

SECTION 1 – MAJOR APPLICATIONS

None

SECTION 2 - OTHER APPLICATIONS RECOMMENDED FOR GRANT

**13 - 15 WHITCHURCH LANE
EDGWARE HA8 6JZ**

**Item: 2/01
P/2917/06/CFU/RB3**

Ward CANONS

REDEVELOPMENT: THREE STOREY BUILDING TO PROVIDE FIVE GROUND FLOOR RETAIL UNITS, SIX FLATS ON UPPER FLOORS, ACCESS (REVISED) (RESIDENT PERMIT RESTRICTED)

Applicant: P Ward Ltd
Agent: Jeffrey Howard Associates
Statutory Expiry Date: 02-FEB-07

RECOMMENDATION

Plan Nos: 1854/13B, 14B, 15 (elevational details), 15 (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 building
- (b) the ground surfacing
- (c) the boundary treatment

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

REASON: To safeguard the appearance of the locality.

3 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.

4 The existing access(es) shall be closed when the new access(es) hereby permitted is / are brought into use, and the highway shall be reinstated in accordance with details to be submitted to, and approved by, the local planning authority. The development shall not be used or occupied until the reinstatement works have been completed in accordance with the approved details. The works shall thereafter be retained.

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REASON: To confine access to the permitted points in order to ensure that the development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway.

5 The development hereby permitted shall not be occupied or used until the details for the storage and disposal of refuse/waste as shown on the approved plans have been completed. The details 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.

6 The development 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.

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 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.

9 The development hereby permitted, as detailed in the submitted and approved drawings, shall be built to 'Lifetime Homes' Standards, and thereafter retained to those standards.

REASON: To ensure provision of 'Lifetime Homes' standards in accordance with the policies of the Harrow Unitary Development plan.

10 No demolition or site works in connection with the development hereby permitted shall commence before:-

(a) the boundaries

of the site are enclosed by a security 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.

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
D7	Design in Retail Areas and Town Centres
D8	Storage of Waste, Recyclable and Re-Usable Materials in New Developments
D14	Conservation Areas
T13	Parking Standards
T15	Servicing of New Developments – Council's Adoptable Standards
SH1	Housing Provision and Housing Need
SH2	Housing Types and Mix
H18	Accessible Homes
EM8	Enhancing Town Centres
C17	Access to Leisure, Recreation, Community and Retail Facilities

2 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.

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 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>

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.

"The Party Wall etc. Act 1996: explanatory booklet" is available free of charge from: Communities and Local Government Publications, PO Box 236, Wetherby, LS23 7NB

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com.

Please quote Product code: 02 BR 00862 when ordering.

6 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.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Character and Appearance of Area and Adjacent Conservation Area (SH1, SD1, SD2, D4, D7, D14, EM8)
- 2) Residential Amenity (SD1, SH1, D4, D5)
- 3) Parking/Highway Safety (T13, T15)
- 4) Housing Provision, Need and Accessibility (SH1, SH2, H18)
- 5) S17 Crime & Disorder Act (D4)
- 6) Consultation Responses

INFORMATION

This application was deferred from the meeting of 2 May 2007 for a Members Site Visit on 31 May 2007.

a) Summary

Statutory Return Type: Minor Dwellings/Minor Retail
Site Area: 1365m²

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Habitable Rooms:	18
Floor Area	270m ² retail
Car Parking:	Standard: Maximum 11-13 (Residential 8, Retail 3-5)
	Justified: See report
	Provided: 0
Council Interest:	None

b) Site Description

- Site fronts onto Whitchurch Lane, a main London Distributor Road, close to the crossroads junction with High Street and Station Road, Edgware
- Within designated secondary shopping parade 1-19 Whitchurch Lane in Edgware District Centre
- Occupied by single and two-storey buildings with 2 x A1 and 1 x A5 uses at ground floor level, car parking area at rear
- Building adjacent to the south west of the site is a three-storeys with flat roof, commercial on ground floor and residential above
- Site adjacent to a two-storey Victorian shopping parade at No's 1-12 Whitchurch Lane within Edgware High Street Conservation Area to north-east
- Rear boundary backs onto rear gardens of houses in Mead Road

c) Proposal Details

- Demolition of existing buildings on the site
- Re-development to provide three storey building providing 5 retail units on ground floor with 6 x 2 bedroom flats on the upper floors
- Service access to the rear is provided at the north-east end of the site with service area and garden area of some 180m² behind building
- Pedestrian access is provided through centre of the building linking to stair and lift access to flats at rear, plus screened balcony
- Refuse storage for each shop unit at the rear, and for the flats at the side adjacent to the access

Revisions to Previous Application:

Following the refusal of the previous application (P/62/05/CFU) the following amendments have been made:

- The height of the proposed building has been reduced from four to three storeys
- The design of the current scheme incorporates changes to the front and rear elevations which include corner quoins, raised brick panel features, alterations to fenestration, in particular reduction in number of second floor rear windows facing Mead Road
- Wheelchair accessible external lift provided at rear to service upper floor flats
- Obscure glazed 1.8m high screen adjacent to balcony
- The proposed depth of the building has been slightly increased so that the distance to the rear boundary is between 10m and 11m whereas previously this distance was 11.5m

Item 2/01: P/2917/06/CFU continued....

- Clearly defined pedestrian entrance through centre of building
- The previous proposal included eight parking spaces at rear whereas the proposal now shows no spaces and the scheme is now 'Resident Permit Restricted

d) Relevant History

P/62/05/CFU Redevelopment: part 3/part 4 storey REFUSED
 building, ground floor retail units, 8 flats 08-MAR-2005
 on upper floors, access and parking

Reasons for Refusal

1. The proposed development, by reason of excessive size, bulk and unsatisfactory design, would be visually obtrusive and overbearing, would not respect the scale, massing and form of the adjacent properties, and would be detrimental to the visual and residential amenity of the adjoining properties, the appearance of the streetscene and the character and appearance of the locality and the adjoining Conservation Area.

2. The proposed development, by reason of excessive height and bulk would give rise to actual and perceived overlooking of the rear of properties on Mead Road and their gardens, with a resultant loss of privacy, to the detriment of the amenities of the occupiers.

P/1610/05/CFU Redevelopment: 3 storey building, 5 WITHDRAWN
 ground floor retail units, 6 flats on upper 20-FEB-2006
 floors, access and parking (resident
 permit restricted)

e) Applicant Statement

The applicant has provided a Design and Access Statement, which offers information on the following points:

- Description of the site context and the surrounding built form and character
- Justification for the building type within the context of the surroundings
- Design merits of the scheme
- Pedestrian and vehicular access and accessibility for disabled people
- Landscaping and outdoor amenity space
- Crime prevention and safety

f) Consultations:

- **Engineering Services:** A condition is suggested requiring information from the applicant on surface water attenuation/storage works prior to the commencement of development.
- **Environment Agency:** No objections

Advertisement: | Character of Conservation | Expiry: 18-JAN-07
 | Area |

Notifications:

Sent: Replies: Expiry: 04-JAN-07
59 8

Summary of Response:

Overlooking of rear gardens and properties along Mead Rd leading to a loss of privacy; overshadowing and a loss of light to rear gardens and houses along Mead Rd; noise and pollution resulting from the increase in vehicles using the site; lack of parking provision and increase in parking pressures in the area; poor design producing dull and un-interesting facades and inadequate residential space standards; loss of commercial use on the site; inadequate outdoor amenity space and refuse facilities; the retail units on the ground floor provide inadequate sanitary provision; inadequate provision of accessible WCs for both the retail and residential units.

APPRAISAL

1) Character and Appearance of Area and Adjacent Conservation Area

At present the site consists of a car parking area and one and two storey buildings which do not have any architectural merit or make a positive contribution to the character of the area. Therefore the principle of their demolition can be accepted provided the proposed scheme is satisfactory.

It is considered that this revised proposal provides a satisfactorily designed replacement scheme.

As the current proposal reduces the number of storeys to three, it is in keeping with the scale of the adjacent flat roofed building to the southwest, although it would be slightly higher because of the pitched roof.

The proposal would be sited some 5m from the adjacent two storey Victorian parade at No's 1-12 Whitchurch Lane, which is in the Edgware High Street Conservation Area. Although higher, the building would not dominate the parade but would enhance the character of the Conservation Area in comparison with the existing collection of unrelated buildings on the site which are of no architectural merit.

In these ways the proposal is considered to be compatible with the character of the surrounding area and compliant with policies D4 and D14.

The proposed retail use at ground floor level with residential on the upper storeys is would be an appropriate mix of uses within this designated shopping parade that would contribute to the vitality of the Edgware District Centre.

Steel gates for security purposes would be provided across the entrances to the vehicular access and the pedestrian entrance. These would have an acceptable appearance in the streetscene.

A residents bin store is shown in the north east flank wall of the building, with refuse storage for the retail units provided behind the units themselves. This would provide an adequate means of refuse storage.

The proposal includes a landscaped area to the rear of the building with new planting and this integral feature of the scheme is considered to contribute to

the design quality of the proposal. Full details of this are required by condition.

The materials for the development would include brickwork, grey Redland Cambrian Slate for the roof, and the windows would be double glazed with aluminium framing. These materials are considered to be appropriate in principle and in keeping with the character of the surroundings, but a condition is suggested to secure the final details.

2) Residential Amenity

As previously stated, the distance to the rear boundary of houses in Mead Road would be between 10m and 11m whereas the previously refused submission (P/62/05/CFU) proposed 11.5m for this distance. The distance between the proposed rear elevation windows and those of the houses themselves along Mead Rd would be between 21m and 25m. It is worth noting that the proposal would have a greater separation distance to these properties than an existing 2 storey building on the site which projects to within 5m of the rear boundary, and the adjacent three storey buildings at no's 16-19 Whitchurch Lane and nearby three and four storey buildings at Chichester Court.

The reduction in height from 4 to 3 storeys has given rise to a reduction in overall visual bulk, which would improve the outlook of the neighbours backing onto the site in comparison with the previous scheme and adjacent buildings to the south west. Additionally, the improved design and further articulation of the rear elevation, and the incorporation of suitable landscaped gardens means that the proposal would not be unduly detrimental to the visual amenity of these neighbouring occupants. It is considered that the proposed development would not result in any overshadowing of nearby houses in Mead Road.

In terms of overlooking, a single window would serve the second floor bedrooms at the rear of the building, and an obscure glazed 1.8m high screen would prevent overlooking from the first floor balcony and most first floor rear windows.

Overall it is considered that the proposals would not have an adverse effect on nearby residential amenity in terms of a loss of light, privacy or outlook and in these ways the proposal complies with policy D5.

In terms of deliveries to the retail units, servicing would be available at the rear of the building, but in addition could be from the lay-by on the main road in front of the premises.

Given also that no parking is now proposed at the rear of the building, it is considered that the proposal would not generate a high level of noise and disturbance to neighbouring residents beyond the rear boundary of the site. As currently part of the site is used as a vehicle parking area, it is considered that the proposal would overall reduce noise levels. In this respect the proposals would be beneficial to neighbouring amenity.

3) Parking/Highway Safety

The site is in Edgware District Centre, which is shown as having high public transport accessibility in the HUDP (2004). It is therefore considered that the provision of car free housing for the residential component of the scheme is appropriate in this location, subject to the scheme being Resident Permit Restricted.

It is similarly considered that on site parking is not required for the retail element due to the location of the site within the District Centre.

There are currently two points for vehicular access from the London Distributor Road to the site, and the proposal would reduce this to one, to the benefit of the free flow of traffic. The layout would provide an adequate turning space to allow vehicles to exit the servicing area facing forward.

4) Housing Provision, Need and Accessibility

The proposal would clearly comply with the intention of policies SH1 and SH2 to secure additional housing in the borough.

The proposal is considered to comply with many of the Lifetime Homes standards that are listed in Supplementary Planning Document "Accessible Homes". In relation to this the proposal includes an external, accessible lift to the residential units and a designated ceiling hatch for a future platform lift. Additionally the applicant has supplied a written statement to verify that all entrances will be a minimum width of 840mm. In these respects the proposal is considered to be acceptable and compliant with policy H18.

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: The response to consultation has mainly been addressed in the body of the report. Responses to outstanding matters are as follows:

- Loss of commercial use:
There is no loss of commercial use on the site. Currently no's 13 and 13A are a computer shop in A1 use, no 14 and 14A is a hairdressers in A1 use, and no 15 is a hot food take-away in A5 use.
- Inadequate sanitary provision of the ground floor retail units:
The full assessment of sanitary provision is considered to be a matter for Health and Safety to determine.
- Inadequate provision of accessible WCs for both retail and residential units:
Supplementary Planning Document "Accessible Homes" (p28) states that a wheelchair accessible, entrance level WC should be provided in new houses with three or more bedrooms. As the proposal relates to two-bed units, this is not considered to be a requirement. Additionally the requirement in policies D4 and D7 for new development to be accessible to all does not extend to the provision of wheelchair accessible WCs in

retail units.

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.

**144 LONG ELMES, HARROW WEALD
HA3 5JZ**

**Item: 2/02
P/0284/07/CFU/JW**

Ward HARROW WEALD

CONVERSION OF DWELLINGHOUSE INTO TWO FLATS WITH EXTERNAL ALTERATIONS

Applicant: MR R THAKRAR
Statutory Expiry Date: 25-APR-2007

RECOMMENDATION

Plan Nos: Site Plan; 01; 02; 03; 04; 05; 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 permitted, 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' standard housing in accordance with the policies of the Harrow Unitary Development Plan.

3 The vehicular access hereby permitted shall not be used until a fence or wall of a maximum height of 600mm has been provided on the remainder of the property frontage, such fence or wall to be retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

REASON: To confine access to the permitted points in order to ensure that the development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway.

4 Notwithstanding any information in the approved drawings, the development hereby permitted shall not be occupied until a scheme for soft landscaping treatment of the front forecourt, and for the siting of the six wheeled bins at the rear of the property 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 a satisfactory external appearance and in the interests of visual amenity.

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
- T6 The Transport Impact of Development Proposals
- EP25 Noise
- H9 Conversions of Houses and Other Buildings to Flats
- H18 Accessible Homes

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 (T6 & T13), Noise (EP25)
- 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 Dwellings
Council Interest: None

b) Site Description

- Two storey semi detached property situated on the south of Long Elmes
- Both the application property and adjoining property have single storey rear extensions abutting each other
- The property has a hardsurfaced front garden approximately 5m in depth with a dropped kerb and vehicular crossover

c) Proposal Details

- Conversion of ground floor to a 1 bedroom flat with combined kitchen/living area
- Conversion of first floor to 1 bedroom flat with a combined kitchen/living area
- 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 and a shared lobby within

- Existing rear door leading from kitchen to be removed and replaced with a window
- Subdivision of garden to two separate amenity spaces

d) Relevant History

P/2903/06/DFU	Conversion of dwelling house into two flats with external alterations.	REFUSED 05/12/2006
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Reasons for Refusal:

1 The proposed first floor flat, by reason of its inadequate size would result in a cramped and sub standard level of accommodation, to the detriment of the residential amenities of the future occupiers, contrary to the provisions of policy H9 of the Harrow Unitary Development Plan (2004).

2 The proposal has failed to demonstrate that the proposed ground floor flat would comply with the Lifetime Homes Standards and fails to meet standards of accommodation for occupation by people with disabilities to the detriment of the amenities of future occupiers of the site, contrary to policies H9 and H18 of the Harrow Unitary Development Plan (2004).

3 The proposal by reason of lack of suitable arrangement for storage of refuse and appropriate landscaping scheme for the forecourt would detract from the appearance of the property in the street scene and would be harmful to the amenities of future occupiers of the site and nearby occupiers contrary to Policies SD1, D9 and H9 of the Harrow Unitary Development Plan (2004).

4 The proposed side entrance, by reason of its location immediately adjacent to the boundary with adjacent property No.146 Long Elmes, would cause unnecessary disturbance to the quiet residential enjoyment of this property, contrary to policies SD1, D4, and D5 of the Harrow Unitary Development Plan (2004).

e) Applicant Statement

- Proposal is to convert the house into two self contained flats. This would compliment the growing trend for smaller units.
- The design of the flats incorporates the requirement of the Council's stacking system.
- The proposal is not likely to have greater impact on the adjoining premises than its current use.

f) Consultations:

Highways engineer: A condition be imposed to prevent indiscriminate crossing of the footway.

Notifications:

Sent:
4

Replies:
0

Expiry: 28-MAR-07

Summary of Response:

- N/A

APPRAISAL

1) Residential Amenity

With regards to the conversion of the property into two 1 bedroom flats, the resultant increase in activity is not considered to give rise to any considerably greater intensity than that which would occur from a single dwellinghouse with full occupancy, with the result that no considerable detriment to residential amenity will occur from the proposed conversion.

2) Character of the Area

Access to the two flats will be located behind the front entrance to the house, which will be shared by both flats and remain unchanged appearance, and as such the property itself will blend well into with existing streetscene. The proposed parking bay, scheme of planting and refuse storage area ensure that the proposal provides a sensitive forecourt treatment that will safeguard the appearance of the area.

3) Conversion Policy (H9) including Forecourt Treatment, Disabled Persons' Access & Parking and Access, Noise

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 one bedroom flat, and the first floor into a separate one-bedroom flat. The ground floor unit will comprise of a bedroom, bathroom and combined kitchen and living area. The first floor flat will comprise a bedroom, bathroom and separate kitchen and living areas. The units comply with policy H9 in terms of vertical stacking, with bedroom over bedroom to help avoid undue internally generated noise conflict.

All ground floor flats of house conversions now have to comply, as far as reasonable, with the minimum standards of "lifetime homes" as set out in recently adopted SPD "Accessible homes". Plans indicate that the ground floor flat complies as far as reasonable with such Lifetime Homes standards, as such providing a form of accommodation for which there is an identified need within the borough.

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 flats meets the relevant minimum standards as published in the HMO.

The level of usable amenity space available

The amount of amenity space is considered to be acceptable when taking into account the number and size of the units proposed and the size of the garden.

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

Plans submitted indicate an area for refuse storage on the front forecourt and a scheme of soft landscaping. However, in the light of the lack of information provided with plans, a condition is recommended requiring a scheme of soft landscaping to be submitted to and approved by the Council before building work can commence. The proposal includes the siting of 6 wheelie bins in the front garden. This is considered to be unacceptable and a condition is imposed requiring their siting to the rear of the house.

Traffic and highway safety

Schedule 5 of the HUDP gives a maximum off street parking provision of 1.6 spaces as existing. The proposal would give a maximum of 1 space. Taking into account such a minor shortfall, and the site's close proximity to bus services, it is considered that the scheme would not be in any way prejudicial to pedestrian or vehicular safety in the locality. Highways have no objection.

4) S17 Crime & Disorder Act

The provision of a single front entrance to both flats would overcome the previous objections and result in a safer, more secure development.

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.

**19 CARMELITE ROAD, HARROW
HA3 5LT**

**Item: 2/03
P/0546/07/DFU/SW2**

Ward WEALDSTONE

CONVERSION OF SINGLE DWELLINGHOUSE INTO TWO FLATS, CONVERSION OF GARAGE TO HABITABLE ROOM; EXTERNAL ALTERATIONS

Applicant: Mr & Mrs H Gunn
Agent: G M Simister
Statutory Expiry Date: 20-APR-07

RECOMMENDATION

Plan Nos: CAR-19C

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 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, 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' standard housing in accordance with the policies of the Harrow Unitary Development Plan.

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

T13 Parking Standards

Supplementary Planning Guidance: Extensions: A Householders' Guide

Supplementary Planning Document: Accessible Homes

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)** Conversions of houses and Other Buildings to Flats (H9)
- 2)** Parking (T13)
- 3)** S17 Crime & Disorder Act (D4)
- 4)** Consultation Responses

INFORMATION

This application is being referred to Committee as a petition of more than 3

signatures was received.

a) Summary

Statutory Return Type: Minor Dwellings
Council Interest: None

b) Site Description

- The property is an end of terrace dwelling with an existing hip to gable and rear dormer roof extension
- There is an alley way that run adjacent to the dwelling
- Half of the forecourt is dedicated to a driveway the other half is dedicated to an enclosed garden area

c) Proposal Details

- Conversion of dwelling into 1x2bed flats and 1x2 bed flat
- Alterations to convert garage to a habitable room
- Insertion of a window in place of a garage door

d) Relevant History

EAST/286/94/FUL	Alterations and rear dormer Windows	GRANT 12-JULY-94
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e) Applicant Statement

- Access to rear garden amenity space
- Off street parking provided whilst maintaining forecourt greenery
- Meets the standard of accommodation recommended by the Institute of Environmental Health Officers

f) Consultations:

- None

Notifications:

Sent:	Replies:	Expiry: 09-MAR-07
4	1	

Summary of Response:

Summary of responses: Overcrowding, Insufficient parking, noise pollution, extra pressure on drains/sewerage, risk to health and safety, covenants restricting houses to only be used as dwellinghouse.

APPRAISAL

1) Conversions of houses and Other Buildings to Flats (H9)

The proposal includes the conversion of the garage into habitable space that would be utilised by the ground floor flat. It is proposed to convert the existing dwelling into two self-contained units. This scheme proposes 2 x2 bedroom flats. The front entrance from the existing front door would be retained as the

principal access to the proposed flats. The units comply with policy H9 in terms of vertical stacking, with bedroom over bedroom to help avoid undue internally generated noise conflict.

1 parking space would be provided on site that would be to Lifetime Homes Standards. The proposal includes a 1:12 ramp to the main entrance. Internal space standards have gone as far as possible to accommodate the requirements of the Accessible Homes SPD.

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 proposed flats provide adequate habitable space for the future occupiers of the development and are considered acceptable in this respect.

The rear amenity space would be divided equally between the occupiers of the proposed new flats offering adequate outdoor amenity space in line with policy H9 of the Harrow UDP.

The proposed forecourt treatment would contribute to forecourt greenery in line with the Policy D9 of the Harrow UDP.

The proposed external alterations include the replacement of the garage door with a windows serving a bedroom. The proposed alteration is not considered to create undue harm to the surrounding occupiers and is considered acceptable.

2) Parking

One disabled parking space is proposed which would facilitate Lifetime Homes Standards.

3) 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.

4) Consultation Responses:

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

- Noise pollution, more strain on drainage/sewerage and health and safety are not material planning considerations
- Covenants are not a material planning consideration
- Other material considerations have been addressed in the appraisal 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.

**THE GRANGE, ORLEY FARM ROAD
HARROW ON THE HILL**

**Item: 2/04
P/0822/07/DFU/SB5**

Ward HARROW ON THE HILL

EXTERNAL ALTERATIONS; SINGLE STOREY AND FIRST FLOOR SIDE EXTENSIONS; STOREY REAR EXTENSION; AND REPLACEMENT DORMER WINDOW TO REAR ROOFSLOPE; ALTERATIONS TO ROOF OF GARAGE TO FORM TWO SIDE DORMER WINDOWS

Applicant: Mr & Mrs P Harrison
Agent: Kenneth W Reed & Associates
Statutory Expiry Date: 11-MAY-07

RECOMMENDATION

Plan Nos: 1430/ 100; 101; 102; 103; 104 REV E; 105 REV E; 106 REV E; 107; 108; 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 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.

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 1430/ 104/ REV E, 1430/ 105/ REV E and 1430/ 106/ REV E shall be installed in the northwest 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 northwest 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 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.

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

EP43 Metropolitan Open Land Fringe

D4 Standard of Design and Layout

D10 Trees

D14 Conservation Areas

D15 Extensions and Alterations in Conservation Areas

D16 Conservation Area Priority

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.

"The Party Wall etc. Act 1996: explanatory booklet" is available free of charge from: Communities and Local Government Publications, PO Box 236, Wetherby, LS23

7NB

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail:communities@twoten.com.

Please quote Product code: 02 BR 00862 when ordering.

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) Design, Character and Appearance of Conservation Area and Area of Special Character (SD1, SD2, D4, 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: Householder Development
Conservation Area: South Hill Avenue Conservation Area
Council Interest: None

b) Site Description

- Two-storey detached dwelling situated on a corner plot on the south-western side of Orley Farm Road.
- The site has a detached double garage located near the southern site boundary.
- Main dwelling is set back from the front boundary.
- Inter-war period property with a Mock Tudor appearance and characteristic.
- The southeast elevation fronting the highway is gable-ended, whereas the northeast elevation (facing Hill House) has a chalet style roof with a single

dormer.

- The main front (northeast) facing elevation is stepped with a dominant front facing gable feature.
- To the rear the property has a two storey rearward projection with a flat roof over and a further rearward projection with a rear dormer set above.
- Swimming pool in rear garden.
- The rear site boundary backs on to open playing fields, which is designated MOL.
- Neighbouring two-storey detached dwelling Hill House is set at a slightly higher site level, this dwelling and an existing garage located at the side adjacent to the site boundary with The Grange. The facing flank windows to this dwelling are dual aspect and primary source of lighting would be from the front and rear.
- Site falls within South Hill Avenue Conservation Area, which characterised by detached dwellings with irregular building lines.
- Site within Harrow on the Hill Area of Special Character

c) Proposal Details

- Single storey side extension, along the northwest elevation, the front elevation to the extension would be set back by 5.5m behind the main front wall and would measure 1.35m in width, 2.5m in height and would have a flat roof over.
- First floor side extension would also be set back by 5.5m behind the main front facing gable, it would have the same ridge height to that of the original roof and would mimic the existing south east facing gable. The front facing elevation to this extension would abut the existing side dormer. A window is proposed serving the en-suite bathroom.
- A new low-hipped crown roof is proposed over this existing dormer window and new front facing window to the dormer cheek.
- The proposed two-storey extension would be located to the northern aspect of the rear elevation, the extension would measure 3m in depth, spanning across the rear elevation for 7.7m and the finishing adjacent to the existing stepped elevation. The proposed northwest flank elevation would be flush to that of the proposed first floor extension, two independent rear facing gable end features are proposed over the two storey extension, the ridge to these being set nominally (0.20m) lower than the main proposed (side) roof height.
- The existing rear dormer along the rear roofslope would be replaced with a smaller dormer window set 1m in from the roof edge and maintaining a distance of 0.5m from the proposed two-storey extension.
- Two small dormer windows are proposed along the northwest elevation of the garage each measuring 1.3m x 1.2m, set 1.5m from the roof edge at either side and maintaining a gap of 1.2m between each dormer.

d) Relevant History

LBH/39871

Detached double garage

GRANTED
07-FEB-1990

LBH/40486

Single-storey rear extension

GRANTED
01-MAY-1990

e) Applicant Statement

- Design and Access Statement:
 - The original building is very small inside and unsubstantial living space
 - The house is dominant on a large corner plot
 - There is no intention to further expand the building to compromise the setting and identity of the area or the street scene
 - Increase the size of the property by modest extension, detailed and portioned to compliment the style of the existing house without detriment to the neighbours or the street scene.
 - Identified that the far rear corner offers scope for an extension without detriment to the main elevations and the street scene.
 - Views between properties are not unduly affected and the amenities of neighbours not comprised.
 - No greenery is removed.
 - The gap between The Grange and Hill House is wide, therefore, the extensions does not unduly affect the character and layout of the area, or substantially infill the space between the properties.
 - The design hopes to achieve an orderly and dignified addition
 - The architecture of the house is distinctive and this must be respected
 - The design uses proportions of the existing roof to extend the property with similar features dictated by width and pitch of the roof slopes
 - All material and details match those on the existing property
 - The depth of the extension is outside the 45% line from the adjacent property
 - Existing dormers which are unsightly and out of character will be improved
 - The additional work will be undertaken in sympathy with the design of the house and Conservation Area.
 - The extension and internal alterations will enhance the potential for greater mobility within and around the house
 - Level thresholds to the rear garden area will ensure ease of transition between the inside and outside of the property for wheelchair users
 - The proposal does not compromise any safety aspect in relation to the house

f) Consultations:

CAAC: It is already a large house within a large sized plot and as such can accommodate some extension. There are, however, concerns over the single storey and first floor side extension, which would reduce the gap between buildings and may affect neighbouring amenity. A hipped roof on the southeast elevation would be better here, and would open up the space between the two

properties. Otherwise, the extension appears to be set back from the façade in a subservient manner and there are also no objections as to the dormer windows.

Tree Officer: No objection, subject to condition to ensure a protective fencing is erected

Advertisement:	Character of Conservation Area	Expiry: 19-APR-07
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Notifications:

Sent:	Replies:	Expiry: 12-APR-07
18	3	

Summary of Response:

2 objections letters from same neighbouring residents – concerns about the loss of light, outlook, overshadowing, would infill the roof space which are resisted in conservation area, would result in a terracing effect, 45 degree code adversely affected; increase in bulky and prominence; not in keeping with the character of the area; reduction in privacy of the rear garden and house.

APPRAISAL

1) Design, Character and Appearance of Conservation Area and Area of Special Character

The site is located on a corner plot on the southwestern side of Orley Farm Road. UDP (2004) 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.

It is considered that the proposed development is in accordance to this guidance and taking into consideration the site circumstances and the fact this property itself is unique in character with no other similar design property within the locality, the proposed development would be in keeping with the character of the original building and would give it a more sympathetic and symmetrical appearance in the streetscene than a subordinate roof design. Furthermore the proposed development would still maintain a gap to the site boundary at upper level, and given that the neighbouring dwelling is also set some 5 metres away from this boundary it is considered that the upper level space around the building would still be achieved with the proposed development and would not appear unduly bulky or obtrusive in the streetscene or that of the locality.

The proposed alterations to the existing dormers along the northwest and southwest roof plane and the insertion of two new dormer windows to the garage would be sufficiently contained within the existing roofslope and would be largely obscured from view of the streetscene, it is considered that subject to the use of appropriate matching materials, the proposed development would not appear unduly obtrusive or bulky in the streetscene or the character of the locality.

In assessing the character of the Conservation Area, the site falls within South Hill Avenue Conservation Area, which is predominantly characterised by

detached dwellings that are individual in style and appearance. The site also falls within the Harrow on the Hill Area of Special Character. The dwelling is sited within a reasonably sized plot that can accommodate some extensions. Although parts of the extension would be noticeable from the northeast elevation, which faces onto Orley Farm Road, the impact of this would be limited as it would be set well back and somewhat screened by the greenery of the area. The majority of the proposed development would therefore only be visible from the cricket pitches to the south west of the site, and as such the character and appearance of the conservation area would be preserved. Taking into account of the comments raised by the CAAC, the design and layout proposed would be more in keeping with the gable end features of the original dwelling than a hipped roof design which would be more at odds with the original dwelling, it is considered that subject to the new development is constructed in suitable matching materials the proposed development would not adversely detract from the character of the original building and would be of no impact to either the character or the appearance of the conservation area. It is not considered that the proposal would cause demonstrable harm to this part of the Area of Special Character.

2) Residential Amenity

In assessing the impact upon the neighbouring dwelling house, the proposed development should be assessed against the Council's 45-degree code. Neighbouring dwelling Hill House is set some 5m away from the site boundary with The Grange, this dwelling also has windows along the flank elevation that serve habitable rooms, however, these windows are dual aspect and additional source of natural light is provided by the front and rear facing windows to these rooms and are considered to be the main source of light. Notwithstanding this detail, the proposed development would not intercept the 45-degree line drawn on plan, taken from the lower edge of the glazed area to the windows serving the ground floor and therefore it is considered that there would not be any impact in terms of overshadowing. In considering the bulk and outlook from these windows, the facing ground floor flank window to Hill House already has an outlook of the detached side garage to this site and therefore it is considered that there would not be a loss of outlook to these windows. The first floor flank windows would have direct outlook to the proposed development, however, these windows already outlook onto the northwest facing roof slope, and given the distance maintained between this dwelling and the proposed facing flank wall, and in consideration that these windows are secondary and the main source of outlook is from the front and rear, it is considered that the proposed development would not have a material impact upon the amenity of the neighbouring occupiers in terms of outlook.

The proposed development also seek to install a flank window serving the en-suite bathroom, it is considered that given that this window serves a non-habitable room and will be conditioned to ensure that is off obscure glazing and fix shut below the height of 1.8m it is considered that the proposed window would not impact upon the privacy amenity of the neighbouring occupiers at Hill House.

With regards to the proposed dormers to the garage, the proposed development would be sufficiently sited away from the northern boundary abutting Hill House and given the site level difference, the proposed dormers would not amount to any perceived or direct overlooking of neighbouring amenity and therefore considered to be acceptable.

3) Trees

There is no Tree Preservation Order relating to this site. However, there are mature trees both on and off the site that could be affected by construction activity and storage. The Council's tree officer has raised no objection on tree grounds subject to the provision of protective fencing during construction. A suitable condition has been suggested above to ensure that the tree officer's recommendations are adhered to.

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:

- 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 grant.

**80 ROXBOROUGH ROAD, HARROW
HA1 1PB**

**Item: 2/05
P/0810/07/CFU/AB4**

Ward GREENHILL

SINGLE STOREY FRONT AND REAR EXTENSIONS; TWO STOREY SIDE
EXTENSIONS TO DWELLINGHOUSE

Applicant: D Patel
Agent: Space Design Consultants
Statutory Expiry Date: 10-MAY-07

RECOMMENDATION

Plan Nos: ROX/SDC/02H Rev B, 03H Rev B, 04

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 ROX/SDC/02H Rev B shall be installed in the south 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 first floor south 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.

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

Supplementary Planning Guidance: Extensions: A Householders' Guide

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Design, Amenity and SPG Householder Guidance (SD1, D4, D5, SPG)
- 2) S17 Crime & Disorder Act (D4)
- 3) Consultation Responses

INFORMATION

This application has been reported to committee at the request of a Nominated Member.

a) Summary

Statutory Return Type: Householder Development

Council Interest: None

b) Site Description

- Two-storey, semi-detached dwelling situated on the west side of Roxborough Road. To the north of the attached house No. 82 there is a private service lane leading to the car park and childrens playground of the Harrow Recreation Ground to the rear of the sites.
- Dwelling has not been extended.
- Attached dwelling No. 82 has not been extended.
- Dwelling set in rectangular shaped plot with rear garden approximately 29m deep.

c) Proposal Details

- Single storey front and rear extensions; two storey side extension to dwellinghouse.

Revisions to Previous Application:

Following the previous decision (P/2708/06/DFU) the following amendments have been made:

- Retained as a single family dwellinghouse no longer a flat conversion scheme.
- Bulk of two storey side extension has been considerably reduced in size.
- Two storey side extension has been reduced in depth so that it only runs alongside the main gable roof of the house, it would not run alongside the subordinate gable roof which covers the original two storey rear outrigger component.
- Depth of single storey rear extension has been reduced.

- Removal of two storey rear extension.

d) Relevant History

WEST/45735/92/FUL Two storey side extension with REFUSED
attached garage to provide granny 09/12/1992
annexe.

Reasons for Refusal

The proposal by virtue of its size, bulk, siting and unsatisfactory design, would be unduly obtrusive and overbearing, resulting in overshadowing of the adjoining property and detracting from the appearance of the existing building and the streetscene, to the detriment of the amenities of the adjoining occupiers.

P/2708/06/DFU Conversion of dwelling house into 4 REFUSED
flats together with two storey side to 06/12/2006
rear extension: single storey front and
rear extensions.

Reasons for Refusal

1. The proposed development represents an over-intensive use of the site by reason of the number of units proposed, and would give rise to an unreasonable increase in residential activity and associated disturbance, to the detriment of the amenity of neighbouring occupiers and the character of the locality, contrary to policies SD1, D4 and EP25 of the Harrow Unitary Development Plan (2004).

2. The proposed extensions, by reason of their size, scale, bulk and siting, would appear unduly bulky and obtrusive in the street scene and would constitute overdevelopment of the site therefore, detracting from the appearance and proportions of the original dwelling, to the detriment of the visual amenity and character of the locality, contrary to policies SD1, D4 and D5 of the Harrow Unitary Development Plan (2004) and Supplementary Planning Guidance; Extensions: A Householders' Guide (2003).

3. The proposed development, by reason of inadequate amount of amenity space for the proposed flats, inadequate and unsatisfactory design of internal layout would lead to an unsatisfactory conversion of the property which would provide substandard living conditions for the future occupiers of the site, contrary to Policies SD1, EP25, D4, D5 and H9 of the Harrow Unitary Development Plan (2004) and Supplementary Planning Document; Accessible Homes (2006).

4. The applicant has failed to demonstrate that adequate refuse storage can be satisfactorily provided within the site for the existing and proposed development, and therefore the proposal would be harmful to the amenity of future occupiers of the site and amenity of the neighbouring occupiers, contrary to the requirement of policy D8 of the Harrow Unitary Development Plan (2004).

5. The proposal has failed to provide a satisfactory justification for a car free

development, in the absence of which the proposal would be likely to result in an increased demand in street parking, which would prejudice highway safety contrary to policies T6 and T13 of the Harrow Unitary Development Plan (2004).

e) Applicant Statement

- The development itself will be a style of building matching and blending with its neighbours.
- The development is aimed at a family unit for lifetime development.
- The proposed development will comprise of a spacious four bedroom house, the ground floor will be disabled access friendly and suitable for lifetime living.
- Security will be covered by a high security locking system to the door and security lighting to dark areas. Windows will be internally beaded 4-16-4 low E glass and locking handles.
- The design will try to use alternative fuel sources: solar panels, photovoltaic panels (where roof plane and planning permits), ground/air source heat pumps.

f) Consultations:

Highways Engineer: no objection.

Notifications:

Sent:
10

Replies:
9 letters
(3 from No. 78)

Expiry:02-APR-07

Summary of Responses:

Layout suggests the house may be used as a house in multiple occupation (HMO); amended drawings are confusing and inconsistent – different drawings show different roof structures, the amended roof plan shows a roof for No. 82 where none exists; 3 shower/toilet rooms are proposed but no bath, utility room or storage space; kitchen too small for family house; cannot figure out how the staircase works; cannot tell which rooms would be lit by windows in the side elevation; plans show non-existent rear extension at No. 82; proposed extensions too large, overbearing; out of character, out of proportion/symmetry with adjoining house No. 82; vertical 45 degree plane drawn from kitchen window at No. 78 is shown higher than it actually is, there should be a margin of error proposed; loss of privacy from windows proposed on rear elevation at ground and first floors; refuse storage would be inadequate for an HMO; 4 refuse bins sited outside front window of No. 82; increased parking in street; increased roof area would increase risk of flooding; nos 80/82 share a sewer, separate provision should be made in any redevelopment; if the house is used as an HMO or flats, adequate provision would need to be made to upkeep the garden; increased noise; building should be carbon neutral with a high standard of thermal insulation; the oak tree in the garden should be preserved; parking should not be permitted outside the kitchen window at No. 78; if redevelopment were to take place would need protection from noise, dust and

pollution; loss of space between buildings at No.s 78/80 would affect view from No. 87A on opposite side of the road; no measurements on the plans; overshadowing of No. 82; create a terracing effect; satellite dishes should not be permitted on the front elevation.

APPRAISAL

1) Design, Amenity and SPG Householder Guidance

The proposed two storey side extension would be 2.55m wide at ground floor level and 2m wide at first floor level. The extension is not considered to be overly bulky or dominate the house and the roof has been set lower than the original roof of the house in order to achieve a subordinate extension. The two storey side extension would line up with the main front wall of the house at ground floor level and would have a 1m set back at first floor level to comply with the SPG, again to achieve a subordinate looking extension that does not over power or dominate the house.

The two storey side extension would be 7.98m in depth and would only run alongside the main section of the roof of the house. The house has an original two storey rear outrigger which has a lower roof than that over the main section of the house. In order to reduce bulk the two storey side extension has been reduced in depth so that it only extends the depth of the main section of the house.

There is a protected kitchen window in the side elevation of No. 78. The window sill height was measured at the time of the site visit on 3-May-07, the height was recorded as being 1.24m. The agent has shown the vertical 45 degree plane to be set at a height of only 1.2m which is actually lower than the height of the window and the proposed two storey side extension does not breach this plane. The proposed two storey side extension would not cause any loss of light or overshadowing toward No. 78. The side of the extension would be set 4.05m away from the side of the house at No. 78 at ground floor level and separated by 4.55m at first floor level, this is considered to be an acceptable separation distance and would not cause a loss of outlook for the protected windows at No. 78.

The single storey side to rear extension would be 14m deep, it would run alongside the main section of the house, fill in the area to the side of the two storey outrigger at single storey level only and then project rearward for 1.75m beyond the main rear wall of the original two storey outrigger extension to line up with the adjacent original single storey rear extension (coal store) at the attached house No. 82. The single storey side to rear extension would be 3.2m in height with a flat roof, which is hipped at the edges, the mid point of the hipped edges would be 3m in height which complies with the SPG.

The single storey side to rear extension is not considered to affect the neighbouring house No. 78, this is because the height complies with the SPG and it has been set away from the boundary adjoining No. 78 by approximately 4m, this is considered to be an acceptable separation distance. There is a

single storey rear extension on the house No. 78, which looks to be approximately 3m in depth, the proposed single storey side to rear extension would line up with the single storey rear extension at No. 78. The SPG states that a single storey rear extension should not project more than 3m beyond the rear wall of an adjoining house, the proposal complies with this rule and therefore there would be no adverse effects cast toward the house at No. 78 in the form of overshadowing, loss of light and loss of outlook.

The front entrance door would remain on the side elevation of the house so that the original character and appearance of the house would not be harmed. There would be three windows proposed at ground floor level in the side extension and these would be located 3.5m from the boundary adjoining No. 78, which complies with the SPG and therefore no loss of privacy would result. There is one window proposed in the first floor of the side extension, which would serve the staircase so no loss of privacy would result. The window would be constructed in obscure glazing and fixed shut below a height of 1.8m above internal floor level, a condition would also be attached to the decision notice to ensure this remains the case.

With regard to the attached neighbouring house No. 82, this house has an original single storey rear element, which would have originally been used as a coal store. The proposed single storey rear extension would line up with this element, therefore there would be no adverse effects cast toward the house at No. 78 in the form of overshadowing, loss of light and loss of outlook. The height of the proposed roof at 3.2m reducing to 2.7m at the eaves is considered to be acceptable and would not cause overshadowing or loss of light toward No. 82. The proposed height of the roof matches the height of the roof of the coal store rear element at No. 82, however the design of the coal store roof slopes straight down directly from the top at 3.2m to the eaves at 2.3m. The proposed roof would not match this design, as this would mean an extremely low internal roof height. The proposed flat roof would project rearward for 0.8m at a height of 3.2m before turning into a hipped end and reducing in height to 2.7m. Although the design of the single storey rear extension is not a direct mirror image of the original coal store at No. 82 in this case it is considered to be acceptable. The proposed single storey side to rear extension would be located to the rear of the house and would not affect the streetscene. Although the pair of semi-detached houses No.s 80 and 82 are of pleasant appearance, they are not listed or within a Conservation Area and there are already differences to individual houses along Roxborough Road in terms of materials, additions and alterations. It is not considered that the design of the single storey side to rear extension hereby proposed would be incongruous in the streetscene, or detrimental to the appearance of the area and neighbouring amenity.

Objections have been raised with regard to the extensions being out of character with the area and out of symmetry with the attached house No. 82. The view toward the streetscene is considered to be acceptable. The proposed two storey side extension would only be 2.55m wide at ground floor and 2m wide at first floor and would not be overly bulky or dominate the house.

As discussed above, these houses are not listed or within a Conservation Area and there are already differences to individual houses along Roxborough Road in terms of materials, additions and alterations. It is not considered that the design of the two storey side extension hereby proposed would be incongruous in the streetscene, or detrimental to the appearance of the area and neighbouring amenity.

An objection has been received relating to the loss of space between buildings at No.s 78 and 80. The proposal retains an adequate space to the side of the building, the gap between No.s 78 and 80 would be approximately 4m. When assessing proposed extensions to a house in a planning application the SPG 'Extensions: A Householders Guide' is used in conjunction with the relevant policies contained in the Harrow UDP 2004. The SPG allows scope for such extensions if the proposed extensions comply with the guidance and site considerations. In this case the proposal complies.

There are new windows proposed on the rear elevation at ground and first floors. These windows would overlook the garden of the subject site and overlook the gardens of the adjoining sites at an oblique angle only. This would result in overlooking similar to the existing situation. No loss of privacy is expected to result.

The proposed extensions comply with all aspects of the SPG and are not considered to harm neighbouring amenity. The proposed extensions have been designed to ensure subservience and ensure that the extensions do not dominate

2) S17 Crime & Disorder Act

This proposal is not considered to affect crime.

3) Consultation Responses:

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

- Internal layout of a single family dwellinghouse is not a matter to be assessed as part of this application. Internal layout would only be assessed as part of a flat conversion scheme or new build scheme to ensure that the quality of accommodation for future occupiers is acceptable.
- It cannot be determined which part of the roof at No. 82 does not exist.
- Staircase leads up to the left of the front door.
- There is a single storey rear element at No. 82 (coal store).
- Refuse storage is not considered to be a part of the assessment given that this application is no longer for a flat conversion, and is only extensions to a single family dwellinghouse.
- Parking situation would remain the same as the application is not for a flat conversion.
- Flooding is not a material planning consideration.
- Sewerage disposal is not a material planning consideration.
- This application does not relate to the use of the house as an HMO or flats.

Planning permission would be required for such a change and the case would be assessed on its own merits.

- Future maintenance of the garden is not a material planning consideration.
- The proposed two storey side extension and single storey side to rear extension is not considered to increased noise.
- Although the 'Environmental Protection' section of the Harrow UDP has policies encouraging renewable energy, energy conservation/efficiency and sustainable urban drainage, these policies generally relate to large new developments. These policies cannot be enforced for household extensions.
- The oak tree in the garden has no TPO, and therefore could be removed without planning permission.
- The highways engineer has raised no objection to the proposal. There is space on site for one car parking space, this is an application for household extensions, it is no longer for a flat conversion and therefore on site parking cannot be assessed.
- Noise, dust and pollution are Environmental Health considerations and therefore if this application were to be granted and the applicant was carrying out works outside of normal working hours the Environmental Health section of Council should be contacted.
- There is a duty planner between the hours of 9:00-12:30, Mon-Fri to scale drawings for members of the public and explain measurements etc.
- The proposed two storey side extension would have a subordinate roof and 1m first floor set back in order to avoid a terracing effect, furthermore there would be adequate space between No. 78 and the proposed two storey side extension.
- The installation of satellite dishes comes under the GPDO 1995.

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.

**62 WOOD END AVENUE, SOUTH
HARROW, HA2 8NX**

**Item: 2/06
P/0465/07/DFU/RV2**

Ward ROXETH

ALTERATIONS TO ROOF TO FORM END GABLE AND REAR DORMER, SINGLE STOREY REAR EXTENSION, ALTERATIONS, CONVERSION OF DWELLING HOUSE TO TWO SELF CONTAINED FLATS AND BIN STORE

Applicant: Mr H Patel
Agent: Mr Patel
Statutory Expiry Date: 23-APR-07

RECOMMENDATION

Plan Nos: 07/003-S-001, 07/003-S-002 (all received 16 February 2007), 07/003-P-000, 07/003-P-001B 07/003-P-002B, (all received 17 April 2007)

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 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 ground floor flat in this development, 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.

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

SH2 Housing Types and Mix

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

D9 Streetside Greenness and Forecourt Greenery

EP25 Noise

H9 Conversions of Houses and Other Buildings to Flats

H18 Accessible Homes

T13 Parking Standards

Supplementary Planning Guidance: Extensions: A Householders' Guide

Supplementary Planning Document: Accessible Homes

2 INFORMATIVE:

The applicant is advised that implementation of the roof extension granted by the Lawful Development Certificate (P/0424/07) dated 30/04/07 prior to the implementation of this permission for the conversion will invalidate this permission. Only one approval, either for the Lawful Development Certificate or for the conversion may be implemented. If both were implemented simultaneously then both would become null & void.

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 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.

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.

"The Party Wall etc. Act 1996: explanatory booklet" is available free of charge from: Communities and Local Government Publications, PO Box 236, Wetherby, LS23 7NB

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com.

Please quote Product code: 02 BR 00862 when ordering.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Design and Amenity (SD1, D4, D5, SPG)
- 2) Conversion of houses to other buildings and flats, streetside greenness/forecourt greenery, accessible homes, Noise & Parking (H9, D9, H18, T13)
- 3) S17 Crime & Disorder Act (D4)
- 4) Consultation Responses

INFORMATION

This application is being submitted to committee at the request of a Nominated Member.

a) Summary

Statutory Return Type: Minor Dwellings

Council Interest: None

b) Site Description

- The subject site is located on the southside of Wood End Avenue
- The site is occupied by a two storey semi-detached dwelling with a rear extension.
- No.64 is the adjacent dwelling to the east of the subject site and it has a rear extension
- No.60 is located to the west of the subject site and is unextended

c) Proposal Details

- Conversion of dwelling house into two flats
- Single storey rear extensions (2.7m X 6.1m)
- Alterations to roof to form end gable and rear dormer (sited 500mm from the party boundary, 1m from the roof edge and 1m up the roof slope)

d) Relevant History

P/0471/07	Erection of roof extension to semi detached dwelling house, comprising hipped to gable roof, rear dormer window & installation of velux window on the front roofslope	GRANTED 03-04-07
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e) Applicant Statement

- The proposal is an appropriate response to the site
- The proposals are sympathetic to the existing building and are an inclusive response to the site
- Have maintained the external appearance of the existing building

f) Consultations:

Highway's Engineer: No Objection

Notifications:

Sent:	Replies:	Expiry: 30-03-07
9	8	

Summary of Response:

Increased noise disturbance to habitable rooms; increased parking demands/problems; increased pressure on sewer pipes; set a precedent in the street; loft conversion size out of keeping with others in area; loss of light/views to No.60; increase pressure on local infrastructure local doctors, hospitals.

APPRAISAL

1) Design, Amenity and SPG Householder Guidance

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

The proposed single storey rear extension would have a depth of 2.7m adjacent to the boundary with both neighbours and this would accord with the SPG extensions for a semi detached house. The extension would span the full width of the dwelling. This is in accordance with Council's guidance. The extension would have a lean to roof to a height of 3m at the midpoint. This is considered acceptable in this instance as it complies with Council's 3m-height criteria and is not anticipated to have a material affect on light to or outlook from the rear windows of the neighbouring dwellings nor would it cause an unacceptable degree of overshadowing.

Rear Dormer

The proposed rear dormer accords with paragraph D5 of Council's guidelines, it would be sited 500mm from the party boundary, and 1m from the roof edge,

and is to be sited 1m up from the eaves in accordance with policy. It is therefore considered that the dormer would be adequately contained within the rear roofslope when viewed from surrounding gardens and would not appear unduly bulky or overbearing, nor would it cause an unacceptable degree of overshadowing to adjoining neighbours. It is noted that there is a window in the flank elevation of no.60, this is to the landing, with regards to Council's policy this window is not considered to service a habitable room and as such is not considered to be protected.

Conversion of houses to other buildings and flats, streetside greenness/forecourt greenery, accessible homes, Noise & Parking (H9, D9, H18, T13)

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

The application proposes the conversion of the dwelling house into two self-contained flats. The ground floor would be converted into a one bedroom flat with a study, facilitated by the rear extension. It is noted that the study has a floor area of 5.7sqm, which would be adequate for use as a single bedroom, therefore for the purposes of this assessment the ground floor flat has been assessed as a three person, two bedroom flat. The second floor flat would have two bedrooms, facilitated by a loft conversion.

The front entrance from the existing front door would be retained as the principal access to both flats 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. Policy H9 (A) of the UDP seeks to ensure that noise transmission through floors and walls, both within and between adjoining properties, is minimised. Whilst sound insulation measures that minimise noise transmission could be achieved by compliance with the building regulations, it is important that horizontal and vertical arrangements of rooms would also enable this to be achieved, where possible. In this case it is considered that the vertical stacking is considered acceptable in this instance.

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 is 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 the development to fully meet these standards. Notwithstanding this it is considered that the applicant has complied with Council's Accessible Lifetime Home Standards, showing compliance with the 16 Lifetime Home Standards (as relevant).

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. Both flats would meet the floor space requirements in this instance, both in total habitable area and for each habitable room. The ground floor flat has a total habitable floor area of 42sqm, which would exceed the 40sqm required by policy. The first floor flat would have a habitable floor area of 46sqm, exceeding the required 40sqm. Both flats would have adequate levels of accommodation for the intended occupiers.

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 separated by a boundary fence is considered acceptable and is in accordance with sub paragraph 6.53 of UDP policy H9.

Traffic and highway safety

Application of the UDP parking standard to the development results in a maximum, combined figure of 3 spaces. When applied to the existing house the standard would give a maximum figure of just 2 spaces. Currently there is parking on site for one vehicle to the front. This space is to remain. The site is situated within close proximity to a range of shops and services within the South Harrow Local Centre and there are good links for local bus and regional train services. It is therefore considered that the short fall in parking would not result in a material increase in demand for street parking. Council's Highway's Engineer has no objection and has made the following comments "Census data has demonstrated that, on average, within Harrow, the car availability for two flats is not greater than for a single semi-detached house. For that reason it is not considered that the development will increase the parking demand significantly, if at all.

In addition the carriageway of Wood End Avenue is wide and carries a very low traffic flow. Therefore if occasional kerbside parking occurred it is unlikely to cause traffic problems"

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

Plans submitted indicate an area for refuse storage to the rear of the building for each flat with access via the side of the property, which is considered acceptable. However, sufficient detail has not been provided to sufficiently assess the acceptability of the forecourt treatment or treatment of rear yard, i.e. the plant species and types has not been indicated. It is recommended that the grant be conditional upon a scheme for the landscaping of the site be submitted to and approved in writing by the Local Planning Authority before commencement of the development.

2) S17 Crime & Disorder Act

It is considered that an increase in occupation by the creation of two flats would allow for increased surveillance of the property. Further discouraging casual intrusion by non-residents by retaining the existing single entry point into the

dwelling enhances the security of the development. While the design of the dwelling is generally as existing and would not be considered to make the situation worse.

3) Consultation Responses:

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

- Increased noise disturbance to habitable rooms
Comment: refer to appraisal section for discussion
- Increased parking demands/problems
Comment: Refer to appraisal section for comment
- Increased pressure on sewer pipes
Comment: Not a material planning consideration
- Set a precedent in the street
Comment: Refer to appraisal section for discussion
- Loft conversion size out of keeping with others in area
Comment: Refer to appraisal section for discussion
- Loss of light/views to No.60
Comment: Refer to appraisal section for discussion
- Increase pressure on local infrastructure local doctors, hospitals.
Comment: 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.

**16 LADY AYLESFORD AVENUE
STANMORE, HA7 4FH**

**Item: 2/07
P/0953/07/DFU/LW**

Ward STANMORE PARK

SINGLE STOREY REAR EXTENSION

Applicant: Mr & Mrs Curtis
Agent: Aron Slom Ariba
Statutory Expiry Date: 18-JUN-07

RECOMMENDATION

Plan Nos: 01, 1, 2, 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) 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 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
Supplementary Planning Guidance: Extensions: A Householders' Guide

2 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.

"The Party Wall etc. Act 1996: explanatory booklet" is available free of charge from: Communities and Local Government Publications, PO Box 236, Wetherby, LS23 7NB

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com.

Please quote Product code: 02 BR 00862 when ordering.

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.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Design and Appearance (SD1, D4, D5, SPG)
- 2) Neighbouring Amenity (SD1, D4, D5, SPG)
- 3) S17 Crime & Disorder Act (D4)
- 4) Consultation Responses

INFORMATION

This application has been submitted to Committee at the request of a Nominated Member.

a) Summary

Statutory Return Type: Household Development

Council Interest: None

b) Site Description

- The subject site is located on the western side of Lady Aylesford Avenue, Stanmore Park.
- Site is occupied by a two storey terraced dwelling with accommodation in the roof space and rear conservatory.

Item 2/07: P/0953/07/DFU continued....

- The dwelling is within a recently built development and as such has had permitted development rights removed.
- Attached dwellings No.s 14 and 18 are both un-extended.

c) Proposal Details

- Removal of the existing rear conservatory.
- Construction of a single storey rear extension, with flat roof and roof lights.

d) Relevant History

EAST/1026/02/FUL	Single storey rear extension	GRANTED 26/09/2002
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e) Applicant Statement

- None

f) Consultations:

- None

Notifications:

Sent:	Replies:	Expiry: 22-MAY-07
4	0	

Summary of Response:

N/a

APPRAISAL

1) Design and Appearance

The existing dwelling is a newly built terraced building that forms part of the Stanmore Park development. Under the permission for the development, permitted development rights for the individual dwellings were removed. It is noted that the proposal would otherwise be within the limits of permitted development.

The property has an existing rear conservatory that protrudes 2.5m along the boundary with No. 18 and extends for 3.5m across the rear of the site. This would be removed prior to construction of the proposed extension.

The subject dwelling has a staggered rear building line, so that the southern side of the dwelling protrudes further to the rear than the northern side. The proposal is for a single storey rear extension that will protrude 2.4m from the rear wall of both attached dwellings, along the boundary line. Given the change in rear building line of the existing building, the proposal steps in towards the middle of the plot.

The proposal complies in full with the provisions of the SPG and is considered to be an appropriately modest addition to the existing dwelling. The extension has a total height of 2.5m, with a flat roof ensuring that it remains subordinate to the original dwelling and in keeping with the overall character and

appearance of the dwelling.

The proposal can not be seen from the street and will not have an impact on the streetscene or character of the local area.

2) Neighbouring Amenity

The proposal has rearward projections that comply with the requirements of the SPG and are therefore not considered to have an undue impact on either adjoining dwelling. The height of the proposal remains 0.5m below the height advised in the SPG, which further reduces the impact on the adjacent properties.

The proposal would have a smaller rear projection than the existing rear conservatory along the boundary line with No. 18, while the height remains the same. As such it is considered that the proposal would be an improvement to the existing situation for No.18, particularly given that the proposal would have a solid wall to the boundary, whereas the conservatory has a glass wall along the boundary.

No flank windows are proposed in either side wall and a condition is recommended to ensure that no windows are installed in the flank walls without the consent of the local planning authority. As such the privacy of both adjacent dwellings is considered to be sufficiently protected.

It is considered that adequate rear amenity exists to sufficiently contain the rear extension and ensure that the neighbouring amenities are protected.

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:

- N/a

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.

**20 LADY AYLESFORD AVENUE
STANMORE, HA7 4FH**

**Item: 2/08
P/0954/07/DFU/LW**

Ward STANMORE PARK

SINGLE STOREY REAR EXTENSION

Applicant: Mr & Mrs Insua
Agent: Aron Slom Ariba
Statutory Expiry Date: 24-MAY-07

RECOMMENDATION

Plan Nos: 01, 1, 2, 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) 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 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
Supplementary Planning Guidance: Extensions: A Householders' Guide

2 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.

"The Party Wall etc. Act 1996: explanatory booklet" is available free of charge from: Communities and Local Government Publications, PO Box 236, Wetherby, LS23 7NB

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com.

Please quote Product code: 02 BR 00862 when ordering.

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.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Design and Appearance (SD1, D4, D5, SPG)
- 2) Neighbouring Amenity (SD1, D4, D5, SPG)
- 3) S17 Crime & Disorder Act (D4)
- 4) Consultation Responses

INFORMATION

This application has been submitted to Committee at the request of a Nominated Member.

a) Summary

Statutory Return Type: Householder Development
Council Interest: None

b) Site Description

- The subject site is located on the western side of Lady Aylesford Avenue, Stanmore Park.
- Site is occupied by a two storey terraced dwelling with accommodation in

Item 2/08: P/0954/07/DFU continued....

the roof space.

- The dwelling is within a recently built development and as such has had permitted development rights removed.
- Attached dwellings No.s 18 and 22 are both un-extended.

c) Proposal Details

- Construction of a single storey rear extension, with flat roof and roof lights.

Revisions to Previous Application:

Following the previous decision (P/798/04/DFU) the following amendments have been made:

- Single storey rear extension has been reduced in rearward projection along the boundary with No. 18, from 3.6m to 2.4m.

d) Relevant History

P/798/04/DFU	Single storey rear extension	REFUSED 26/07/2004
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Reason for Refusal

1 The proposed rear extension, by reason of excessive bulk and rearward projection, would be unduly obtrusive, result in loss of light and overshadowing, and would be detrimental to the visual and residential amenities of the occupiers of the adjacent property.

e) Applicant Statement

- None

f) Consultations:

- None

Notifications:

Sent:	Replies:	Expiry:01-MAY-07
4	0	

Summary of Response:

N/a

APPRAISAL

1) Design and Appearance

The existing dwelling is a newly built terraced building that forms part of the Stanmore Park development. Under the permission for the development, permitted development rights for the individual dwellings were removed. It is noted that the proposal would otherwise be within the limits of permitted development.

The subject dwelling has a staggered rear building line, so that the southern side of the dwelling protrudes further to the rear than the northern side. The proposal is for a single storey rear extension that will protrude 2.4m from the rear wall of both attached dwellings, along the boundary line. Given the change

in rear building line of the existing building, the proposal steps in towards the middle of the plot.

The proposal complies in full with the provisions of the SPG and is considered to be an appropriately modest addition to the existing dwelling. The extension has a total height of 2.5m, with a flat roof ensuring that it remains subordinate to the original dwelling and in keeping with the overall character and appearance of the dwelling.

The proposal can not be seen from the street and will not have an impact on the streetscene or character of the local area.

2) Neighbouring Amenity

The proposal has rearward projections that comply with the requirements of the SPG and are therefore not considered to have an undue impact on either adjoining dwelling. The height of the proposal remains 0.5m below the height advised in the SPG, which further reduces the impact on the adjacent properties.

No flank windows are proposed in either side wall and a condition is recommended to ensure that no windows are installed in the flank walls without the consent of the local planning authority. As such the privacy of both adjacent dwellings is considered to be sufficiently protected.

It is considered that adequate rear amenity exists to sufficiently contain the rear extension and ensure that the neighbouring amenities are protected.

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:

- N/a

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.

**19 MEPHAM GARDENS, HARROW
HA3 6QS**

**Item: 2/09
P/1105/07/DDP/SW2**

Ward HARROW WEALD

APPROVAL OF DETAILS OF MATERIALS PURSUANT TO CONDITION 5 OF PLANNING PERMISSION P/2378/06/DFU FOR PART TWO, PART THREE STOREY BLOCK OF FIVE TERRACED HOUSES WITH PARKING DATED 15/12/2006

Applicant: Warden Housing Association

Agent: Sophie Ungerer

Statutory Expiry Date: 25-JUN-07

RECOMMENDATION

Plan Nos: (PL)-700, (PL)-710F, (PL)-716E, (PL)-717B, (PL)-718A, (PL)-719A

GRANT approval for the details described in the application.

INFORMATIVES

1 INFORMATIVE:

External surfaces: Stratford Red Dragface, Atlas Smooth Red, Himley Midland Red Sandfaced, Holbrook Sandface Dark, self weathering western red cedar cladding in anodized aluminium frame, Slatted Timber.

2 INFORMATIVE:

Roof Covering: Long strip Flazinc light grey pre weathered zinc coated aluminium.

3 INFORMATIVE:

Hard surfacing: Concrete block Permeable paving, Concrete textured paving, Resin Bound paving.

4 INFORMATIVE:

Boundary Treatment: Vertical self-weathering western red cedar stackable boarding, New close boarded cedar fence with trellis, Chain link fence, Existing timber fence.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Materials (SD1, D4)
- 3) S17 Crime & Disorder Act (D4)
- 4) Consultation Responses

INFORMATION

This application is being reported to Committee at their request.

a) Summary

Statutory Return Type: Minor Development, all other
Council Interest: None

b) Site Description

- Site was a D1 Scout Hut (Class D1) surrounded by open amenity space
- Surrounded by mature trees with a green to the front of the site
- The surrounding dwellings are 2 and 3 storey single family dwelling houses with a consistent building line
- There is an existing drive/vehicular access to the front of the site that would be retained

c) Proposal Details

- Materials schedule for the approval of details relating to Condition 5 – see Applicant's Statement

d) Relevant History

P/2378/06/DFU Part two, part three storey block of five terraced houses with parking. GRANTED
15-DEC-06

e) Applicant Statement

b) Applicant's Statement

External walls to ground floor and Second Floor Level: Brick

- Brick Type 1: Stratford Red Dragface
- Brick Type 2: Atlas Smooth Red
- Brick Type 3: Himley Midland Red Sandfaced
- Brick Type 4: Holbrook Sandfaced Brown
- Brick Type 5: Holbrook Sandface Dark
- Manufacturer Ibstock
- Bond Stretcher
- Mortar: Black Brown (E171) EuroMix coloured mortar

External walls to first floor: Timber Cladding

- Cladding Type: Horizontal and vertical self weathering western red cedar cladding in anodized aluminium frame
- Joint Type: Flush overlapping Joints

Roof Covering: Standing seam zinc roof

- Product: Long strip Flazinc light grey pre weathered zinc coated aluminium
- Manufacturer: Corus Group
- Joint Type: Standing Seams

Windows: Double glazed hardwood windows

- Manufacturer: Allen Brothers
- Product: Type H Windows
- Colour: Window grey RAL 7040

Front entrance doors: External insulated security door set

- Manufacturer: John A Russell Joinery Ltd
- Product Type 8.3.L

Item 2/09: P/1105/07/DDP continued....

- Colour: Steel grey RAL 7011
- Balcony Balustrades and Bin/mobility vehicle stores: Slatted Timber
Hard paved areas to car parking and access routes: Concrete block Permeable paving

- Manufacturer: Marshalls
- Product: Mistral Piora Charcoal
- Colour Charcoal with outline of parking spaces to be indicated with single row of Grey blocks

External private patio areas to 6 bedroom, 4 bedroom and 3 bedroom houses and paved areas to front of the houses: Concrete textured paving

- Manufacturer: Marshalls
- Product: Saxon Natural
- Colour: Natural

Private patio area and covered parking space to 3 bedroom wheelchair accessible house: Resin Bound paving

- Manufacturer: SureSet
- Product: 3mm
- Colour: Autumn Tan

New Cedar fence with lockable secure doors between and to front of private gardens

- Fence: Vertical self-weathering western red cedar stackable boarding to both sides of the post
- Posts: Concrete
- Height: 1800mm with additional 300mm

New close boarded cedar fence with trellis to rear of private gardens

- Fence: Vertical self weathering western red cedar boarding
- Posts: Concrete
- Height: 1800mm with additional 300mm cedar trellis

Existing chain link fence along part of Southern edge of site

- Fence: Chain Link
- Posts: Concrete
- Height: As Existing

Existing timber fence along Northern edge of site:

- Fence: Vertical ship lapped self weathering timber boards
- Posts: Concrete
- Height: As Existing

New Chain link fence between private gardens:

- Manufacturer: Jacksons Fine Fencing
- Product Galvanised chain link fencing
- Posts Galvanised Steel posts
- Height: 1800mm

f) Consultations:

- None

Notifications:

- None

Summary of Response:

N/a

APPRAISAL

1) Materials

The submitted materials have been assessed in relation to the appearance of the materials against the existing properties in Artillery Place. The bricks proposed are varying colours of red and brown. Each dwelling would be constructed from one of the submitted colours of brick with cedar cladding at first floor level. Each of the brick colours feature within the materials of the properties in Artillery Place. The proposed use of the materials diminishing in intensity clearly distinguishes each individual dwelling however maintains the relationship of the proposed new dwellings to the surrounding properties. The cedar cladding mimics the design of properties on Mepham Gardens. The use of this natural material unifies the proposed new dwellings as this material features at first floor level of all of the dwellings.

Ground surfacing treatment would be concrete block paving to the car parking areas and accesses. Private patio areas to the 6, 4 and 3 bed houses would be concrete textured paving. The patio area and parking space to 3-bedroom wheelchair accessible house would be resin bound paving. These materials are considered appropriate to the surroundings and would not create any undue conflict with the nature of the surroundings.

The boundary treatments will be a combination of close-boarded cedar fencing with the use of the existing chain link fencing (to be upgraded where necessary). The proposed height of the fencing bounding the site and marking the boundaries would be between 1800mm high and 2100mm in height. This height would reflect the residential nature of the surroundings.

The materials proposed for this building relate well to each other and other buildings in the vicinity. The materials are considered acceptable and will not appear out of place in the streetscene.

2) S17 Crime & Disorder Act

The proposed details of fencing and boundary enclosure would promote a sense of ownership of the private spaces, would discourage crime and promote a sense of safety.

3) 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

137 WHITCHURCH LANE, EDGWARE
HA8 6NZ

Item: 3/01
P/0888/07/DFU/LW

Ward CANONS

CONVERSION OF DWELLING HOUSE TO 3 SELF CONTAINED FLATS WITH
REAR DORMER AND EXTERNAL ALTERATIONS

Applicant: Bala Kylassum
Agent: Michael Seston
Statutory Expiry Date: 17-MAY-07

RECOMMENDATION

Plan Nos: 063801, 02, 10, 11, 12, 13a.

REFUSE permission for the development described in the application and submitted plans for the following reason(s):

- 1 The proposed conversion would result in an over-intensive use of the site which, by reason of associated noise, disturbance and general activity, would detract from the residential amenities of the occupiers of neighbouring properties and in combination with previous conversions in the locality give rise to an unacceptable change in the character of this part of Whitchurch Lane, to the detriment of local residential amenities and the character of the area, contrary to Policies SD1, SH1, H9, D4, D5 and EP25 of the Unitary Development Plan (2004).
- 2 The proposed front garden layout in terms of excessive hard surfacing, inadequate planting, and refuse storage area would be unduly obtrusive, detract from the appearance of the building and the streetscene, and be detrimental to the amenities of the adjoining dwellings, contrary to Policies SD1, D4, D5, D8 and D9 of the Harrow Unitary Development Plan.
- 3 The proposal fails to provide adequate refuse storage facilities, to the detriment of the amenities of the future occupiers of the site, the neighbouring residents, and the character and appearance of the area, contrary to Policies H9 and D8 of the Harrow Unitary Development Plan (2004).
- 4 The internal layouts of the flats proposed, by reason of inadequate size, light and stacking, would result in a cramped and sub standard level of accommodation, to the detriment of the residential amenities of the future occupiers, contrary to the provisions of Policies H9 of the Harrow Unitary Development Plan (2004).
- 5 An inadequate parking layout is proposed within the curtilage of the site to meet the Council's requirements in respect of the development, and the likely increase in parking on the neighbouring highway(s) would be detrimental to the free flow and safety of pedestrian and vehicular traffic on the neighbouring highways(s) and the

amenity of neighbouring residents, contrary to Policy T13 of the Harrow Unitary Development Plan (2004).

6 The proposed development would not be fully accessible and would fail to make adequate provision for people with disabilities, contrary to Policy H18 of the Harrow Unitary Development Plan and Supplementary Planning Documents: "Access for All" and Accessible Homes.

INFORMATIVES

1 INFORMATIVE:

The following policies in the Harrow Unitary Development Plan are relevant to this decision: SD1, SH2, D4, D5, D8, D9, H18, EP25, T13, SPG- Extensions: A Householder Guide, SPD-Accessible Homes.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1)** Conversion Policy (SH2, H9)
- 2)** Impact on Neighbouring Amenity and Character and Appearance of Area (SD1, D4, D5, H9)
- 3)** Parking (T13)
- 4)** Accessible Homes (H18, SPG - Accessibility)
- 5)** S17 Crime & Disorder Act (D4)
- 6)** Consultation Responses

INFORMATION

This application is reported to the Committee at the request of a Nominated Member.

a) Summary

Statutory Return Type: Minor Dwellings
Council Interest: None

b) Site Description

- Subject site is located on the northern side of Whitchurch Lane, Edgware.
- Site is occupied by a two storey, semi detached dwelling with parking in the hard surfaced front garden.
- Attached dwelling No. 135 is unextended, as is adjacent dwelling No. 139, both being single family dwelling houses.
- Land to the rear is occupied by a garage court.
- Site within a row of semi-detached houses Nos. 123 – 145 Whitchurch Lane, 5 of which have already been converted.

c) Proposal Details

- Convert the dwelling into three self contained flats, comprising 2 x 1 bedroom and 1 x 2 bedroom units.
- Erection of a dormer in the rear roof slope.

- External alterations including provision of a second front door.

d) Relevant History

P/2927/06/DFU Conversion of dwelling house to three self contained flats with rear dormer WITHDRAWN 06.12.2007

e) Applicant Statement

- The conversion will provide three high quality self contained flats where the demand is for smaller one to two bedroom self contained units.
- Apart from alterations to the roof, velux window to the front and dormer window to the rear elevation, the external building fabric is to remain.
- The conversion of the building will provide 2 x 1 bedroom flats and 1 x 2 bedroom flat, in excess of the Housing Act 1985 standards.
- Although there is no requirement for lifetime flats on this site the flat on the ground floor will be designed to lifetime flats standards as far as practicable.

f) Consultations:

- None

Notifications:

Sent:
18

Replies:
6

Expiry: 17-APR-07

Summary of Response:

Covenant which states dwelling can only be used as dwelling home; Not in keeping with surrounding properties; Loss of family homes; Lack of parking, where there is not adequate street parking; Would cause noise and pollution; The paving of the front garden to allow for parking would not be in keeping; Previous approval and subsequent works at No. 133 have resulted in considerable damage to No 135; Required work for the proposal would result in more damage to No. 135; No 135 will be sandwiched between flats; Drainage is inadequate and already blocks up; Proposal will degrade Whitchurch Lane as a family road with decent housing; Bin storage indicates 4 flats, when it is proposed for 3.

APPRAISAL

1) Conversion Policy and Impacts of Neighbouring Amenity and Character & of Area

- 2)** This area of Whitchurch Lane is comprised of good sized, two storey semi detached dwellings with a strong uniformity in appearance. The local area has examples of previous flat conversions, and in the row of five houses from 133 – 141, two dwellings have already been converted into 3 flats each. As such, any further conversion of dwelling houses within the immediate vicinity of these dwellings, and the cumulative impacts that would result from nine flats within five houses of each other, needs to be considered in terms of the character of the local area given the loss of single family dwellings, and the amenities of the surrounding occupiers.

The proposal is for 1 x 2 bed and 2 x 1 bedroom flats, and would therefore provide for three separate households. It is considered that the increase in the number of households that could be accommodated on site, including the rear garden, the people using the site and comings and goings from the property, including vehicular movements, would be excessive in terms of residential activity and would lead to unacceptable levels of noise, disturbance and general activity which would detract from the residential amenity of the neighbours in Whitchurch Lane and give rise to an over intensive use of the site. In addition, a further conversion in this row of houses would contribute towards a progressive change to the character of this part of Whitchurch Lane in terms of activity and intensity of use which would be detrimental to the amenities of adjacent residents, and the character of the area.

Internally, the size and layouts of the flats do not comply with the provisions of Policy H9, with the living area in Flat 2 falling below the Environmental Health Standards, the kitchen in Flat 1 has a lack of natural light, and the bedroom of Flat 3 is located partially over the living room of Flat 2. The resulting proposal is therefore considered to result in a cramped, un-neighbourly and unacceptable living environment for the future occupiers.

The front garden area has been indicated to remain as existing, with four parking spaces shown on the existing paved area, and a landscaped area to the side to remain. The landscaping proposed is less than 50%, and it is considered that the hard surfacing in conjunction with parking and refuse storage would result in an unacceptable front garden treatment that would be detrimental to the appearance of the dwelling, and the character of the streetscene, contrary to the requirements of Policy D9.

Refuse storage is provided at the top of the drive, adjacent to the front doors of the proposal. A total area of 800mm x 1200mm is provided, which is approximately adequate for the storage of two bins. It is noted that the plan indicates the bin storage is for 4 flats, whereas the application is for 3. The proposed development would require three bins per flat (not boxes), for recyclable waste, organic waste and residual waste. The bin requirements are therefore nine 240L bins, 600mm x 700mm with a height of 105mm. The resulting space required for bin storage would therefore be significant and would impact on the appearance of the dwelling, the street scene and the amenities of the adjacent dwellings, particularly No. 139. Furthermore, the location of the refuse storage behind the parking bays, with no designated pedestrian access, may create conflict for the future occupiers bringing bins in and out.

The rear dormer is considered to comply with the provisions of the UDP and is not in itself considered contentious.

3) Parking

This site, although close to Edgware District Centre and good public transport facilities, is not within a Controlled Parking Zone so it is suggested that 3 spaces are required to serve the proposed 3 flats.

The proposed parking layout consists of four spaces provided in the front garden in a back-to-back formation. The proposed layout is unacceptable as it would involve cars from different households being boxed in, and it is therefore much more likely that drivers would seek to park on the street rather than use these sub-standard spaces.

It is considered that while the site could adequately provide 2 spaces, this would result in additional parking occurring on the street. The increase in cars, and pressure for parking spaces on the street, would result in a situation that is detrimental to traffic safety and impacts on the amenities of the surrounding occupiers.

4) Accessible Homes

The proposal, particularly the ground floor flat, does not comply with the Life Time Homes requirements of the SPD. Doorway and hallway widths are inadequate, no level access to the front or rear has been indicated, turning circles are not indicated with relation to the kitchen and the long hallways created would make adequate access difficult.

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:

- Majority of concerns addressed in report.
- Covenants are not a relevant planning consideration.
- Drainage is not a relevant planning consideration in terms of this application.

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.

**LAND REAR OF 51 KINGS ROAD
FRONTING STUART AVENUE
HARROW, HA2 9JA**

**Item: 3/02
P/0703/07/DFU/RM2**

Ward ROXBOURNE

TWO STOREY DETACHED DWELLING

Applicant: R J & R W Currie
Agent: R Patel
Statutory Expiry Date: 06-JUN-07

RECOMMENDATION

Plan Nos: GA/101-A 102, 103, 104, OS-1 & Photographs

REFUSE permission for the development described in the application and submitted plans for the following reason(s):

- 1 The proposed dwelling, by reason of its scale, bulk, design and siting, would be unduly obtrusive, incongruous and overbearing with inadequate space about the buildings and out of character with the street scene to the detriment of the amenities of nearby residents. The development would detract from the established pattern of development in the street scene and the character of the locality contrary to Policies SD1, D4, D5 of the Harrow Unitary Development Plan (2004) and Supplementary Planning Guidance (2003) "Extensions: A Householder's Guide" and Supplementary Planning Guidance (2003) "Designing New Development".
- 2 The proposed house would provide inadequate and unsatisfactory amenity space which together with lack of provision for people with disabilities and non-compliance with Lifetime Homes Standards would provide cramped and substandard accommodation to the detriment of the amenities of the future occupiers of the site contrary to Policies SD1, D4, D5 and H18 of the Harrow Unitary Development Plan (2004) and Supplementary Planning Guidance (2003), "Designing New Development", Supplementary Planning Guidance (2003), "Extensions: A Householders Guide", Supplementary Planning Document (2006) "Access for All" and Supplementary Planning Document (2006) "Accessible Homes".
- 3 The proposal would result in a loss of off street parking facility for 51 Kings Road and in the absence of satisfactory alternative off street parking provision, the proposal would result in an increased parking stress on the public highway to the detriment to highway safety contrary to Policies SD1, D4 and T13 of the Harrow Unitary Development Plan (2004).
- 4 The proposed development by reason of its siting would have the potential for severe pruning of the existing tree within the curtilage of No. 1 Stuart Avenue which could result in the loss of that tree of amenity value to the detriment of visual amenity of the area contrary to policies SD1, D4 and EP29 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, D5, D8, SH1, SH2, EP25, EP29, T13, H18, Supplementary Planning Guidance (2004) "Extensions: A Householder's Guide", Supplementary Planning Document (2006) "Access for All", Supplementary Planning Document (2006) "Accessible Homes".

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1)** Design, Amenity and SPG Householder Guidance (SD1, D4, D5, EP29 and SPG)
- 2)** Creation of a New Dwelling (SH1, SH2, SD1, D4, D5, H18, SPD)
- 3)** Traffic and Highway Safety/Parking (T13)
- 4)** S17 Crime & Disorder Act (D4)
- 5)** Consultation Responses

INFORMATION

Application reported to the Committee as the applicants are a Council Member and a Council employee respectively.

a) Summary

Statutory Return Type: Minor Dwellings
Council Interest: None

b) Site Description

- Site located at the end of two plots, No.s 49 and 51 Kings Road on the south side of Stuart Ave, the proposed flank boundary is adjacent to an existing alley way and the rear boundary of No. 1 Stuart Avenue
- Existing double garage on the site, with access from Stuart Avenue
- Existing site has extensive hardstanding and a high hedge and gates fronting the highway
- The applicant owns the adjoining house at 51 Kings Road

c) Proposal Details

- Demolition of the existing double garage
- Erection of a one bedroom dwelling house 6.15m wide by 5.5m deep.
- The dwelling would be two storeys high with bedroom accommodation in the mansard style loft 6m to the highest part of the roof with roof lights and 2.75m to the eaves.
- At its closest point the proposed dwelling would be set 5.3m from the highway
- There would be two small dormer style windows at first floor level, one facing Stuart Avenue and one facing the rear
- Access to the property would be via two doors, one in the north west and

Item 3/02: P/0703/07/DFU continued....

- one in the south east elevation,
- The rear facing south east door would have an access ramp
- Forecourt shows lawn, planting and the mature hedge adjacent to the boundary to be retained.
- One car space capable of being enlarged to 3.3m and an enclosure for 2 bins
- At the widest point the rear garden would be 3.4m wide, no ramped access to the rear garden shown
- Internal layout is open plan, no ground floor WC. Bathroom and bedroom on first floor

d) Relevant History

- None

e) Applicant Statement

- Scheme entails the demolition of the existing single storey outbuilding accommodation used in conjunction with no, 51 Kings Road
- Proposal is for a detached dwelling house and landscaped frontage and off street parking space
- Dwelling house would provide 1 bedroom accommodation and a small rear garden
- Total gross area of the building is 58m² complies with relevant standards and SPDs
- Overall size and scale of the dwelling house has been limited to optimal internal room sizes and scale to suit the site constraints
- Bulk and volume reduced through the design of the mansard space
- Access designed to provide a safe approach to the site and exit from the main entrance
- Adequate frontage
- Private landscaped area at rear, mature hedge to be retained at front. Overall provision of 42m² usable landscaped amenity space and front and rear
- Proposed would not detract from existing character of the street scene and respects and enhances both the immediate locality and character of the area
- Access considerations: -
 - No alterations to existing vehicular and pedestrian access
 - Sufficient space for a car parking space
 - Ramped access with gradient not exceeding 1:15 at rear
 - Generally the building would comply with Approved Document M of the Building Standards/ Code of Practice and SPD

f) Consultations:

Highways: The space in front of the building should be a minimum of 5.5 metres deep in order to accommodate a parked car. The front boundary hedge or fence will need to be lowered to a max height of 600mm either side of the vehicle access for pedestrian safety. In the past the advice was for a length of

2.4 metres either side but recent guidance makes this more flexible or it is considered a length of one and a half metres should be sufficient in this case.

Notifications:

Sent:
15

Replies:
0

Expiry: 08-MAY-07

Summary of Response:

- None

APPRAISAL

1) Design, Amenity and SPG Householder Guidance

The design and style of the proposed house would appear discordant with the design of the neighbouring properties.

It would appear out of character with the existing pattern of development in Kings Road and Stuart Avenue and as a result would appear as a discordant element in the street scene. It would be detrimental to the character of the locality and, therefore, the visual amenity of neighbouring residents, contrary to the Borough's UDP policies SD1 and particularly D4.

It is considered that the proposed development would place undue pressure on a neighbouring tree within the curtilage of No 1 Stuart Avenue. EP29 states that in considering proposals an assessment would be made as to whether the location of any new buildings would be likely to lead to a future request for the pruning or felling of trees. The proposed two storey house would result in severe pruning of the tree, which is of amenity value, and this would not be desirable on visual amenity grounds.

2) Creation of a New Dwelling

Amenity for Future Occupiers

The amount of amenity space for the proposed house would not be comparable to the character of the surrounding area. It is therefore considered that in line with policy D5 that the layout of the amenity space would be not sufficient as a useable amenity area for the occupiers of the proposed development. The amenity area at the rear would be cramped and overshadowed.

Lifetime Homes Standards

Policy H18 states that the council will encourage new housing development to be accessible to all. The Supplementary Planning Document expands on this by giving guidance on how reasonable steps can be taken so that an accessible home can be achieved.

There is provision for the creation of a level access to the proposed house, however this would require an unnecessarily long trip from the front of the property to access the rear door. This would be unsatisfactory and contrary to the Council's Supplementary Planning Document and policy H18 of the UDP.

There would be no bathroom or WC at ground floor level.

As this is a new build house, it is considered that these internal design aspects should have been incorporated into the scheme. However as these aspects have not been addressed the layout is considered cramped and unsatisfactory.

3) Traffic and Highway Safety/Parking

There is already a vehicle crossover leading to the site from the side. In the interests of highway safety the hedge or fence adjacent to the boundary should be lowered to a maximum height of 600mm.

The level of car parking is considered acceptable for the proposed house. However the proposed development would result in a loss of off street parking facility for 51 Kings Road. The applicant has not demonstrated that adequate and satisfactory off street parking can be provided for the proposed development and the existing house at No 51 Kings Road.

4) S17 Crime & Disorder Act

It is considered that the design of the development would not lead to an increase in perceived or actual threat of crime.

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 refusal.

SECTION 4 – CONSULTATIONS FROM NEIGHBOURING AUTHORITIES

None

SECTION 5 - PRIOR APPROVAL APPLICATIONS

None