear elevation of the library, particularly at first floor level would permit overlooking of the rear communal amenity space of the proposal. It is considered that this situation would lead to actual overlooking of the development, which would be harmful to the amenities of the future occupiers of the proposed block of flats.

5) Parking and Highway Safety

The proposal provides 12 off-street parking spaces for the development, which would be adequate with regard to the parking standards, which stipulates that the parking provided, should not exceed the maximum of 12 spaces.

On-street parking in this location is resident permit controlled and it is considered that due to the site being within a sustainable location (within walking distance of Pinner District Centre and all associated amenities), the Council could ensure that no undue pressure would be introduced to the on-street parking situation. However, siting of the park at rear would have little scope for soft landscaping and layout would be cramped due to no safety margin along the site boundary

It is considered that the proposed spaces near to the bend in the road would be unacceptable and would cause detrimental harm to the freeflow and safety of the traffic on the adjacent highway compared to the current situation where no vehicular access occurs on this length of the frontage.

6) Disabled Persons' Access/Lifetime Homes

As a new development and in conjunction with the requirements of the Building Regulations it is considered that the internal layout of the proposed ground floor flats and communal areas would be capable, with minor modifications, to achieve compliance with the Council's Supplementary Planning Document 'Accessible Homes'. This would address such matters as door widths, internal circulation and bathroom layout. Disabled persons' access to the building at ground floor level has not been detailed but again it is considered that this could be achieved with suitable modification or a ramp. A condition of planning permission would control this aspect therefore it is not considered that a reason for refusal on this basis could be justified.

7) Provision of Health and Social buildings

There is no indication as to how the services currently housed in the clinic would be provided once the clinic is demolished. In the absence of any information the loss of the clinic is clearly contrary to policies SC1, C2 and C8 of the HUDP (2004)

8) S17 Crime & Disorder Act

The proposal would increase the natural surveillance on this site. Therefore there are not considered to be any further implications relating to security or crime implications.

9) Consultation Responses

Apart from the points raised in the above sections, other issues raised are:

- The Council's Chief Valuer has objected due to rights of way enjoyed by the Council in connection with the library being obstructed. This is not a material planning objection for the committee to take into account.

CONCLUSION

For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations, including any comments received in response to publicity and consultation, as set out above: this application is recommended for refusal.

337 HIGH ROAD, HARROW

Item: 3/03

P/2356/06/DVA/SW2

Ward WEALDSTONE

VARIATION OF CONDITION 4 ATTACHED TO PLANNING PERMISSION EAST/553/00/FUL (ALLOWED ON APPEAL) TO EXTEND OPENING HOURS TO 1100HRS TO 2300HRS SUNDAY - WEDNESDAY 1100HRS TO 2400HRS ON THURSDAY AND 1100HRS TO 0100HRS ON FRIDAY AND SATURDAYS.

Applicant: MARK SKINNER

Agent: JONATHAN O'NEILL

Statutory Expiry Date: 28-NOV-2006

RECOMMENDATION

Plan Nos: Site Plan

REFUSE permission for the development described in the application and submitted plans for the following reason(s):

1 The proposed extended opening hours would give rise to additional noise, activity and disturbance at unsocial hours to the detriment of the residential amenity of neighbouring occupiers contrary to policies D4, EM25 and EP25 of the Harrow Unitary Development Plan

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR REFUSAL OF PLANNING PERMISSION:

The following policies in the Harrow Unitary Development Plan are relevant to this decision: D4, EM25, EP25

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Residential Amenity and Noise (EP25)
- 2) Character of the Area (D4)
- 3) S17 Crime & Disorder Act
- 4) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Other

Council Interest: None

b) Site Description

- The property is a mid terraced property on the east side of High Road
- The property is located in Harrow Weald Local Centre
- There is residential accommodation above the shops restaurants and public houses and flats opposite

c) Proposal Details

- Variation of hours sought:
1100hrs – 2300hrs Sunday to Wednesday
1100hrs – 24hrs Thursday
1100hrs – 0100hrs Friday - Saturday

Hours approved by the Licensing Panel:

10:00 – 23:00hrs Monday - Sunday

Approved Hours (EAST/533/00/FUL Appeal):

10.30hrs - 23.00 Monday to Saturday (inclusive)

10.30hrs – 22.30hrs Sundays

d) Relevant History

EAST/553/00/FUL

CHANGE OF USE FROM
SHOP TO RESTAURANT
(CLASS A1 TO A3)

REFUSED
ALLOWED ON APPEAL

e) Applicant Statement

- None

f) Consultations:

- None

Notifications:

Sent:
37

Replies:
0

Expiry:
30-OCT-06

Summary of Response:

None

APPRAISAL

1) Residential Amenity / Noise

This variation is being sought as a result of the Inspectorates resolve to grant the application to vary the premises licence. The hours granted are as follows:

10:00 – 23:00hrs Monday – Sunday

The proposed variation in hours are in excess of that which have been approved at appeal. The proposed variation is considered to create undue impact on surrounding residential amenity at antisocial hours.

The Local Centre includes residential units above the shops; takeaways and restaurants. The residents of the properties are located in a busy area, which creates associated noise throughout the days and nights. The extended opening hours would contribute to the noise created from this shopping area. Having received no objection from neighbouring occupiers the proposal is not considered to detrimentally impact the amenity of neighbouring occupiers at

this time.

2) Character of the Area

There is no physical development proposed to the property. The proposal is not considered to create any undue harm to the appearance of the area.

3) S17 Crime & Disorder Act

The proposed extended hours of operation would have implications to increase crime and disorder in the area at unsocial hours

4) Consultation Responses

Apart from the points raised in the above sections, other issues raised are:

- None

CONCLUSION

For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations, including any comments received in response to publicity and consultation, as set out above:
this application is recommended for refuse.

SECTION 4 – CONSULTATIONS FROM NEIGHBOURING AUTHORITIES

SECTION 5 - PRIOR APPROVAL APPLICATIONS

Item: 5/01
LAND NEXT TO 374 HIGH ROAD, P/3516/06/CDT/JW
HARROW WEALD

Ward HARROW WEALD

INSTALLATION OF 12M SLIM LINE POLE CONTAINING THREE ANTENNAS, TOGETHER WITH FOUR EQUIPMENT CABINETS (PRIOR APPROVAL FOR SITING AND APPEARANCE)

Applicant: PHA COMMUNICATIONS LTD
Statutory Expiry Date: 05-FEB-2007

RECOMMENDATION 1:
PRIOR APPROVAL of details of siting and appearance IS required

RECOMMENDATION 2:
PRIOR APPROVAL of details of siting and appearance is refused for the following reasons:

Plan Nos: R/101(issue 1); /102(issue 2); /103 (issue 2); /104(issue 2)

1 The proposed development, by reason of its proximity to existing two similar telecommunication installations and associated equipment and street furniture, would give rise to a proliferation of such apparatus to the detriment of the visual amenities and appearance of the area contrary to policies SD1, D4 and D24 of the Harrow Unitary Development Plan (2004)

INFORMATIVES

1 INFORMATIVE:

The following policies in the Harrow Unitary Development Plan are relevant to this decision: SD1, D4, D24

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1)** Compliance with ICNIRP
- 2)** Need for Installation
- 3)** Character of Area and Visual / Residential Amenity (SD1, D4, D24)
- 4)** S17 Crime & Disorder Act
- 5)** Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Not Categorised
Council Interest: None

b) Site Description

- Land to south west of 374 High Road, Harrow Weald (KFC “Drive Thru”).
- Located on pavement, with vegetation behind, on the corner of the junction with the High Road and Homebase Service Road.
- Harrow Weald Recreation ground opposite to the west.
- Two similar masts located to the south, fronting Homebase superstore
- Various bus stops, signs and lampposts in the immediate vicinity
- Nearest residential dwelling approximately 70m from proposed development.

c) Proposal Details

- Installation of new 12m lamppost column which will hold three antenna
- Four cabinets serving the lamppost

d) Relevant History

P/1077/04/CDT	3G Base station outside Homebase Determination: provision of 12m high ultra slim telecommunication mast and equipment cabinet	REFUSED 14-JUN04 APPEAL ALLOWED
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Reason for Refusal

The proposed development, by reason of its proximity to existing similar telecommunications equipment and street furniture, would give rise to a proliferation of such apparatus to the detriment of the visual amenities and appearance of the area.

e) Applicant Statement

- There is an operational need for the development
- Alternative sites have been looked at but the applicant site represents the most suitable option
- The proposal complies with ICNIRP guidelines

f) Consultations:

- Environmental Health: No response
- Highways Engineer: No comments

Notifications:

Sent:	Replies:	Expiry:
68	0	03-JAN-07

Summary of Response:

- None

APPRAISAL

1) Compliance with ICNIRP

The proposal includes an ICNIRP declaration confirming compliance with the

public exposure guidelines

2) Need for Installation

The applicant has provided technical information with regards to the current capacity and coverage. They state that the existing network in this area is unable to cope effectively and as a consequence there is an inadequate provision of service in this area. As such, the applicant shows both technical justification and an operational need for the works proposed.

3) Character of Area and Visual / Residential Amenity

The government encourages sharing of existing masts. It is considered that the need for the mast does not outweigh the potential harm to the visual amenity in this case.

There are a number of columns, signs and bus stops and cabinets on the highway and on sites fronting it in the nearby vicinity. It is considered that an additional column and cabinets would, by virtue of the height and design and siting of the column and cabinets, would appear out of place and would result in proliferation of such developments in the locality

4) S17 Crime & Disorder Act

The proposal has no implications for the above act.

5) Consultation Responses

Apart from the points raised in the above sections, other issues raised are:

- None

CONCLUSION

For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations including comments received in response to notification and consultation as set out above, prior approval of details of siting and appearance is required and this application is recommended for refusal.

429-433 PINNER ROAD, NORTH HARROW **Item: 5/02**
P/3538/06/CDT/GL
Ward HEADSTONE SOUTH

INSTALLATION OF THREE REPLACEMENT CABINETS MOUNTED ON CONCRETE PLINTH AT GROUND LEVEL, 6 POLE MOUNTED REPLACEMENT ANTENNAS, A REPLACEMENT DISH AND AN ADDITIONAL DISH OVER THE ROOF OF PLANT ROOM (PRIOR APPROVAL AWAITING FOR SITING AND APPEARANCE)

Applicant: HARLEQUIN LTD
Statutory Expiry Date: 07-DEC-06

RECOMMENDATION 1:
PRIOR APPROVAL of details of siting and appearance IS required

RECOMMENDATION 2:
PRIOR APPROVAL of details of siting and appearance is refused for the following reasons:

Plan Nos: 30/GLN0103/01B; 30/GLN0103/02D; 30/GLN0103/03D; 30/GLN0103/04A; and un-numbered photograph

1 The proposed replacement antennae, by reason of their siting around the service tower, would be more intrusive than the existing installation, to the detriment of the visual amenity of the locality, contrary to Policies SD1, D4 & D24 of the Harrow Unitary Development Plan.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR REFUSAL OF PLANNING PERMISSION:

The following policies in the Harrow Unitary Development Plan are relevant to this decision: SD1, D4 & D24

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Compliance with ICNIRP
- 2) Character of Area and Visual/Residential Amenity (SD1, D4)
- 3) Telecommunications Development (D24)
- 4) S17 Crime & Disorder Act (C12)
- 5) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Not Categorised
Council Interest: Building occupied by North Harrow Library and Children's Services

b) Site Description

- Property is a three-storey commercial building set back from Pinner Road near Junction with Station Road, North Harrow.
- Premises are occupied by North Harrow Library at ground floor with Children's Services over.
- Premises has six existing telecommunications antennae in two groups of three and a single dish located on equipment cabin on roof
- Premises has three existing telecommunications equipment cabinets at ground level on southeast flank of building
- Site is bounded by residential properties (Melrose Court) at southeast flank; access road and rear of mixed-use commercial/residential properties on northwest flank (Station Road); car park and residential properties on southwest flank (Churchill Court) and Pinner Road on northeast flank.
- Premises are within North Harrow District Centre
- Pinner Road is a London Distributor Road

c) Proposal Details

- The removal of three existing cabinets at ground level and their replacement with three new equipment cabinets with a total volume of 3.5m³ at ground level
- The replacement of six existing antennae for six Dual Band Plain Polar antennae of similar height in one group of four and four separate antennae
- The replacement of one existing 0.6m transmission dish for a new one and the addition of one new 0.6m transmission dish

d) Relevant History

WEST/44864/92/FUL	Radio transceiver antennas and transmission dishes on roof and single storey cabin	GRANTED 17-JUN-92
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e) Applicant Statement

- There is an operational need for the development
- This is an upgrade of an existing installation and represents the exchange of existing equipment
- Failure to upgrade this site would result in additional sites being located for the 3G upgrade programme
- Proposal complies with ICNIRP guidelines

f) Consultations:

- None

Notifications:

Sent:
93

Replies:
2

Expiry:
03-JAN-07

Summary of Response:

- No evidence to confirm safety of such devices
- Do not wish to see any more equipment appearing
- Health risks involved with antennae
- Extra income is sole reason for erecting new equipment

APPRAISAL

1) Compliance with ICNIRP

The proposal includes an ICNIRP declaration confirming compliance with the public exposure guidelines.

2) Character of Area and Visual/Residential Amenity

The application site is within the North Harrow District Centre. In addition to commercial and retail uses on the ground floors of properties in the primary and secondary shopping frontages of the District Centre, there is an element of residential use, both on those designated frontages and nearby.

The proposed replacement cabinets are located in an unobtrusive location towards the rear of the building. Although these are visible from nearby properties in Melrose Court, their design and location are not considered to have a significant impact on the amenity of the occupiers of those nearby dwellings.

The proposal includes the replacement of six pole antennae attached to an equipment cabin on the roof of the building. The existing pole antennae are visible for a 400m stretch of Pinner Road as the building occupies a relatively dominant position in the streetscene. Although, the replacement pole antennae will be the same height as those existing, they will be spread around the service tower in five, as opposed to the current three, clusters. This introduces two additional antennae on the western elevation of the service tower. It is therefore considered that the replacement antennae will have an adverse impact on the visual amenity of the area.

The proposal further includes the replacement of a 0.6m dish and the installation of an additional dish on the rooftop equipment cabin. The siting of the additional dish as part of a cluster of existing telecommunications equipment would not, in the Council's opinion, have represented a proliferation of equipment, had the previous mast configuration been retained. Accordingly, it is recommended that prior approval of the siting and design of the poles and dishes be refused.

3) Telecommunications Development

Policy D24 of the Harrow UDP notes that proposals for telecommunications development will be favourable considered provided, amongst other requirements that do not apply to this application, consideration has been given to siting equipment on an existing building or structure and the proposed installation would be sited and designed to minimise visual impact. It is the Council's opinion that the requirements of Policy D24 have not been met and that prior approval of

the siting and design of the equipment be refused.

4) S17 Crime & Disorder Act

This proposal is not considered to have any impact with respect to crime and disorder in the locality.

5) Consultation Responses

Apart from the points raised in the above sections, other issues raised are:

- ICNIRP declaration included with proposal
- One extra dish, but otherwise no additional equipment
- ICNIRP declaration included with proposal
- Not a material planning consideration

CONCLUSION

For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations including comments received in response to notification and consultation as set out above:

Prior approval of details of siting and appearance is required and this application is recommended for refusal.