

SECTION 1 – MAJOR APPLICATIONS

None

SECTION 2 - OTHER APPLICATIONS RECOMMENDED FOR GRANT

46 VANCOUVER ROAD, EDGWARE
HA8 5DU

Item: 2/01
P/1139/07/DFU/RB3

Ward EDGWARE

CONVERSION OF DWELLINGHOUSE TO 2 SELF-CONTAINED FLATS

Applicant: Mr A William
Agent: A J Emmanuel
Statutory Expiry Date: 20-JUN-07

RECOMMENDATION

Plan Nos: Site Plan, 599/AT/01 (received 17th April 2007), ground + first floor, plans 599/AT/02C (received 15th June 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 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.

3 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.

4 The development hereby permitted shall not commence until there has been submitted to, and approved by, the local planning authority, a scheme of hard and soft landscape works for the forecourt of the site. Soft landscape works shall include: planting plans, and schedules of plants, noting species, plant sizes and proposed numbers / densities.

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

5 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the

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

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

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:

- H9 Conversions of Houses and Other Buildings to Flats
- H10 Maintenance and Improvement to Existing Housing Stock
- H18 Accessible Homes

2 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) Design and Layout (H9, H10, H18)
- 2) Parking and Refuse Provision (H9)
- 3) Outdoor Amenity Space (H9)
- 4) Accessibility (H18, SPD "Accessible Homes")
- 5) S17 Crime & Disorder Act (D4)
- 6) 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

- End of terrace property in residential surroundings
- Modern, two-storey building with a flat roof
- Hard surfaced area in-front of house

Item 2/01: P/1139/07/DFU continued....

- Site is in close proximity to the Burnt Oak District Centre
- The street is not in a Controlled Parking Zone (CPZ)

c) Proposal Details

- Convert existing single dwelling-house into two flats
- Provide soft landscaped area alongside one parking space in-front of the building
- Sub-divide the garden to provide outdoor amenity space for each residential unit

Revisions to Previous Application:

Following the previous decision (P/3321/06/DFU) the following amendments have been made:

- Removal of external staircase
- Reduction in parking from two spaces to one space
- Re-location of refuse storage from the front to the rear garden of the property

d) Relevant History

P/3321/06/DFU	Conversion of dwellinghouse into two self-contained flats	REFUSED 09-MAR-07
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Reasons for Refusal

1 The proposed external staircase would provide an unattractive and inappropriate form of development, to the detriment of the appearance of the area and neighbouring residential amenity, contrary to policies SD1, D4, and D5 of the Harrow Unitary Development Plan (2004).

2 The proposed front garden layout would provide an excessive area of hardsurfacing, an inadequate area for soft planting, and unsatisfactory facilities for the storage of refuse to the detriment of visual and residential amenity of nearby occupiers and character of the area, contrary to the provisions of policies SD1, D4, D8, D9 and H9 of the Harrow Unitary Development Plan (2004).

e) Applicant Statement

The statement submitted by the applicant contains information relating to:

- Local shopping and transport facilities
- Outdoor amenity space and parking
- Information on the spatial layout
- Security and fire protection information
- Disabled access and facilities
- Refuse provision

f) Consultations:

The Highways Engineer: has no objections to the scheme, however comments that the existing wall along the frontage should be maintained to prevent vehicles crossing the footway indiscriminately.

Notifications:

Sent:
14

Replies:
2

Expiry: 25-APR-2007

Summary of Response:

Noise disturbance; increase in parking pressure; hygiene problems due to position of refuse storage.

APPRAISAL

1) Design and Layout

It is considered that there would be no adverse affects on the amenities of the neighbouring occupiers or the character of the locality, as the proposal does not include any exterior changes; which complies with policy H10.

Entrances to Flats 46A and 46B would be through internal doors on the ground floor level as the external staircase has been removed, which is considered to improve the scheme.

It is considered that the design and layout of both two-bedroom flats are acceptable, with sufficient light and outlook provided by windows to all principle rooms. The surroundings generally appear to have a sufficient number of houses in single occupation, and therefore there is not considered to be an intensified level of converted properties in the area. UDP policies H9 and H10 generally encourage such schemes as they contribute to a mix of dwellings.

It is considered that the dimensions and layout of the rooms provide adequate living arrangements. The main bedrooms in both flats would measure over 10m² and the second bedroom in Flat 46B would measure over 7m². The lounge/dining area in both flats would measure over 16m². These sizes are considered to be sufficiently spacious and exceed the minimum standards outlined in Supplementary Planning Guidance. In this respect the proposal is considered to comply with policy H9A).

There are not overall considered to be stacking issues as the bedroom and living/dining areas would be sited above those below them. Although the kitchen would be sited above a bedroom it is considered that as household activity would be focused in the living/dining area rather than the kitchen, this would not cause excessive noise disturbance to the occupants of the ground floor flat.

No information has been provided regarding sound insulation, either between the residential units or between the subject and adjacent property at No 48 Vancouver Rd. However it is considered that it can be ensured the provision of this is adequate through the imposition of a condition. In this respect the proposal is considered to mitigate any potential noise issues and comply with policy H9b.

2) Parking and Refuse Provision

The comments from Highways are that they do not object to the scheme, and as such it is considered that the proposal does not have a negative impact on road traffic and complies with policy H9D.

The scheme would provide one unit with two habitable rooms and one unit with three habitable rooms, which means the total parking provision, should be a maximum of 2.6 spaces in accordance with Schedule 5 of the HUDP (2004). It is considered that the site's location in close proximity to the Burnt Oak District Centre, and an excellent network of local bus services, it would be appropriate for one of the units to be car free in accordance with the principles of sustainable development and policy SD1.

Due to the proposed treatment of the forecourt, which limits parking provision to one space and includes soft landscaping, the proposal is considered to have a beneficial effect on the environment and appearance of the area and therefore is considered to comply with policy H9 (E).

Six refuse bins measuring 700mm x 700mm are provided to the rear of the property, as shown on dwg 599/AT/02B. These areas are considered to be capable of accommodating three x 240 litre wheeled bins from each of the proposed residential units, which is considered to be sufficient for the proposed units.

3) Outdoor Amenity Space

The proposal provides a private garden for the occupants of both residential units. The space associated with Flat 46A would be accessed via the front door and side passage, would be sited at the far end of the garden, measuring approximately 83m². The space associated with Flat 46B would be accessed via a back door and would measure approximately 60m². This is considered to be a sufficient level of outdoor amenity space for both residential units and therefore the proposal complies with policy H9(C).

4) Accessibility

The ground floor flat conforms to most of the sixteen Lifetime Homes standards. The ground floor WC/Shower Room does not provide sufficient space internally for a wheelchair to be manoeuvred, and less than 700mm exists between the shower and sink. In these ways the proposal does not conform to LHS's 10 and 14 respectively. However sufficient space exists in the kitchen/utility room to enlarge the WC/Shower Room at a later date to enable it to comply with these provisos, and it is considered that it would not be feasible to insist on it at this stage. Additionally overall the scheme is considered to offer an acceptable standard of accessibility and level of conformity to LHS. In these respects the proposal is considered to comply with the proviso in H18 that conversions should enable flats to be accessible where feasible.

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:

- Hygiene problems due to the location of the refuse.
- It is considered that the refuse should not cause hygiene problems as it would be contained in storage 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.

**17 ELMSLEIGH AVENUE, HARROW
HA3 8HX**

**Item: 2/02
P/0973/07/DFU/RB3**

Ward KENTON WEST

SINGLE & TWO STOREY SIDE TO REAR EXTENSION, REAR DORMER,
CONVERSION OF DWELLINGHOUSE TO TWO FLATS

Applicant: Mr Pankaj Popat
Agent: Mr A Modhwadia
Statutory Expiry Date: 13-JUN-07

RECOMMENDATION

Plan Nos: 1856-01, 02, 03, 04, 05, 06

GRANT permission for the development described in the application and submitted plans, subject to the following conditions:

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 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.

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

REASON: To safeguard the appearance of the locality.

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

REASON: To safeguard the amenity of neighbouring residents.

5 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.

6 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.

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 for the forecourt of the site. Soft landscape works shall include: planting plans, and schedules of plants, noting species, plant sizes and proposed numbers / densities.

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

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.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

Harrow Unitary Development Plan:

- SD1 Quality of Design
- D4 Standard of Design and Layout
- D5 New Residential Development - Amenity Space and Privacy
- H9 Conversions of Houses and Other Buildings to Flats
- H10 Maintenance and Improvement to Existing Housing Stock
- H18 Accessible Homes

2 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>

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 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.

5 INFORMATIVE

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

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

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Impact of Extensions on Appearance of Area and Amenity (SD1, D4, D5, SPG "Extensions: A Householders Guide)
- 2) Conversion Policy and Related Considerations (SH1, H9, D8, D9)
- 3) Parking and Traffic Implications (T13)
- 4) S17 Crime & Disorder Act (D4)
- 5) Consultation Responses

INFORMATION

This application is reported to Committee following receipt of a petition. The application was deferred from DMC meeting of 17th July 2007 for a Member Site Visit on 28th August 2007.

a) Summary

Statutory Return Type: Minor Dwellings

Council Interest: None

b) Site Description

- Semi detached property on west side of Elmsleigh Avenue
- Adjacent property at no 19 has a single storey rear extension set in by approximately 3m from the boundary.
- Adjacent property at no 15 has a full width single storey rear extension
- Boundary to no 15 is fencing approximately 3.5m high
- Boundary to no 19 is fencing approximately 1.5m high
- Street is not in a Controlled Parking Zone
- Existing vehicle crossover to driveway

c) Proposal Details

- Single storey side extension to be situated behind existing single storey side element and adjoining the boundary with no 15
- Single storey rear extension, projecting by 3m from the original rear wall of the adjacent house at no 15, with a height of 2.9m to the flat roof.
- First floor side extension adjoining the boundary with no 15 with a set back of 1m from the front of the house and a stepped down, pitched roof.
- First floor rear extension projecting by 2m from original rear wall of the adjacent house at no 15 and adjoining their boundary and set in by 3.2m from the boundary with no 19.
- Rear dormer set in by 0.85m from the party wall, 1.7 from the outer edge and 1.4m above the roof eaves.
- Conversion of house into two self-contained flats consisting of one x ground floor two-bedroom unit and one x three bedroom unit at first floor and roof level. Both units would have separated rear garden space accessed via separate entrances to the rear of the house. Parking for one vehicle would be provided on the forecourt.
- Provision of one parking space with refuse provision within front part of side extension.

d) Relevant History

LBH/9365	Extend existing single garage at rear to form double garage and erection of front entrance porch.	GRANTED 03-AUG-73
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e) Applicant Statement

The Design and Access Statement contains information on:

- Proposal: description of internal and external works
- Design: location and surroundings including nearby shops and services, layout and sound insulation.
- Access: Proximity to town centres, and public transport facilities, access into the units.

f) Consultations:

The Highways Engineer: has no objections to the scheme, however suggests an informative to prevent indiscriminate crossing of the footpath.

Notifications:

Sent:
9

Replies:
8 and one petition with
165 signatures

Expiry: 23-APR-07

Summary of Response:

The effect of the intensified use on the character of the area including increases in crime, noise and disturbance; inappropriate design that would appear bulky and out of scale with the original house and others in the area; a lack of parking and an associated increase in on street parking pressures and therefore traffic, noise and disturbance; inadequate refuse provision and associated health and hygiene problems; overshadowing of neighbouring properties; loss of privacy/overlooking; neglect of the garden areas; cutting down the cherry tree; party wall/boundary fence issues.

APPRAISAL

1) Impact of Extensions on Appearance of Area and Amenity

The proposed extensions comply with the SPG in the following ways:

The two-storey side extension would be set back by 1m at first floor level, preventing any future terracing effect.

The proposed rear dormer would be set well within the confines of the roof slope and its positioning complies with SPG D5, this element is considered to be a subordinate feature within the roof slope that incorporates an appropriate design.

The proposed two-storey rear extension meets the 45° horizontal code in relation to both adjacent properties. Additionally the site's orientation north of the neighbour at no 15 is considered to be favourable in terms of preventing a loss of light, and would also be adjacent to the neighbouring extension along the boundary. The 3m overall external depth of the single storey rear element is in accordance with the guidelines.

No flank wall windows are proposed for the extensions and therefore there is not considered to be the potential for overlooking into neighbouring properties or gardens. Overall the extensions would have a satisfactory impact on neighbouring amenity and the appearance of the area.

2) Conversion Policy and Related Considerations

The proposed entrances to Flats 1 and 2 would be through internal doors and one external door would provide the entrance into the building. This aspect of the proposal is considered to be appropriate and in keeping with the character of the surroundings.

It is considered that the dimensions and layout of the rooms would provide adequate living conditions, with sufficient light and outlook provided by windows to all principle rooms. The proposed room sizes all exceed the minimum standards outlined in the Environmental Health Guidance. Additionally there are not considered to be stacking issues, as bedrooms will be sited above bedrooms, and living/dining areas above the living/dining areas. Overall the layout is considered to be suitable and compliant with policy H9(A).

The ground floor flat is considered to comply with Lifetime Homes Standards (LHS) and overall the scheme is considered to offer an acceptable level of accessibility and conformity to LHS. In these respects the proposal is considered to comply with relevant SPD and the proviso in policy H18 that conversions should enable flats to be accessible where feasible.

The proposal provides a private garden for the occupants of both residential units. The space associated with Flat 1 would be accessed via a back door and would measure approximately 60m². The space associated with Flat 2 would be accessed via a new internal staircase and rear door and would be situated at the far end of the garden, measuring approximately 80m². This is considered to be a sufficient level of outdoor amenity space for both residential units and therefore the proposal complies with policy H9c).

The proposed treatment of the forecourt, which limits parking provision to one space and includes soft landscaping, would have a satisfactory impact on the appearance of the area and therefore is considered to comply with policy H9 (E) and D9. However a condition has been suggested requiring further information on materials and the submission of a planting scheme to ensure this treatment is acceptable.

A bin storage area holding six bins is shown in an indoor storage area within the area occupied by the former garage. This area would be separated from the rest of the house and refuse would be brought outside on the day of collection via external, double doors. Two ventilation points would be provided on the front elevation. This aspect of the proposal is considered to be acceptable and compliant with policy D8.

3) Parking and Traffic Implications

The comments from Highways are that they do not object to the scheme, and therefore one off-street space is considered sufficient.

It is considered due to a lot of nearby houses having off street parking, that additional parking could be satisfactorily accommodated on the street.

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:

- Cutting down the cherry tree
- Party wall/boundary fence issues
- These are not material planning considerations

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.

**224 HIGH ROAD, HARROW
HA3 7BA**

**Item: 2/03
P/1570/07/CFU/JW**

Ward WEALDSTONE

DEMOLITION OF EXISTING HOUSE AND ERECTION OF PART 2 AND PART 3 STOREY BUILDING COMPRISING OF 7 FLATS; WITH ASSOCIATED CAR PARKING, LANDSCAPING AND WIDENING OF VEHICLE ACCESS TO HIGH ROAD.

Applicant: Fruition Properties Ltd
Agent: Dalton Warner Davies LLP
Statutory Expiry Date: 19-JUL-07

RECOMMENDATION

Plan Nos: F231-07/110 (Revision F); /111 (Revision C); /112 (Revision D); /113 (Revision B); /200 (Revision C); /201 (Revision C); /202 (Revision C); /203; /002 (Revision C); /114 (Revision A); 6020 PSF; 6020 EF; Design & 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, 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 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

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

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

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

(a) the extension/building(s)

(b) the ground surfacing

(c) the boundary treatment

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

REASON: To safeguard the appearance of the locality.

6 The development of any buildings hereby permitted shall not be commenced until surface water attenuation/storage works have been provided in accordance with details to be submitted to, and approved in writing by the local planning authority.

REASON: To prevent the increased risk of flooding.

7 The development hereby permitted shall not be occupied until visibility is provided to the public highway in accordance with dimensions to be first agreed in writing by the Local Planning Authority. The visibility splays thereby provided shall thereafter be retained in that form.

REASON: To provide a suitable standard of visibility to and from the highway, so that the use of the access does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway.

8 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.

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

a: the frontage

b: the boundary

of the site is enclosed by a close boarded fence to a minimum height of 2 metres.

Such fencing shall remain until works and clearance have been completed, and the development is ready for occupation.

REASON: In the interests of amenity and highway safety.

10 Prior to the commencement of the development hereby permitted, a detailed schedule of measures to minimise the risk of crime in a visually acceptable manner and meet the specific security needs of the application site / development, shall be submitted to and approved in writing by the local planning authority. Any such security measures must meet the standards of the Secured by Design Award scheme, and shall include the following requirements:

1. all main entrance door sets to individual dwellings and communal entrance door sets shall be made secure to standards, independently certified, set out in BS PAS 24-1:1999 'Security standard for domestic door sets';
2. all window sets on the ground floor of the development and those adjacent to flat roofs or large rainwater pipes (downpipes) shall be made secure to standards, independently certified, set out in BS.7950 'Security standard for domestic window sets'.

The works shall be fully implemented prior to first occupation or beneficial use of the development in accordance with the approved details and shall thereafter be retained.

REASON: In the interests of creating safer and more sustainable communities and to safeguard amenity by reducing the risk of crime and the fear of crime, in accordance with Policy D4 of the Harrow Unitary Development Plan, and Section 17 of the Crime & Disorder Act 1998.

11 Prior to the commencement of the development hereby permitted, details that show how the standards set out in the Park Mark Safer Parking Award Scheme Guidelines are to be incorporated into the provision of the parking element of the scheme hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The works shall be fully implemented prior to first occupation or beneficial use of the development in accordance with the approved details and shall thereafter be retained.

REASON: In the interests of providing a safe parking environment compatible with delivering safer and more sustainable communities and to safeguard amenity by reducing the risk of crime and the fear of crime, in accordance with Policy D4 of the Harrow Unitary Development Plan, and Section 17 of the Crime & Disorder Act 1998.

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
- T6 The Transport Impact of Development Proposals
- EP12 Control of Surface Water Run-Off
- T13 Parking Standards
- H18 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:

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) Site Layout and Character of Area (SD1, SH2, D4, D5, D6, D8, EP12)
- 2) Amenity of Neighbours (D4, EP25)

- 3) Parking/ Highway Safety (T13)
- 4) Accessibility (C16)
- 5) S17 Crime & Disorder Act (D4)
- 6) Consultation Responses

INFORMATION

This application was deferred at the DMC meeting on 17th July 2007 for a Member Site Visit on 28th August 2007.

a) Summary

Statutory Return Type: Minor Dwellings
Council Interest: None

b) Site Description

- Site occupied by derelict 2-storey detached dwelling on the eastern side of High Road, Wealdstone
- Dwelling centrally located within site and has been vacant for sometime
- Rear boundary adjacent to Newton Road
- Site recently cleared of overgrown vegetation, with remnant trees scattered over the site
- Access from existing crossover on High Road
- Character of area is predominantly residential with a mix of two storey dwelling units along eastern part of High Road, with retail shops and four storey apartments to the western part of High Road

c) Proposal Details

- Demolition of existing building on site
- Redevelopment to provide 7 flats containing, 1 x 3bed, 4 x 2bed, and 2 x 1bedroom units in 3-storey staggered block of flats
- Siting contains a staggered building line between adjoining terraces and apartments on High Road
- Useable amenity space proposed is 357m²
- Layout includes double vehicle entrance point to the centre of the site onto Newton Road, 8 parking spaces including 1 disabled persons parking bay at rear of site
- Proposal would result in a number of trees being removed from the site
- Materials proposed – render and red cedar panels, grey aluminium roof fascia and capping

d) Relevant History

P/2536/04/CFU	Outline Development: Detached Two Storey Building to Provide 6 Flats with Access and Parking	REFUSED 21-APR-05
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Reason for Refusal:

1. The proposed development, be reason of excessive site coverage of building and hard surfacing, lack of space around the building and the potential threat to trees would amount to an over development of the site to the detriment of the character and appearance of the area and residential amenity

Item 2/03: P/1570/07/CFU continued....

P/1319/06/CFU	Demolition of existing house and erection of part 2,3 & 4 storey building comprising of 8 flats, associated parking, and widening of vehicle access	REFUSED 06-JULY-2006 APPEAL DISMISSED
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Reasons for Refusal:

1 The proposed development, by reason of excessive size, height, bulk and unsatisfactory design, would be visually obtrusive and overbearing, would not respect the scale, massing and form of the adjacent properties, and would give rise to actual and perceived overlooking and overshadowing of adjacent properties. It would therefore be detrimental to the visual and residential amenity of adjoining properties, the appearance of the street scene and the character and appearance of the locality.

2 The proposed building by reason of prominent siting and site layout, would be unduly obtrusive in the streetscene and would not provide a satisfactory relationship with adjoining buildings and spaces to the detriment of the character, landscape and townscape of the locality.

3 The proposed windows/balconies in the rear elevation would allow overlooking of the adjoining properties along Newton Road and result in an unreasonable loss of privacy to the occupiers.

4 The proposed intensification of the parking area to the rear of the site by reason of unsatisfactory siting in relation to the neighbouring residential properties and associated disturbance and general activity would be unduly obtrusive and detrimental to the visual and residential amenities of those properties and the character of the area.

5 The proposed development by reason of unsatisfactory design and layout would have poor physical and visual links between the flats and the rear garden thus providing an inadequate standard of amenity for future occupants thereof.

6 The proposal would represent over-development of the site, by reason of excessive density and inadequate amenity space, to the detriment of neighbouring residential amenity in the surrounding area.

7 The proposal would result in the unacceptable loss of trees of significant amenity value and vegetation, which, in the opinion of the Local Planning Authority, would be detrimental to the character and appearance of the locality.

e) Applicant Statement

- Proposed flats are in keeping with the numerous flat developments along this section of High Road.
- Proposed development embraces the opportunity for improvement and variety by creating a new area of distinctive quality without causing harm to the nature of the locality.
- The proposed design is of an appropriate scale for its location.
- No impact upon the road network is anticipated.
- Proposal has been amended to reflect the comments made by the appeal inspector in dismissing the previous 8 unit scheme and follows a pre application meeting with the LPA

f) Consultations:

Highways engineer: Condition HWY-VIS3 or similar to cover visibility requirements recommended

Waste Management: The development hereby permitted shall not be commenced until surface water attenuation/storage works has been provided in accordance with details to be submitted to, and approved in writing by the Local Planning Authority.

Landscape Architect: If recommended for grant, should be conditional upon a tree protection plan and a full landscape plan being submitted.

Metropolitan Police Crime Prevention: Entrance needs to be moved towards the highway and sealed to remove hiding places. Cycle store needs to be sealed and secure.

Notifications:

Sent:
70

Replies:
1 petition (15
signatures)

Expiry: 19-JUN-07

Summary of Response:

Size; height and scale of development; potential loss of light; overshadowing; overlooking; effect of proposal on existing trees

APPRAISAL

1) Site Layout and Character of Area

The application proposes the same footprint and positioning as dismissed appeal reference P/1319/06/CFU, but with the overall height reduced to three storeys, and reduction in the number of units from 8 to 7 flats. As such, and considering the close similarities between the two schemes the inspectors report and comments will be used as a reference point in the assessment of this application.

The surrounding built locality is characterised by a variety of building types. In the immediate context however, are two-storey terraced houses to the south and a two storey flat roofed block of flats to the north. Behind the site are two-storey terraced properties.

In dismissing the appeal reference P/1319/06/CFU, the inspector opined that a four-storey building would be over-dominant and obtrusive in this particular setting, and that the scale of the building would be excessive in relation to its neighbours and would have a harmful effect upon the streetscene.

The application received has been amended from the appealed scheme to be three storeys in height. The finished height of the building would be no higher than the adjacent terrace of two storey houses to the south. Whilst the overall bulk of the proposal would be greater than that of the ridged roofed properties to the south and two storey block to the north, it is not considered to be such that would be over dominant or intrusive in the streetscene. Considering the reduced height of this proposal, and taking the above into account along with the comments of the inspector, the scheme would cause no material harm to

the character or appearance of the area.

The size and layout of the flats are considered to be acceptable, with the block ensuring satisfactory stacking of room uses throughout the building. Each room will have a source of natural light.

In appeal reference P/1319/06/CFU, it was given that the proposed layout and design would provide an adequate garden area for the occupants of the proposed flats as accorded with the development plan. Given the above, and the reduction in the number of units in this scheme from 8 to 7, the garden layout and access to amenity space is considered acceptable.

On balance, the proposal would be acceptable in terms of its general design, layout and its impact upon the character of the locality, subject to the use of the appropriate materials and landscaping details.

2) Amenity of Neighbours

With regards to the impact of the structure in appeal reference P/1319/06/CFU, the four-storey structure was not considered to cause any detriment to residential amenity for the properties to the south.

The inspector considered however, that having a relatively tall and featureless wall facing the windows of the block of flats to the north would have a harmful impact upon the residential amenities of these occupiers. The application scheme has reduced the height of this wall by 1 storey in height, with a second floor wall set back from the ground and first floor wall, thus breaking up its bulk. Considering this, and the second floor setback of over 14m from the adjacent flats to the north, the proposal would cause no material harm to residential amenity to the north.

With regards to the two storey buildings behind the site across Newton Road, the inspector concluded that the height of the proposed four-storey building would be unacceptable to the amenities of the neighbouring homes to the north on Newton Road. The structure was opined to be over dominant and enclosing, and that a building of the height proposed would need a greater separation distance between the nearby two-storey buildings. The proposed second floor terrace to the rear was objected to, as likely to result in actual or perceived overlooking. The application scheme, by reducing the height of the rearward element from four to a three storeys significantly reduces the visual impact the structure would have upon the residential amenities of the nearby properties to the north and east on Newton Road. The second floor element would be set back from the first floor rear wall by 3m, with a separation of over 27m from the two storey houses to the east across Newton Road. The reduction in height of the structure combined with the alterations to the proportions of the second floor rear element result in a scheme that would have a far more satisfactory visual relationship with the neighbouring properties to the east and north than the previous scheme that was upheld at appeal (P/1319/06/CFU). It is not considered therefore that a refusal on loss of light or overshadowing could be justified.

The proposed roof terrace on the rear elevation of the second floor element

would have privacy balconies to the north and south, and be set back from the rear first floor wall by 1.6m, thus negating any potentially harmful effects of overlooking that could occur for any neighbouring residents.

3) Parking/Highway Safety

In appeal reference P/1319/06CFU, it was given that the proposed parking layout would cause no undue harm or disturbance to any neighbouring residential occupiers, or would be visually obtrusive to the detriment of the character of the area. The inspector raised no objection to the principle of the 8 units with parking having vehicular access onto the High Road. The application scheme, with one less flat proposed and a vehicular crossing and parking layout consistent with that in the aforementioned appeal, is therefore considered to be consistent with the objectives of Policy T13. Highways register no objection.

4) Accessibility

As a new development and in conjunction with the requirements of the Building Regulations it is considered that the internal layout of the proposed flats and communal areas is capable, with minor modifications, to achieve compliance with the Lifetimes Homes supplementary planning document. This would address such matters as door widths, access to upper floors and bathroom layout.

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:

- Effect of proposal on existing trees – Tree Officer offers no objection

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.

**54 CUCKOO HILL ROAD, PINNER
HA5 1AX**

**Item: 2/04
P/1617/07/DFU/JK**

Ward PINNER SOUTH

SINGLE STOREY REAR EXTENSION

Applicant: Mr and Mrs D Hewins
Agent: A M Frame
Statutory Expiry Date: 24-JUL-07

RECOMMENDATION

Plan Nos: 05/390/02/A and 05/390/02/B (both received 29/05/07) and site plan

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

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

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

2 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.

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 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.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Quality of Design and Layout (SD1, D4)
- 2) Amenity Space and Privacy (D5)
- 3) S17 Crime & Disorder Act (D4)
- 4) Consultation Responses

INFORMATION

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

a) Summary

Statutory Return Type: Householder Development

Council Interest: None

b) Site Description

- Two storey detached dwelling located on the eastern side of Cuckoo Hill Road within a rectangular plot; the rear garden is approximately 61 metres in length
- The property contains an existing single storey rear extension located approximately 1.15 metres from the shared boundary with No. 52 which projects 4.0 metres from the rear of the main wall with bay window projecting a further 1.0 metre (approximately); the existing rear extension is approximately 4.45 metres in width
- Neighbouring property No. 52 is located to the south and contains a single storey extension; No. 52 is set forward approximately 8.0 metres from the

main front wall of the subject property

- Neighbouring property No. 56 is located to the north and contains no extensions; No. 56 is set back approximately 2.0 metres from the main front wall of the subject property and is set back approximately 2.0 metres from the main rear wall of the subject property

c) Proposal Details

- Demolition of existing single storey attached rear extension adjacent to the shared boundary with No. 56
- The proposed rear extension would project 4.0 metres and would be 1.2 metres from the shared boundary with No. 56
- It would extend for a width of approximately 5.1 metres to be flush with the main rear wall of the existing single storey rear extension
- The extension proposes a monopitched roof 2.6 metres at the eaves and 3.5 metres adjoining the main rear wall
- A window and double French doors are proposed to the rear elevation; no flank windows are proposed; a velux style window is proposed in the roof

d) Relevant History

LBH/41476	Part single/part two-storey rear extension and single-storey front extension to provide garage	REFUSED 31-AUG-90
P/357/06/DFU	Single storey rear extension; alterations at front and conversion of garage to room	REFUSED 5-APRIL-2006

Reason for Refusal

By reason of its rearward projection, design and siting, would add unduly to the bulk of the dwelling and would appear obtrusive and overbearing when viewed from No. 52 Cuckoo Hill Road, and would permit unreasonable opportunity to overlooking the adjacent garden area of that property, to the detriment of the amenity of the neighbouring occupiers.

P/1019/06/DCP	Certificate of lawful proposed development: single storey rear extension	GRANTED 6-JULY-2006 Has been constructed
---------------	--------------------------------------------------------------------------	------------------------------------------------

e) Applicant Statement

- None

f) Consultations:

Pinner Association: No comments.

Notifications:

Sent:	Replies:	Expiry:
4	1	25-JUN-07

Summary of Response:

Disappointed that Certificate of Lawful Proposed Development was granted for

part of rear extension that was previously refused; concerned that beginning to build extension that has not received planning permission for; objected to first application; now look onto blank wall and enormous roof instead of trees.

APPRAISAL

1) Character and Appearance of the Area

The proposed extension projects for a depth of 4.0 metres, which exceeds the maximum allowable under the SPG. However, this is considered appropriate in this instance as the proposed extension would be flush with the main rear wall of the existing single storey extension on the south-east side at the rear of the property. Furthermore, the proposed depth would not significantly project from the main rear wall of the neighbouring site, No. 56 and would provide a similar rear building line. It is considered that the siting and dimensions of the proposed extension would ensure that the proposal would appear appropriate for the existing site and would not be dissimilar to the existing situation in the surrounding area.

The proposal would comply with the SPG and UDP policies, thus it is considered that the proposal would have no detrimental impact on the character and appearance of this property or the area.

2) Residential Amenity

It is considered that there would not be any material harm to the amenities of the adjoining occupiers at No. 52 due to the location of the existing single storey rear extension.

It is also considered that there would not be any material harm to the amenities of the adjacent occupiers at No. 56. The proposed rear extension would project only 0.5 of a metre beyond the existing attached rear extension, proposed to be demolished and the existing rear wall of the No. 56 Cuckoo Hill Road. This would be offset by a distance of approximately 2.5 metres between the two dwellings.

The proposal would therefore have no material harm to the amenities of neighbouring occupiers.

3) S17 Crime & Disorder Act

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

4) Consultation Responses:

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

- a. Issues raised in relation to previous applications are not relevant to this particular application
- b. It is considered the proposed extension due to its siting has no material impact on No. 52.

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.

**WOODLANDS, 7 WEST DRIVE
GARDENS, HARROW, HA3 6TT**

**Item: 2/05
P/1646/07/DFU/JW**

Ward HARROW WEALD

SINGLE STOREY FRONT AND TWO STOREY REAR EXTENSION;
CONVERSION OF ROOF SPACE TO HABITABLE ROOMS AND ROOF
ALTERATIONS; EXTERNAL ALTERATIONS

Applicant: Mr & Mrs A Skone
Agent: Anthony J Blyth and Co
Statutory Expiry Date: 08-AUG-07

RECOMMENDATION

Plan Nos: Site Plan; PMB/07/129/1; /2; /3 (received 31 May 2007); PMB/07/129/3
(received 01 August 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 development hereby permitted shall not commence until samples of the materials to be used in the construction of the external surfaces noted below have been submitted to, and approved in writing by, the local planning authority:

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

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

REASON: To safeguard the appearance of the locality.

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 west 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 No demolition of construction work shall commence before a Tree Protection Plan, in line with BS: 5837 (2005) "Trees in Relation to Construction – Recommendations", showing a fenced off Root Protection Area inside which no plant or materials should be stored shall be submitted to, and approved in writing by, the Local Planning Authority. As part of this plan, the tree protection fencing should be in place before the demolition & construction works commence, and the fencing should be staked so it cannot be moved. The Plan shall include periodic inspections

by a qualified Arboricultural Consultant to check that all tree protection measures are in place. Reports to be supplied to the Planning Arb. Officer (russell.ball@harrow.gov.uk).

REASON: To safeguard the protected trees.

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

D10 Trees and New Development

D14 Conservation Areas

D15 Extensions and Alterations in Conservation Areas

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.

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

5 There are public sewers crossing this site, and no building works will be permitted within 3 metres of the sewers without Thames Water's approval. Should a building over / diversion application form, or other information relating to Thames Water's assets be required, the applicant should be advised to contact Thames Water Developer Services on 0845 850 2777.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Character of the conservation area (SD1, D4, D5, D14, D15, SPG)
- 2) Neighbouring Amenity (SD1, D4, D5, SPG)
- 3) S17 Crime & Disorder Act (D4)
- 4) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Household Development
Tree Preservation Order: Purple Plum (TPO No. 680).
Pine (TPO No. 680)
Council Interest: None

b) Site Description

- The subject site is located at the eastern turning head of West Drive Gardens
- Large wedged shaped plot
- The property, which sits at an oblique angle to the highway is brick built with a ridged, part-catslide roof
- The eastern section of West Drive Gardens is characterised predominately by detached properties of a variety of architectural styles

c) Proposal Details

- Demolition of existing canopy type front extension and replacement single storey front extension
- Two storey rear extension with ridged roof and gable ends

d) Relevant History

- None

e) Applicant Statement

- None

f) Consultations:

CAAC: Maintenance of valley gutters may be an issue, but otherwise there are no objections

Drainage: There are public sewers crossing the site, and no building works will be permitted within 3 metres of the sewers without Thames Water's approval.

Design and Conservation Officers: Development is considered to preserve the character and appearance of the Conservation Area.

Planning Arboricultural Officer: Trees could be affected by construction

activity. Tree protection measures would be appropriate.

Notifications:

Sent:
3

Replies:
5

Expiry: 09-JUL-2007

Summary of Response:

Out of character; overdevelopment; potential access issues during construction

APPRAISAL

1) Character of the Conservation Area

The architectural interest of the building, specifically the stepped frontage, chimneys and catslide roof, would be preserved by the proposals. The appearance of the street frontage would be further preserved due to the orientation of the dwelling, which would see the 2-storey extension relatively discreetly sited and thereby having negligible impact on the streetscene. The side and rear extension would however be a significant increase in the scale of the property, but the site's garden is considered to be large enough to comfortably accommodate this.

West Drive Gardens comprises very different houses with little architectural relationship which each other, with the exception of their size and scale. The majority of the buildings within the cul-de-sac are far larger than the proposal site and as such it is considered that by extending in this location the development would be more in scale and harmony with those surrounding.

The property has four mature trees to the side and rear, two of which are subject to Tree Preservation Orders. These trees could be affected by construction activity, and therefore conditions requiring tree protection measures to be approved and installed before any demolition or construction activity commences, and with periodic inspections during the construction process, have been included in this decision.

2) Neighbouring Amenity

The adjacent property to the west is situated so that its east flank (which has no windows) wall is situated to the south east of the existing property. As such, it is this elevation that the proposed two storey rear extension would sit adjacent to, ensuring that no 45° is broken from the main rear wall of the property. Accordingly, and considering both the extensions location to the rear of the property and the particular site circumstances, the two storey rear extension would cause no material impact to the residential amenities of any of the adjacent properties.

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:

- Out of character/ Overdevelopment: Addressed in report
- Potential access issues during construction: The considerate code of conduct informative would be included in the decision

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.

**PLOT 18, 14 BRIGHTWEN GROVE
WARREN LANE
STANMORE, HA7 4LE**

**Item: 2/06
P/2174/07DFU/TEM**

Ward CANONS

SINGLE STOREY REAR EXTENSION

Applicant: Mr Avir Shah
Agent: Mr Ray Merry
Statutory Expiry Date: 03-SEP-07

RECOMMENDATION

Plan Nos: Site Plan, HA7 4LE/Brig-140, 145,149

GRANT permission for the development 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.

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

SEP5 Structural Features

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

EP31 Areas of Special Character

EP32 Green Belt-Acceptable Land Uses

2 INFORMATIVE:

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

3 INFORMATIVE:

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

1. work on an existing wall shared with another property;

2. building on the boundary with a neighbouring property;
3. excavating near a neighbouring building,
and that work falls within the scope of the Act.

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

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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) Impact on Character of Area, the Green Belt and Area of Special Character (SD1, SEP5, SD1, D4, EP31, EP32)
- 2) Residential Amenity (SD1, D4, D5)
- 3) S17 Crime & Disorder Act (D4)
- 4) Consultation Responses

INFORMATION

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

a) Summary

Statutory Return Type: Householder Development

Council Interest: None

b) Site Description

- North side of Brightwen Grove within new development on former BAE site
- Occupied by two-storey detached house with attached side garage which projects into the rear garden
- Site has detached houses to north, east and west, and is located in Green Belt and Harrow Weald Ridge Area of Special Character

c) Proposal Details

- Single storey rear extension in form of glazed conservatory
- 3m width, 3.5m depth, 3.3m to ridgeline of pitched, hipped roof
- Would be sited 6m from eastern boundary with Plots 16 and 17, and some 4.5m from western boundary with Plot 19

d) Relevant History

P/2527/03/COU Use of Site for Residential Purposes

APPEAL AGAINST
NON
DETERMINATION
ALLOWED
31-MAY-05

e) Applicant Statement

- None

f) Consultations:

Notifications:

Sent:
3

Replies:
0

Expiry: 14-AUG-07

Summary of Response:

- None

APPRAISAL

1) Impact on Character of Area, Green Belt and Area of Special Character

The proposal comprises a lightweight structure which would not detract from the appearance of the dwellinghouse, nor by virtue of its location, would it have any impact on the streetscene.

In terms of the Green Belt, the proposed footprint of 10.5m represents an increase of some 8% over the original footprint, so that a disproportionate increase in the size of the house would not result, thereby preserving Green Belt character.

No harm to any of the structural features of the Area of Special Character would result from the proposal.

2) Residential Amenity

In terms of neighbouring amenity, the proposal would be screened from Plots 16 and 17 by the side garage within the application site, and would have minimal impact on Plot 19 due to its distance from the boundary and by the presence of a close boarded boundary fence.

Over 50 sq.m. of rear garden would remain for amenity purposes.

3) S17 Crime & Disorder Act

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

4) Consultation Responses:

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

-

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.

**26 BELLFIELD AVENUE, HARROW
HA3 6SX**

**Item: 2/07
P/2169/07/DFU/GL**

Ward HARROW WEALD

SINGLE STOREY OUTBUILDING IN REAR GARDEN

Applicant: Mr Fitzgerald
Agent: E Hannigan
Statutory Expiry Date: 03-SEP-07

RECOMMENDATION

Plan Nos: Site Plan; NF/02a (received 07-Aug-07); 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)
- (b) the ground surfacing
- (c) the boundary treatment

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

REASON: To safeguard the appearance of the locality.

3 The outbuilding hereby permitted shall only be used for purposes ancillary to the residential use of the dwelling.

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

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

Harrow Unitary Development Plan:

- SD1 Quality of Design
- D4 Standard of Design and Layout
- D5 New Residential Development - Amenity Space and Privacy

- 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.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Character and Appearance of the Area (SD1, D4, D14, D15, D16)
- 2) Residential Amenity (SD1, D4, D5)
- 3) S17 Crime & Disorder Act (D4)
- 4) Consultation Responses

INFORMATION

This application is referred to the Development Management Committee at the request of a Nominated Member

a) Summary

Statutory Return Type: Householder Development
Conservation Area: West Drive
Site Area: 1,200 m²
Council Interest: None

b) Site Description

- Detached property on west side of Bellfield Avenue
- Property has a rear garden, 60 in depth and 15m wide
- The rear of the garden has heavy foliage
- At the rear of the property is a detached outbuilding (measurements)
- Bellfield Avenue is characterised by detached properties
- The rear of the garden abuts the rear gardens of properties on West Drive

c) Proposal Details

- Single-storey outbuilding, 6.5m x 4.5m with hipped gable roof with maximum height of 3.95m
- Outbuilding to be located 2m from rear of garden, and approximately 4m from boundary with each neighbouring dwelling
- Outbuilding to be constructed from yellow brick with red roof tiles

Revisions to Previous Application:

Following the previous decision (P/761/06/DFU) the following amendments have been made:

- Height of outbuilding reduced to 3.95m from 5.34m; width reduced from 7.76m to 6.5m; depth reduced from 7.76m to 4.5m
- Accommodation in roof space omitted
- Material changed from timber to brick
- Hipped roof instead of gable roof

Item 2/07: P/2169/07/DFU continued....

- Rear of outbuilding separated from boundary

d) Relevant History

EAST/1263/02/FUL	Single & two storey rear extension, two storey and first floor side extension, extension to roof with side and rear dormers; front canopy, detached garage at rear	GRANTED 03-DEC-2002
P/2569/03/DFU	Detached garage at side/rear	GRANTED 29-DEC-2003
P/761/06/DFU	Single storey outbuilding in rear of garden with accommodation in roof	REFUSED 26-JUL-2006

Reasons for Refusal

- 1 The proposed detached outbuilding, by reason of excessive bulk and prominent siting, would be unduly obtrusive and be detrimental to the visual and residential amenities of the neighbouring occupiers.
- 2 The proposed rear window would allow overlooking of the rear gardens of the adjoining properties on West Drive and result in an unreasonable loss of privacy to the occupiers, to the detriment of their residential amenity.

e) Applicant Statement

- External appearance will match existing dwelling
- Access will be via level threshold

f) Consultations:

Design and Conservation Officer: The overall size of the outbuilding is relatively modest (less than half the width of the garden). The garden is large enough to accommodate another relatively small outbuilding and the proposal would preserve the character and appearance of West Drive Conservation Area. Using timber rather than bricks may help the structure blend in more effectively. However, materials alone do not constitute a reason for refusal of this development.

Conservation Area Advisory Committee: Objection: Proposals are unacceptable. They fail to suggest the context, are overly large and demonstrate inappropriate materials.

Advertisement: | Character of Conservation Area | Expiry: 23-AUG-07

Notifications:

Sent: 4 Replies: 6 Expiry: 08-AUG-07

Summary of Response:

Infill development; threatens wildlife and green corridor of rear gardens; reduction of light to neighbouring gardens; building not appropriate for purpose.

APPRAISAL

1) Character and Appearance of the Area

Bellfield Avenue is in the West Drive Conservation Area, which is characterised by detached single-family dwellings set in plots with long gardens. The proposed outbuilding would be located at the rear of the garden, approximately 75m from the street. The outbuilding would not be visible from the street. Policy D14 of the UDP notes that the Council will seek to preserve or enhance the character or appearance of Conservation Areas. Policy D15 notes that although the appearance of the street scene in a Conservation Area is very important, the Council also considers that other, more private viewpoints are also of importance if the Conservation Area and its buildings are to retain their character and integrity. Therefore, Conservation Area policies apply to all aspects of development irrespective of whether they can be seen from public areas.

The proposed outbuilding would be in an area of the garden that has relatively dense foliage, and abuts the rear gardens of properties in West Drive. Although the Design and Conservation Officer noted that the structure would benefit from being constructed from timber rather than brick, this, of itself, is not a sufficient reason for refusal. Other properties in the vicinity have similar-sized outbuildings, although these were constructed prior to the designation of the Conservation Area. The proposed outbuilding would not be out of character with the pattern of development in the locality and is considered to preserve the character and appearance of the Conservation Area. A condition requiring the materials to be approved is attached to ensure that the external appearance of the outbuilding is suitable for the Conservation Area.

2) Residential Amenity

The proposed outbuilding would be 4m from the boundaries of the neighbouring residential properties to the north and south, 28 Bellfield Avenue and 22 West Drive. It would be 2m from the rear of the residential boundaries of 24 and 26 West Drive. The outbuilding would be 2.95m high at the eaves. This separation is considered sufficient to prevent overshadowing of, or loss of light to, the gardens of neighbouring dwellings.

The nearest residential façade would be 55m from the proposed outbuilding, and it would not cause overshadowing of, or loss of light to, nearby dwellings.

The outbuilding would have windows facing the application dwelling, and on the two flank elevations, with the window facing the rear garden of 22 West Drive obscure glazed. There is an existing storage building between the proposed outbuilding and the boundary with the property to the north, 28 Bellfield Avenue. Because of the separation of the outbuilding from the boundaries, the proposed windows would not cause overlooking of neighbouring dwellings.

The proposed outbuilding is considered not to be detrimental to the residential amenities of neighbouring occupiers.

4) S17 Crime & Disorder Act

This application is considered to have no impact with respect to this legislation.

5) Consultation Responses:

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

- Infill development; building not appropriate for purpose – This is a normal form of householder development
- Threatens wildlife and green corridor of rear gardens – No protected species noted in rear garden. No trees would be felled, therefore nesting birds would be protected
- Reduction of light to neighbouring gardens – Addressed in appraisal

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.

**50 BELMONT LANE, STANMORE
HA7 2PZ**

**Item: 2/08
P/1526/07/DFU/LW**

Ward BELMONT

DEMOLITION OF EXISTING DWELLING HOUSE, ERECTION OF REPLACEMENT
SINGL/TWO STOREY DWELLING HOUSE WITH INTEGRAL GARAGE (REVISED)

Applicant: Mr Lakhman Lalji & Mrs Amratben Murji

Agent: Mr A S Kassim MSc FRTPI

Statutory Expiry Date: 16-JUL-07

RECOMMENDATION

Plan Nos: 2007/461/P/01, 02, 03, 04, 05, 06, 07 Rev A, 08, 09, 10, 11, 12, 13 Rev
A, 14

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

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

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

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

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

(a) amenity space

(b) parking space

and to safeguard the amenity of neighbouring residents.

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

(a) the extension/building(s)

(b) the ground surfacing

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

REASON: To safeguard the appearance of the locality.

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

The boundary treatment shall be completed:

a: before the use hereby permitted is commenced

Item 2/08: P/1526/07/DFU continued....

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

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

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

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

5 The development hereby permitted shall not be occupied until visibility is provided to the public highway in accordance with dimensions to be first agreed in writing by the local planning authority. The visibility splays thereby provided shall thereafter be retained in that form.

REASON: To provide a suitable standard of visibility to and from the highway, so that the use of the access does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway.

6 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.

7 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.

8 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 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.

9 The window(s) in the northern 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,

Item 2/08: P/1526/07/DFU continued....

and shall thereafter be retained in that form.

REASON: To safeguard the amenity of neighbouring residents.

10 The proposed garage(s)/parking space(s) shall be used only for the parking of private motor vehicles (and domestic storage if appropriate) in connection with the use of the premises as a single family dwellinghouse and for no other purpose.

REASON: To ensure that adequate parking provision is available for use by the occupants of the site.

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

(a) the frontage.

(b) the boundaries.

of the site is enclosed by a close boarded fence to a minimum height of 2 metres. Such fencing shall remain until works and clearance have been completed, and the development is ready for occupation.

REASON: In the interests of amenity and highway safety.

12 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.

13 Prior to the commencement of the development hereby permitted, a detailed schedule of measures to minimise the risk of crime in a visually acceptable manner and meet the specific security needs of the application site / development, shall be submitted to and approved in writing by the local planning authority. Any such security measures must meet the standards of the Secured by Design Award scheme, and shall include the following requirements:

1. all main entrance door sets to individual dwellings and communal entrance door sets shall be made secure to standards, independently certified, set out in BS PAS 24-1:1999 'Security standard for domestic door sets';

2. all window sets on the ground floor of the development and those adjacent to flat roofs or large rainwater pipes (downpipes) shall be made secure to standards, independently certified, set out in BS.7950 'Security standard for domestic window sets'.

The works shall be fully implemented prior to first occupation or beneficial use of the development in accordance with the approved details and shall thereafter be retained.

REASON: In the interests of creating safer and more sustainable communities and to safeguard amenity by reducing the risk of crime and the fear of crime, in accordance with Policy D4 of the Harrow Unitary Development Plan, and Section 17 of the Crime & Disorder Act 1998.

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

(a) The storage and disposal of refuse/waste

(b) and vehicular access thereto

has been submitted to, and approved in writing by, the local planning authority, such

storage provision to be made at the rear of the house. The development shall not be occupied or used until the works have been completed in accordance with the approved details and shall thereafter be retained.

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

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
- D10 Trees and New Development
- H4 Residential Density
- H18 Accessible Homes
- T13 Parking Standards

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:

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.

5 INFORMATIVE:

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

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

6 INFORMATIVE:

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

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Appearance and Character of Area (SD1, SH1, D4, D5, H4, SPG - Extensions)
- 2) Residential Amenity (SD1, SH1, D4, D5, SPG - Extensions)
- 3) Parking (T13)
- 4) Landscaping (SD1, D9)
- 5) Accessibility (H18)
- 6) S17 Crime & Disorder Act (D4)
- 7) 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

- Subject site is located on the western side of Belmont Lane and is a large rectangular plot.
- The site is occupied by a two storey detached dwelling, with integral garage.
- Adjacent plot No. 48 is occupied by a two storey detached dwelling with integral garage.
- Adjacent plot No. 52 is occupied by a two storey extended dwelling, rebuilt in 2000.
- Street is characterised primarily by detached two storey dwellings, with some semi-detached dwellings occurring to the south.

c) Proposal Details

- Demolition of the existing dwelling on site.
- Construction of two storey detached dwelling, with integral garage and five bedrooms.

Revisions to Previous Application:

Following the previous decision (P/0307/07/DFU) the following amendments have been made:

- The depth and width of the first floor has been reduced, the depth on the southern side of the house has reduced from 13.2m to 10.7m and is stepped in 1m from the boundary
- The height of the dwelling has been reduced from 10.5m to 8.5m.
- Front elevation has been completely redesigned, with pillars and two front facing gables removed from the scheme, and a similar design to No. 52 Belmont Lane incorporated, with a front projecting hipped roof.
- Compliance with Lifetime Homes Standards
- Improvement of security and safety aspects of proposal.

d) Relevant History

P/0307/07/DFU	Demolition of existing dwelling house, erection of replacement single/two storey dwelling house with integral garage.	REFUSED 11-APR-2007
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Reasons for Refusal

1 The proposal, by reason of its scale, design and height, would be out of keeping with the scale and form of development in the area, would detract from the residential and visual amenities of the occupiers of neighbouring properties by reason of loss of outlook and light, and be detrimental to the character and appearance of the locality contrary to policies SD1, SH1, D4 and D5 of the Harrow Unitary Development Plan and the provisions of Supplementary Planning Guidance 'Extensions: A Householders Guide'.

2 The proposed development has not been designed as an accessible dwelling and as such would be detrimental to the amenities of future occupiers of the site, contrary to the provisions of Policies SD1, D4 and H18 of the Harrow Unitary Development Plan and Supplementary Planning Document - Accessible Homes.

3 The proposed development, particularly in relation to the front entrance

would fail to comply with 'Secured By Design' principles and therefore the proposal would be detrimental to the safety and outlook of the future occupiers, contrary to the provisions of Policies SD1 and D4 of the Harrow Unitary Development Plan.

e) Applicant Statement

Design and Access Statement accompanies application:

- The aim of the proposed development is to replace the existing house, which has a poor layout with unsustainable form of construction, with a new house which utilises the site efficiently of a sustainable form of construction.
- The proposal was conceived to complement the character of the area and to respect its surrounding. It is compatible with the scale, form, composition and massing of its immediate neighbours and other houses on Belmont Lane in general.
- The proposed house retains the same front building line as No. 48 but projects to the rear beyond the footprint of No. 48 by 3.05m, which is the allowable depth of a rear, single storey extension.
- The proposed house will have the same building line on the ground floor as the garage at No.52 with its large hipped roof, which extends 12m from the rear building line of No. 52.
- The first floor of the proposed house is set back on its northern flank to be inline with the rearmost building line of No. 48 Belmont Lane. On the south side it is setback by 6m from the garage to No. 52 Belmont Lane.
- The rearmost part of the dwelling is within the 45° angle from No. 52 Belmont.
- The existing house is 8m wide and its façade circa 16m wide. The proposed structure is 8.5m high and the width of its frontage at ground floor level is 15.75m and at the first floor level less than 15m. The mass, bulk and scale of the proposed house differ slightly from the proportions of the existing building.
- The site is part of a long established residential area. The main parameters for the design of the new house are, in parts, derived from some of the features of the existing 1930's development, which is intermixed with more recent post-war housing. The appearance of the proposed dwelling unit comprises of the following features –
 - Two storey in height
 - The boundary with No. 52 Belmont is set back at first floor level so that a large gap is formed between the two properties.
 - A hipped roof with a flat crown in order to attenuate the height of the proposed house.
 - The eaves are further articulated to form the roof to the bay windows on the front elevation.
 - Facing bricks for the front and the rear elevations with rendered panel at first floor level.
 - The provision of a more pronounced entrance porch than the existing one, in similarity with a number of properties along Belmont Lane.
 - Modern glazed windows of powder coated aluminium frame.

- The retention of the garage as an integral part of the main house mitigates against the creation of perfect symmetry for the front elevation. However, the design seeks to create more interest to the façade by the articulation of the eaves of the roof and by the introduction of the setback at first floor level.
- The pedestrian and vehicular accesses to the site are retained, as well as the position of the garage. There is a provision for a bedroom and a bathroom for the disabled on the ground floor.

f) Consultations:

Stanmore Society: No response received

Thames Water: With regard to sewerage infrastructure we would not have any objection to the above planning application. With regard to water supply, this comes within the area covered by the Three Valleys Water Company.

Environment Agency: Application has low environmental risk

Notifications:

Sent:
14

Replies:
2

Expiry: 21-JUN-07

Summary of Response:

The scale and size of the proposed dwelling, with its front and rear elevation extended will have massive impact on surrounding dwellings and character of the area; The building line of 48 Belmont is single storey, setting back to two storeys plus roof, the proposed building line of 50, being the same as 48 but with a vertical to storeys plus roof will impose on the detached houses opposite; Much larger roof than existing and will narrow the space between No. 52; Will be a large and imposing development and not sympathetic with its surroundings; Revised proposal is still out of character to the original house and still appears bulky; Design is poor quality with no character defined on elevations by means of material choice.

APPRAISAL

1) Appearance and Character of Area

Belmont Lane is characterised mainly by detached housing of varying styles. The eastern side of the road is comprised of generally uniform dwellings built with hipped end roofs, two storey bay window projections and garages to the side flank. The western side of the road has varying house designs indicative of more recent construction.

The front façade of the proposal has been significantly re-designed from the previous application and the new design is considered to be much more in keeping with the scale of the existing dwelling, and the appearance of the surrounding dwellings, particularly No. 52. The proposed dwelling would have a hipped roof with a shallower pitch and increased crown so as to reduce its height, when compared with the previous application. The dwelling would increase in height by 1m when compared to the existing dwelling, but the width of the dwelling would remain the same on the ground floor, and slightly shorter on the first floor, ensuring that the bulk created by the increase in height is

balanced by the overall scale of the dwelling.

The setback and step in at first floor level on the southern side of the proposal also reduces the bulk of the proposal by creating a feature that appears subordinate to the main dwelling, and provides articulation on the front wall.

The front building line would remain the same as adjacent dwelling No. 48, and would project no further than the front projection at No. 52. As such it is not considered that the proposal would have a significant impact on the overall appearance or character of the streetscene.

It is considered that the current proposal provides a design that has a scale, bulk and height that would be harmonious with the surrounding dwellings, and maintain the appearance and character of the local area.

2) Residential Amenity

The proposed dwelling has been sited within the front building line created by the two adjacent dwellings and remains within the 45° lines from the front corner of both dwellings. The proposal has one window in the ground floor flank wall, to a bathroom on the ground floor, and given that it is a small window located 1.2m from the boundary, is not expected to impact on the privacy of the adjacent dwelling. Furthermore a condition is recommended to ensure this window remains fixed shut and obscure glazed.

At the rear, the proposed dwelling remains within the 45° splays from both adjacent dwellings, and the building line remains in line with both adjacent dwellings. On the ground floor, the proposal protrudes 3m past the rear wall of No. 48 and steps out some 6.5m from the boundary with No. 52 to line up with the rear garage on this adjacent property. This element is not expected to have a detrimental impact on either adjoining plot, and would have a flat roof to a height of 3.2m, which is considered acceptable given that the garage at No. 52 has a high pitched roof.

3) Parking

The UDP requires a maximum of 1.8 parking spaces for the development, the proposal has one formal space in the integral garage and adequate space exists on the drive for a second space. As such it is considered that the parking requirements have been met, and a condition is recommended to ensure the integral garage cannot be converted into a habitable room without the prior consent of the Council.

4) Landscaping

The proposal maintains the majority of the existing landscaping within the front garden, with an increase in the driveway size so as to allow for a turning area, or additional parking space. The resulting forecourt greenery is considered acceptable and would maintain the existing character of the street. A condition is recommended to ensure no additional hard surfacing can be installed without the prior consent of the Council.

The application originally proposed replacing the existing front wall with a brick/railing wall. The brick element would be 800mm high, with 1000mm high railings above. This was considered to result in an unacceptable impact on the street scene, so the plans were amended so that the front wall would remain a brick only wall 800mm high. This is lower than the existing wall, and is in keeping with the front walls in the vicinity. A condition is recommended to ensure the wall materials would require the consent of the Council.

5) Accessibility

The proposed dwelling generally complies with the SPD – Accessible Homes given the provision of adequate parking, level entrances, doorway and hallway widths, turning circles, bathrooms sizes and the provision a bedroom on the ground floor.

6) S17 Crime & Disorder Act

The proposal is not expected to have any impact in relation to this legislation.

7) Consultation Responses:

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

- Majority addressed in body of report.
- Condition recommended for materials to be submitted to Council prior to commencement of construction.

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.

**39 DUDLEY ROAD, SOUTH HARROW
HA2 0PS**

**Item: 2/09
P/2032/07/DFU/SB5**

Ward HARROW ON THE HILL

CONVERSION OF DWELLINGHOUSE INTO TWO FLATS, FRONT PORCH AND EXTERNAL ALTERATIONS

Applicant: Mr T Herlihy
Agent: Mr S Reade
Statutory Expiry Date: 23-AUG-07

RECOMMENDATION

Plan Nos: Site Plan; SK07432 1 of 3, 2 of 3 and 3 of 3; 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 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 details shown on drawing no. SK07432 2 of 3 the development hereby approved shall not commence until a metric scale drawing detailing the hard and soft landscaping of the forecourt including disabled persons and pedestrian access to the building, off-street parking arrangement and boundary treatment have first been submitted to, and approved in writing by the local planning authority. A soft landscape works shall include: planting plans, and schedules of plants, noting species, plant species, plant sizes and proposed numbers/ densities. The approved shall be implemented before first occupation of the development and thereafter retained.

REASON: To safeguard the character of the locality and to ensure satisfactory amenities for future occupiers 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 approved shall not be occupied until a suitable boundary treatment such as a fence or wall of a maximum height of 2000mm has been provided along the line of the proposed sub-division of the rear garden. Such fence or wall shall be retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

REASON: To safeguard the privacy and amenity of future occupiers and neighbouring residents.

6 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.

7 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

D8 Storage of Waste, Recyclable and Re-Usable Materials in New Developments

D9 Streetside Greenness and Forecourt Greenery

SH1 Housing Provision and Housing Need

SH2 Housing Types and Mix

H9 Conversions of Houses and Other Buildings to Flats

EP25 Noise

T13 Parking Standards

2 INFORMATIVE:

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

3 INFORMATIVE:

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

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

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

"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) Housing Provision and Housing Need & Conversions of Houses to Flats (SH1, SH2, H9)
- 2) Accessible Homes (H18)
- 3) Parking Standards (T13)
- 4) S17 Crime & Disorder Act (C12)
- 5) Consultation Responses

INFORMATION

This application is being reported to the Development Management Committee on the request of a nominated Committee Member.

a) Summary

Statutory Return Type: Minor Dwellings
Car Parking: Standard: 2.4

Justified: 2
Provided: 1
Council Interest: None

b) Site Description

- Two-storey end of terrace dwelling located on the northwest side of Dudley Road
- The dwelling has an existing single storey rear extension and front porch
- Off street parking located along the side drive
- Existing forecourt area is mainly soft landscaped
- Land slope from east to west, therefore front garden is also on a slope down
- Tree located on the pavement area fronting the front boundary of the site
- Neighbouring end terrace dwelling no.41 is a single family dwelling with an existing single storey rear extension
- Attached neighbouring dwelling no.37 also a single-family dwelling has no alterations of extensions
- Dudley Road is characterised by grouped terrace dwellings set back from the highway
- Application site also located within walking distance of South Harrow transport links and district centre

c) Proposal Details

- Conversion of existing single-family dwelling house into two flats
- Ground floor would comprise of a 1 bed, two person unit
- First floor would comprise of a 1 bed, one person unit
- Rear garden sub-divided to provide rear amenity space to both flats
- Access to the garden for the first floor flat via the side passage way
- Ground floor flat will have a widened corridor and openings to allow wheelchair access
- Kitchen and bathroom shown to meet the minimum 1.5m turnaround
- Level access leading from the front garden into the property
- Existing soft landscaping would be retained
- Refuse storage would be located at rear and 3 bins would be provided for each flat

Revisions to Previous Application:

Following the previous decision (P/0620/07/DFU) application was withdrawn the following amendments have been made:

- Deletion of proposed second bedroom at ground floor level
- Retention of single main entrance into the property
- Wider door widths to comply with accessible homes standards

d) Relevant History

P/0620/07/DFU Alterations and conversion of WITHDRAWN
dwellinghouse to two self-contained flats 15.05.2007

e) Applicant Statement

- Design and Access Statement (paraphrased)
 - Ground floor can be converted for the use for a disabled person with all amenities on the same level
 - Flats will have sound insulation measures between floors and party wall in accordance with the local authority policy EP25
 - Ground floor flat has been designed with the main access from the front of the property via an 800mm wide front door
 - The ground floor will have rear access leading directly into its own garden
 - The first floor flat will have access to the rear part of the garden via the front door and shared access between the adjacent properties
 - The scale of the proposed development is in keeping with other similar existing properties in the area
 - The existing front garden will be used for the provision of car parking of 2 cars one 2.4m wide and the other 3.3m wide adjacent to the house, for disabled use.
 - A gentle sloping approach to an illuminated covered communal entrance with a level access threshold.
 - The internal layout has been designed to facilitate good access on the ground floor to all amenities for persons with mobility difficulties

f) Consultations:

Harrow on the Hill Trust: No Comments received

Notifications:

Sent:
7

Replies:
0

Expiry: 10-JUL-2007

Summary of Response:

None

APPRAISAL

1) Housing Provision and Housing Need & Conversions of Houses to Flats

Policy H9 of the Council's Unitary Development Plan (UDP)(2004) permits the conversion of dwelling houses or other buildings into flats in order to maintain a variety of unit types.

In terms of size, circulation and layout, the proposed internal layout to both flats have been amended to comply with the minimum space standards as set under the Environmental Health Standards. It is considered that the vertical stacking of the rooms is acceptable. The design and layout of the flats would ensure a vertical stacking that would mitigate any potential noise disturbance between the dwellings.

The proposed development would provide amenity space for both dwellings by sub-dividing the existing rear garden, and whereby the first floor flat would have access to the garden via the side passage way. The bin storage for both proposed dwellings would be located at the rear and would therefore be

obscured from view of the streetscene. Based on these factors the proposed amenity space and bin storage is considered acceptable. In addition, the proposal seeks to retain the existing soft landscaped front garden. This is in accordance with the reasoned justification paragraph 6.54 following Policy D9, which recognises the contribution which front gardens can make to the character of the area and the streetscene, and therefore the proposed is considered to be acceptable.

It is acknowledged that the conversion would increase residential activity on the site, expressed through comings and goings to the property and internally generated noise/disturbance. However given the ambient noise levels in this established residential location and the level of disturbance associated with one additional unit, it is not considered that this proposal would be detrimental to the amenity of neighbouring occupiers or the character of the locality in this case.

2) Accessible Homes

The Councils recently adopted supplementary planning document (SPD) on 'Accessible Homes' seeks to ensure that new homes can be adapted to meet Part M of the Building Regulations, Lifetime Home Standards and Wheelchair Standard Homes. This guidance follows on from the reasoned justification of policy H18 of Harrow's UDP. The SPD goes further to exemplify what is required to meet Lifetime Homes Standards, which is commonly applied to residential conversions, the emphasis being on the feasibility of adapting homes through good design and adequate spacing. The guidance acknowledges that Lifetime Homes may not be achievable in all residential conversions, but each case should be assessed against ease of access at ground floor level at the very minimum.

The proposed development shows to meet most of the criteria set out for lifetime homes, including provision of sufficient turning circles to the bathroom and kitchen, and provision of off street parking that is capable of enlargement to 3.3m. The proposed development also seeks provides ramped access to the front and rear of the property.

3) Parking Standards

The Council's Highway Engineer has pointed out that there is a large tree on the footpath fronting the site boundary, which will prevent the widening of the existing crossing and acknowledges that off street parking would in such instances may have to be re-arranged. In addition to this the adjoining open land forming an alleyway at the side of the existing house which is part of the land subject of this application has a pedestrian right of way for the neighbouring dwellings. In view of this and the comments from the Highway Engineer, the proposed development as amended, would accommodate one off street parking, which can be extended to 3.3m to meet accessible home standards, and as a result, there would be no parking provision for the first floor flat.

The Council's Guidelines sets out the maximum standard of parking provision

for residential developments, in this case being 1.4 for each dwelling unit. Although Dudley Road is not a resident permit controlled zone, taking into account that the application site is located within walking distance of South Harrow district town centre and taking into account the Local Planning Authority's flexible approach to promoting such conversions in sustainable locations and advice contained in PPG3 in terms of access to public transport, it is considered that a refusal on this ground would not be sustainable.

4) S17 Crime & Disorder Act

The proposed development relates to a conversion of an existing dwelling into two self-contained flats and is not considered to have a material impact upon community protection.

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.

**169 MALVERN AVENUE, HARROW
HA2 9NW**

**Item: 2/10
P/0863/07DFU/RM2**

Ward ROXBOURNE

EXTERNAL ALTERATIONS; SINGLE/TWO STOREY SIDE AND REAR
EXTENSION AND CONVERSION TO TWO SELF-CONTAINED FLATS

Applicant: Ms J Pulpnova
Agent: Mr J I Kim/ArchiTech
Statutory Expiry Date: 25-JUL-07

RECOMMENDATION

Plan Nos: MAPP 1-1D

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 development hereby approved shall not be occupied until a suitable boundary treatment such as a fence or wall of a maximum height of 2000mm has been provided along the line of the proposed division of the rear garden. Such fence or wall shall be retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

REASON: To safeguard the privacy and amenity of future occupiers and neighbouring residents.

5 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.

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

D8 Storage of Waste, Recyclable and Re-Usable Materials in New Developments

SH1 Housing Provision and Housing Need

SH2 Housing Types and Mix

EP25 Noise

T13 Parking Standards

H18 Accessible Homes

Supplementary Planning Guidance: Extensions: A Householders' Guide (2004)

Supplementary Planning Document: Accessible Homes (2006)

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:

The London Borough of Harrow seeks to encourage Secured by Design accreditation where appropriate. This is a national police initiative that is supported by the Home Office Crime Reduction & Community Safety Unit and the Planning

Section of the ODPM. It is designed to encourage the building industry to adopt crime prevention measures to assist in reducing the opportunity for crime and the fear of crime, creating safer, more secure and sustainable environments. It is recommended that the applicant apply for this award.

For additional information, please contact the Borough Crime Prevention Design Advisor through the Crime Reduction Unit, Harrow Police Station, 74 Northolt Road, Harrow, Middlesex, HA2 ODN, tel. 020 8733 3465.

5 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) Character and Appearance of the Area & Residential Amenity (SD1, D4, D5, SPG)
- 2) Accessible Homes (H18, Accessible Homes SPD)
- 3) Car Parking Standards (H9 and T13)
- 4) Other Matters
- 5) S17 Crime & Disorder Act (D4)
- 6) Consultation Responses

INFORMATION

Reported to the Development Management Committee at the request of two Nominated Members.

a) Summary

Statutory Return Type: Minor Dwellings
Council Interest: None

b) Site Description

- End of terrace house with large rear garden space
- Existing garage and forecourt at front
- Existing two storey side extension with access along the side of the house to the rear amenity space
- Additional garage at the rear accessed by the rear alley way
- No. 171 has a single storey rear extension and a loft conversion, no protected windows on the flank wall facing No. 169

- Neighbouring adjoining house at No. 167 not extended

c) Proposal Details

- The scheme would incorporate a single storey rear extension adjacent to No. 167 Malvern Ave. 2.4 m deep and 3.m high on the boundary with roof lights
- The two-storey side extension would be 3m deep along the flank wall and 2.7m wide
- This would link into the existing two-storey side extension. The side extension would have a subordinate crown hipped roof
- There would be windows in the rear and opaque windows and a new door in the side elevation facing No. 171
- The extended house would be converted into two 2 bed flats with an new access would be created at the side for the first floor flat
- The garage door in the front would be removed and replaced with a window
- The forecourt would have space for one car, and able to be enlarged to 3.3m wide, there would be level access to the front door
- The rear amenity space would be divided between the two units with the first floor flat having access to the rear space. The existing garage would be available for parking at the rear. Bin stores would be at the rear

d) Relevant History

None

e) Applicant Statement

- Site located in an area where there is a need for flats
- Existing house lends itself to conversion
- No Lifetime Homes Standards for first floor, ground floor would have a ramp
- Rear garden is very generous and can be divided into two easily, off street parking provided
- Extension would match existing and would be within the 45° line
- Open plan living designed to accommodate modern living

f) Consultations:

Highways: No objection but I would recommend that a condition based on HWY_FRNT be applied to prevent indiscriminate crossing of the footway.

Notifications:

Sent:
10

Replies:
5

Expiry: 27-JUL-2007

Summary of Response:

Loss of light/ overshadowing; creation of balcony would curtail privacy; building would dwarf neighbouring properties; noise pollution and parking problems; removal of the side gate would reduce security; work already commenced?

APPRAISAL

1) Character and Appearance of the Area & Residential Amenity

The proposed scheme would fit the Council's guidance for extensions. The proposed two-storey side extension would not draw beyond the existing rear wall of the property. The separation from the boundary would serve to further mitigate any unacceptable impact on the occupiers of No. 171. The resultant subordinate roof would protect the character of the house and the street scene. There would be flank windows however these would overlook the flank wall of No. 171 and be glazed with obscured glass. It is considered that the rear windows would not lead to an unacceptable level of overlooking due to their oblique angle to the flank boundaries of the site

The depth of the single storey rear extension would in line with the Council's SPG guidelines. It is not considered that this would lead to a loss of amenities for the occupiers of the adjoining property.

The size and standard of the rooms are comparable to those recommended by the Institute of Environmental Health Officers. It is considered that the flow and the large size of the living area would not be detrimental to the residential amenities of the potential future occupiers and would be acceptable.

It is considered the internal design and layout of the proposed flats are acceptable. The rooms are appropriately stacked and would minimise noise transference between the residences beneath.

A bin store is provided for both flats to the rear of the plot in between the two subdivided amenity spaces. There is an adequate refuse storage provision existing to the rear of the site and this provision would be sufficient for the proposed flats. The location would not lead to an unacceptable level of nuisance or impact on the amenity of future or neighbouring occupiers.

The proposal would divide the amenity space for the existing house by subdividing the rear garden. It is considered that amount of amenity space for the proposed house would be comparable to the character of the surrounding area. In accordance with policy D5 it is considered that the layout of the amenity space would be sufficient as a useable amenity area for the occupiers of the proposed development. Policy D5 states that In considering the form and amount of usable amenity space the Council will not be seeking to ensure that they meet any minimum or maximum standard. Each case will be assessed, taking account of the general standard of amenity in the surrounding area. It is consider that in this case that there
Would be a sufficient level of usable space for the future occupants. A condition is suggested to ensure a suitable fence or wall is been provided along the line of the proposed division of the rear garden.

2) Accessible Homes

Accessibility details have been submitted. The applicant has strived to meet Lifetime Home Standards as closely as possible. The provision for a level access to the front door, door widths and corridors and large living space would

allow access for those with mobility impairment. There is a down stairs bathroom and WC with adequate space.

3) Car Parking Standards (T13)

There is car parking available for the proposed flats. The ground floor flat has a space that could be enlarged to 3.3m wide and the first floor flat would make use of the existing rear garage and alley. There are bus services nearby, which run to the Underground and Overland Stations at South Harrow and Harrow on the Hill.

4) Other Matters

It is recognised that the subdivision to flats would increase the intensity of use of the property, in terms of comings and goings and disturbance within the building. However, it is not considered that the degree of additional activity and disturbance associated with a 3-bed and a 2-bed flat, compared to the existing single-family dwellinghouse, and would be so significant as to justify withholding planning permission.

Furthermore, it is not considered that there need be any detriment to the amenity of neighbouring occupiers or the character of the locality.

5) 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.

6) Consultation Responses:

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

- All issues raised addressed in the above report

CONCLUSION

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

**98 MARSH ROAD, PINNER
HA5 5NG**

**Item: 2/11
P/1485/07/DFU/RM2**

Ward PINNER SOUTH

SINGLE STOREY SIDE EXTENSION; EXTERNAL ALTERATIONS AND
CONVERSION OF DWELLINGHOUSE INTO TWO SELF CONTAINED FLATS;
BINSTORE AT SIDE (RESIDENT PERMIT RESTRICTED)

Applicant: Mr T Karunathanasan
Agent: Raymond Sims
Statutory Expiry Date: 12-JUL-07

RECOMMENDATION

Plan Nos: 300/EX01, PL01 Rev A & 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 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 approved shall not be occupied until a metric scale drawing detailing the hard and soft landscaping of the forecourt of the site, has first been submitted to and approved in writing by the local planning authority and the works have been carried out in accordance with the details so agreed before first occupation of the development and shall thereafter be retained.

REASON: To safeguard the appearance and character of the locality.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

Harrow Unitary Development Plan:

SD1	Quality of Design
D4	Standard of Design and Layout
D5	New Residential Development – Amenity Space and Privacy
D9	Streetside Greenness and Forecourt Greenery
EP25	Noise

T13 Parking Standards

H18 Accessible Homes

Supplementary Planning Guidance: Extensions: A Householders' Guide (2004)

Supplementary Planning Document: Accessible Homes (2006)

2 INFORMATIVE:

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

3 INFORMATIVE:

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

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

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

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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:

The London Borough of Harrow seeks to encourage Secured by Design accreditation where appropriate. This is a national police initiative that is supported by the Home Office Crime Reduction & Community Safety Unit and the Planning Section of the ODPM. It is designed to encourage the building industry to adopt crime prevention measures to assist in reducing the opportunity for crime and the fear of crime, creating safer, more secure and sustainable environments. It is recommended that the applicant apply for this award.

For additional information, please contact the Borough Crime Prevention Design Advisor through the Crime Reduction Unit, Harrow Police Station, 74 Northolt Road, Harrow, Middlesex, HA2 ODN, tel. 020 8733 3465.

5 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.

Item 2/11: P/1485/07/DFU continued....

- 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.

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.

7 INFORMATIVE:

The proposed development is in a flood plain. It is advised that the applicant ensures that the structure is designed to mitigate the effects of any possible flooding on site or elsewhere.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Design, Amenity and SPG Householder Guidance (SD1, D4, D5, SPG)
- 2) Conversion to Flats (SH1, SH2, SD1, D4, D5, H18, SPD)
- 3) Traffic and Highway Safety/Parking (T13)
- 4) S17 Crime & Disorder Act (D4)
- 5) Consultation Responses

INFORMATION

Reported to Development Management Committee at the request of a Nominated Member.

a) Summary

Statutory Return Type: Minor Dwellings
Council Interest: None

b) Site Description

- Semi detached house on a triangular plot at the corner of Marsh Road and School Lane, Pinner
- Irregular shaped plot with a private amenity space at rear and forecourt garden space along the front and side abutting the highway
- Resident permit restricted
- Existing cross over on neighbouring property
- Site just outside the designated Pinner Town Centre

c) Proposal Details

- Single storey side extension 2.6m wide by 3.5m deep, pitched roof 4.1m high and 2.9m to the gutter
- Set 1.2m from the boundary with School Lane at its closest point
- Conversion of extended building to two self contained flats
- Room sizes ground floor flat, kitchen living/room 19.5m² 1st bedroom 9.6m² & 2nd bedroom 6.7m² and first floor flat living room 13.4m², kitchen 5.32m² & bedroom 9.6m²

- Bin store on flank side adjacent to boundary with School Lane

d) Relevant History

None

e) Applicant Statement

- Site on the corner of Marsh Road and School Lane
- Area served by the underground and local bus services
- Site at the end of a row of brick built semi detached houses, shop fronts across the road
- Space to the side of the dwelling
- Pedestrian access from the side and rear via Marsh Road and School Lane
- Proposal to create two flats on the site, ground and first floor
- Lifetime homes Standards have been applied

f) Consultations:

Highways: Our rules prevent us building a vehicle crossing onto the major road where we are dealing with a corner property and the proposed access should therefore be deleted from the application if the extensions and conversion are otherwise acceptable and are to be approved. It may be possible for an access to be built on the flank frontage but that will depend on the final building layout and the space in the back garden. Any flank frontage access would have to be a minimum of 6 metres from the kerb-line of Marsh Road.

development must be defined as "Resident Permit Restricted" so that the residents are not eligible for parking permits. INFORM33_M should be applied and the Parking Enforcement section advised on the issue of the planning permission.

Drainage: The applicant should ensure that the structure is designed to mitigate the effects of any possible flooding on site or elsewhere.

Notifications:

Sent:
15

Replies:
2

Expiry: 08-JUN-2007

Summary of Response:

Density of inhabitants; overdevelopment of the vicinity; detrimental effect on property values; lack of off street parking; application would set precedent; impact on structure of neighbouring properties; disruption from building works

APPRAISAL

1) Design, Amenity and SPG Householder Guidance

Policy SD1 of Part 1 of the Harrow Unitary Development Plan (2004) seeks an appropriate standard of design in proposals. It is considered that revisions made during the course of the application have made the scheme more acceptable.

The proposed side extension would harmonise with the existing pattern of development and would not appear incongruous with the design of the pair of

semis on this prominent corner site. The extension although prominent in the street scene would harmonise with the existing style of the house. The single storey side extension fits the Council's guidance and therefore is considered acceptable.

There is no material overlooking issues.

Although the development is in an identified flood plain it is considered that the size and nature of the development and as it is an extension of an existing house would not create an unacceptable risk of flooding.

2) Conversion to Flats

It is considered the internal design and layout of the proposed flats are acceptable. The size and standard of the rooms are comparable to those recommended by the Institute of Environmental Health Officers. The stacking of the rooms is also acceptable.

The proposal would retain the amenity space for the proposed ground floor flat. It is considered that amount of amenity space for the ground floor flat would be comparable to the character of the surrounding area and the amount of usable amenity space would be sufficient. The first floor flat would not have access to the garden however Pinner Memorial Park is close by and a small private amenity space would be available at the side along school road frontage. This would not be considered out of character or unacceptable for a one bed flat in a sustainable Town Centre location.

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.

At ground floor level, the internal doors are shown to be 900mm wide. Also there is a WC at ground floor level with a turning circle of 1500 clear of fittings and furniture.

Forecourt Treatment

There would not be an available car park space for the unit due to highways concerns. The existing soft landscaping would be retained.

The bin stores to the rear on the side of the property would be visible in the street scene viewed from School Lane however it is considered that the screening afforded by the enclosure is sufficient to mitigate any impact on the character and amenity of the vicinity.

3) Traffic and Highway Safety/Parking (T13)

There is no car parking space proposed due to Highways objections. To provide a space to the rear would put further strain on the limited amenity space. However it is considered that as the site is in a sustainable location with

shops and other amenities as well as transport links in easy walking distance.

There are public transport options including the Pinner Underground Station and local bus services along Marsh Road and in Pinner Town Centre.

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:

- Property values, impact on structure of neighbouring properties and disruption from building works are not a material planning consideration
- Other issues raised considered in the above report

CONCLUSION

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

**79 MARSH ROAD, PINNER
HA5 5PD**

**Item: 2/12
P/2103/07/DFU/RM2**

Ward PINNER SOUTH

EXTERNAL ALTERATIONS; TWO STOREY REAR, SINGLE/TWO STOREY SIDE
EXTENSIONS ON WESTERN SIDE OF HOUSE

Applicant: Mr and Mrs P Lawson
Agent: Mr J Benaim
Statutory Expiry Date: 11-SEP-07

RECOMMENDATION

Plan Nos: Site Plan, SB/B176/1; SB/B176/2

Inform the applicant that:

1. The proposal is acceptable subject to the completion of a legal agreement within 6 months (or such period as the Council may determine) of the date of the Committee decision on this application to revoke planning permission P/0581/07/DFU dated 9th June 2004.
2. A formal decision notice, subject to the planning conditions noted below, will be issued only upon completion of the aforementioned legal agreement

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

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

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

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

REASON: To safeguard the appearance of the locality.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION -
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 applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Character and Appearance of the Area & Residential Amenity (SD1, D4, D5, SPG)
- 2) S17 Crime & Disorder Act (D4)
- 3) Consultation Responses

INFORMATION

Reported to the Development Management Committee as it involves a Section 106 agreement.

a) Summary

Statutory Return Type: Householder Development
Council Interest: None

b) Site Description

- Detached house near the corner of Marsh Road and Grove Avenue. White rendered on side and front, brick at rear and extension
- Existing single storey side to rear extension comprising of a garage to the side and lean to kitchen extension to the rear linked by a conservatory style extension
- Large rear garden
- Land to the west is Council owned amenity space for the nearby flats
- To the east is the site of the Former Telephone Exchange which is currently under redevelopment to provide 38 flats
- Existing 2m wall and row of conifers along the east boundary, high vegetation and 1.8m fencing along the west elevation
- Flats and a common amenity space for those flats to the rear

c) Proposal Details

- Demolition of the existing single storey side to rear extension including garage
- Proposed single storey side extension on the west flank measuring 0.9m wide by 3.4m deep with a pitched roof. This would follow the line of the existing flank wall of the living room. There is one window in the east flank elevation
- The proposed replacement garage side extension on the west flank would be 1.5m forward of the existing and 2.9m high. The garage and new door would be 4.3m wide, a reduction of 0.2m from the original garage. The extension would also involve the re-orientation of the existing front door from the west flank elevation of the property to the front elevation of the property facing south
- The two-storey rear extension would replace the existing single storey rear lean to extension and the conservatory at the rear. The proposed extension

is 4.9m deep by 11.3m wide across the rear elevation. It would be in line with the existing lounge room flank wall on the east and extend a further 4.3m from the existing flank wall on the west, in line with the flank wall of the proposed garage. The height to the top of the ridge would be 8m and 4.5m to the eaves to match the existing. The roof is pitched down toward the rear with two gable ends facing east and west respectively. There is one window on each flank elevation at first floor level and windows and french doors at ground and first floor facing rear

Revisions to Previous Application:

Applicant has indicated a desire to enter into a Section 106 agreement that they would not build both the current scheme granted permission (P/0581/04/DFU) and this proposed scheme

d) Relevant History

P/0581/04/DFU	Two Storey Side and Single Storey Rear Extension	GRANTED 09-JUN-04
P/0892/07/DFU	External Alterations; Two Storey Rear, Single/ Two Storey Side Extensions	REFUSED 25-MAY-07

Reason for Refusal

The proposed extensions in conjunction with the approved scheme for the two storey side to rear extension (Planning Application ref: P/0581/04/DFU dated 09/06/2004), by reason of excessive size, scale, bulk and massing would be unduly obtrusive, overbearing and out of proportion with the building originally constructed and would detract from the appearance of the property, the street scene and character and appearance of the area contrary to policies SD1, D4 and D5 of the Harrow Unitary Development Plan and Supplementary Planning Guidance "Extensions: A Householder's Guide".

e) Applicant Statement

- None

f) Consultations:

Notifications:

Sent:	Replies:	Expiry:
9	0	07-MAY-07

Summary of Response:

None

APPRAISAL

1) Character and Appearance of the Area & Residential Amenity

It is considered that the single storey side extension facing east would have no negative impact on the character of the house or amenity of neighbouring occupiers of the proposed flats and would comply with the Council's SPG. As the extension would face open land with a number of trees it is not considered it would have an impact on the amenities of the occupiers of the existing flats behind the site or the occupiers of the neighbouring house at No. 81 Marsh

Road. Due to the separation to the boundary and the orientation and layout of the proposed flats on the Old Telephone Exchange site, there would not be an unacceptable impact on the future occupiers of this site.

The single storey side extension would comply with the Council's SPG and not have any adverse impact on the character of the house or the street scene. The style of the proposed development would harmonise with the character of the existing house.

The two-storey rear extension is set away from the nearby highways, both Marsh Road and Grove Avenue and therefore it is considered that there would not be any adverse impact on the street scene.

There would be not be any unacceptable overlooking from the flank or rear windows.

The proposed extension would result in an overdevelopment if the previous scheme granted planning permission is also built. Therefore a legal agreement should be entered into restricting the implementation of either one or the other but not both schemes.

2) 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

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.

**103 WAXWELL LANE, PINNER
HA5 3EP**

**Item: 2/13
P/2245/07/DFU/SB5**

Ward PINNER

REDEVELOPMENT TO PROVIDE 2 X PART SINGLE AND TWO STOREY DWELLINGHOUSES WITH BASEMENTS AND ACCOMMODATION AT ROOF LEVEL

Applicant: Matrix (Waxwell Lane) Ltd
Agent: Richard Henley MRTPI
Statutory Expiry Date: 06-SEP-07

RECOMMENDATION

Plan Nos: Site Plan; 6016/001 REV B; 07/ 3107/ 1; 2; 3; 4; 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)
- (b) the ground surfacing
- (c) the boundary treatment

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

REASON: To safeguard the appearance of the locality.

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

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

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

and to safeguard the amenity of neighbouring residents.

4 The proposed garage(s) shall be used only for the parking of private motor vehicles (and domestic storage if appropriate) in connection with the development hereby permitted, and for no other purpose.

Item 2/13: P/2245/07/DFU continued....

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

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

(a) be of purpose-made obscure glass,

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

REASON: To safeguard the amenity of neighbouring residents.

6 The development hereby approved shall not be occupied until a suitable boundary treatment such as a fence or wall of a maximum height of 2000mm has been provided along the line of the proposed sub-division of the plot. Such fence or wall shall be retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

REASON: To safeguard the privacy and amenity of future occupiers and neighbouring residents.

7 The development hereby approved shall not commence unless a detailed scheme incorporating measures to protect existing trees has been submitted to, and approved by the local planning authority. The approved measures shall be implemented before the commencement of works and shall be retained during the course of construction, unless otherwise agreed by the local planning authority.

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

8 Details of measures to prevent potential flooding of basement shall be submitted to and approved before commencement of works and the approved measures shall be installed before first occupation of the development and thereafter retained.

REASON: In the interest of the amenity of future occupiers of the site.

9 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

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

SH1 Housing Provision and Housing Need

Item 2/13: P/2245/07/DFU continued....

SH2 Housing Types and Mix
D4 Standard of Design and Layout
D5 New Residential Development - Amenity Space and Privacy
D9 Streetside Greenness and Forecourt Greenery
D10 Trees and New Development
D14 Conservation Areas
D15 Extensions and Alterations in Conservation Areas
D16 Conservation Area Priority
T13 Parking Standards
H18 Accessible Homes
EP11 Development within Floodplains
Supplementary Planning Guidance: Extensions: A Householders' Guide (2004)
Supplementary Planning Guidance: Designing New Development (2003)

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.

5 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>

6 INFORMATIVE:

The applicant is advised that it would be appropriate to liaise with the Planning Arboricultural Officer before the submission of the tree protection plan and during the construction of the development for further advice.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Standard of Design and Layout, and Provision of Housing (SD1, D4, SH1, SH2, SPG)
- 2) Impact on the Character and Appearance of Conservation Area (SD2, D4, D14, D15, D16)
- 3) Residential Amenity (D5)
- 4) Trees (D10)
- 5) Parking Standards (T13)
- 6) Accessibility (H18, SPD)
- 7) Impact on Floodplain (EP11)
- 8) S17 Crime & Disorder Act (D4)
- 9) Consultation Responses

INFORMATION

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

a) Summary

Statutory Return Type:	Minor Dwellings
Conservation Area:	Just outside Waxwell Close Conservation Area
Car Parking:	Standard: 3.6
	Justified: 2
	Provided: 4
Council Interest:	None

b) Site Description

- Large detached bungalow located on corner plot fronting Waxwell Lane and The Dell
- Built in the 1960's
- Existing dwelling has a rear dormer with balcony
- Dwelling is set back from the highway and is largely screen from view of the highway by the existing vegetation along the front boundary

- The rear garden is large with mature planting around the site boundary; site level difference between the patio area and lawn area
- Front garden is laid to gravel with mature planting around the site boundaries and lawn area along the sides of the bungalow
- The existing site has two access points for off street parking
- To the north of the applicant site are a row of terraced dwelling situated on small, but adequate sized plots, built around the 1980's
- To the west of the site, abutting the rear site boundary is no.14 The Dell, a detached two storey dwelling built around the 1960's
- No.14 The Dell is located at a much lower site level than the applicant site
- Land to the West falls away
- Detached dwelling no.75 located opposite (across The Dell) is a two storey dwelling which is largely screened from view by the vegetation along the flank site boundary
- The applicant site fronts Waxwell Close, which comprises of two storey semi-detached dwellings that form part of Waxwell Close Conservation Area
- The applicant site is also located just outside a floodplain
- The site is subject to a TPO (no.9)

c) Proposal Details

- Two art and crafts style detached dwellings, each being two-storey with accommodation at basement and roof levels
- The proposed dwellings would be identical in appearance, with the dwelling situated on the southern side (plot 1) being set back 1m behind the proposed dwelling on the north side (plot 2)
- A minimum distance of 2.8m would be maintained between the proposed flank wall to the dwelling house on plot 2 and the site boundary to no.105
- A distance of 2m would be maintained between the proposed flank wall to the dwelling house on plot 1 and the flank site boundary fronting The Dell
- The original plot would be sub-divide into two; each dwelling would maintain a distance of 1m to the proposed new boundary fencing sub-dividing the plot
- The hipped roof is proposed over the new dwellings with front facing gable projections at two storeys high, which would be subordinate to the main roof
- Maximum height of the dwellings would be 10.2m
- The height of this development would be approximately 1m higher than the neighbouring dwelling no.105
- Roof lights are proposed to the rear and flank roof slopes to each dwelling
- Flank windows are proposed along the flank elevations
- The innermost flank elevation windows would serve the lounge and study at ground floor level and first floor bathrooms and hallway at first floor level
- The outer flank windows would serve the ground floor and first floor bathrooms/ WC
- Both dwellings would have integral garages
- The basement level would lead out on to a sunken terrace area with steps leading up to the main rear garden area

- Existing trees along the boundary to be retained

d) Relevant History

HAR/11988/L	Erection detached bungalow and garage (rev)	GRANTED 23-APR-65
LBH/41138	Roof alterations incorporating rear dormer with balcony	GRANTED 24-JUL-90

e) Applicant Statement

- Design and Access Statement (paraphrased)
- The architectural context and design has been adopted from the semi-detached dwelling located opposite on Waxwell Close
- Site is underutilised and being within the urban settlement is an appropriate development location, by virtue of its accessible and sustainable location to Pinner District Centre
- The scheme proposes that the existing access are re-used and separately designated for each of the two proposed properties, with no new access arrangements
- The proposal will complement the character of Waxwell Lane
- Meets the PPS1 and PPS3 housing objectives
- Basement level will not be visible from public views
- The siting of the proposed dwellings respects the prevailing build line along Waxwell Lane and the 45 degree code from the rear of neighbouring property no.105
- The scheme will respect and be compatible with the prevailing residential character of Waxwell Lane and the local area
- The scheme has been sited and designed to respect the residential amenities and living conditions of neighbouring residents
- The scheme will sympathetically integrate and complement the site's location and existing opposing and neighbouring properties
- The site does not fall within any site/ area specific planning designation
- The site is located adjacent to the indicative floodplain, but is outside the 'extreme' flood event (1:1000 years) and for which no preventive measures are required
- Current chalet bungalow is of undistinguished appearance and makes no material contribution to the setting of the Conservation Area

f) Consultations:

The Pinner Association: No comments received

CAAC: Objection: The Bungalow currently allows views over the house and between dwellings. It is also comfortably sited within its plot, which is a characteristic of the area. To replace this with 2, 2-storey dwellings would remove the views and the generous space between properties. The proposals appear to borrow support from the Neo Georgian Terrace, instead of taking in the wider streetscene context and therefore fail to preserve the character of the area.

The Environmental Agency: Awaiting Comments

LBH Drainage Services: Conditions should be imposed to ensure that details are first submitted about the drainage works and surface water attenuation

Advertisement:	Character of Conservation Area	Expiry: 23-AUG-07
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Notifications:

Sent: 25	Replies: 36 (including 1 petition of 23 signatures)	Expiry: 08-AUG-07
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Summary of Response:

Out of keeping in Waxwell Lane; overdevelopment to Pinner Village; more cars, noise and pollution; impinge on the country feel of the village; suffer during the building works; once completed will lose the peace, tranquillity and privacy and sun from rear garden; will have a negative impact on the area

APPRAISAL

1) Standard of Design and Layout, and Provision of Housing

The Councils UDP policies SD1 and 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. Waxwell Lane and the adjacent The Dell is characterised by a mixture of types of dwellings that reflect the design and appearance of the era that they were constructed in. To the immediate north of the site are two-storey terraced dwellings; to the west of the site are larger two-storey detached dwellings located on spacious plots; and to the east and south, the area is characterised by small to medium sized semi-detached and detached dwellings. In the context of the surrounding area it can be argued that there is no one disguising character, but one that has been established through varying design and layout. It is considered that the proposed development would respect the scale and character of the surrounding area.

The applicant site itself is located on prominent corner plot and the Council's guidelines recognise the particular importance of corner sites that provide significant space and open character. The site, by reason of its openness on the corner, is considered to make a positive contribution to the visual amenity of the streetscene and the suburban character of this locality. Although the proposed development seeks to increase the height of development on this site, it is considered that the proposed development would still maintain the open, suburban character of the locality, by retaining the space around the proposed detached dwellings and the respective site boundaries. The proposed development would generally follow the original footprint of the bungalow and the increase in footprint would be limited to the rear and front and only small single storey projections are proposed at the side (outer flank of each dwelling). The proposed basement floor would be obscured from view the streetscene and the proposed accommodation in the roof space would not entail any dormers and therefore in terms of layout and appearance the proposed detached dwellings would appear as a two-storey dwelling similar to that of the surrounding locality. Based on these factors the proposal is considered acceptable and accords with the policy objectives set out under D4

of the Harrow UDP and the Council's SPG on householder development and new developments.

The proposed front building line would not project significantly forward that of the detached neighbouring properties no.75 and would be set back behind the row of terraces located to the north of the site. The rear building line to the dwelling house proposed on plot 2 would slightly project rearward, however this projection in footprint would not intercept the 45 degree code taken from first floor rear corner of neighbouring dwelling no.105 and therefore in terms of bulk and its relation with neighbouring dwelling, the proposed development would comply with the Council's policy.

The proposed provision of an additional dwelling on this site would intensify the use of this previously developed land, however the existing plot is considered to be capable of accommodating the proposed development. The proposed new dwellings would utilise the basement area to accommodate additional living space. In addition to this each dwelling would have its own private rear amenity space and provision of off street parking at the front. It is acknowledged that the new dwellings would increase residential activity on the site, expressed through comings and goings to the property. However given the ambient noise levels in this established residential location and the level of disturbance associated with one additional dwelling, it is not considered that this proposal would be detrimental to the amenity of neighbouring occupiers or the character of the locality in this case.

2) Impact on the Character and Appearance of Conservation Area

The applicant site is located just outside the boundary to Waxwell Close Conservation Area and therefore any such development should have regard to the setting of the conservation area. The appearance and character of the new dwellings would be in the style of 'arts and craft' and therefore the proposed development would blend in with the streetscene and respect the character of the conservation area. It is considered that the proposed development would not have a detrimental impact upon the character of Waxwell Close Conservation Area.

3) Residential Amenity

The proposed development in terms of bulk and overshadowing would not intercept the 45 degree splay taken from the first floor rear corner of neighbouring dwelling no.105. In terms of visual amenity it is acknowledged that the development would add upper level bulk, however in light of the separation maintained between the proposed dwelling house to plot 2 and the site boundary and the distance from this boundary to the facing flank elevation to no.105, it is not considered that the proposed development would have a detrimental impact upon the visual amenities of the neighbouring occupants of no.105. The proposed north flank windows to the development would serve non-habitable rooms and therefore would not give rise to perceived aspect of over looking of neighbouring amenity. Furthermore it is considered that any perceived impact upon these neighbouring occupiers would be mitigated by the level of mature screening along the site boundary, which would be retained as

part of the development proposal. It is not considered that there would be any detrimental harm upon the facing window to no.105, which is obscured glazed and considered to be unprotected.

Within regards to no.14 The Dell that abuts the rear site boundary, it is considered that any perceived aspect of overlooking would be mitigated by the distance maintained to the rear site boundary (approximately 15m to the boundary and 33m between the buildings) and the dense vegetation along this boundary. Likewise any impact upon the detached dwelling no.75 would be mitigated by the separation of the highway.

In terms of assessing the amenity space and privacy of the proposed new dwelling, policy D5 of the Harrow UDP seeks to provide amenity space that is sufficient as a usable amenity area for the occupiers of the development and to maintain separation between buildings and site boundaries in order to protect the amenities of the future occupants of the development. It is considered that although fenestration to the inner flank walls of the proposed development would see windows serving habitable rooms at ground floor level and serving bathroom/ en-suite at first floor level, taking into account that the buildings would be staggered and set away from the site boundary, any mutual overlooking would be at an obtrusive angle. Notwithstanding this, two conditions recommended would be sufficient to ensure firstly, that the flank windows are of obscured glazed and that second that a boundary fencing is erected along the sub-division of the plot. The proposed rear amenity is considered to sufficient and adequate for future occupiers of the development.

4) Trees/Landscaping

The applicant site is subject to a TPO no.9 and therefore any loss of trees on this site would be resisted; the proposed development would not involve loss of any trees on this site and the proposed development would not significantly extend beyond the existing footprint. The Council's Tree Officer has raised no objection to the proposed development, for which a condition is imposed to ensure that a tree protection plan be submitted for tree protection and that a pre-commencement meeting with the Planning Arboricultural Officer followed by periodic inspections by a qualified Arboricultural Consultant to check that all tree protection measures are in place. Reports would also be supplied to the Planning Arboricultural Officer.

5) Parking Standards

The proposed development seeks to provide up to 2 off street parking spaces per dwelling house, of which one would be within the integral garage. No changes are proposed to the existing crossover, it is not considered that there would be any impact upon highway safety in this respect. The Council's parking standards stipulates that a maximum of 1.8 spaces should be provided for such a development, however given the suburban location of this site and that it is set further up Waxwell Lane and away from Pinner District Centre, it is considered that the additional parking space would not have a detrimental impact upon the character of the locality.

6) Accessibility

The Councils adopted supplementary planning document (SPD) on 'Accessible Homes' seeks to ensure that new homes can be adapted to meet Part M of the Building Regulations, Lifetime Home Standards and Wheelchair Standard Homes. This guidance follows on from the reasoned justification of policy H18 of Harrow's UDP. The SPD goes further to exemplify what is required to meet Lifetime Homes Standards, which is commonly applied to residential conversions, the emphasis being on the feasibility of adapting homes through good design and adequate spacing. The guidance acknowledges that Lifetime Homes may not be achievable in all residential developments, but each case should be assessed against ease of access at ground floor level at the very minimum.

Although the applicant has not shown on plan how accessibility would be achieved it is considered that the proposed dwellings have adequate internal space and facilities at ground floor level to meet accessibility requirements. Notwithstanding this an informative is suggested to give guidance on this for the applicant.

7) Impact on Floodplain

The applicant site abuts a floodplain, however given that the existing site is already developed; it is not considered that the proposed development would lead to the increase of flooding on site or elsewhere.

8) S17 Crime & Disorder Act

The proposed development is not considered to materially impact upon community safety issues.

9) Consultation Responses:

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

- Drainage comments: these would be adequately dealt with under building regulations.

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.

110 NIBTHWAITE ROAD, HARROW

**Item: 2/14
P/1959/07/DFU/GL**

Ward MARLBOROUGH

CONVERSION OF DWELLING HOUSE INTO 3 FLATS; ROOF ALTERATIONS TO FORM END GABLE WITH REAR DORMER; EXTERNAL ALTERATIONS

Applicant: NVSM
Agent: David R Yeaman & Associates
Statutory Expiry Date: 18-AUG-2007

RECOMMENDATION

Plan Nos: 001; 002 (revision A); 003

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

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

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

2 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 Notwithstanding any information in the approved drawings, the development hereby permitted shall not commence until a scheme for soft landscaping treatment of the front forecourt and the rear garden refuse storage area 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: The submitted drawings are insufficient/unsatisfactory and in the interests of visual amenity.

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

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

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

Harrow Unitary Development Plan:

- SD1 Quality of Design
- 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

2 INFORMATIVE:

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

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1)** 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

- Reported to DMC by request of 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 Nibthwaite Road
- The property has a front forecourt approximately 4.5m in depth
- Property Controlled Parking Zone

c) Proposal Details

- Subdivision of the property into three self contained units involving:
- Two-bedroom ground floor flat with total habitable floor area 56m²
- Two-bedroom first floor flat with combined kitchen/living room. Total

Item 2/14: P/1959/07/DFU continued....

habitable floor area 48.7m²

- One bedroom flat in the roofspace with combined kitchen/living room. Total habitable floor area 35.6m²
- 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
- Refuse store for 10 bins in the rear garden
- Rear amenity space subdivided equally between three units
- Limited scheme of soft landscaping for the forecourt

d) Relevant History

- None

e) Applicant Statement

- Attached with file

f) Consultations:

Highways engineer: Awaiting response

Notifications:

Sent:
3

Replies:
5

Expiry:
17-JULY-07

Summary of Response:

Parking implications; overlooking; refuse storage implications; loss of light; drainage implications/pressure on amenities; noise; out of character.

APPRAISAL

1) Residential Amenity

With regards to the conversion of the property into three 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 unreasonable detriment to residential amenity will occur from the proposed conversion.

With regards to the proposed rear dormer and hip to gable roof extension, no overshadowing, loss of light or considerably detrimental effects of overlooking would occur from its construction.

2) Character of the Area

Access to the three flats would 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 scheme of planting and refuse storage area at the rear ensure that the proposal provides a sensitive forecourt treatment that will safeguard the appearance of the area.

The rear dormer would be set in from the party wall by 500mm, the verge by 1m and set back 1m from the eaves (measured externally), ensuring that it

would comply with SPG requirements for such structures and not dominate the roofslope

3) Conversion Policy 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 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" except where on-site no parking provision is available. Notwithstanding, 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 to the rear and a scheme of soft landscaping for the front forecourt. 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.

Traffic and highway safety

Awaiting highways comments

4) S17 Crime & Disorder Act

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

5) Consultation Responses

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

- Parking implications: Addressed in report
- Overlooking: Addressed in report
- Refuse storage implications: Addressed in report
- Loss of light: Addressed in report
- Drainage implications/pressure on amenities: Such matters would be covered by the building regulation approval process
- Noise: Addressed in report
- Out of character: Addressed in report

CONCLUSION

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

**54 CANNON LANE, PINNER
HA5 1HW**

**Item: 2/15
P/1535/07/DFU/SB5**

Ward PINNER SOUTH

CHANGE OF USE OF RETAIL SHOP (A1) TO BOOKMAKER (A2)

Applicant: Roar Bookmakers
Agent: Rapleys LLP (Justin Packman)
Statutory Expiry Date: 31-JUL-07

RECOMMENDATION

Plan Nos: 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 use hereby permitted shall not be open to customers outside the following times:-

(a) 0800 hours to 1900 hours, Monday to Saturday inclusive,

(b) 1100 hours to 1700 hours, Sundays,
without the prior written permission of the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

Harrow Unitary Development Plan:

SEM2 Hierarchy of Town Centres

D4 Standard of Design and Layout

EM20 Change of Use of Shops Outside Town Centres

EP25 Noise

T13 Parking Standards

C16 Access to Buildings and Public Spaces

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:

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.

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>

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Change of Use of Shops Outside Town Centres (SEM2, EM20)
- 2) Impact on Residential Amenity (EP25)
- 3) Parking Standards (T13)
- 4) Accessibility (C16)
- 5) S17 Crime & Disorder Act (D4)
- 6) Consultation Responses

INFORMATION

This application is being reported to the Development Management Committee on the request of a Nominated Member.

a) Summary

Statutory Return Type:	Name on Change of Use
Car Parking:	Standard: 2
	Justified: 2
	Provided: 0
Council Interest:	None

b) Site Description

- Three storey mid terrace premises located on the eastern side of Cannon Lane and forms part of Coronation Parade
- The ground floor is occupied by a carpet shop (Class A1)

Item 2/15: P/1535/07/DFU continued....

- The upper floors are residential, Class C3
- This parade consists of 5 commercial properties with residential accommodation above; the uses are as following:
 - No.42 – Retail premises – exact type unknown
 - No.46 – Newsagent and off licence (A1)
 - No.50 – Butchers (A1)
 - No.60 – Newsagent (A1)
- The Whittington Public House is also located close to the application site on the corner bend of Whittington Way and Cannon Lane
- Free parking is available on the adjacent service road, the northern part of Cannon Lane is within a CPZ

c) Proposal Details

- Change of use of existing carpet shop, class A1 premises to bookmaker, class A2
- No alterations are proposed to the premises
- Proposed hours of use
 - Mon-Sat – 0800-2100
 - Sun – 1100-1800

d) Relevant History

LBH/1689/2	Change of use from launderette to estate agent and building society office	GRANTED 28-JUN-76
LBH/1689/3	Change of use from launderette to shop	GRANTED 06-AUG-76
LBH/42085	New shop front and change of use from retail (class a1) to restaurant (class a3)	REFUSED 24-JAN-91

Reasons for Refusal:

- 1 The proposal is contrary to the provision of the Harrow Borough Local Plan which aims to retain local shops
- 2 The proposal would lead to a proliferation of non-retail uses in a local shopping parade which would be detrimental to its main shopping function.
- 3 The proposed use, by virtue of its, siting and intensity of use would cause unacceptable disturbance to the occupier of the adjoining residential properties.

e) Applicant Statement

- Accompanying Letter (paraphrased):
 - Roar Bookmakers proposes to occupy the ground floor of the unit, servicing arrangements will be as existing to the rear of the property
 - The building is of an older redbrick style with a pitched roof and large windows to the front elevation
 - The application property fronts onto a busy residential street and is surrounded by a number of A1 uses
 - The proposals map confirms that the subject property does not fall within a particular designation
- Policy EM19 Concerns change of use from A1 in non-designated parades.
- This policy is permissive providing that:

- The use is appropriate to a town centre; and
- The premises can be adequately serviced without causing harm to highway safety and convenience
- National policy (as set out in PPS6), confirms that uses such as casinos and bingo halls are appropriate to town centres. As such it is considered that a betting shop is an appropriated town centre use.
- The premises currently operate as a carpet studio, and as such, it is considered that the servicing requirements of a betting shop are to be less demanding, resulting in no negative impact to highway safety. It is clear from the above that this proposal is entirely consistent with adopted planning policy
- The change of use will provide a service to residents and will not harm the retail character of the area.
- The character of the frontage will not be affected by this change of use proposal

f) Consultations:

None

Notifications:

Sent:
22

Replies:
3

Expiry: 03-JUL-2007

Summary of Response:

Add to current anti-social behaviour and noise disturbance that is being experienced in respect of the existing off licence/ newsagent; groups of teenagers that loiter around the parade; same group can be enticed into gambling; police have been called out on numerous occasions; additional late night retail establishment has the potential to attract late night anti-social behaviour in a residential area; may effect property values; inadequate parking facilities; there is already a betting shop in Pinner, another one is not needed in a residential area.

APPRAISAL

1) Change of Use of Shops Outside Town Centres

The subject site is located within a small parade of shops that does not have a local parade designation. Notwithstanding the supporting statement submitted with this application, in this instance Policy EM20 is the relevant policy of the Harrow UDP 2004. This policy will normally permit the change of use from retail shop out the town centres, providing that the proposal would not result in the loss of necessary local retail facility, where parking would be provided in accordance to Council's standards and that the premises can be adequately serviced without causing harm to highway safety and convenience.

In assessing the proposed change of use against policy EM20 the proposed development would satisfy Criterion A of this policy as this existing parade consists of class A1 uses. Given that the parade already has two other convenience/ newsagent shops in the parade, the loss of this A1 unit would not conflict with this policy. With regard to Criterion B and C which relates parking

and servicing, it is not considered that the demand for parking would be any greater than what would be generated by the existing retail use. Likewise the servicing of the proposed Bookmaker would be far less onerous than the existing carpet shop. On this basis the proposed change of use is considered acceptable.

2) Impact on Residential Amenity

Taking note of the concerns raised by nearby residents in relation to the increase in noise disturbance and anti-social behaviour, this mainly relates to the existing use located along the parade and in relation to the nearby public house and as such refusal on such basis cannot be substantiated in this case. Notwithstanding this, in the context of that the existing parade has residential uses above, a condition is suggested to control the hours of operation of the proposed use, albeit less than proposed by the applicant.

3) Parking Standards

The proposed development does not have provision for on-site parking, although the Council's parking standards require a maximum of 2 spaces in accordance to the net site area, it is considered that in light of the lack of on site parking for the existing retail premises and that the site is well serviced by local bus routes, and taking into account that the Council's Highway Engineer has raised no objection to the proposed development, a refusal on parking ground could not be substantiated in this case.

4) Accessibility

The proposed change of use does not encompass any modifications to the façade of the building, whereby the existing access arrangements are to remain unaltered. Notwithstanding this an informative is suggested to give guidance on this for the applicant.

5) S17 Crime & Disorder Act

As discussed above the proposed development does not seek to alter the external appearance of the building and therefore in terms of the detailed guidance on designing out crime set out under paragraph 4.19 of Policy D4 of the Harrow UDP, the proposed change of use is considered to be acceptable and would not detrimentally impact upon community safety issues.

6) 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.

**UNIT 9 BARRATT WAY IND. EST.
BARRATT WAY, HARROW
HA3 5QF**

**Item: 2/16
P/1527/07/DFU/SW2**

Ward WEALDSTONE

USE OF BUILDING FOR THE RECEPTION, SORTING AND STORING OF
MATERIALS FOR RECYCLING, RECOVERY AND RE-USE.

Applicant: Paxton Recycling
Agent: Chiltern Environmental Ltd
Statutory Expiry Date: 16-JUL-07

RECOMMENDATION

Plan Nos: 01A

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

1 The use hereby permitted shall be discontinued and the land restored to its former condition within one year(s) of the date of this permission, in accordance with a scheme of work submitted to, and approved by, the local planning authority.

REASON: To safeguard the amenity of neighbouring residents and to permit reconsideration in the light of circumstances then prevailing.

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

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

3 The use hereby permitted shall not operate outside the following times:-a: 0700 hours to 1800 hours, Monday to Saturday inclusive, and not at all on Sundays and Bank Holidays, without the prior written permission of the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

4 The use hereby permitted shall only be for the reception, sorting, storage and transfer of wood, plastic, metals and cardboard/paper, excluding household waste and organic waste.

REASON: To safeguard the amenity of neighbouring residents.

5 The vehicles entering and exiting the site shall not exceed a maximum of 30 per day.

REASON: To safeguard the amenity of neighbouring residents.

6 The vehicles used for the transfer of recyclable materials to the unit shall not exceed 18 tonnes and the vehicles used to transfer materials out of the unit shall not exceed 32 tonnes.

REASON: To safeguard the amenities 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

SEP3 Waste - General Principles

EM14 Land and Buildings in Business, Industrial and Warehousing Use - Designated Areas

EP16 Waste Management, Disposal and Recycling Facilities

EP25 Noise

2 INFORMATIVE:

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

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1)** Character and Appearance of the Area (SD1)
- 2)** Proposed Use/Neighbouring Amenity (SD1, D5)
- 3)** S17 Crime & Disorder Act (D4)
- 4)** Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Change of Use

Council Interest: None

b) Site Description

- The unit is currently vacant and consists of a small area to the front of the building for office use and a large warehouse/storage area
- The building is adjoined on both sides with other B1/B8 uses
- The site is adjacent to a railway line
- The site has allocated parking to the front of the building
- The Industrial estate has separate entrance and exit with a one way system working within the site

c) Proposal Details

- Use of the industrial unit for the sorting and storing of materials for recycling, recovery and reuse

d) Relevant History

PAT meeting 10th May 2007: Principle of development is considered acceptable; timetable of movements to and from the site should be submitted with the scheme.

e) Applicant Statement

- The structure of the building will remain unchanged
- Incorporate disabled access to, around and from the facility
- Space provided for disabled motorcar parking and located as close as possible to the doors to the office
- Cycle parking arrangements
- Ramp between the roadway and the kerb to ensure a 'no step' position is achieved
- WC facilities are equipped with disabled person access in mind
- Hours of use: 7am –18.00 Monday to Friday
 - 7am –1300 Saturday
 - No operation Sundays/Bank Holidays
 - Intend to meet targets to reduce the need for landfill
 - No other facilities are available for the use
 - Complies with Council policy
- Projected traffic operations have been provided (see file for details) maximum of 30 vehicles per day/ minimum of 25

f) Consultations:

Highways: predicted number of vehicles visiting the site would not be judged unacceptable, worth asking the size and their intended route

Waste Management: No objection

Advertisement: | General Notification | 12-JUL-07

Notifications:

Sent:	Replies:	Expiry:
7	1	20-JUN-07

Further Notifications

1	1	Expiry: 02-JUL-07
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Summary of Response:

Inconvenient, generate rubbish, unpleasant odours, negatively impact the quality of the working environment, not appropriate location for use, use could escalate into rubbish skip processing, smells and waste would be a health nuisance, access will be more difficult.

APPRAISAL

1) Character and Appearance of the Area (SD1, D4)

The building is currently located on an industrial estate. The unit is currently vacant. However, the adjoining units are currently trading under B1/B8 uses. There are no proposed alterations to the façade of the unit. The proposal would

not create any undue harm to the character and appearance of the locality.

2) Proposed Use/Neighbouring Amenity (EM14)

The proposed use would be for the storage and sorting of recyclable materials. All work would be undertaken within the internal area of the unit. The use would involve a maximum of 30 vehicles coming and going in any one day from Monday-Saturday. The use of the unit for recycling purposes aligns with policy EP16 which states that "...the Council will actively encourage recycling and waste minimisation by ensuring that appropriate facilities are provided." The proposal aligns with policy EM14 and EP16 retains the unit as a combined B1/B8 use.

The proposal is for recycling facilities to be provided at the site. Units within the industrial estate are open to traders which creates intermittent comings and goings from the site. It would on a daily basis (except Sundays and Bank holidays) permit up to 30 vehicles coming and going from the estate. The unit will only be used for the dropping off of recyclable materials, vehicles would then move off site. The transporting vehicles would be parked and stored at a separate location and would not be parked within the industrial estate. This is considered to increase activity at the site. However, this increase is not considered to be so significant so as to create undue impacts on surrounding occupiers. To ensure that the use does not escalate to a point that is considered detrimental, planning permission should be issued for a period of 1 year in order for any unforeseen impacts to be assessed again once the use has commenced.

Conditions are imposed to prevent the use of larger vehicles (than specified) entering the site and to restrict the hours of operation. It is considered that on this basis and subject to the appropriate conditions the application is acceptable.

3) S17 Crime & Disorder Act

The proposal would 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:

- Material planning considerations addressed in the report above
- Any use of the unit outside the approval of this permission would be considered a breach of planning permission.

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.

**CANONS HIGH SCHOOL, SHALDON
ROAD, EDGWARE
HA8 6AN**

**Item: 2/17
P/1614/07/CFU/MRE**

Ward QUEENSBURY

TWO SINGLE STOREY TRIPLE CLASSROOM UNITS WITH ENTRANCE RAMP
AND PLATFORM FOR TEMPORARY TWO YEAR PERIOD

Applicant: The School Governors
Agent: Tony Welch Associates
Statutory Expiry Date: 24-JUL-07

RECOMMENDATION

Plan Nos: 840.05.CA.10, 01, 02 and Design & 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 building(s) hereby permitted shall be removed and the land restored to its former condition within two year(s) of the date of this permission, in accordance with a scheme of work submitted to, and approved by, the local planning authority.

REASON: To safeguard the amenity of neighbouring residents and to permit reconsideration in the light of circumstances then prevailing.

3 The teaching units shall be for school use only, unless otherwise agreed by the Local Planning Authority.

REASON: To prevent an over intensive use of the site

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

(a) colour sample - walls/fascia

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

REASON: To safeguard the appearance of the locality.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

and consultation, as outlined in the application report:

Harrow Unitary Development Plan:

- SD1 Quality of Design
- D4 Standard of Design and Layout
- C7 New Education Facilities
- C16 Access to Buildings and Public Spaces

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:

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 and Character of Area (SD1, D4, C7)
- 2) Neighbouring Amenity (SD1)
- 3) S17 Crime & Disorder Act (D4)
- 4) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Minor Development, all other
Council Interest: Council Owned

b) Site Description

- Co-educational High School with 710 pupils
- Site area approximately 4.5 hectares
- School situated in predominantly residential area
- Main school is a 2 storey brick built structure with various ancillary building
- Main vehicular access/egress uses Bridgewater Gardens and Shaldon Road, both residential streets

c) Proposal Details

- The proposal comprises 'Phase 1' of a 2 phase process to provide Post-16 accommodation
- Temporary (2 year) permission is sought in anticipation of Phase 2, to provide permanent accommodation, for the new Post-16 centre, that will be subject to a future application
- A future Phase 3 will involve the development of a sports centre for the school
- 2 single storey mobile classroom units measuring 24m x 8.6m and with a shallow ridged roof over to a maximum height of 3.6m
- The units would be sited a minimum of 5m from the rear boundaries of properties on Dale Avenue and Teignmouth Close in the south-easterly corner of the site on hardsurfaced playground area

d) Relevant History

EAST/933/98/LA3	Temporary mobile classroom	GRANTED 22-DEC-1998
EAST/366/99/LA3	Alterations and single storey extension to existing school buildings	GRANTED 28-JUN-1999
EAST/1324/01/DTD	Determination: 10 replacement equipment cabins (to replace 5 existing cabins)	GRANTED 29-JAN-2002
P/3556/06/CFU	Construction of three storey extension to school in two phases to provide sixth form teaching block	GRANTED 19-APR-2007

e) Applicant Statement

- Design & Access Statement
Design – 'as far as economically reasonable, the single storey units are designed to relate to the finishes and colours of the existing school, and are located within the existing hard-court playing area'
Access – 'landscaping and planting are kept to a minimum due to temporary nature of the application'

f) Consultations:

Notifications:

Sent: 20 Replies: 0 Expiry: 02-JUL-2007

Summary of Response:

N/A

APPRAISAL

1) Standard of Design and Layout

The proposed classroom units are not considered to be contentious from an overall design perspective. The proposed design is considered to be appropriate for building of such use, and sufficient provision is made for access with an external ramp serving the units.

2) Neighbouring Amenity

It is considered that the proposed building will not have an adverse effect on neighbouring amenity. The units would be spaced a minimum of 5m from the rear boundaries of properties on Dale Avenue and Teignmouth Close. A 2.5m timber fence runs around this boundary with an additional mesh fence to 5m and trees and vegetation also run down the boundary with Teignmouth Close. This boundary treatment would serve to obscure the proposed units from the rear garden of these properties. There is therefore not considered to be any issue with overlooking, loss of privacy, loss of outlook or loss of light for neighbouring residents. With regards to additional noise disturbance it is considered that the proposed units would not significantly increase noise levels above that of the existing playground.

It is suggested, therefore, that a temporary permission would allow the provision of improved educational facilities, in line with the aims of Policy C7.

3) S17 Crime & Disorder Act

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

4) Consultation Responses:

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

- 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.

**VAUGHAN CENTRE, VAUGHAN ROAD
HARROW, HA1 4EG**

**Item: 2/18
P/2265/07/DFU/SW2**

Ward WEST HARROW

PART SINGLE, PART TWO STOREY NEIGHBOURHOOD RESOURCE CENTRE,
WITH ASSOCIATED ACCESS AND PARKING

Applicant: Harrow Council
Agent: Ashley House Plc
Statutory Expiry Date: 10-SEP-07

RECOMMENDATION

Plan Nos: 0631-01, 02 Rev A, 03, 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 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. M 0631-04 shall be installed in the north elevation wall(s) of the development hereby permitted without the prior permission in writing of the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

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

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

REASON: To safeguard the amenity of neighbouring residents.

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

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

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

REASON: To safeguard the appearance of the locality.

5 The café use hereby permitted shall not be open to public outside the following times:-

- a: 0900 hours to 1800 hours, Monday to Sunday inclusive not at all on Saturdays,

Item 2/18: P/2265/07/DFU continued....

Sundays or Bank Holidays, without the prior written permission of the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

6 The neighbourhood resource centre hereby permitted shall not be open outside the following times:-

a: 0800 hours to 2000 hours, Monday to Friday inclusive, and not at all on Saturday, Sundays or Bank Holidays, without the prior written permission of the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

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

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

8 The 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.

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

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

10 The development of any buildings hereby permitted shall not be commenced until surface water attenuation/storage works have been provided in accordance with details to be submitted to, and approved in writing by, the local planning authority. The works shall thereafter be retained.

REASON: To prevent the increased risk of flooding.

11 Development shall not commence until details of on site drainage works have been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. No works which result in the discharge of foul or surface

water from the site shall be commenced until the on site drainage works referred to above have been completed.

REASON: To allow consultation between all sewerage and drainage authorities and also ensure sustainable impact upon the sewerage and drainage asset.

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

D8 Storage of Waste, Recyclable and Re-Usable Materials in New Developments

C8 Health Care and Social Services

T6 The Transport Impact of Development Proposals

T13 Parking Standards

2 INFORMATIVE:

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

3 INFORMATIVE:

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

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

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

"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 and Amenity (SD1, D4)
- 2) Health Care and Social Services Facilities (C8)
- 3) Transport (T6, T13)
- 4) Refuse and Recycling Facilities (D8)
- 5) Sustainability (EP7, EP8)
- 6) S17 Crime & Disorder Act (D4)
- 7) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Minor Development, all other
Site Area: 0.17 ha gross, 0.08 ha net
Car Parking: Provided: 14+1
Council Interest: Council Owned

b) Site Description

- Site is currently occupied by a single and two storey former school building
- Building was subject to listing which was subsequently contested and eventually de-listed on 12th September 2006
- The site is a prominent corner location at the intersection of Wilson Gardens and Vaughan Road

c) Proposal Details

- Erection of part single part two storey building to provide neighbourhood resource centre as summarised in the applicants statement
- Group rooms for general activity and IT
- Ancillary accommodation to support these uses eg, hygiene rooms, consulting rooms and toilets
- Café to provide link with community
- Reception area
- Administration and outreach office base

d) Relevant History

Application was discussed at Planning Advisory Meeting on 20th June 2007.

e) Applicant Statement

- Building will be used for adults with severe learning difficulties
- Offers day support for people with learning difficulties so they can take part in community activities.
- Brought to the site by carers and then care staff take over
- Rooms provide various therapy activities which stimulate basic senses and challenge the facility users to become more independent
- Link with the community in the form of a café
- Design; to create synergy between building and sites
- Taken into consideration the siting of a tree on the west boundary
- Provide an active frontage
- Building concept around “room use and orientation”
- Internal planning will be flexible
- Parking caters for 2 disabled spaces and adequate turning circle for the 16 seater minibus
- Scale and massing is predominantly 2 stories
- Good definition between public and private space
- Creating a new landmark
- Incorporate environmentally friendly building techniques, the buildings orientation has resulted in horizontal sun shading being incorporated into the design, light tubes and passive ventilation would contribute to the sustainable design approach
- High quality planting both at the front and rear of the site
- Refuse storage will be located on the west side with an association to the café
- No undefined pedestrian routes, landscaping along pedestrian routes would be low level, footways would be overlooked providing surveillance
- Entry doors 926mm wide, 8 person DDA compliant lift or 13 person stretcher lift, level thresholds
- Site is accessible by walking, cycling and public transport in accordance with the aims and objectives of national and local transport planning policy
- Provision for mini bus stop off point bringing wheelchair users to and from the site
- Adequate provision for emergency vehicles and the collection of waste from the site

f) Consultations:

Drainage: Conditions relating to site drainage works and details of surface water attenuation/storage works are submitted to the Council.

Waste Management: Awaited

Advertisement: | General Notification | Expiry:16-AUG-07

Notifications:

Sent:	Replies	Expiry
70	34	08-AUG-07

Summary of Response:

Roads are narrow and dangerous and are used as a cut through by people; already pressure from commuter vehicles and dangerous parking; removal of the Vaughan Centre would remove the area of its character and a focal point; smaller than current centre; café area lacks detail; concern over knock on effects of the centre in terms of anti social behaviour etc; no proper turning circle; increased traffic; increase risk in pedestrian safety; café could become hangout for antisocial youths; noise levels to be kept to a minimum; centre should only be for the use of adults with severe learning difficulties/educational or cultural activities; noise impact; what are the hours of use?; threat to the trees on site; create a CPZ, drainage, security concerns.

Regarding site for development by others: plans are not complete when half the site remains unspecified, access could be effected, could effect existing residents views and privacy

APPRAISAL

1) Design and Amenity

The predominant local context is of Edwardian terrace housing. The Council agreed to de-list the existing building on site however it is considered important that any replacement community building forms the same function. It is considered that the proposed building would contribute to the streetscene as much as the existing one does. The building has been designed to reflect the dominant gabled appearance of the original building. The proposed new building would fit within its context. It is relatively low scale and would utilise traditional local materials. This can be controlled via condition to ensure their suitability.

The pedestrian gates would give access directly to the front door and café area. In combination with this there is a good area of planting on the frontage and around the vehicle entrance softening the appearance of the new development in relation to the streetscene.

The resource centre would be boundared on the east and southern side by residential dwellings. The building is located away from these residential boundaries by 10.6m at the eastern side and 23-30m on the southern side. The East elevation would maintain a minimal width and given the distance the building would be set from the boundary is not considered to create any overshadowing or overlooking implications on the rear gardens of properties located on Drury Road. The south elevation would incorporate windows at ground and first floor level that would overlook the parking area. Again, given the significant distance that this element of the proposal would be set from the residential boundary it is not considered to create any undue overlooking or overshadowing onto the rear gardens of the dwellings along Willson Gardens. It is noted that this site has been divided with the land adjacent to the resource centre to be developed in the future. Following pre application meetings the windows on the north elevation have been reduced in number to minimise the perception of overlooking from the resource centre onto the neighbouring land. Notwithstanding this the proposal would not prejudice the future residential development of the adjacent land that is being separately developed.

On the southern aspect there is private garden area only accessible from the group rooms towards the rear of the site. This space provides an external play area for the users of the resource centre. This space provides a suitable area for the use of the visitors with the building providing surveillance over this enclosed area.

2) Health Care and Social Services Facilities

The proposal seeks to redevelop an area that is currently occupied by a vacant formally locally listed building that was previously used as a resource centre for elderly people with learning difficulties. The continued use of this part of the site as a resource centre aligns with policy C8 and is considered acceptable.

3) Transport

The proposal makes provision for 14 parking spaces 2 of which would be allocated for disabled users. Given the intensive use of the site and the special requirements of the people most likely to visit the resource centre the number of parking spaces is considered to be appropriate. The parking bays provide ample space for the use of disabled vehicles and for standard spaces. The access into the site from the main highway and the site layout is considered to be appropriate for the use of vehicles accessing and egress from the site.

Cycle storage facilities are provided on site located within close proximity of the main entrance. This encourages sustainable transport options and aligns with policy T6.

4) Refuse and Recycling Facilities

The proposal allows for the provision of 2x 1100 litre bins and 2x 1280 litre bins at the site. The bins are located within close proximity of the café area and can be accessed via the café service area. The bins would be wheeled to the service and staff entrance and emptied from Willson Road.

5) Sustainability

The aim of this scheme is to focus on a sustainable approach. The NRC could provide a minimum of 50% of the buildings requirements of both heating and hot water using just solar energy.

The proposed resource centre has been orientated within its plot to allow maximum exposure to the sun. The proposed development includes light tubes and passive ventilation systems which offers a sustainable way of lighting and ventilating the internal areas of the building. This would reduce the need for artificial lighting and passive ventilation. The development incorporates solar panels which would provide a significant amount of the buildings requirements of heating and hot water from renewable sources. The proposal encourages sustainable forms of energy generation and would act as a landmark site for sustainable construction and energy development within Harrow.

6) S17 Crime & Disorder Act

The building has been designed to provide to provide the maximum natural surveillance for the whole site. The boundary treatment of the site would be

Item 2/18: P/2265/07/DFU continued....

established via a condition attached to the permission, which will ensure the site is secure and safe.

The proposed new building would be appropriate to ensure a secure site. This is of paramount importance particularly as the site would house vulnerable people.

7) Consultation Responses:

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

- Material planning considerations addressed in the report above
- Drainage is not a material consideration
- Each application is judged on its own merits the part of the site for “development by others” cannot be considered as part 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 grant.

**LAND ADJ TO HARROW LEISURE
CENTRE, CHRISTCHURCH AVENUE
HARROW, HA3 5BD**

**Item: 2/19
P/2270/07/DFU/SW2**

Ward MARLBOROUGH

PART SINGLE, PART TWO STOREY NEIGHBOURHOOD RESOURCE CENTRE,
WITH ASSOCIATED ACCESS AND PARKING

Applicant: Harrow Council
Agent: Ashley House Plc
Statutory Expiry Date: 10-SEP-07

RECOMMENDATION

Plan Nos: 0633-01, 02 Rev A, 03, 04, 05

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)
- (b) the ground surfacing
- (c) the boundary treatment

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

REASON: To safeguard the appearance of the locality.

3 The neighbourhood resource centre hereby permitted shall not be open outside the following times:-

- a) 0800 hours to 2200 hours, Monday to Friday inclusive
- b) 0900 hours to 1700hrs on Saturday and Sundays or Bank Holidays, without the prior written permission of the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

4 The cafe hereby permitted shall not be open to the public outside the following times:-

- a: 0900 hours to 1800 hours, Monday to Sunday inclusive,
 - b: 0900 hours to 1700 hours, Sundays or Bank Holidays,
- without the prior written permission of the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

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

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

6 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.

7 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.

8 The development of any buildings hereby permitted shall not be commenced until surface water attenuation/storage works have been provided in accordance with details to be submitted to, and approved in writing by, the local planning authority. The works shall thereafter be retained.

REASON: To prevent the increased risk of flooding.

9 Development shall not commence until details of on site drainage works have been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. No works which result in the discharge of foul or surface water from the site shall be commenced until the on site drainage works referred to above have been completed.

REASON: To allow consultation between all sewerage and drainage authorities and also ensure sustainable impact upon the sewerage and drainage asset.

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

Item 2/19: P/2270/07/DFU continued....

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

D8 Storage of Waste, Recyclable and Re-Usable Materials in New Developments

C8 Health Care and Social Services

T6 The Transport Impact of Development Proposals

T13 Parking Standards

2 INFORMATIVE:

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

3 INFORMATIVE:

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

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

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

"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 and Amenity (SD1, D4)
- 2) Health Care and Social Services Facilities (C8)
- 3) Transport (T6, T13)
- 4) Refuse and Recycling Facilities (D8)
- 5) Sustainability (EP7, EP8)
- 6) S17 Crime & Disorder Act (D4)
- 7) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Minor Development, all other
Site Area: 0.31 ha gross, 0.08 ha net
Density: hrph, dph
Car Parking: Standard:
Justified:
Provided: 14+1
Council Interest: Council Owned

b) Site Description

- Site is a redundant lido and forms part of Harrow Leisure Centre
- To the west is a boundary wall that is approximately 2.5m high, houses located beyond this boundary
- To the north is a single storey building
- The east is the leisure centre that dominates the location due to its size and mass (approximately 12m high)
- The southern boundary is formed by a single storey building which is now used by social services

c) Proposal Details

- The former lido site is being developed in two parts: Site A is the current application (Neighbourhood Resource Centre) and B is a development by the council for a residential care home (application to be submitted at a later date.)
- Erection of part single part two storey building to provide neighbourhood resource centre, as described in applicants statement
- Group rooms for general activity and IT
- Ancillary accommodation to support these uses eg, hygiene rooms, consulting rooms and toilets
- Café to provide link with community
- Reception area
- Administration and outreach office base.

d) Relevant History

Pre Application Meeting 12th June 2007.

e) Applicant Statement

- Building will be used for adults with severe learning difficulties
- Offers day support for people with learning difficulties so they can take part in community activities.
- Brought to the site by carers and then care staff take over
- Rooms provide various therapy activities which stimulate basic senses and challenge the facility users to become more independent
- Link with the community in the form of a café
- Design; to create synergy between building and sites
- Predominantly single storey with 1.5m feature towers in the prominent corner locations creating visual coherence
- Creating a new landmark
- Incorporate environmentally friendly building techniques, the buildings orientation has resulted in horizontal sun shading being incorporated into the design, light tubes and passive ventilation would contribute to the sustainable design approach
- High quality planting both at the front and rear of the site
- Refuse storage will be located on the eastern side with a close association to the café
- No undefined pedestrian routes, landscaping along pedestrian routes would be low level, footways would be overlooked providing surveillance
- 3 disabled parking bays near to the entrance of the site, turning head provided, covered cycle parking provided
- Entry doors 926mm wide, 8 person DDA compliant lift or 13 person stretcher lift, level thresholds
- Site is accessible by walking, cycling and public transport in accordance with the aims and objectives of national and local transport planning policy
- Provision for mini bus stop off point bringing wheelchair users to and from the site
- Adequate provision for emergency vehicles and the collection of waste from the site

f) Consultations:

Drainage: Conditions relating to site drainage works and details of surface water attenuation/storage works are submitted to the Council.

Environment Agency: Low Environmental Risk – a full response could not be submitted due to workload prioritisation.

Waste Management: Capacity for bin storage looks ok but interior access to bins looks cramped, refuse vehicle to stand in front of disabled parking bays?, access for bin store to vehicle must be smooth, impermeable surface, no full height kerbs and any slope must be no greater than 1:12.

Advertisement: | General Notification | Expiry:16-AUG-07

Notifications:

Sent:
50

Replies:
1

Expiry: 06-AUG-07

Summary of Response:

No activity is undertaken that could cause disturbance to the walls of 223 and 225 Eastcote Lane

APPRAISAL

1) Design and Amenity

The character of the local area is mixed and the proposed building would be tucked to the rear of the site. The contemporary design of the site is considered appropriate and is considered to create some character and interest. The building would be visually interesting because of the changes in roof form and pitch, which would help both to break up its bulk and to give the composition some flow. The passive ventilation system and light tubes would also help to give the building a unique character that would add to the character of the area. A condition is suggested to ensure the materials used in the construction of the building are appropriate.

The entrance and the parking areas would be most visible from the street. The use of materials for the entrance area would soften the appearance in the streetscene as would the feature tree. A condition can secure the appropriate use of materials in this location and the feature tree will be established as part of the landscaping condition.

The resource centre would be located adjacent to an area of the leisure centre that will be subject to development at a later date. The resource centre would be located to the north of the wedge shaped plot. The building retains a separation from the boundaries. In relation to the residential boundary to the west of the site the building would be 4.212m at its closest point. This elevation would appear a maximum of 5m high (single storey). The openings for the windows would be at ground floor and would be located a significant distance from the boundary. This distance combined with the 2.5m high wall marking the boundary is considered to overcome any overbearing or overlooking implications.

The proposal includes provision for public and private outdoor areas. These have been designed to be easily accessible for the users of the facilities. To ensure the quality of these areas a condition is imposed seeking a landscaping schedule for the site.

2) Health Care and Social Services Facilities

The proposal seeks to redevelop an area that is currently occupied by a redundant part of the leisure centre. The main part of the proposed resource centre would be D1 use, however an element of C3 use would be incorporated in the form of a café to the front of the proposed building. The café element would be open to members of the public, providing a link to the surrounding community. The proposal complies with the requirements of policy C8 and is

considered to provide a facility of which there is an identified need for within the Borough.

3) Transport

The proposal makes provision for 14 parking spaces 3 of which would be allocated for disabled users. Given the intensive use of the site and the special requirements of the people most likely to visit the resource centre the number of parking spaces is considered to be appropriate. The parking bays provide ample space for the use of disabled vehicles and for standard spaces. The access into the site from the main highway and the site layout is considered to be appropriate for the use of vehicles access and egress from the site.

Cycle storage facilities are provided on site located within close proximity of the main entrance. This encourages sustainable transport options and aligns with policy T6.

4) Refuse and Recycling Facilities (D8)

The proposal allows for the provision of 2x 1100 litre bins and 2x 1280 litre bins at the site. The bins are located within close proximity of the café area and can be accessed via a door directly from the café service area. The bins would be emptied at the minibus drop off area. The refuse collection vehicles are only on site for a short amount of time therefore the arrangement is considered acceptable.

5) Sustainability

The aim of this scheme is to focus on a sustainable approach. The NRC could provide a minimum of 50% of the buildings requirements of both heating and hot water using just solar energy.

The building would have access, even within its interior spaces, to natural light and ventilation. The proposal includes within its design light tubes and passive ventilation system that would reduce the buildings reliance on artificial forms of lighting and ventilation. The development incorporates solar panels which would provide a significant amount of the buildings requirements of heating and hot water from renewable sources. The proposal encourages sustainable forms of energy generation and would act as a landmark site for sustainable construction and energy development within Harrow.

6) S17 Crime & Disorder Act

The building has been designed to provide to provide the maximum natural surveillance for the whole site. The boundary treatment of the site would be established via a condition attached to the permission, which will ensure the site is secure and safe.

In terms of safety the design of the proposed new building would be appropriate to ensure a secure site. This is of paramount importance particularly as the site would house vulnerable people.

7) Consultation Responses:

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

- Material planning considerations addressed in the report above.

CONCLUSION

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

**LAND BETWEEN 19 - 21 HIGH STREET,
WEALDSTONE
HA3 5BY**

**Item: 2/20
P/1044/07/DFU/GL**

Ward MARLBOROUGH

USE OF SITE FOR OPEN MARKET TRADING; MARKET STALL STORAGE
BUILDING; REFUSE STORAGE ENCLOSURE

Applicant: Kelvin Properties
Agent: David R Yeaman Associates
Statutory Expiry Date: 04-SEP-07

RECOMMENDATION

Plan Nos: Site Plan; 688/01 Rev A (Received 07-Aug-07); 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 a scheme for:-

- (a) The storage and disposal of refuse/waste
- (b) and vehicular access thereto

has been submitted to, and approved in writing by, the local planning authority. The
use hereby permitted shall not be commenced until the works have been completed
in accordance with the approved details and shall thereafter be retained.

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

3 The use hereby permitted shall not be open to customers outside the following
times:-

- (a) 0800 hours to 1800 hours, Monday to Saturday inclusive,
 - (b) 1000 hours to 1600 hours, Sundays or Bank Holidays,
- without the prior written permission of the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

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

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

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

REASON: To safeguard the appearance of the locality.

5 Storage shall not take place anywhere within the application site except within the building(s).

REASON: To safeguard the amenity of neighbouring residents.

6 No works or development resulting in any change in the approved levels of the site in relation to the adjoining land and highway(s) shall be carried out without the prior permission, in writing, of the local planning authority.

REASON: To safeguard the amenity of neighbouring residents, and to ensure a satisfactory appearance, drainage and gradient of access.

7 The development hereby permitted shall not commence until details of the servicing of the development has been submitted to, and approved in writing by, the local planning authority.

REASON: To safeguard the amenities of neighbouring residents and in the interests of 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

SEM3 Proposals for New Employment-Generating Development

D4 Standard of Design and Layout

D7 Design in Retail Areas and Town Centres

D8 Storage of Waste, Recyclable and Re-Usable Materials in New Developments

T6 The Transport Impact of Development Proposals

T15 Servicing of New Developments - Council's Adoptable Standards

T16 Servicing of New Developments - Provision of Service Roads

EM8 Enhancing Town Centres

EM10 Open Air Markets

EM24 Town Centre Environment

2 INFORMATIVE:

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

3 INFORMATIVE:

The applicant is advised that separate advertisement consent is required for the sign(s) shown in plan 688/01 Rev A. This planning permission does not cover any advertisement sign whatsoever. It pertains only to the description stated above on

this decision notice.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Character and Appearance of the Area (SD1, SEM3, D4, D7, EM8, EM24)
- 2) Open Air Markets (EM10, D8, T6, T15, T16)
- 3) S17 Crime & Disorder Act (D4)
- 4) Consultation Responses

INFORMATION

This application is referred to the Development Management Committee at the request of a Nominated Member.

a) Summary

Statutory Return Type: Change of Use
Site Area: 48m²
Council Interest: None

b) Site Description

- Vacant site occupying a void between two commercial buildings fronting the High Street
- The site has a narrow frontage with the High Street 2m in width, tapering gradually towards the rear to a maximum width of 4.3m
- Access to a vacant plot behind 19a & 19b High Street gained through the subject site
- Two-storey structure abutting the site to the south fronting High Street, approximately 12m in depth with retail use on ground floor and residential above
- Single storey structure abutting the site to the north
- Primary frontage of Wealdstone District Centre

c) Proposal Details

- Use of site for open market trading for one market stall for sale of fruit and vegetables
- Provision of market stall storage building
- Provision of refuse enclosure
- Gates, with maximum height of 2m at street entrance
- Advertising panel 3m above ground level across width of site

d) Relevant History

LBH/15906	Erection of temporary sales stall and use part of forecourt for sale of fruit and veg.	REFUSED 06-DEC-1979
LBH/25916	Use of land as an open market with 7 market stalls	GRANTED 11-OCT-1984
LBH/39844	Erection of two storey office building	REFUSED 04-JAN-1990 APPEAL WITHDRAWN

Item 2/20: P/1044/07/DFU continued....

LBH/40214	Erection of two storey building with financial and professional use class a2 on ground floor, and business use class b1 on first floor (revised)	WITHDRAWN 28-OCT-1991
P/2586/06/DOU	Construction of two storey building for class a1 retail use (shop)	WITHDRAWN 15-NOV-2006
P/3573/06/DOU	Outline for scale, appearance & access: construction of two storey building for class a1 retail use (shop)	REFUSED 26-FEB-2007 APPEAL LODGED

Reasons for Refusal:

- 1 The proposed two-storey building, by reason of its unsatisfactory design, massing, siting and layout would provide a cramped, incongruous and discordant development which would be an inappropriate addition to the locality and would detract from the appearance and proportions of the surrounding properties, contrary to policies SD1, D4, D6 and D7 of the Harrow Unitary Development Plan (2004).
- 2 The proposed scheme by reason of its poor design and layout would provide an unsatisfactory arrangement for the disposal of refuse/waste, to the detriment to the character of the area and the amenities of future occupants contrary to policies D4 and D8 of the Harrow Unitary Plan (2004).

e) Applicant Statement

- Site located in heart of Wealdstone pedestrian area, which is characterised by retail premises with residential accommodation on upper floors
- Site was occupied by open fruit and vegetable market up to the late 1960's
- Consent granted in October 1984 for use of part of site for Market Trading purposes. A 1991 consent for an office development was not implemented
- Objective is to provide a safe, paved and well lit space for market trading to revitalise this part of Wealdstone
- Gates will be provide to prevent unauthorised access outside normal opening hours
- Level Access from the High Street will allow access for all

f) Consultations:

Policy and Research Manager: Use appears innocuous, assuming that access to adjacent properties is maintained. Enclosure of forecourt area would have unacceptable impact on streetscene.

Environmental Health (Licensing): No response received.

Highways Enforcement: This is private land. Development is acceptable provided there is no encroachment onto the public highway

Highways Engineers: Activity generated by this proposal is unlikely to create sufficient activity to warrant special concern either for the existing or future situations.

Urban Design: No objections in principle. The proposal could potentially add

to the vitality and character of the street. Signage should not be illuminated as this could look rather tacky and is not necessary. Applicant needs to address refuse storage.

Notifications:

Sent:
9

Replies:
0

Expiry:01-AUG-07

Summary of Response:

N/A

APPRAISAL

1) Character and Appearance of the Area

At present, the application site is a derelict site on Wealdstone High Street. The frontage, at 2m, is too narrow for the property to be realistically used for a conventional retail building. The site widens to 4m at the rear, making it suitable for the operation of a single market stall. This would bring the site into a productive retail use that is suitable for a town centre, would be beneficial to Wealdstone Town Centre and could assist in the revitalisation of the area. A condition restricting the hours of operation of the site has been attached to protect the amenity of neighbouring residents.

2) Open Air Markets

Policy EM10 of the UDP notes that open air markets may be permitted on suitable sites within town centres. In considering such planning applications the Council will have strict regard to the amenities of neighbouring residents; the adequacy of arrangements for access, servicing, refuse disposal and parking; and the impact of the proposal on existing shopping provision, traffic and pedestrian movement.

A restriction on the hours of operation of the market has been attached to safeguard the amenities of neighbouring residents. A further condition requiring the servicing arrangements to be approved has also been attached, in the interests of highway safety. A single market stall is not considered to attract significant pedestrian activity, and the access arrangement, through a 2m wide entrance area, is considered adequate. The proposal would not generate significant additional vehicle movements due to its town centre location.

The proposal would enhance the Town Centre environment and no evidence has been provided to indicate that it would be prejudicial to existing shopping provision.

3) S17 Crime & Disorder Act

At present, the site is closed from a point some 4m from the footway. This provides a potential hiding place on the High Street. This application includes gates to the site which can be secured shut outside of the trading hours of the site. This would assist in preventing unauthorised access to the site and could reduce other opportunities for crime in the locality.

4) Consultation Responses:

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

- Enclosure of forecourt area would have unacceptable impact on streetscene – Forecourt area would not be enclosed

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.

**SWEETMANS HALL
90 WEST END LANE, PINNER
HA5 3NT**

**Item: 2/21
P/1632/07/DLB/LH**

Ward PINNER SOUTH

LISTED BUILDING CONSENT: INSTALLATION OF INTERNAL AND EXTERNAL DRAINAGE; REFURBISHMENT OF EXTERNAL BUILDING FABRIC AT REAR

Applicant: Mr & Mrs G Atkinson
Agent: Orchard Associates
Statutory Expiry Date: 15-AUG-07

RECOMMENDATION

Plan Nos: PROPOSED INTERNAL DRAINAGE 434/9, PROPOSED REFURBISHMENT WORKS 434 7 A, PROPOSED INTERNAL DRAINAGE 434/8, DESIGN AND ACCESS STATEMENT, SITE PLAN

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

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

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2 If previously unknown evidence is discovered about historic character which would be affected by the works hereby granted, an appropriate record, together with recommendations for dealing with it in the context of the scheme, shall be approved in writing by the local planning authority before any of the permitted works are begun.

REASON: To protect the special architectural or historic interest of the listed building.

3 No plumbing or pipes, other than rainwater pipes, shall be fixed to the external faces of the building unless shown on the approved drawings.

REASON: To protect the special architectural or historic interest of the listed building.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT:

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

Harrow Unitary Development Plan:

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

D11 Statutorily Listed Buildings

2 INFORMATIVE:

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

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Listed Buildings (SD2)
- 2) Statutory Listed Buildings (D11)
- 3) S17 Crime & Disorder Act (D4)
- 4) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Listed Building Consent to alter/extend

Council Interest: None

b) Site Description

- Sweetmans Hall is an L-shaped residential property situated on the east side of West End Lane in central Pinner
- It is grade II* listed with the following description:
- Late 16th century 2-storey building of 4 irregular bays with tiled roofs, painted brick, stucco and timber framing. The main chimneystack is within a smoke bay. There is a good early 19th century projecting staircase to rear, a lower timber framed wing to right, and a good interior
- The south western bay was rebuilt in the 20th century

c) Proposal Details

- New internal drainage:
- New foul water waste pipes to be installed within house, 'de-cluttering' rear elevation, other than low-level rodding-eye bend
- New foul water waste pipes where visible internally, to be in traditional cast-iron with lead caulked joints
- New external drainage including:
- Removal of existing broken and rusty cast-iron down-pipes, repair or replace in cast-iron or aluminium to match existing traditional style. Adjust guttering to fall to downpipe positions. Reposition one down-pipe away from reveal of rear door opening
- Remove all foul water waste pipes, either exposed or concealed in ducting on rear elevation
- New below-ground foul water drain runs to existing foul water sewer
- New surface water back inlet gulleys and below ground drain runs to existing foul water sewer

Item 2/21: P/1632/07/DLB continued....

- New rainwater and foul water goods to be painted black gloss finish
- Refurbishment of external building fabric including:
- Lead drips to be tucked and wedged into joints between window and door heads and the timber horizontal frame members and pointed
- Install lead drips over rear door opening from hall, casement window GW3 and sash window GW5
- Clean down exposed brickwork, repoint where necessary and paint with white lime wash
- Allow exposed timber frame to dry out, repoint junctions between timber frame and brickwork and paint frame with white lime wash
- Removal of existing architrave to sash windows GW5 and installation of smaller architrave surround

d) Relevant History

None

e) Applicant Statement

- Sweetmans Hall is a grade II listed residence dating back to the 16th century
- Sweetmans Hall is currently undergoing refurbishment works
- Specialist timber repair company McCurdy and Co. Ltd have visited the property to inspect and repair the timber structural frame and site meetings have taken place with the council's Assistant Conservation Officer to monitor progress of the refurbishment works
- The proposed alteration and repair works take into account the Harrow Unitary Development Plan Policies SD2 and D11 relating to preserving the special interest of Listed Buildings and alterations, maintenance and repairs that preserve the character of Listed Buildings
- No access issues to address
- Proposed works take into account the appropriate Harrow UDP and Conservation team comments with a view to maintaining and preserving the fabric and character of the Listed Building

f) Consultations:

English Heritage:

The Pinner Association:

Advertisement:	Alterations/Extensions of Listed Building	Expiry:26-JUL-07
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Notifications:

Sent:	Replies:	Expiry:16-JUL-07
10	0	

Summary of Response:

N/A

APPRAISAL

- 1) Listed Buildings & Statutory Listed Buildings**
- &**
- 2) External Drainage**

The proposed external drainage alterations are outlined in the Design and Access statement and are shown in plan 434 7 A. Both show that these changes are decluttering by removing unnecessary guttering and down-pipes. Replacement fixtures and fittings would be limited in number. They would also be inconspicuous as they are small scale, would be painted in muted colours (black) and would be in a traditional style. They would also be sited so that they are unobtrusive for example by not interfering with any key features mentioned within the list description or visible from a site visit or by being below ground. No objections are raised to this drainage as it would 'utilise existing routes as far as possible with minimal amounts of intervention.' Therefore the proposed external drainage alterations would accord with Harrow UDP policy D11 'the council will ensure the protection of the borough's stock of listed buildings by only permitting alterations and extensions that preserve the character and setting of the listed building and any features of architectural or historic interest which it possesses.' Similarly, it meets Harrow UDP policy SD2: 'The council will preserve the special interest of listed buildings.'

Internal Drainage

The proposed internal drainage alterations are outlined in the Design and Access statement and are shown in plans 434 7 A and 434/8. These plans show that the proposed internal drainage items would be largely concealed and minimal in the form of just one pipe. These features would not be attached to any key features of architectural or historic interest as outlined within the list description and as visible from a site visit to the property. Again, the submitted details of drainage are considered satisfactory as they would 'utilise existing routes as far as possible with minimal amounts of intervention.' In doing so, the proposal meets Harrow UDP policies SD2 and D11 by preserving the character and special historic and architectural character of the property.

Refurbishment of external building fabric

The alterations for the proposed refurbishment of the external building fabric are outlined within the Design and Access Statement and on plan 434 7 A. This shows that these alterations are minor and in keeping with the traditional nature of the property and so will be enhancing the building's appearance. For instance, it is proposed to use white lime wash that is mentioned within the list description as part of the historic character of the property. Also, these proposals, such as lead drips over the doors and windows to reduce weathering, are designed to preserve and protect the building. Similarly, there are no objections to the proposed refurbishment of the external building fabric as this would 'improve the building's ability to breathe as well as its appearance.' The proposal therefore again meets Harrow UDP policies SD2 and D11 to preserve the special interest and character of the listed building.

3) S17 Crime & Disorder Act

There are no implications for safety and security ensuing from the proposals.

4) Consultation Responses:

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

- The proposals are considered to sensitively preserve and enhance the special character and appearance of the listed building. The proposals therefore meet Harrow UDP policies SD2 and D11 to preserve the special interest and character of the listed building. Other comments raised by the Conservation Officer are covered 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.

**EAST END FARM, MOSS LANE
PINNER, HA5 3AW**

**Item: 2/22
P/3044/06/CFU/TEM**

Ward PINNER

AMENDMENTS TO PLANNING PERMISSION P/2953/05/CFU INVOLVING ALTERATIONS TO ROOFLIGHTS AND OMISSION OF ONE ROOF VENTILATOR (BARNES A & B)

Applicant: Mr & Mrs Leaver
Agent: Foundation Architecture
Statutory Expiry Date: 03-AUG-07

**EAST END FARM, MOSS LANE
PINNER, HA5 3AW**

**Item: 2/23
P/3045/06/CLB/TBW**

Ward PINNER

LISTED BUILDING CONSENT: AMENDMENTS TO LISTED BUILDING CONSENT P/2954/05/CLB INVOLVING ALTERATIONS TO ROOFLIGHTS AND OMISSION OF ONE ROOF VENTILATOR (BARNES A & B)

Applicant: Mr & Mrs Leaver
Agent: Foundation Architecture
Statutory Expiry Date: 03-AUG-07

P/3044/06/CFU

RECOMMENDATION

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

Plan Nos: PP-001, 101

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

D11 Statutorily Listed Buildings

D15 Extensions and Alterations in Conservation Areas

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 applicant is advised that the conditions contained in planning permission P/2953/05/CFU continue to apply to the development which has commenced pursuant to that permission.

P/3045/06/CLB

RECOMMENDATION

Plan Nos: PP-001, 101

GRANT listed building consent in accordance with the development described in the application and submitted plans, subject to the following condition(s):

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT:

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

Harrow Unitary Development Plan:

SD1 Quality of Design

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

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

D11 Statutorily Listed Buildings

D15 Extensions and Alterations in Conservation Areas

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 applicant is advised that the conditions contained in listed building consent P/2954/05/CLB continue to apply to the development which has commenced pursuant to that consent.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Impact on the Listed Buildings, their settings and the character and appearance of the Conservation Area
- 2) Residential Amenity
- 3) S17 Crime & Disorder Act (D4)
- 4) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Minor Dwellings ; Listed Building Consent
Listed Building: Grade II
Conservation Area: East End Farm
Council Interest: None

b) Site Description

- Historic barns and ancillary structures off Moss Lane, Pinner, part of former East End Farm
- Barns A & B, and barns C, D & E listed Grade II
- Work currently in progress to convert barns A & B to dwellinghouse
- Site within East End Farm Conservation Area ; neighbouring buildings Tudor Cottage & East End House listed Grade II, East End Farm Cottage listed Grade II*
- Site surrounded by low density residential development in Moss Lane and East End Way

Listed Building Description

- Barn A: listed by virtue of being attached to Barn B, an early twentieth century. Structure, extended to the east, of robust agricultural style, with a long plain tiled roof, and with quirky but considered detailing, including Crittal windows and glazed gablets
- Barn B: late 17th/early 18th century, timber framed, 3-bay barn with sweeping old tile roof over out-shot on west side, central wide-gabled wagon entrance, later projecting wing to south and weather-boarded. Roof construction of staggered butt-purlin and queen strut trusses

c) Proposal Details

- Alterations to rooflights and roof ventilators approved in planning permission P/2953/05/CFU and listed building consent P/2954/05/LBC as follows:
 - Reduction in number of roof ventilators from 3 to 2 together with small change in their shape
 - Resiting of single rooflights in south-east and north-west elevations of Barn A

d) Relevant History

P/2953/05/CFU	Conversion of Barns A and B to family dwellinghouse with integral garage and	GRANTED 22-DEC-06
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P/2954/05/LBC External alterations
Listed Building Consent: Conversion of Barns A and b to single family dwellinghouse with integral garage and external and internal alterations

GRANTED
13-APR-06

Both the Planning Permission and Listed Building Consent are currently being implemented

e) Applicant Statement

- None

f) Consultations:

CAAC: No objections, provided there are no changes to dimensions

Environment Agency: Unable to comment

Thames Water: No objection

English Heritage: Notification not necessary

Advertisement:	Character of Conservation Area Extension of Listed Building	Expiry:12-JUL-07
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Notifications:

P/3044/06/CFU

Sent: 162	Replies: 1	Expiry: 04-JUL-07
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P/3045/06/CLB

Sent: 157	Replies: 0	Expiry: 04-JUL-07
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Summary of Response:

No objections, provided Condition 7 of previous planning permission and listed building consent remains (relating to all windows in south elevation of Barn A being of obscure glass and fixed shut below 1.8m above floor level)

APPRAISAL

1) Impact on the Listed Buildings, their settings, and the character and appearance of the Conservation Area

The proposed alterations to the approved scheme are minor in nature, are of an acceptable design, and would have no undue impact on the character of Barns A and B, the setting of the other listed buildings both on the site and adjacent to it, or the character and appearance of the East End Farm Conservation Area.

2) Residential Amenity

The proposals have no additional implications for residential amenity in comparison with the current permissions pursuant to which the conversion works are being carried out. All conditions which were imposed in those permissions are valid and are not prejudiced by these proposals. An

informative is suggested to advise the applicant.

4) S17 Crime & Disorder Act

There are no safety and security issues arising from this proposal.

5) Consultation Responses:

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

- Dealt in report

CONCLUSION

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

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

**Item: 2/24
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-2007

RECOMMENDATION

Plan Nos: ROX/SDC/01H Rev D, 02H Rev E, 03H Rev E, 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 E 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

A Site Visit was made by Members on 19th June 2007.

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:

- 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.
- Plans amended to show accurate reflection of the existing/proposed roof/dwelling
- Flat roof from two storey element replaced with pitched roof

d) Relevant History

WEST/44720/92/FUL	Part single, part two storey side and rear extension to form granny annexe with integral garage.	REFUSED 28-MAY-92
WEST/45320/92/FUL	Part single/part 2 storey side and rear extension to form granny annexe with integral garage (revised).	REFUSED 28-SEPT-92
WEST/45735/92/FUL	Two storey side extension with attached garage to provide granny annexe.	REFUSED 09-DEC-92
P/2708/06/DFU	Conversion of dwelling house into 4 flats together with two storey side to rear extension: single storey front and rear extensions.	REFUSED 06-DEC-06

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:	Replies:	Expiry:
10	9 letters (3 from No. 78)	2-Apr-07

Summary of Response:

- 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.

Item 2/24: P/0810/07/CFU continued....

- 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.
- No measurements on the plans.
- Overshadowing of No. 82.
- Create a terracing effect.
- Satellite dishes should not be permitted on the front elevation.
- No.s 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.

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 are two windows proposed in the first floor of the side extension. One window would serve the staircase so no loss of privacy would result. The second window at first floor level serves Bedroom 3 and the agent has confirmed over the telephone that this 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. The proposed bedroom window would not cause loss of privacy toward the neighbours at No. 78. Furthermore there would be a sufficient separation distance between the side wall at No. 78 and the side wall at No. 80 of approximately 4.6m.

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 the house or distract from the original proportions of the house.

2) S17 Crime & Disorder Act

This proposal is not considered to affect crime.

3) Consultation Responses

- 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.
- Amended plans received reflecting a true interpretation of what is occurring on site and what is proposed.
- 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

Item 2/24: P/0810/07/CFU continued....

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 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.

**LAND ADJ. TO 2 WINDSOR ROAD
R/O 122-132 WEALD LANE
HARROW, HA3 5EZ**

**Item: 2/25
P/1745/07/DFU/RV2**

Ward HARROW WEALD

TWO STOREY DETACHED HOUSE; NEW VEHICLE CROSS OVER

Applicant: Mr Abdul Basheer
Agent: Saloria Architects
Statutory Expiry Date: 20-AUG-07

RECOMMENDATION

Plan Nos: 71030-02-P3 (received 15/08/07) & Design & 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)
- (b) the ground surfacing
- (c) the boundary treatment

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

REASON: To safeguard the appearance of the locality.

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 71030-02-P3 received 15/08/07 shall be installed in the 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 southern 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 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that

Item 2/25: P/1745/07/DFU continued....

order with or without modification), no development which would otherwise fall within Classes A to F in Part 1 of Schedule 2 to that Order shall be carried out without the prior written permission of the local planning authority.

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

A: amenity space

B: parking space and to safeguard the amenity of neighbouring residents

6 The 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.

7 The development hereby permitted 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.

8 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.

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

The boundary treatment shall be completed:

a: before the use hereby permitted is commenced

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

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

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

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

10 Development shall not commence until details of on site drainage works have been submitted to and approved in writing by the local planning authority in consultation with the sewerage undertaker. No works which result in the discharge

of foul or surface water from the site shall be commenced until the on site drainage works referred to above have been completed.

REASON: To allow consultation between all sewerage and drainage asset

11 The development hereby permitted shall not commence until surface water attenuation/storage works has been provided in accordance with details to be submitted to, and approved in writing by, the local planning authority.

REASON: To prevent increased risk of flooding.

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:

SH1 Housing Provision and Housing Need

SH2 Housing Types and Mix

SD1 Quality of Design

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

H18 Accessible Homes

Supplementary Planning Guidance: Extensions A Householders Guide (2003)

Supplementary Planning Guidance: Designing New Development (2003)

Supplementary Planning Document: Accessible Homes (2006)

2 INFORMATIVE:

That part of the existing crossing that has become redundant must be reinstated as footway before the construction of the new crossover.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1)** Character and Appearance of the Area (SD1, D4, D5, SPG)
- 2)** Residential Amenity (SD1, D5, SPG)
- 3)** S17 Crime & Disorder Act (D4)
- 4)** 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

- Rectangular shaped site at a maximum depth of 51m, accessed from east side of Windsor Road between No. 2 Windsor Road, and the rear of No. 132 Weald Lane
- Site has 18 lock up garages, which are derelict, and not in use
- Site is overgrown in shrubs/weeds. There is a lot of rubbish strewn about the site
- Adjacent garden fences border site
- There is a garage within the rear garden of 132 Weald Lane. The garage faces north and is accessed from the subject site

c) Proposal Details

- Two storey detached dwelling, new vehicle cross over
- Set –in 1m from boundaries with no.2 Windsor Rd and rear gardens of No.132-122 Weald Lane
- Projects rearward for 6.5m parallel to the boundary with No.2 Windsor Rd and 11.2m parallel to the rear boundaries of No's 132-122 Weald Lane
- Width of 10m at its widest, across the site

d) Relevant History

P/3439/06	Redevelopment to provide a three storey block of 3 flats; detached 2 bedroom bungalow at rear; 5 car parking spaces and landscaping, demolition of 18 lock-up garages	REFUSED 02/05/07
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Reasons for Refusal

1 The proposed development, by reason of its size, scale, bulk, massing, design and siting, would appear unduly bulky, obtrusive, overbearing, cause loss of privacy and overshadowing to neighbouring occupiers and would detract from the streetscene and the character of the locality, to the detriment of residential amenities of neighbouring occupiers, contrary to policies SD1, SH1, D4 and D5 of the Harrow Unitary Development Plan (2004), Supplementary Planning Guidance 'Extensions: A Householders Guide' (2003) and Supplementary Planning Guidance 'Designing New Development' (2003).

2 The proposal represents an over-intensification of the use of the site and by reason of layout, design, stacking of rooms, lack of provision for people with disabilities and unsatisfactory/inadequate provision for amenity space for the proposed development would provide substandard accommodation with poor outlook and a mutual loss of privacy to the detriment of the amenities of the future occupiers of the site and neighbouring occupiers, contrary to policies SD1, SH1, D4, D5 and H18 of the Harrow Unitary Development Plan (2004) and Supplementary Planning Document: Accessible Homes (2006).

3 The proposed development would result in incapacitating the use of the garage of 132 Weald Lane due to inadequate provision of manoeuvring space thereby prejudicing safety and convenience of the occupiers of that property and future occupiers of the site, contrary to policies SD1, D4 and T13 of the

Harrow Unitary Development Plan (2004).

e) Applicant Statement

- The proposal complies with Council Policies relating to new developments, in that it complements the existing building and surrounding buildings, does not alter its scale and character, and respects the amenity, privacy, daylight and sunlight of adjoining properties and the local character and streetscene. It also complies with guidelines set out in SPG and UDP.

f) Consultations:

Highways: No objections, but part of the existing crossing that has become redundant must be reinstated as footway

Drainage: No objection subject to following conditions

Development shall not commence until details of on site drainage works have been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. No works which result in the discharge of foul or surface water from the site shall be commenced until the on site drainage works referred to above have been completed.

REASON: To allow consultation between all sewerage and drainage asset

The development hereby permitted shall not be commenced until surface water attenuation/storage works been provided in accordance with details to be submitted to, and approved in writing by, the local planning authority.

REASON: To prevent increased risk of flooding

Notifications:

Sent:
17

Replies:
0

Expiry:28-JUL-07

Summary of Response:

N/A

APPRAISAL

1) Character and Appearance of the Area

Policies SD1 and D4 seek a high standard of design and layout in all development proposals. The factors to be considered include: site and setting; context, scale and character; public realm; layout; access and movement; landscape; and refuse storage. It goes on to state that all new developments through quality of design and layout should have regard to the scale and character of the surrounding environment and should be appropriate in relation to other buildings and spaces. Paragraph 4.13 of the reasoned justification to policy D4 advises on the public realm and the visible space between buildings, and comprises the street, landscaping, building forecourt, building entrances and front elevations, and seeks to retain the traditional pattern of block, street and open space between buildings, where possible.

Council's Supplementary Planning Guidance – Extensions: A Householders

Guide (SPG) provides more detailed advice regarding the design of new buildings adjacent to existing residential property. Of particular relevance is Section 2 of the SPG – Design Principles and Elements, stating that new works should be of a size, shape and height that complement rather than dominate existing dwellings, and have no potential for excessive bulk nor impact upon the appearance of the streetscene.

The proposed new dwelling has been assessed in accordance with the HUDP and the SPG, and is considered to satisfy the stated design principles. The application site is regular in shape, and is located where the established pattern of development is characterised by large two storey detached dwellings with separation from the site boundaries, while the front and rear building lines are generally uniform and in line with one another.

The proposal would result in a dwelling that is consistent with neighbouring properties in regard to its positioning within the site, retention of a large rear garden, and location of pedestrian and vehicular access. As such, the proposed dwelling would continue the street's established pattern of development. The new dwelling design would be of a height and form, which would be consistent with surrounding properties, and would not negatively impact on the streetscene appearance.

In accordance with the Council's guidelines for single storey rear elements of dwellings, the proposed single storey rear part of the house would have a depth of 3m adjacent to the boundary with No. 2 Windsor Rd. Although part of the rear section would project for an additional metre, this is considered acceptable as it would comply with the '2 for 1 rule' in accordance with Council's guidelines. However the rear first floor element also follows the line of the ground floor element and would project for 4m from the rear two-storey wall of No.2 Windsor Rd. Taking into consideration the nature of the site and surrounding character, the projection of the first floor rear element would not appear unduly bulky, overbearing nor excessive and is considered to be in context with the surrounding environment.

This scheme is modest and a great improvement upon the previous scheme which was for a three storey block of three flats and a detached 2 bedroom bungalow on the same site.

2) Residential Amenity

In relation to No.2 Windsor Rd, the rear projection would comply with the 45-degree code. In this instance it is considered that the first floor rear element, would not appear unduly bulky, overbearing nor excessive when viewed from neighbouring dwellings and surrounding gardens including the rear of dwelling No's 132-122 Weald Lane. It would not have an unreasonable effect on outlook from the rear garden of the neighbouring dwellings at No.2 Windsor Rd and No's 132-122 Weald Lane. Furthermore, the rear projection would be subordinate to the main house and would not appear unduly bulky nor out of proportion with the rest of the proposed dwelling.

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Windows are proposed to the flank elevation facing No's 132-122 Weald Lane. These are considered acceptable in this instance as the two windows at ground floor are secondary, and would both be sited 1.8m above floor level and would be obscure glazed. Windows to the first floor level service a landing and bathroom and would both be sited 1.8m above floor level and would be obscure glazed, and as such would be considered acceptable.

3) S17 Crime & Disorder Act

There are no material planning concerns regarding this application and the above Act. The proposal is likely to improve the security of the area, given that it would secure the currently unsecured site with disused and derelict garages.

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.

SECTION 3 – OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

**LAND O/S CHASEWOOD PARK
SUDBURY HILL, HA1 3NA**

**Item: 3/01
P/1975/07/CFU/OH**

Ward HARROW ON THE HILL

10 METRE HIGH TELECOMMUNICATIONS MAST (TELEGRAPH POLE DESIGN)
WITH 1 ANTENNA AND EQUIPMENT CABINET

Applicant: Orange PCS Ltd
Agent: PHA Comms Ltd
Statutory Expiry Date: 03-SEP-07

RECOMMENDATION

Plan Nos: GLN8165/B/01D & 02C, supporting statement by PHA Communications Ltd (ref: GLN8165) and design and access statement

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

- 1 The proposal by reason of its siting, height and design would be unduly obtrusive in the streetscene to the detriment of the character and of the Sudbury Hill Conservation Area and the Harrow on the Hill Area of Special Character contrary to policies SD2, D14 and D24 of the Harrow Unitary Development Plan (2004) and the Sudbury Hill Conservation Area Policy Statement (1994).
- 2 The proposal would result in an unacceptable impact on trees of significant amenity value which, in the opinion of the local planning authority, would be detrimental to the character and appearance of the locality contrary to policies EP29 and D10 of the Harrow Unitary Development Plan (2004) and the Sudbury Hill Conservation Area Policy Statement (1994).

INFORMATIVES

1 INFORMATIVE:

The following policies in the Harrow Unitary Development Plan are relevant to this decision: SD1, SD2, SEP6, ST3, EP31, EP29, D4, D10, D14, D15, D24

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Compliance with ICNIRP (D24)
- 2) Need for Installation (D24)
- 3) Character and Appearance of Conservation Area/Area of Special Character and Visual Amenity (SD1, SD2, D4, D14, D15, D24)
- 4) Impact on Trees (EP29)
- 5) Highway Safety (D4, ST3)
- 6) S17 Crime & Disorder Act (D4)
- 7) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type:	Other
Area of Special Character	Harrow on the Hill
Conservation Area:	Sudbury Hill
Council Interest:	None

b) Site Description

- Site located on highway land on the north eastern side of Sudbury Hill, Harrow on the Hill within Sudbury Hill conservation area
- Located 23 metres to the south east of the entrance to Chasewood Park and opposite the junction with Harrow Fields Gardens
- Site is partly pedestrian footway and part green verge which contains dense foliage and a number of well established trees behind
- There is a street lamp located 10 metres to the north west and a bus stop to the south west

c) Proposal Details

- Installation of new 10m high mast with one antenna and one associated cabinet at ground level
- Cabinet measures 1.45m x 0.65m x 1.25m
- Mock telegraph pole would be finished in wood effect and cabinet would be painted midnight green

d) Relevant History

None

e) Applicant Statement

- The location was chosen as being centrally located within the area of coverage deficiency, making it capable of providing coverage along this section of Sudbury Hill and the surrounding area
- Care has been taken when locating and designing the application site in order that the design is as sympathetic as possible and use has been made if the trees and hedgerow to provide a natural back cloth
- There is an operational need for the development
- Alternative sites have been looked at but the applicant site represents the most suitable option
- The proposal complies with ICNIRP guidelines

f) Consultations:

Highways Engineer: No objection

CAAC: Proposals would be unsightly, would create a cluttering effect on the street scene, disfigure a green border and attract graffiti. There is no attempt to conceal the mast or equipment and as such they would be overly obtrusive and would cause harm to the area's character and appearance. Proposals are also contrary to policies within the Conservation Area Appraisal and Management Strategy.

Harrow Hill Trust: Objection, in light of the appeal decision, question the

justification for the need for this development

Advertisement:	Character of Conservation Area	Expiry: 16-AUG-07
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Notifications:

Sent:	Replies:	Expiry: 02-AUG-07
107	3	

Summary of Response:

Health hazard, increase difficulty for pedestrians, two schools and a hospital in close proximity, highway safety.

APPRAISAL

1) Compliance with ICNIRP

The proposal includes an ICNIRP declaration confirming compliance with the public exposure guidelines. In accordance with central government advice contained within PPG8 it is not necessary to consider further the health aspects of the proposal.

2) Need for Installation

The applicant provides technical information with regards to the current capacity and coverage. They state that the site is required to provide 3G-network coverage within the Sudbury Hill area. The submitted drive trials shows that coverage along London Road, Sudbury Hill and Greenford Road are currently at levels defined by the applicant as very low or unacceptable. Elsewhere in the text it is stated that the operator needs a site in this vicinity to provide acceptable levels of second and third generation coverage and capacity for surrounding roads, businesses and dwellings.

This is the third proposal from Orange in the past 12 – 14 months for a telecommunications installation on Sudbury Hill. One proposal was sited across the road at land adjacent to 16 Harrow Fields Gardens which was refused by the Council in August 2006 (P/1433/06/CFU). The second proposal was on the corner of Wendela Court and Sudbury Hill, which was also refused by the LPA in August 2006(P/1452/06/CFU), but was allowed at appeal in June 2007. It is not clear from the applicant's submission as to why a second 3G mast is needed or justified so close to the Wendela Court mast site.

3) Character and Appearance of Conservation Area/Area of Special Character and Visual Amenity

The street scene of Sudbury Hill is varied combining many features ranging from tall roadside walls, railings and dense planting and trees. The current proposal site close to Chasewood Park is considered to be less prominent than the Wendela Court site as it is a relatively straight stretch of Sudbury Hill rather than on a bend. However, there are concerns regarding the height and design of the proposed mast, which would look dominant in the street scene. A 10m tall mock telegraph pole would not blend in with its surroundings as it would be 2 metres taller than the adjacent lampposts and would utilise materials and a

design that would be incongruous and unsympathetic to the character and appearance of the conservation area. There are additional concerns regarding the equipment cabin, which would appear unduly obtrusive and add clutter to the street scene unless properly screened or sited further away from the road.

4) Impact on Trees

The applicant relies on the established trees and hedgerows that back the site to provide a cover and help blend the development with the surroundings. There are two Ash trees adjacent to the proposed site for the pole; one is on land belonging to Chasewood Park and the other on land, which is in the Highways ownership. This grouping of trees is recognised as a major tree mass within the Sudbury Hill Conservation Area appraisal (map J). The appraisal acknowledges that trees and planting along the roadside contribute to the visual quality of the street scene helping to soften the hard roadscape; this high level of planting is considered to be one of the positive assets and the appraisal states “it is the protection and enhancement of these assets of the Conservation Area that should be catered for in future development of the area” (Pg. 52). These trees are protected by the Conservation Area status.

The applicant submits that there would not be a need to prune the trees, however, on the submitted plan, the crown spreads of the trees are inaccurate (the crown spreads are more extensive than that shown on the drawing). The Council’s Tree Officer considers that it is likely that the Ash trees would therefore require considerable pruning to accommodate the pole and to ensure that significant signal strength is achievable. Without evidence to the contrary in this regard, the LPA considers that the installation of this development would be prejudicial to the well-established trees. It is considered that this group of trees make a recognised outstanding contribution to the amenity of this locality and there are few opportunities to protect mature trees of such high amenity value. It is therefore considered that the proposed mast would have a detrimental impact on these trees.

5) Highway Safety

There are no concerns regarding highway safety.

6) S17 Crime & Disorder Act

There are no safety and security issues arising from the proposal.

7) Consultation Responses:

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

- Awaited

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