

SECTION 1 – MAJOR APPLICATIONS

SECTION 2 - OTHER APPLICATIONS RECOMMENDED FOR GRANT

**50 SOUTH HILL AVENUE
HARROW, HA2 0NQ**

**Item: 2/01
P/2969/07/DFU/MRE**

Ward HARROW ON THE HILL

EXTERNAL ALTERATIONS AND CONVERSION OF DWELLINGHOUSE TO TWO FLATS; RETENTION OF REAR DORMER & ONE OFF-STREET PARKING SPACE & RAMP AT FRONT AND BIN STORE AT SIDE

Applicant: Mr Charles Aniya

Agent: K Sisodia

Statutory Expiry Date: 22-NOV-07

RECOMMENDATION

Plan Nos: KS/07/01 Rev B, 02 Rev B, 03, Site Plan, 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 there has been submitted to, and approved by, the local planning authority, a front garden layout. 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.

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

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

4 The development hereby permitted shall not commence until details of a scheme to provide (insert number) car parking spaces have been submitted to and approved in writing by the Local Planning Authority. Such spaces shall be provided and designed to BS 8300 specifications to enable it / them to be used by people with mobility impairments, and the space(s) shall be marked out accordingly. The development shall not be occupied or used until the spaces have been completed in accordance with the approved details and thereafter retained.

REASON: To ensure suitable parking provision for people with disabilities in accordance with the policies of the Harrow Unitary Development Plan.

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

REASON: To ensure provision of 'Lifetime Home' standard housing in accordance with the policies of the Harrow Unitary Development Plan.

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

REASON: To ensure a satisfactory form of 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:

London Plan:

3A.4

Harrow Unitary Development Plan:

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

D9 Streetside Greenness and Forecourt Greenery

H10 Maintenance and Improvement to Existing Housing Stock

EP25 Noise

T13 Parking Standards

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.

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 (London Plan & 2004 UDP)

- 1) Conversions of Houses and Other Buildings to Flats (SH1, H9)
- 2) Design, Amenity and SPG Householder Guidance (SD1, D4, D5, D8, SPG)
- 3) Traffic and Highway Safety/Parking (T13)
- 4) Lifetime Homes Standards (H18)
- 5) S17 Crime & Disorder Act (D4)
- 6) Consultation Responses

INFORMATION

This application is reported to Committee at the request of a Nominated Member.
The application was deferred for a Member site visit to take place on the 15th
December 2007.

a) Summary

| | |
|------------------------|-------------------------|
| Statutory Return Type: | Minor Dwellings |
| Car Parking: | Standard: 2.8 (maximum) |
| | Justified: See Report |
| | Provided: 1 |
| Council Interest: | None |

b) Site Description

- Mid semi detached house white rendered on the eastern side of South Hill Avenue
- 38-44 (even) South Hill Avenue are Locally Listed Buildings
- Existing hip to gable and dormer window extension and single storey rear extension

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- Rear dormer for which the applicant seeks retrospective planning permission in this application
- Front forecourt entirely hardsurfaced
- Plot slopes up from the street to the rear
- Garage at the rear of reasonably sized plot with access from the alley at rear of properties
- Close to South Harrow District Centre, bus routes and South Harrow Tube Station

c) Proposal Details

- Conversion of dwelling house to 1 x1 bedroom flat with kitchen / diner and living room on ground floor; 1 x 2 bedroom flat with kitchen and living room on first floor and in extended roof space
- Division of the rear garden to provide private amenity space for each flat with side access for upper floor flat
- Refuse storage to side along northerly flank wall of dwelling
- One parking space on front forecourt with scheme of soft landscaping

Revisions to Previous Application:

Following the previous decision (P/1571/07/DFU) the following amendments have been made:

- Retrospective permission sought for existing rear dormer
- Revised front garden layout
- Compliance with Lifetime Homes Standards

d) Relevant History

| | | |
|---------------|---|----------------------|
| P/1551/05/DFU | Alterations to roof to form end gable and rear dormer | REFUSED 12-AUG-05 |
|---------------|---|----------------------|

Reason for Refusal

The proposed end gable would be unduly obtrusive, result in loss of light and overshadowing, and would be detrimental to the visual and residential amenities of the occupier of the neighbouring property.

| | | |
|---------------|--|----------------------|
| P/2759/05/DCP | Certificate of lawful proposed development: loft conversion incorporating hip to gable | GRANTED 17-NOV-05 |
|---------------|--|----------------------|

| | | |
|---------------|---|----------------------|
| P/1571/07/DFU | Conversion of dwellinghouse into two flats and external alterations | REFUSED 10-AUG-07 |
|---------------|---|----------------------|

Reason for Refusal

The proposal by reason of unsatisfactory forecourt layout, non-compliance with the Lifetime Homes Standards, excessive hard surfacing and inadequate scope for soft landscaping would provide sub standard accommodation to the detriment of the amenities of future occupiers of the site and would detract from the appearance of the property in the street scene and visual amenity of the locality contrary to policies SD1, D4 D9, H9 and H18 of the Harrow Unitary Development Plan (2004) and Supplementary Planning Documents: Access for All and Accessible Home

e) Applicant Statement

- Design & Access Statement has been submitted

f) Consultations:

None

Notifications:

Sent:
6

Replies:
2

Expiry: 22-OCT-07

Summary of Response:

Rear dormer previously refused; proposal does not significantly differ from that previously refused for conversion to 2 flats; sewer and drainage concerns; proposal would set undesirable precedent; single family home becoming rare due to conversions; loss of privacy from rear dormer; loss of character of semi-detached family dwellings; harmful to appearance.

APPRAISAL

1) Conversions of Houses and Other Buildings to Flats

The ground floor flat meets the recommended space standards for flats issued by the Council's Environmental Health Services Division. The living room and kitchen of the upper floor flat are deemed to be marginally restricted in size, with the kitchen being to a floor area of 6.4m² and the living room to 13.2m². The overall habitable floor space of the flat does however comfortably comply with guidelines and it is therefore considered that this factor should not warrant the refusal of the scheme.

The submitted plans show the layout of the rooms in each unit to be acceptable in relation to one another, and the vertical arrangement of rooms sufficiently reduces potential for noise transmission between units and therefore are deemed to provide satisfactory living accommodation for future occupiers

With regards to accessibility, the proposal is in compliance with Lifetime Homes Standards and is considered to be acceptable in this respect.

The proposed garden layout would see both the ground floor flat and the upper floor flat provided with a section (approximately half each). The section attributed to the ground floor flat would be accessed directly from the rear of this unit. The upper floor flat would access the rear section via the side access and passageway.

With both flats being provided with approximately 100m² of garden space, the provision and means of access are considered to be acceptable.

Refuse and recycling bin storage would be sited to the side of the property, along the southerly flank boundary. The adjacent dwelling on this side at No.48 has a side garage directly adjacent to the proposed bin enclosure, which together with no windows in the adjacent dwelling being near the proposed siting, it is considered that no harmful impact on the living amenity of the adjacent occupiers from the refuse storage arrangements would occur.

It is considered that the proposed front garden layout would provide a sufficient level of soft landscaping and planting, and with refuse storage sufficiently out of

view from the front, the proposed development is not considered to be detrimental to the appearance of the streetscene.

2) Design, Amenity and SPG Householder Guidance – Retention of Rear Dormer

The rear dormer is spaced 1m from the gabled roof edge, set back 1m from the roof eaves to comply with the relevant SPG. It is spaced 0.4m however from the party wall, 0.1m short of the stated minimum spacing of 0.5m in SPG. The view is taken that the 0.5m spacing from the top of the dormer to the ridgeline of the roof provides enough space around the dormer to make it sufficiently subordinate to rear roof slope and is therefore considered to be acceptable. The proposed rear dormer is not considered to present any issue of unreasonable levels of overlooking in this residential locality and is therefore considered to be acceptable.

3) Traffic and Highway Safety/Parking

The Council's UDP sets maximum car parking standards and as such there is no minimum. The proposal provides a parking space on the front garden. This provision for 2 units in this location is deemed to be acceptable by the Council's Highways Engineer and the site's proximity to South Harrow Station and shops within the district centre would make the units suitable for non-car owning occupiers.

4) Lifetime Homes Standards (H18)

As this is a new development it is considered reasonable to expect the new dwellings to comply closely with Lifetime Homes Standards as found within the 'Accessible Homes' SPD. It is considered that these standards have been complied with and the proposal is considered to be acceptable in this respect.

4) S17 Crime & Disorder Act

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

5) Consultation Responses:

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

- Rear dormer previously refused – reason for refusal formed around proposed end gable
- Proposal does not significantly differ from that previously refused for conversion to 2 flats – proposal has been revised to address reason for refusal relating to front garden layout and compliance with the Lifetime Homes Standards
- Sewer and drainage concerns – not deemed to be a planning consideration in this context.
- Loss of character of semi-detached family dwellings / harmful to appearance – the property would retain a single entrance as viewed from the front and would keep the character of a single dwellinghouse as viewed from the streetscene
- All other issue addressed in the 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.

**32 ROXBOROUGH ROAD
HARROW, HA1 1PA**

**Item: 2/02
P/2559/07/DFU/GL**

Ward GREENHILL

CONVERSION OF DWELLINGHOUSE INTO TWO FLATS; TWO STOREY SIDE EXTENSION; SIDE PORCH (RESIDENT PERMIT RESTRICTED)

Applicant: Mr J Fisher
Agent: G M Simister Frics
Statutory Expiry Date: 01-OCT-07

RECOMMENDATION

Plan Nos: Site Plan; ROX-32c (Received 06-Nov-2007); 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 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-32 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 parking space 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.

5 Notwithstanding the details shown in drawing ROX-32c, 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 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.

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

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

7 The development hereby permitted shall not commence until details of a scheme to provide (insert number) car parking spaces have been submitted to and approved in writing by the Local Planning Authority. Such spaces shall be provided and designed to BS 8300 specifications to enable it / them to be used by people with mobility impairments, and the space(s) shall be marked out accordingly. The development shall not be occupied or used until the spaces have been completed in accordance with the approved details and thereafter retained.

REASON: To ensure suitable parking provision for people with disabilities in accordance with the policies of the Harrow Unitary Development Plan.

8 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 London Plan and-or 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:

London Plan Policie(s)

3D.1, 3D.4

Harrow Unitary Development Plan:

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

D9 Streetside Greenness and Forecourt Greenery

H10 Maintenance and Improvement to Existing Housing Stock

T13 Parking Standards

Supplementary Planning Guidance: Extensions: A Householders' Guide

Supplementary Planning Document: Accessible Homes

Supplementary Planning Document: Access for All

2 INFORMATIVE:

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

3 INFORMATIVE:

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.

4 INFORMATIVE:

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

5 INFORMATIVE:

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

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

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

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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.

6 INFORMATIVE:

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

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

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

MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)

- 1) Character and Appearance of the Area (D4, D5, SPG)
- 2) Residential Amenity (D4, D5, SPG)
- 3) Flat Conversion (3D.1, 3D.4) (D4, D5, D9, H10, T13, SPG, SPDs)
- 4) S17 Crime & Disorder Act (D4)
- 5) Consultation Responses

INFORMATION

This application is referred to committee at the request of a Nominated Member.
This application was deferred at DMC on 21 November 2007 for a Members Site Visit that took place on 15 December 2007.

a) Summary

Statutory Return Type: Minor Dwellings
Council Interest: None

b) Site Description

- Two-storey dwelling on west side of Roxborough Road close to Harrow Town Centre
- Existing house has main entrance on southern flank elevation
- Site backs onto Harrow Recreation Ground
- Property has a two-storey rear projection, 3m wide and 5m deep at boundary with neighbouring attached dwelling (34 Roxborough Road), which has a 5m deep single-storey projection
- Adjoining property to north (34 Roxborough Road) has been converted to three self-contained flats (resident permit restricted)
- Adjacent property to south (26 Roxborough Road) is a new block of four self-contained flats (allowed on appeal)
- Residential parking controls are in force

c) Proposal Details

- Two-storey side extension: 3.6m wide and 9.5m deep across entire length of main dwelling house. First floor to be set back 1m from front building line. Extension to have subordinate pitched roof. Extension to be glazed at front and rear with a landing window and the main entrance doors on the flank elevation
- Conversion of extended property into two self-contained two-bedroom flats. Bin storage areas to be provided at the rear of property. Each flat to have a dedicated rear garden
- Entrances to flats would be on flank elevation with a canopy over. One parking space would be provided in front garden area, with remaining forecourt area landscaped

d) Relevant History

None

e) Applicant Statement

- Proposal meets minimum room standards; accessible parking will be provided; ground floor flat will be suitable for wheelchair user; internal arrangements have suitable stacking; landscaping will be provided; extension complies with SPG guidelines.

f) Consultations:

Harrow Hill Trust: No response received

Highways Engineers: No objection subject to the development being defined as "Resident Permit Restricted". A condition based on HWY_FRNT should be applied to prevent indiscriminate crossing of the footway

Drainage Engineers: No response Received

Notifications:

Sent:
10

Replies:
2

Expiry: 20-SEP-07

Summary of Response:

Roxborough Road Residents Association: No objection, provided materials match existing.

Neighbour: OS map out of date; overshadowing of flank windows; siting of bins would cause odour nuisance; parking decreases landscaped area; minimum distance between buildings not adhered to; overlooking; overdevelopment; parking pressure.

APPRAISAL

1) Character and Appearance of the Area

There is no single property type in Roxborough Road. The street scene comprises mainly two-storey semi-detached dwellings, some of which have been converted into flats, but there are also some purpose-built blocks of flats, including the neighbouring property, 26 Roxborough Road and 19-21 Roxborough Road.

The proposal would complement the existing pattern of development in the area, and the conversion of the property into two flats would not be out of character with the area.

2) Residential Amenity

The dimensions of the proposed two-storey side extension comply with the SPG. The extension would not project beyond the existing rear building line, the first floor is set back by 1m on the front elevation and it does not breach the horizontal 45° code with respect to the neighbouring buildings. The glazing at front and rear would not cause overlooking. The flank wall of the proposed extension would be approximately 1.5m from the southern boundary of the site. The northern flank wall of the block of flats at 26 Roxborough Road is approximately 2.3m from the shared boundary. The flats at 26 Roxborough Road, which were constructed following an appeal decision in 2001, have north facing kitchen windows in the flank elevation. The main illumination to the through lounge/kitchen in these flats is from rear windows. The two-storey side extension would be to the north of, and separated from those windows by

approximately 3.5m, and would not cause undue overshadowing of, or loss of light to those windows.

A small flank landing window is proposed for the extension. Subject to a condition requiring the window to be obscure glazed, this is considered acceptable.

The existing house has its entrance on the flank elevation, and the location of two front doors under a similarly-sited canopy would not detract from the appearance of the streetscene and would not give rise to unacceptable levels of overlooking.

The proposal would also improve the quality of accommodation at the site as the third bedroom of the existing house is accessed from another bedroom.

3) Flat Conversion

The proximity of the premises to Harrow Town Centre, with its associated facilities and transport links, makes it suitable in principle for conversion. The room sizes of both flats exceed the minimum requirements recommended by the Institute of Environmental Health Officers, and internal arrangements provide a suitable standard of layout and circulation space. The parking space at the front of the property is capable of enlargement to 3.3m in width, and the ground floor flat conforms to Lifetime Homes standards.

The occupiers of both flats would have access to the rear garden via the accessway at the side of the proposed extension. The refuse storage areas would also be at the rear of the property and would therefore not result in visual clutter on the forecourt or the streetscene.

The existing property has a parking space in the forecourt, which would be moved such that it is directly in front of the side extension and allows for easy pedestrian access to the front doors. A condition requiring a low wall over the remainder of the forecourt to be constructed has been added to this permission to prevent indiscriminate crossing of the footway. The town centre location of this property makes the provision of a single parking space appropriate. There are residential parking controls in force and the Highways Engineers have no objection, subject to the proposal being described as 'resident permit restricted' which would make the future occupiers of the site ineligible for resident's parking permits in the CPZ to mitigate any future parking pressure in the vicinity.

The remainder of the forecourt would be landscaped, and a condition requiring this landscaping to be implemented and maintained has been added to this permission.

4) S17 Crime & Disorder Act

The proposal would not have any impact on crime and disorder in the area.

5) Consultation Responses:

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

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- OS map out of date – Ordnance Survey maps updated periodically, not a material planning consideration
- Other issues 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.

**LAND REAR OF CHURCH FARM
HIGH STREET, PINNER, HA5 5PJ**

**Item: 2/03
P/1974/07/CFU/DC3**

Ward PINNER

TWO STOREY BUILDING AND CONVERSION OF 'THE STUDIO' TO PROVIDE 4 DWELLINGS; ALTERATIONS TO AND REFURBISHMENT OF OUTBUILDING TO FORM DWELLING; BIN STORE, PARKING AND VEHICULAR ACCESS (REVISED) (RESIDENT PERMIT RESTRICTED)

Applicant: Henry Homes Plc
Agent: PHD Chartered Town Planners
Statutory Expiry Date: 18-SEP-07

RECOMMENDATION

Plan Nos: 03/2242/100C, 03/2242/101C, 03/2242/102C, 03/2242/103B, 03/2242/104C, 03/2242/34, Flood Risk Assessment (report ref: C610-01), Historical Assessment Report, Outbuildings Condition Report, Design & Access Statement, Arboricultural Implication Study & Tree Protection Strategy (dated 16/7/03)

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 There shall be no raising of existing ground levels on the site.

REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

3 There shall be no storage of any materials including soil within that part of the site liable to flood as delineated on the attached plan.

REASON: To ensure that there will be no increased risk of flooding to other land/properties due to impedance of flood flows and/or reduction of flood storage capacity.

4 Finished floor levels of the development allowed by this permission shall be 600mm above the 1 in 200 year flood level of 49.875 AOD and shall not be altered without the prior written consent of the Local Planning Authority.

REASON: To reduce the risk of flooding as this site is protected by a barrier bank which may breach or overtop.

5 No development shall take place until the applicant has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority.

Item 2/03: P/1974/07/CFU continued....

REASON: The development of this site is likely to damage archaeological remains. The applicant should therefore submit detailed proposals in the form of an archaeological project design. This design should be in accordance with the appropriate English Heritage guidelines.

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

The boundary treatment shall be completed:

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

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

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

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

(a) 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.

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 hereby permitted shall not commence until the following:

- 1) A Tree Protection Plan;
- 2) An Arboricultural Method Statement.

Item 2/03: P/1974/07/CFU continued....

have been submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure the development does not result in undue damage to existing trees on site and to ensure compliance with BS: 5837 "Trees in Relation to Construction - Recommendations" (2005).

11 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.

12 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, the character of the conservation area and the setting of the listed building.

13 The development hereby permitted shall not be occupied until the car parking, turning and loading area(s) shown on the approved plan number 03/2242/100/B have been constructed and surfaced with impervious materials, and drained in accordance with details submitted to, and approved in writing by, the local planning authority. The car parking spaces shall be permanently marked out and used for no other purpose, at any time, without the written permission of the local planning authority.

REASON: To ensure the satisfactory provision of parking areas, to safeguard the appearance of the locality and in the interests of highway safety.

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

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

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

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

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

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

16 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.

17 Details for drainage of the development must be submitted to and approved in writing by the Local Planning Authority prior to commencement of works on site.

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

18 The existing right of way from the site to Paines Lane shall be kept unobstructed at all times.

REASON: To ensure a satisfactory means of access.

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 London Plan and-or 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:

The London Plan 2004 Policies:

3A.1, 3A.4, 4A.2, 4B.3, 4C.6

Harrow Unitary Development Plan:

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

D11 Statutorily Listed Buildings

D14 Conservation Areas

D15 Extensions and Alterations in Conservation Areas

D20 Sites of Archaeological Importance - Field Evaluation

D21 Sites of Archaeological Importance - Land Use Management

D22 Sites of Archaeological Importance - Archaeological Investigation

EP11 Development within Floodplains

T13 Parking Standards

T15 Servicing of New Developments - Council's Adoptable Standards

Supplementary Planning Guidance: Extensions: A Householders' Guide

Supplementary Planning Guidance: Designing New Development

Supplementary Planning Document: Access for All

2 INFORMATIVE:

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

3 INFORMATIVE:

In June 2006 Harrow Council adopted two Supplementary Planning Documents: "Access for All" and "Accessible Homes", containing design guidelines for the provision of safe and convenient access for all disabled groups. Both documents can be viewed on the Planning pages of Harrow Council's website - the URL addresses are Access for All: http://www.harrow.gov.uk/downloads/AccessforallSPD_06.pdf
Accessible Homes: <http://www.harrow.gov.uk/downloads/AccessibleHomesSPD.pdf>

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

6 INFORMATIVE:

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

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

7 INFORMATIVE:

There may be public sewers crossing / adjacent to the site, so no building will be permitted within 3m of the sewers. The applicant should contact the Area Service

Manager, Mogden, at Thames Water Utilities at the earliest opportunity, in order to establish the likely impact of this development upon the sewerage infrastructure.
Tel: 0645 200 800

8 INFORMATIVE:

Any detailed application should include a design statement that demonstrates how crime prevention measures have been considered. These should as appropriate reflect each of the seven attributes of sustainability linked to crime prevention introduced in part 2 of "Safer Places – The Planning System and Crime Prevention".

9 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 (London Plan & 2004 UDP)

- 1) Design and Character of Surrounding Area (D4, D5, D10, D11, D14, D15, D20, D21, D22)
- 2) Neighbouring Amenity (D4, D5, D9, D10)
- 3) Accessible Homes (3A.4)
- 4) Development on Flood Plains (EP11 & 4C.6)
- 5) Parking & Access (T13, T15)
- 6) Housing Provision and Need (3A.1, 3A.4, 4B.3)
- 7) S17 Crime & Disorder Act (D4)
- 8) Consultation Responses

INFORMATION

This application was deferred at DMC on the 21st of November for members site visit that took place on the 15th of December 2007.

a) Summary

| | |
|------------------------|--------------------|
| Statutory Return Type: | Minor Dwellings |
| Conservation Area: | Pinner High Street |
| Site Area: | 0.3 ha |
| Density: | 90 hrph 17 dph |
| Car Parking: | Standard: 9 |
| | Justified: 10 |
| | Provided: 10 |
| Council Interest: | None |

b) Site Description

- 3000m² site located behind the Grade II listed building known as Church Farm incorporating in part of the property at 47 High Street
- The overall site is accessed via a long narrow drive from High Street
- To the northwest is a relatively modern dwelling at 45 High Street
- The Studio is a converted stable building
- A carport, shed and telecoms tower within associated equipment lies between 45 & 47 High Street
- Plot 5 in relatively dilapidated condition
- Located in Pinner High Street Conservation Area
- Site historically part of Church farm with surviving references to the areas agricultural past
- Identified Archaeological Priority Area
- Numerous trees on site
- Permission granted for Pinner Medical Centre (P/2605/06/CFU) adjacent to site
- Existing 2m wide right of way off Paines Lane giving pedestrian access to the site

c) Proposal Details

- Construction of two-storey building and conversion of 'The Studio' to provide 3x4 bedroom and 1x3 bedroom dwellings
- Alteration and refurbishment of grade II curtilage listed outbuilding to form 1x2 bedroom single family dwelling
- Provision of bin store, parking for 10 cars and access

Revisions to Previous Application:

Following the previous decision (P/3476/06/CFU) the following amendments have been made:

- Compliance with Lifetime Homes Standards
- Flood risk assessment report submitted
- Retention of 'The Studio'
- High pitched roofs at constant level for proposed buildings
- Enclosed courtyard/parking area
- Revised building footprint

d) Relevant History

| | | |
|---------------|--|------------------------|
| P/1253/04/CFU | Four two storey detached dwellings and re-furbishment of outbuilding to form dwellinghouse and removal of telecom mast | REFUSED 14-APR-2005 |
|---------------|--|------------------------|

Reasons for Refusal:

1. The proposed development, by reason of its bulk, layout and unsatisfactory design, would result in an overdevelopment of the site, visually intrusive and overbearing and would not respect the scale and massing of the adjacent properties to the detriment of amenity of residential occupiers, would fail to preserve or enhance the appearance and character of this part of the Conservation Area and would detrimentally affect the setting of the listed building, Church Farm.

Item 2/03: P/1974/07/CFU continued....

2. The proposed refurbishment of the listed outbuilding at plot 5 to form a dwelling house would have a detrimental effect on the character of the building and the setting of the listed building, Church Farm.

3. The proposed development would have a detrimental impact on protected trees of significant amenity and landscape value, or would create pressure for their later removal, which would be detrimental to the character and appearance of the locality.

4. The proposed upper floor south facing windows of plot 1 would allow overlooking of the adjoining properties and result in an unreasonable loss of privacy to their occupiers.

5. Plot 4 and Plot 5 would have inadequate rear garden amenity space thus providing an inadequate standard of amenity for future occupiers.

6. The proposed development would be likely to prejudice remains of archaeological importance.

P/3476/06/CFU Two storey building to provide three dwellings; two storey detached dwelling; alterations to and refurbishment of outbuilding to form dwelling; bin store, parking & vehicular access

REFUSED
14-FEB-2007
UNDER APPEAL

Reasons for Refusal:

1. The proposed development, by reason of unsatisfactory design and layout, would fail to meet Lifetime Homes Standards and Secured by Design Principles contrary to policies SD1, D4 & H18 of the Harrow Unitary Development Plan 2004 and Accessible Homes Supplementary Planning Document, April 2006.

2. The proposed development, by way of failing to clearly demonstrate that the principle of the development is acceptable in a high risk flood zone (Zone 3) as defined in the Environment Agency's Flood Zones and as required by Government Guidance in PPS25, is considered unacceptable and contrary to policies SEP2 and EP11 of the Harrow Unitary Development Plan 2004.

3. The proposed development by way of poor design would result in unacceptable development which fails to preserve or enhance the character or appearance of the conservation area and the adjacent Grade II Curtilage Listed Building contrary to policies SD1, SD2, D4, D5, D11, D14 & D15 of the Harrow Unitary Development Plan 2004 and Supplementary Planning Guidance on Designing New Development, March 2003.

e) Applicant Statement

- Design approach is to create a courtyard layout reflective of a traditional farmyard
- Scheme seeks to articulate the farmyard setting to Church Farmhouse and the overall building mass assists in creating such a setting
- 47 High Street (The Studio) excluded from Conservation Area
- The site forms a highly sustainable location for new residential development accessible to a wide range of facilities and public transport facilities

- The courtyard will provide an intimate setting for the dwellings, however their private amenity areas display a different characteristic with open areas largely free of overlooking
- Site is access via the existing access road from High Street
- Proposed building at Plot 5 is an adaption and reinstatement of the existing structure and the studio is largely retained as such their retention leads to a negligible change in the scale of the existing development
- Surrounding buildings are a mix of residential and commercial buildings over 2 storeys in height
- Courtyard will be largely hard standing to reflect the traditional farmyard character
- The site allows for vehicular and pedestrian access via High Street between 43 & 45 High Street. Pedestrian access also available to the east of Paines Lane adjacent to the collapsed outbuilding (Plot 5)
- All new dwellings have been designed to meet the Lifetime Homes Standards

f) Consultations:

Environment Agency: No objection

Pinner Association: No response

Advertisement: | Character of Conservation | Expiry: 06-SEP-07
| Area |

Notifications:

Sent:
42

Replies:
2

Expiry: 31-AUG-07

Summary of Response:

Public given insufficient time to comment; proposed plans show access on to neighbours garden at 72 Paines Lane; application invalid as they do not own all the land in application site; proposal not substantially different to previously refused schemes; proposal would adversely affect TPO's on site, proposal detrimental to the character and appearance of the locality; proposal does not comply with HUDP policies SD1 and SD2; overlooking of rear garden area at 72 Paines Lane; proposal would be excessively tall and bulky, rear garden areas of some plots will be severely diminished with the retention of some existing trees; pedestrian access from site onto Paines Lane is actually right of way for vehicles; increase in noise disturbance and associated activity; harmful affect of pedestrian and highway safety.

APPRAISAL

1) Design & Character of Surrounding Area

The site is situated within the Pinner High Street Conservation Area and as such any development must preserve or enhance the character or appearance of the area. Overall the proposed redevelopment of the site is considered to be an improvement on the previous scheme.

Plot 5 is a Grade II Curtilage Listed Building. The special character of the

outbuilding is derived from its longstanding relationship as an ancillary building to Church Farm, having formed part of its farmyard. It is historically and socially important in this context and is interesting for its building types and construction techniques. Given the buildings current dilapidated state the proposed restoration of the building is supported in principle. In terms of design, the proposed alterations to this building are considered to be sympathetic to the character and appearance of the Grade II listed Building.

The Studio contains historic fabric that makes a positive contribution to the character of the conservation area; therefore its retention and restoration is supported in principle.

It is considered that the development should attempt to reflect the original farmyard type setting with the layout and design of the buildings. In this instance the overall proposal is a marked improvement on the previous scheme and reflects this traditional farmyard setting. In particular the high pitched roofs and enclosed courtyard/parking area is consistent with the traditional appearance of the farm buildings.

The proposal is considered to comply with policy D4 explanatory paragraph 4.11 of the Harrow Unitary Development Plan 2004 (HUDP), which states that *'buildings should respect the form, massing composition, proportion and materials of the surrounding townscape'*. This requirement is reinforced under PPS1, which states that development should respond to their local context and create or reinforce local distinctiveness. The majority of residential dwellings in the immediate vicinity are 2 ½ -storey detached buildings with large garden areas.

Furthermore, explanatory paragraph 4.10 states that *'development should be designed to complement their surroundings and have a satisfactory relationship with adjoining buildings and spaces'*.

The proposed development would reflect the character and appearance of the existing grade II listed building at Church farm, and is therefore considered compliant with policies D4 and D11 of the HUDP 2004.

Overall the proposal is considered to preserve and enhance the character and appearance of the conservation area and Church Farm Listed building, in line with policies in the HUDP 2004 and Supplementary Planning Guidance on Designing New Development.

2) Neighbouring Amenity

The proposed buildings are over 20m away from the closest building (Church Farm), 34m away from 43 High Street and over 75m away from 74 Paines Lane. Loss of neighbouring light is not an issue with the proposed development with no contravention of Councils 45° Code. Overlooking and loss of neighbouring privacy are not considered to be issues. There would be no direct overlooking of neighbouring habitable room windows or private amenity space as a result of the development.

Relationship to the approved Pinner Medical Centre (ref: P/2605/06/CFU) on the northern boundary is considered acceptable. There would be 3 habitable room windows facing the Pinner Medical Centre site, however the distance between the building and two of the habitable room windows is over 18m, which is considered an acceptable distance. The third habitable room window would look directly onto a blank façade at first floor level. Being a non-existent D1 use there are not the same concerns with regards to loss of privacy as there are with neighbouring residential dwellings.

Rear garden amenity space is smaller than the majority of surrounding properties, which mostly have very large garden areas. In terms of providing adequate private amenity space however the allocated space is considered to be satisfactory for future occupants.

Noise is not considered to be an issue with the proposed development. As the parking is located in the centre of the site far away from neighbouring properties there would not be any noticeable adverse effect on neighbouring amenity.

Overall the proposed development is considered to comply with policies D4, D5, EP25 of the HUDP 2004 and Supplementary Planning Guidance Designing New Development (March 2003)

3) Accessible Homes

The proposed development complies with Lifetime Homes Standards and Harrow Council SPD on Accessible Homes.

4) Development on Flood Plains

Subject to conditions attached to this report, the proposed development satisfies the Environment Agency that the principle of development is acceptable by meeting the relevant criteria under PPS 25 (Development and Flood Risk).

The proposal is therefore considered to comply with policy EP11 of the HUDP 2004.

5) Parking & Access

The proposed development makes provision for the parking of 10 cars. Given the location of the site to good public transport links this parking provision is considered acceptable.

Vehicular access to the site is off High Street, utilising the existing access road. No objections have been raised from highways officers and from a traffic management perspective and highway safety perspective the proposed development is considered acceptable.

6) Housing Provision and Need

The proposed development provides 5 new residential dwellings ranging in size from 2-4 bedrooms. This type of family sized housing is in relative short supply in the borough. Therefore this provision of additional housing stock is

supported in principle and generally in line with policies SH1, SH2, and H9.

The overall density of the proposed development is below what is expected under policy H4 of the HUDP 2004, which requires a minimum of 150 habitable rooms per hectare for all new residential developments. However given the character of the surrounding area, 90 habitable rooms per hectare is considered to be acceptable in this location.

7) S17 Crime & Disorder Act

The proposed development represents an improvement with regards to addressing the basic principles of Safer Places. The site offers good natural surveillance and access to rear garden areas is restricted through planting and appropriate building positioning.

Secured by Design is not being actively pursued by the local planning authority in the absence of a Crime Prevention Design Advisor.

8) Consultation Responses:

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

- Access to Paines Lane right of way for vehicles – a condition is attached to this report requiring the access to be left unobstructed.

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 R/O CHURCH FARM
HIGH STREET, PINNER
HA5 5PJ**

**Item: 2/04
P/1977/07/DLB/DC3**

Ward PINNER

LISTED BUILDING CONSENT: RECONSTRUCTION AND REFURBISHMENT OF
OUTBUILDING TO FORM A DWELLINGHOUSE

Applicant: Henry Homes Ltd
Agent: PHD Chartered Town Planners
Statutory Expiry Date: 18-SEP-07

RECOMMENDATION

Plan Nos: 03/2242/34, Historical Assessment Report, Outbuildings Condition
Report, 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 Detailed drawings, specifications, or samples of materials as appropriate in
respect of the following shall be agreed in writing by the local planning authority
before the relevant part of the work is begun:

- a) Treatment of interior walls and flooring
- b) Treatment of underside of roof and insulation
- c) Timber
- d) Brickwork
- e) Tiles
- f) Doors and doorways
- g) Windows and window surrounds
- h) Details to show how the garden wall of Church Farmhouse will be secured/used
as part of the development

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

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

3 All new external and internal works and finishes and works of making good to the
retained fabric shall match the existing adjacent work with regard to the methods
used and to material, colour, texture and profile, unless shown otherwise on the
drawings or other documentation hereby approved or required by any conditions(s)
attached to this consent.

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

4 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.

5 The position, type and manner of installation of all new and relocated services and related fittings shall be adequately specified in advance of any work being carried out, and the prior written approval of the local planning authority obtained wherever these installations are to be visible or where ducts or other methods of concealment are proposed.

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

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the London Plan and-or 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:

The London Plan Policies

3A.1, 3A.4, 4A.2, 4B.3

Harrow Unitary Development Plan:

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

D11 Statutorily Listed Buildings

D14 Conservation Areas

D15 Extensions and Alterations in Conservation Areas

D20 Sites of Archaeological Importance - Field Evaluation

D21 Sites of Archaeological Importance - Land Use Management

D22 Sites of Archaeological Importance - Archaeological Investigation

SEP2 Water

EP11 Development within Floodplains

T13 Parking Standards

T15 Servicing of New Developments - Council's Adoptable Standards

Supplementary Planning Guidance: Extensions: A Householders' Guide

Supplementary Planning Guidance: Designing New Development

Supplementary Planning Document: Accessible Homes

2 INFORMATIVE:

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

3 INFORMATIVE:

The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal

Item 2/04: P/1977/07/DLB continued....

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 (London Plan & 2004 UDP)

- 1) Design and Character of Surrounding Area (3A.1, 3A.4, 4A.2, 4B.3) (D4, D5, D10, D11, D13, D14, D15, D20, D21, D22)
- 2) S17 Crime & Disorder Act (D4)
- 3) Consultation Responses

INFORMATION

This application was deferred at DMC on the 21st of November for members site visit that took place on the 15th of December 2007.

a) Summary

Statutory Return Type: Minor Dwellings
Conservation Area: Pinner High Street
Council Interest: None

b) Site Description

- 3000m² site located behind the Grade II listed building known as Church Farm incorporating in part of the property at 47 High Street
- The overall site is accessed via a long narrow drive from High Street
- To the northwest is a relatively modern dwelling at 45 High Street
- The Studio is a converted stable building
- A carport, shed and telecoms tower within associated equipment lies between 45 & 47 High Street
- Plot 5 in relatively dilapidated condition
- Located in Pinner High Street Conservation Area
- Site historically part of Church farm with surviving references to the areas agricultural past
- Identified Archaeological Priority Area
- Numerous trees on site
- Permission granted for Pinner Medical Centre (P/2605/06/CFU) adjacent to site
- Existing 2m wide right of way off Paines Lane giving pedestrian access to the site

c) Proposal Details

- Reconstruction of existing outbuilding to form dwelling house.

d) Relevant History

| | | |
|---------------|--|------------------------|
| P/1253/04/CFU | FOUR TWO STOREY DETACHED DWELLINGS AND RE-FURBISHMENT OF OUTBUILDING TO FORM DWELLINGHOUSE AND REMOVAL OF TELECOM MAST | REFUSED 14-APR-2005 |
|---------------|--|------------------------|

Reasons for Refusal:

1. The proposed development, by reason of its bulk, layout and unsatisfactory design, would result in an overdevelopment of the site, visually intrusive and overbearing and would not respect the scale and massing of the adjacent properties to the detriment of amenity of residential occupiers, would fail to preserve or enhance the appearance and character of this part of the Conservation Area and would detrimentally affect the setting of the listed building, Church Farm.

2. The proposed refurbishment of the listed outbuilding at plot 5 to form a dwellinghouse would have a detrimental effect on the character of the building and the setting of the listed building, Church Farm.

3. The proposed development would have a detrimental impact on protected trees of significant amenity and landscape value, or would create pressure for their later removal, which would be detrimental to the character and appearance of the locality.

4. The proposed upper floor south facing windows of plot 1 would allow overlooking of the adjoining properties and result in an unreasonable loss of privacy to their occupiers.

5. Plot 4 and Plot 5 would have inadequate rear garden amenity space thus providing an inadequate standard of amenity for future occupiers.

6. The proposed development would be likely to prejudice remains of archaeological importance.

P/3476/06/CFU TWO STOREY BUILDING TO REFUSED
PROVIDE THREE DWELLINGS; TWO 14-FEB-2007
STOREY DETACHED DWELLING; UNDER APPEAL
ALTERATIONS TO AND
REFURBISHMENT OF OUTBUILDING
TO FORM DWELLING; BIN STORE,
PARKING & VEHICULAR ACCESS

Reasons for Refusal:

1. The proposed development, by reason of unsatisfactory design and layout, would fail to meet Lifetime Homes Standards and Secured by Design Principles contrary to policies SD1, D4 & H18 of the Harrow Unitary Development Plan 2004 and Accessible Homes Supplementary Planning Document, April 2006.

2. The proposed development, by way of failing to clearly demonstrate that the principle of the development is acceptable in a high risk flood zone (Zone 3) as defined in the Environment Agency's Flood Zones and as required by Government Guidance in PPS25, is considered unacceptable and contrary to policies SEP2 and EP11 of the Harrow Unitary Development Plan 2004.

3. The proposed development by way of poor design would result in unacceptable development which fails to preserve or enhance the character or appearance of the conservation area and the adjacent Grade II Curtilage Listed Building contrary to policies SD1, SD2, D4, D5, D11, D14 & D15 of the Harrow Unitary Development Plan 2004 and Supplementary Planning Guidance on Designing New Development, March 2003.

e) Applicant Statement

- None

f) Consultations:

Objection – overdevelopment of site, scheme not in character with surrounding area, removal of too many trees.

Environment Agency: No objection

Advertisement: | Alteration to Listed Building | Expiry: 06-SEP-07

Notifications:

| | | |
|-------|----------|-----------|
| Sent: | Replies: | Expiry: |
| 32 | 4 | 30-AUG-07 |

Summary of Response:

Public given insufficient time to comment; proposed plans show access on to neighbours garden at 72 Paines Lane; application invalid as they do not own all the land in application site; proposal not substantially different to previously

refused schemes; proposal would adversely affect TPO's on site; proposal detrimental to the character and appearance of the locality; proposal does not comply with HUDP policies SD1 and SD2; overlooking of rear garden area at 72 Paines Lane; proposal would be excessively tall and bulky; rear garden areas of some plots will be severely diminished with the retention of some existing trees; pedestrian access from site onto Paines Lane is actually right of way for vehicles; increase in noise disturbance and associated activity; harmful affect of pedestrian and highway safety.

APPRAISAL

1) Design & Character of Surrounding Area

The site is situated within the Pinner High Street Conservation Area and as such any development must preserve or enhance the character or appearance of the area. Overall the proposed redevelopment of the site is considered to be an improvement on the previous scheme.

Plot 5 is a Grade II Curtilage Listed Building. The special character of the outbuilding is derived from its longstanding relationship as an ancillary building to Church Farm, having formed part of its farmyard. It is historically and socially important in this context and is interesting for its building types and construction techniques. Given the buildings current dilapidated state the proposed restoration of the building is supported in principle. Design wise, the proposed alterations to this building are considered to be sympathetic to the character and appearance of the Grade II listed Building.

There are no objections from Council Conservation Officers to the proposed repairs and alterations to the outbuildings (Plot 5) in terms of the impact on the character and appearance of the curtilage-listed building. These are considered necessary to secure the special interest of the structure. The deterioration of the building to its present state of collapse is regrettable and as such to avoid further weakening of the structure it is essential that a new use be found to ensure the future of the outbuildings for the long-term.

Although a dwelling house is not historically accurate for buildings of this type, the re-use of the structures in this way would appropriately restore the building whilst reconstructing lost parts. This approach is therefore considered to be an appropriate compromise in this instance. Important historic fabric would be retained and re-used, and the appearance of the outbuildings within a farmyard setting would be restored, which would enhance the setting of Church Farm and the appearance of the conservation area.

Overall the proposal is considered to preserve and enhance the character and appearance of the conservation area and Church Farm Listed building, in line with policies in the HUDP 2004 and Supplementary Planning Guidance on Designing New Development.

2) S17 Crime & Disorder Act

There are not considered to be any issues with security with the proposal.

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.

**THE STABLES, 1 GROVE HILL ROAD
HARROW, HA1 3AA**

**Item: 2/05
P/2615/07/DFU/GL**

Ward GREENHILL

TWO STOREY PLUS BASEMENT BUILDING ON EASTSIDE (FRONT) FOR OFFICE USE. EXTERNAL ALTERATIONS; BOUNDARY WALL WITH RAILINGS; DEMOLITION OF SINGLE STOREY OFFICE BUILDING; TWO STOREY REAR EXTENSION ON WEST SIDE.

Applicant: Minster Care Homes
Agent: Dyer & Sey Ltd
Statutory Expiry Date: 15-OCT-07

RECOMMENDATION

Plan Nos: 26029-PL06 Rev B; PL12; PL13; PL14 Rev A (Received 05-Nov-07); PL15 Rev A (Received 05-Nov-07); 1176/8 Rev D; Design Statement; 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

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 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 building(s) is/are occupied

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.

4 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.

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 London Plan and-or 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:

London Plan Policie(s)

3D.1, 3D.2

Harrow Unitary Development Plan:

D4 Standard of Design and Layout

D7 Design in Retail Areas and Town Centres

D12 Locally Listed Buildings

D14 Conservation Areas

T6 The Transport Impact of Development Proposals

T13 Parking Standards

EM24 Town Centre Environment

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 (London Plan & 2004 UDP)

1) Character and Appearance of the Area (3D.1, 3D.2) (D4, D7, D12, D14, EM24)

2) Residential Amenity (D4)

3) Transport Impacts (T6, T13)

- 4) S17 Crime & Disorder Act (D4)
- 5) Consultation Responses

INFORMATION

This application is referred to Committee as a petition opposing the development has been received.

This application was deferred at DMC on 21 November 07 for a Members site visit that took place on 15 December 07.

a) Summary

Statutory Return Type: Minor Offices, R & D and Light Industry
Council Interest: None

b) Site Description

- L-shaped former stable blocks, a single-storey locally listed building with slated ridges and hipped roofs, around an open yard
- Vehicular and pedestrian access from Grove Hill Road at its south-eastern corner
- The subject building of this application is a single-storey brick building with a hipped roof
- Front of building abuts pedestrian footway
- Works have commenced on the construction of a two-storey office block on the western end of the site (granted by permission P/1016/07/DFU)
- Property is within the Harrow Metropolitan Centre and a controlled parking zone
- Tyburn Lane (to south) is a London Distributor Road
- Application site abuts Roxborough Park and The Grove Conservation Area

c) Proposal Details

- 1.5 storey office building with hipped roof (maximum height 6.6m), rear dormer (1.4m wide and 1.6m high), and basement office/storage space
- 1.2m high boundary wall to southern elevation with 900mm railings
- New entrance gate (maximum height 2.4m) to courtyard

Revisions to Previous Application:

Following the previous decision (P/3374/06/DFU) the following amendments have been made:

- Bulk of building reduced from a two-storey (roof height 7.7m) building with gabled roof occupying whole width of site with covered entrance at south west corner

Revisions to Current Application

Full-height front gable omitted (amended plans received 05-Nov-07)

d) Relevant History

P/3374/06/DFU Two storey extension on east and west REFUSE
sides; external alterations; boundary 28-FEB-2007
wall with railings

Reasons for refusal:

1 The proposed two-storey extension along the street frontage, by reason of its excessive bulk, unsatisfactory design and siting would be unduly obtrusive and detract from the character and appearance of the locality and the locally listed building, contrary to policies SD1, D4 and D12 of the Harrow Unitary Development Plan (2004).

2 The proposed two storey extension along the street frontage, by reason of excessive bulk, prominent siting and unsatisfactory design would be unduly obtrusive in the streetscene and result in loss of light and overshadowing, to the detriment of the character of the locality and the residential amenities of the adjacent properties, contrary to policies SD1, D4, of the Harrow Unitary Development Plan (2004) and Supplementary Planning Guidance; Extensions; A Householder Guide.

3 The proposed two storey extension along the street frontage, by reason of providing inadequate visibility splays and sight lines would be prejudicial to highway safety contrary to policies SD1, D4 and T13 of the Harrow Unitary Development Plan (2004).

| | | |
|---------------|---|-------------------------|
| P/1016/07/DFU | Two storey rear extension and external alterations. | GRANT 08-JUN-2007 |
| P/2139/07/DDP | Details pursuant to condition nos 2 (external materials) and 3 attached to planning permission ref p/1016/07 dated 08/06/07 for two storey rear extension and external alterations. | APPROVED 15-AUG-2007 |

e) Applicant Statement

- Design to be sympathetic to existing building; security measures included; design would create an inclusive environment; new building will allow for disabled access
- Permission not required to demolish building
- Boundary treatment not out of character

f) Consultations:

Conservation Area Advisory Committee: The dormer window ought to be subject to a condition to provide more details so as to ensure it is of good quality material. The street fronting mock gable is unwarranted. It creates a pastiche and indicates that the roof is too big. The existing proportions of the street elevation are therefore preferred

Highways Engineers: No objection.

| | | |
|-----------------------|----------------------------------|-------------------|
| Advertisement: | Demolition of a Listed Building | Expiry: 20-SEP-07 |
| | Character of a Conservation Area | Expiry: 25-OCT-07 |

Notifications:

Sent:
13

Replies:
52
(Petition with 48
signatures)

Expiry: 09-SEP-07

Summary of Response:

Not in keeping with area; overintensification of use; road unsuitable for non-residential use; overdevelopment of area; risk of subsidence and flooding; loss of light and overshadowing; loss of outlook; effect on pedestrian safety; railings too high; noise from plant and machinery

APPRAISAL

1) Character and Appearance of the Area

The existing building on the site is distinctive and is the only one built to the edge of the footway in Grove Hill Road. The existing building is also characteristic insofar as it has been in non-residential use for many years. The distinctive style of the building was sufficient for it to be a locally listed building. Although the loss of this locally listed is regrettable, the principle of the proposal has been considered acceptable by the Planning Advice Team (reference PAT/ENQ.2562/21/06/07). The replacement of a single-storey building with a two-storey building for office use is not considered to be an overintensification of the use of the site or an overdevelopment of the area.

The proposal originally included a full-height front gable. However, following representations received during the consultation process, this gable has been omitted and amended plans were accepted on 05-Nov-07. The proposed building would have a considerably lower overall height than the other residential properties in the street, and be the only one set forward in its plot. As such, the property would retain elements of its distinctiveness. The existing building does not conform to the pattern of development in the locality, and as such could be considered to be out of character. The proposed two-storey building would be a distinctive feature in the street scene. To ensure that the proposed structure is sympathetic with its surroundings, a condition requiring the materials to be approved is suggested.

The railings at the rear of the site, at the boundary with the open space and the Conservation Area, would preserve the openness of that area while providing an element of security to the site and are considered acceptable.

2) Residential Amenity

The proposed building would have a maximum height of 6.6m with a hipped roof. The proposed building would be more than 10m from the front elevation of the residential properties on the opposite side of Grove Hill Road (Nos. 4-8) and complies with the vertical 45° code with respect to these dwellings.

The proposed building would sit approximately 8m forward of the established building line of Nos. 11-25 Grove Hill Road. The proposed building would be separated from the boundary of the nearest residential property (No. 11 Grove Hill Road) by approximately 4.5m. The additional height would not cause any additional overshadowing or loss of light to those properties. Given the

separation between the proposed building and nearby properties and the modest increase in height of the building, the proposal would not result in a loss of outlook to nearby residents.

The proposal includes an air conditioning unit at the rear of the proposed building which would be shielded from the nearest residential properties by the building itself. A condition requiring this plant to be installed so as to prevent the transmission of noise and vibration to neighbouring premises is suggested to protect the residential amenities of nearby occupiers.

3) Transport Impacts

The impact of a two-storey building abutting the footway was of concern to some nearby residents. However, the impact on pedestrian safety is the same as the existing building. Visibility splays for traffic entering and leaving the site are included, and the proposal is considered acceptable in highway safety terms.

4) S17 Crime & Disorder Act

The proposal includes measures aimed at minimising the risk of crime. Notwithstanding this, a condition requiring Secure by Design principles to be approved is also recommended.

5) Consultation Responses:

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

- Not in keeping with area; overintensification of use; overdevelopment of area; loss of light and overshadowing; loss of outlook; effect on pedestrian safety; railings too high; noise from plant and machinery – Addressed in appraisal
- Road unsuitable for non-residential use – Non-residential use is established at this site
- Risk of subsidence and flooding – This is a matter for Building Control and not a material planning consideration

CONCLUSION

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

**67 ROWLANDS AVENUE, HATCH END
HA5 4BX**

**Item: 2/06
P/3221/07/DFU/RM2**

Ward HATCH END

TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSIONS; DEMOLITION
OF EXISTING GARAGE

Applicant: Mr P Varsani
Agent: Building Design (UK) Ltd
Statutory Expiry Date: 23-NOV-07

RECOMMENDATION

Plan Nos: 620.1 & 620.3 Rev B received 28-09-2007, 620.2 Rev C received 22-07-2007

GRANT permission for the development described in the application and submitted plans for 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 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.

4 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 London Plan and-or 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:

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

Please quote Product code: 02 BR 00862 when ordering.

Also available for download from the CLG website:

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/133214>

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com

MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)

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

INFORMATION

Reported to the committee at the request of a Nominated Member.

a) Summary

Statutory Return Type: Householder Development

Council Interest: None

b) Site Description

- The property is a detached dwelling with single storey side extension on the west side of Rowlands Avenue
- The bend in the road has resulted in an irregular building line with the houses set at an angle to each other
- The mature of these dwellings are large detached properties with openness between the buildings
- No. 65 is set approx 700mm below the ground level of No. 67
- There are examples of two storey side extensions on other buildings within

the streetscene (No. 63)

- The property has a wide but shallow garden (approx 13m deep) on an irregular shaped plot

c) Proposal Details

- Two storey side extension and single storey rear extension
- Two storey side extension 6.4m along the flank wall, in line with the original rear wall of the house and set back 1.1m from the main front wall of the house. Eaves would be 5m high and 6.4m to the top of the subordinate ridge. The hipped roof would have a crown
- Single storey rear extension 3m deep and 10.3m across the rear elevation. 2.7m high with a flat roof set away from the boundary

Revisions to Previous Application:

Following the previous decision (P/2015/07/DFU) the following amendment was made:

- Reduction of the width of the two storey side extension by 700mm
- Omission of the first floor rear extension

d) Relevant History

| | | |
|---------------|--|---------------------|
| P/2015/07/DFU | Two Storey Side And Single/ Two Storey Rear Extensions; Demolition Of Garage | REFUSE 03-SEP-07 |
|---------------|--|---------------------|

1 The proposed two storey side extension, by reason of excessive bulk, prominent siting and unsatisfactory design, would be unduly obtrusive with inadequate space about the buildings and would detract from the established pattern of development in the street scene and the character of the locality, contrary to Policies SD1, D4 & D5 of the Harrow Unitary Development Plan, and Supplementary Planning Guidance - "Extensions: A Householders Guide (2003)".

2 The proposal would represent overdevelopment of the site, by reason of inadequate rear garden depth and amenity space, detrimental to the character of the locality, and contrary to Policies SD1, D4 and D5 of the Harrow Unitary Development Plan and Supplementary Planning Guidance: Extensions: A Householders Guide.

e) Applicant Statement

- None

f) Consultations:

Hatch End Association: this application is a repeat of the application previously refused (P/2015/07/DFU) to which we objected along with several neighbours. Although there has been a modest reduction of in size of the extensions, we repeat our objections viz. this is still an over-development, it is out of character with the neighbouring properties, and a loss of garage threatens to cause on-street parking at an awkward, hazardous bend in the road.

Notifications:

Sent:
7

Replies:
4

Expiry: 27-OCT-2007

Summary of Response:

Reasons for refusal not addressed in this application; reduction in width but no reduction in the rear extension; out of character with the established pattern of development and overdevelopment with inadequate rear garden, plot does not lend its self to such a large development; neighbouring house set higher than No. 65 and would appear overbearing on neighbouring garden, light, views and privacy; enlarged house by 50% and out of keeping with neighbouring houses; proposed single and two storey extensions remain unchanged; overlooking; greater number of residents; extra parking pressure; infrastructure to support increase in population, water, sanitary systems and parking and driving difficulties; side extension would result in a terrace.

APPRAISAL

1) Character and Appearance of the Area & Residential Amenity

It is considered that this application has addressed the previous reasons for refusal and the scheme would now comply with the Council's SPG.

The proposed side elevation has been reduced in width and this would result in a separation of 1.5m from the flank boundary shared by No. 65 Rowlands Avenue. This 1.5m separation, the irregular building line, proposed set back of 1.1m and the subordinate roof would not have an unacceptable impact on the street scene or a terracing effect.

This is a form of development that is described in the Council's SPG. It is therefore considered that the scheme not would be out of character with the established pattern of development.

The two-storey element of the scheme would be in line with the original rear wall of the house. No. 67 Rowlands Avenue is sited above No. 65. However the reduction of the flank wall facing No. 65 as well as the separation of a minimum 1.5m and up to 3.5m gap between the proposed two storey side extension and the boundary would mitigate any adverse impact on the occupiers of the neighbouring property. The removal of the two-storey rear extension from the current scheme would overcome the previous reason for refusal, which stated overdevelopment and resulting in inadequate rear garden space. The proposed two side extension in this application would not be overbearing or obtrusive and more in keeping with the character of the locality.

The proposed single storey rear extension is set away from the boundaries shared by both neighbours at No. 65 and 69 Rowlands Avenue. The extension would not exceed 3m deep or 3m in height. There are no protected windows on the flank walls of the neighbouring property at No. 69. This would comply with the Council's SPG.

It is not considered that there would be an unacceptable level of overlooking into neighbouring gardens due to the oblique angle of the rear facing windows with the boundary. There are no flank windows proposed.

There is space available on the front garden for car parking.

The side extension is therefore considered acceptable in line with local and regional planning policies.

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:

- Infrastructure to support increase in population, water, sanitary systems not a material planning consideration
- Other concerns 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.

**141-143 HEADSTONE LANE, HARROW,
HA2 6LX**

**Item: 2/07
P/3115/07/DCO/GL**

Ward HEADSTONE NORTH

CONTINUED USE OF SECOND FLOOR (LOFT) 3 BEDROOM FLAT AS TWO X 1
BEDROOM FLATS WITH INSERTION OF VELUX WINDOW IN FRONT
ROOFSLOPE

Agent: Anthony Keating
Statutory Expiry Date: 19-NOV-07

RECOMMENDATION

Plan Nos: Site Plan; 05101/60; 05101/102 Rev C; 05101/102 Rev F (Received 15-
Nov-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 materials to be used in the construction of the external surfaces of the
extension hereby permitted shall match those used in the existing building.

REASON: To safeguard the appearance of the locality.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and
proposals in the London Plan and-or 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:

London Plan Policie(s)

3D.1, 3D.4

Harrow Unitary Development Plan:

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

H4 Residential Density

T13 Parking Standards

Supplementary Planning Guidance: Extensions: A Householders' Guide

Supplementary Planning Document: Accessible Homes

Supplementary Planning Document: Access for All

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

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Also available for download from the CLG website:

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/133214>

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Principle of Use and Character of the Area (3D.1, 3D.4) (D4, D5, SPG)
- 2) Residential Amenity and Accessibility (D4, D5)
- 3) Parking/Highway Considerations (T6, T13)
- 4) S17 Crime & Disorder Act (D4)
- 5) Consultation Responses

INFORMATION

This application is referred to Committee as a petition opposing the development has been received.

a) Summary

Statutory Return Type: Minor Dwellings

Council Interest: None

b) Site Description

- The site comprises of a newly built two-storey block with accommodation in the roof space with car parking to the rear and vehicle access from Almond Way
- The opposite corner is occupied by a detached two storey house
- To the rear is a row of garages for the terrace of houses on Almond Way
- The majority of properties on Headstone Lane are semi-detached properties, with some detached dwellings to the north
- The properties on this side of Headstone Lane have significant tree cover

to the front

c) Proposal Details

- Retention of use of second floor (loft) as two one-bedroom flats with the insertion of a roof light in the front roof slope
- Proposed front dormer omitted and replaced with Velux-style roof light amended plan received 15-Nov-07

Revisions to Previous Application:

Following the previous decision (P/1928/05/CFU) the following amendments have been made:

- Conversion of the approved three-bed flat in the loft to two flats

d) Relevant History

| | | |
|---------------|---|--------------------|
| P/1045/05/COU | Outline: redevelopment to provide a detached block of 7 flats, access and parking | GRANT 07-JUL-05 |
| P/1928/05/CFU | Redevelopment to provide detached block of 7 flats, access and parking | GRANT 11-NOV-05 |
| P/1637/06/DFU | Change of use of 2nd floor self-contained flat into two self contained flats | REFUS 24-AUG-06 |

Reason for refusal:

The proposal has failed to demonstrate that adequate and satisfactory layout and aspect could be provided for the residential units and therefore the proposal would not provide normal standard of amenities to the potential occupiers of the site, contrary to policies SD1, D4, and H9 of the Harrow Unitary Development Plan

| | | |
|---------------|--|---------------------|
| P/2872/06/DFU | Conversion of second floor (loft) 3 bedroom flat into 2 x 1 bedroom flats with dormer window on front elevation. | REFUSE 13-DEC-06 |
|---------------|--|---------------------|

Reasons for Refusal

1 The proposal by reason of inadequate/unsatisfactory size, layout, design and aspect would provide cramped and substandard accommodation to the detriment of the amenities of future occupiers of the site, contrary to policies SD1, D4, D5 and H9 of the Harrow Unitary Development Plan 2004.

2 The proposed front dormer, by reason of design, siting and appearance, would be unduly obtrusive in the streetscene and would be detrimental to the visual amenity and the character of the locality, contrary to policies SD1 and D4 of the Harrow Unitary Development Plan 2004, and Supplementary Planning Guidance 'Extensions: A Householders Guide'.

e) Applicant Statement

- Second floor three-bedroom flat is too large for the blocks and estate agent advised that smaller units would be more viable
- Access would remain as existing

f) Consultations:

Headstone Residents' Association: Higher density would further exacerbate traffic congestion and nuisance from refuse bins on the pavement in Almond

Way. The proposed dormer on Headstone Lane Frontage would be out of keeping with and overlook surrounding properties.

Highways Engineers: No objection

Notifications:

Sent:
41

Replies:
12 plus petition with 13
signatures

Expiry: 05-NOV-07

Summary of Response:

Planning permission granted for seven, not eight flats; bins stored in Almond Way; parking pressure; detrimental to highway safety; dormer window out of character; overlooking; enforcement action requiring property to be used as seven flats should be proceeded with; developer motivated by financial gain.

APPRAISAL

1) Principle of Use and Character of the Area

The building has been constructed in accordance with the submitted plans and is not considered to be out of character with the area.

The proposal is for the retention of the use of the second (loft) floor as two one-bedroom flats as opposed to the previously approved three-bedroom flat. The two flats have separate entrances from the central stairway and with separate bedroom, living / kitchen and bathroom areas.

The use of the second floor as two one-bedroom flats rather than one three-bedroom flat would not result in a significant increase in the level of activity associated with the premises given that the two flats could reasonably be expected to be occupied by not more than four persons in two households as opposed to up to six persons in one household.

The conditions attached to the original grant of planning permission have now been varied and discharged to the Council's satisfaction. These include the approval of a refuse storage area in an area to the rear of the property. The unauthorised storage of some refuse bins on the pavement in Almond Way, as noted in some of the notification replies, is a matter for enforcement by the Environmental Health department and is not a sufficient reason to refuse the scheme.

The front dormer window originally proposed would have been out of character with the appearance of the area. However, amended plans replacing this window with a roof light were received on 15-Nov-07. The proposed external alterations would not be detrimental to the character or appearance of the area.

2) Residential Amenity and Accessibility

The layout and circulation areas of the two flats are considered acceptable. In the previous application, concern was expressed that the useable floor areas of the bedrooms and living/dining rooms of the two flats were inadequate, given the location of the flats in the roof space. However, an examination of the flats indicates that the floor areas of the bedrooms and living/dining rooms in excess

of 2.1m in height exceeds the minimum standards required by the Institute of Environmental Health Officers. The insertion of an additional roof light into the bedroom of flat G would bring levels of daylighting to an acceptable standard.

A three-bedroom flat would normally be expected to be occupied by a family. Its location on the second floor of a building with no lift or any private amenity area/garden would have made such accommodation unattractive to a family, especially one with small children, and could have been detrimental to the residential amenities of a family. The use as two one-bedroom flats is considered preferable in terms of the residential amenities of the future occupiers of the flats.

The roof light on the front roof slope would not cause overlooking, or perceptions of overlooking of nearby properties because of the separation between the application property and the nearest dwelling, and is considered acceptable in terms of residential amenity.

3) Parking/Highways Considerations

The application property has ten parking spaces for a total of eight flats. This is considered to be sufficient provision. Injudicious parking in nearby streets is a matter for separate controls and is not a sufficient reason for refusal.

4) S17 Crime & Disorder Act

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

5) Consultation Responses:

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

- Planning permission granted for seven, not eight flats; bins stored in Almond Way; parking pressure; detrimental to highway safety; dormer window out of character; overlooking – addressed in appraisal
- Enforcement action requiring property to be used as seven flats should be proceeded with – Enforcement investigation has been suspended pending consideration of this application
- Developer motivated by financial gain – not a material planning consideration

CONCLUSION

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

**100A/100B NIBTHWAITE ROAD
HARROW, HA1 1TG**

**Item: 2/08
P/3713/07/DFU/GL**

Ward MARLBOROUGH

TWO/SINGLE STOREY REAR EXTENSION TO GROUND AND FIRST FLOOR
FLATS; FRONT PORCH

Applicant: Haroon Hanif
Agent: Jackson Property Consultancy Ltd
Statutory Expiry Date: 02-JAN-08

RECOMMENDATION

Plan Nos: Site plan; nibthwaiterd-100a and b/1; 3; 6; 8

GRANT permission for the development described in the application 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 nos 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:

The decision to grant permission has been taken having regard to the policies and proposals in the London Plan and-or 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:

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

Supplementary Planning Guidance: Extensions: A Householders' Guide

Supplementary Planning Document: Accessible Homes

Supplementary Planning Document: Access for All

MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)

- 1) Design, Amenity (D4, D5, SPG, SPD)
- 2) S17 Crime & Disorder Act (D4)
- 3) Consultation Responses

INFORMATION

This application is referred to Committee as the applicant is employed by Harrow Council.

a) Summary

Statutory Return Type: Householder Development
Council Interest: None

b) Site Description

- Detached two-storey property on south side of Nibthwaite Road
- Property has been converted into two flats
- Property has a longitudinal pitched roof with side dormer
- Property has single-storey addition over part of rear, with maximum projection of 4m

c) Proposal Details

- Single/two-storey rear extension; to project 3.4m beyond rear building line. First floor element would have a 1.9m wide section with a reduced depth of 1.53m at flank adjacent to 98 Nibthwaite Road
- Single-storey element would have flat roof 3.5m above ground level
- Two-storey element to have subordinate gable end roof
- Rear extension would be glazed with a window and patio doors at ground floor, with two windows on first floor
- Single-storey front porch extension, 2.5m wide, would project 1m from front building line and separated from existing bay window by 0.55m
- Porch would have pitched gable-style roof, 2.6m high at eaves and 3.9m high at pitch, giving a mid-point height of 3.25m

Revisions to Previous Application:

Following the previous decision (P/1501/07/DFU) the following amendments have been made:

- Depth of rear extension reduced from 3.6m to 3.4m
- First floor window on flank elevation facing 102 Nibthwaite Road omitted

d) Relevant History

| | | |
|---------------|--|----------------------|
| LBH/29573 | Conversion to form two self-contained flats | GRANT 13-MAR-1986 |
| P/2579/03/DFU | Side and rear dormers | GRANT 23-DEC-2003 |
| P/2020/04/DFU | Alterations to roof to form side dormer and rear gable | GRANT 17-SEP-2004 |
| P/1501/07/DFU | Two/single storey rear extension and front porch | REFUSE 28-JUN-07 |

Reasons for refusal:

1 The proposed rear extension, by reason of bulk, scale, design and siting, would result in overlooking, overshadowing of and loss of light to neighbouring dwellings, to the detriment of the residential amenities of the occupiers of those dwellings, contrary to Policies SD1, D4 & D5 of the Harrow Unitary Development Plan (2004) and Supplementary Planning Guidance, Extensions: A Householder's Guide (2003).

2 The proposed reconfigured layout of the extended flats would have inadequate room sizes and would therefore provide cramped and substandard accommodation to the detriment of the amenities of future occupiers of the site and neighbouring occupiers contrary to Policies SD1, D4 and H9 of the Harrow Unitary Development Plan (2004) and Supplementary Planning Documents: 'Accessible Homes' and 'Access for All' (2006).

e) Applicant Statement

- None

f) Consultations:

Highways Engineers: No objection

Notifications:

Sent:

4

Replies:

To be reported

Expiry: 29-NOV-07

Summary of Response:

N/A

APPRAISAL

1) Design, Amenity

Front Porch

The proposed front porch is similar to other porches in the vicinity. It would not detract from the character of the area and would have no impact on the residential amenities of neighbouring occupiers. It does not project forward and is separated from the existing bay window. It therefore would comply with the relevant SPG guidelines and is considered acceptable.

Rear Extension

The SPG normally permits a two-storey rear extension provided no part of the extension interrupts a 45° splay drawn from the nearest first floor rear corner of any next-door dwelling. The proposed rear extension would comply with the 45° code with respect to both neighbouring dwellings. The extension would only be glazed at rear, which would not cause overlooking of neighbouring occupiers.

Internal layout

The property comprises two flats, and the current internal layout of the flats is similar to the proposed internal arrangement. Although part of the proposed new bedroom in the upper flat would be over part of the extended living room in the lower flat, this would result in minimal noise transmission through the floor and is considered acceptable.

Item 2/08: P/3713/07/DFU continued....

The existing and proposed bedrooms in the upper flat are large enough to be double bedrooms and the combined kitchen/diner is considered sufficient for a three bedroom six-person flat.

The proposed landscaping of the front garden would improve the appearance of the property and the streetscene.

2) S17 Crime & Disorder Act

The proposal would not have any adverse implications with respect to crime and disorder in the locality.

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.

**62A BRANSGROVE ROAD, EDGWARE
HA8 6JA**

**Item: 2/09
P/3099/07/DFU/JB**

Ward EDGWARE

SINGLE STOREY FRONT, SIDE AND REAR, TWO STOREY SIDE TO REAR
EXTENSIONS

Applicant: Mr S Nandy
Agent: Mr J I Kim /Architech
Statutory Expiry Date: 14-NOV-07

RECOMMENDATION

Plan Nos: BR1-1B

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 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:

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

Please quote Product code: 02 BR 00862 when ordering.

Also available for download from the CLG website:

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/133214>

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com

MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)

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

INFORMATION

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

a) Summary

Statutory Return Type: Householder Development

Council Interest: None

b) Site Description

- The subject site contains a recently built two-storey detached dwelling on the southern side of Bransgrove Road
- There is a parking/turning bay located in front of the property
- Site has a reasonably small rear garden which backs onto a schools playing fields

c) Proposal Details

- Closing in the existing entranceway to create a front porch and a single storey front extension to square off the front eastern corner of the dwelling

Item 2/09: P/3099/07/DFU continued....

- Single storey side and rear extensions
- Two-storey side to rear extension

Revisions to Previous Application:

Following the previous application (P/2238/07/DFU) the following amendments have been made:

- The first floor element of the side extension has been set back from the front wall of the dwelling by 4.3m with a subordinate roof
- The roof of the two-storey rear element of the extensions has been changed from a rear gable end to a hipped roof
- The proposed large window on the first floor level flank wall has been changed to a high level window

d) Relevant History

| | | |
|-----------------|--|--------------------|
| EAST/340/96/FUL | Two storey detached house | GRANT 01-AUG-96 |
| P/2238/07/DFU | Single storey front and rear, two storey side extensions | WITHDRAWN |

e) Applicant Statement

- None

f) Consultations:

None

Notifications:

| | | |
|-------|----------|-------------------|
| Sent: | Replies: | Expiry: 12-OCT-07 |
| 6 | 1 | |

Summary of Response:

Loss of the lay-by in front of property; out of scale with rest of road; take up half of existing backyard; using extended property for multi-occupancy resulting in problems to infrastructure and anti-social behaviour.

APPRAISAL

1) Character and Appearance of the Area

It is considered that the proposed front extensions are only minor and would complement the appearance of the existing building from the streetscene. The walls of the existing pergola style entranceway would be closed in to create a porch which would enhance the appearance of the front elevation.

The single storey side extension, which would create a garage, has been set back from the main front wall by 1m. It would have a pitched roof which is consistent with the overall building. The two storey side to rear extension has been set back by 4.3m from the existing first floor front wall of the dwelling in order to comply with the 45° Code outlined in the SPG. The proposed subordinate roof would minimise the roof bulk and ensure that this extension does not dominate the existing building.

The single storey rear extension would be 3m deep with a pitched roof, which is considered appropriate. This element would be set away from the side

boundary by more than 1.5m. For these reasons it is considered that the proposal would not detract from the character and appearance of the existing building and the surrounding area.

2) Residential Amenity

It is considered that the two storey side to rear extension would have most potential to give rise to adverse effects on the amenities of surrounding occupiers, chiefly those of No.64.

However, the front building line of No.64 is set well back from that of No.62A, which ensures that the majority of the two storey extensions would face the flank wall of the dwelling at No.64 and enable compliance with the 45° Code with respect to the front and rear. Furthermore, No.62A is located to the east of No.64 which is favourable with regard to overshadowing effects, and the proposed side extensions would not completely abut the side boundary.

For these reasons it is considered that the proposal would not give rise to any undue effect on the neighbouring residential amenity.

3) S17 Crime & Disorder Act

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

4) Consultation Responses:

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

- **Loss of lay-by in front of property** - The application does not propose any changes to the existing lay-by or access to the property. The kerb has already been lowered in front of the property and the occupier currently parks their car alongside the house where the proposed garage would be sited.
- **Using extended property for multi-occupancy** - Further planning permission would be required if the house was to be divided into flats and this concern cannot be considered as part of this application.
- Other issues addressed in the 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.

**61 WHITCHURCH GARDENS
EDGWARE, HA8 6PF**

**Item: 2/10
P/3326/07/DFU/AD1**

Ward CANONS

SINGLE STOREY FRONT/ SIDE EXTENSION (REVISED)

Applicant: H Amratlal

Statutory Expiry Date: 03-DEC-07

RECOMMENDATION

Plan Nos: WHITCHURCHGDNS61-001, 002,003,004,005,006,007

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

REASON: To safeguard the amenity of neighbouring residents.

INFORMATIVES

1 INFORMATIVE:

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

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

Harrow Unitary Development Plan:

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

2 INFORMATIVE:

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

3 INFORMATIVE:

The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal

agreement from adjoining owner(s) where the building owner intends to carry out building work which involves:

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

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

"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

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Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com

MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)

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

INFORMATION

This application is reported to the Committee by reason of the receipt of a petition which objects to the application.

a) Summary

Statutory Return Type: Householder Development

Council Interest: None

b) Site Description

- Large detached house with mainly rendered elevations, in north western corner of Whitchurch Gardens, adjacent to the junction with Woodstead Grove
- House is set back from the highway, front forecourt is hardsurfaced
- House has carport on the western side of the property, together with single storey front, rear extensions

c) Proposal Details

- Single storey front/side extension to replace car port
- Pitched roof with crown top wraps around proposal to match adjacent front and side projections

Revisions to Previous Application:

Following the previous decision (P/2347/05/DFU) the following amendments have been made:

- Linking roof of proposal with adjacent front canopy

- Altering side windows to match those in adjacent side extension

d) Relevant History

P/2347/05/DFU Single storey side/Front Extension

GRANT
02-DEC-05

P/2396/06/DFU Two storey front to side extension

REFUSE
27-OCT-06

Reasons for Refusal

1 The proposed extension, by reason of its size, scale, bulk, design and prominent siting, would appear unduly bulky, obtrusive and over-dominant in the streetscene of both Whitchurch Gardens and Woodstead Grove, to the detriment of visual amenity and the character of the locality, contrary to Policies SD1, D4 and D5 of the Harrow Unitary Development Plan (2004) and the Supplementary Planning Guidance `Extensions: A Householders Guide (2003).

2 The proposal by reason of its size, design, bulk and prominent siting would have an overbearing appearance and would lead to overshadowing and loss of outlook to neighbouring properties in Woodstead Grove, to the detriment of residential and visual amenities, contrary to Policies SD1, D4 and D5 of the Harrow Unitary Development Plan (2004) and the Supplementary Planning Guidance `Extensions: A Householders Guide (2003).

e) Applicant Statement

- None

f) Consultations:

Notifications:

Sent:
15

Replies:
5 plus petition (7 sigs)

Expiry:01-NOV-07

Summary of Response:

Loss of light; out of character; loss of outlook; loss of value; house already massive; extension size; scale, obtrusive; over dominant; overbearing; disturbance during building operations; overdevelopment; traffic impact; on street parking.

APPRAISAL

1) Character and Appearance of the Area

This application revises the previously granted application reference P/2347/05/DFU. It proposes removal of the existing car port which is situated on the western side of the house and its replacement by a solid extension to provide a games room.

The proposal would have an identical floor area to the existing car port. It would differ from the current permission by firstly, revising the side windows to match the appearance of the window in the adjacent side extension which is considered to be acceptable.

The proposed windows would cause no overlooking or loss of privacy to the neighbouring properties, as there is a high fence to the west and there is a sufficient distance between the site and the neighbouring properties.

Secondly, this application proposes to connect the roof of the extension to that of an existing canopy which projects ahead of the main front door, instead of being separated from it as approved previously. It is considered that this amendment would have an acceptable appearance would not be out of character or give rise to an overbearing or obtrusive form of development.

2) Residential Amenity

It is considered by reason of its size and siting that the proposal would not have an adverse impact upon the amenities of the immediate neighbouring properties, in terms of the loss of light or outlook.

3) S17 Crime & Disorder Act

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

4) Consultation Responses:

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

- Overdevelopment ; excessive scale – the proposal is not significantly larger than scheme granted in 2005
- Loss of value, disturbance during building operations - not material planning considerations
- Traffic impact – the proposal would have no greater impact on traffic and parking than the earlier permission
- Other issues 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.

**32 OVESDON AVENUE, HARROW
HA2 9PD**

**Item: 2/11
P/2609/07/DFU/MRE**

Ward RAYNERS LANE

SINGLE STOREY FRONT AND REAR EXTENSIONS AND CONVERSION OF DWELLINGHOUSE TO TWO FLATS

Applicant: PK Properties
Agent: Ms Tomita (PADD Ltd)
Statutory Expiry Date: 26-NOV-07

RECOMMENDATION

Plan Nos: A1001 Rev B, A1002, A1003 Rev B, A1004, A1005, A1005B, A1006,
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 permitted shall not commence until there has been submitted to, and approved by, the local planning authority, a front garden layout. Soft landscape works shall include: planting plans, and schedules of plants, noting species, plant sizes and proposed numbers / densities.

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

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

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

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 shall not commence until details of a scheme to provide (insert number) car parking spaces have been submitted to and approved in writing by the Local Planning Authority. Such spaces shall be provided and designed to BS 8300 specifications to enable it / them to be used by people with mobility impairments, and the space(s) shall be marked out accordingly. The development shall not be occupied or used until the spaces have been completed in accordance with the approved details and thereafter retained.

REASON: To ensure suitable parking provision for people with disabilities in accordance with the policies of the Harrow Unitary Development Plan.

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.

8 The development hereby permitted shall not be occupied until the all the works detailed in the application, have been completed in accordance with the permission granted and shall thereafter be retained unless otherwise agreed in writing by the local planning authority.

REASON: To ensure a satisfactory form of 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 London Plan and-or 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:

London Plan:

3A.4

Harrow Unitary Development Plan:

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

D9 Streetside Greenness and Forecourt Greenery

H10 Maintenance and Improvement to Existing Housing Stock

T13 Parking Standards

Supplementary Planning Guidance: Extensions: A Householders' Guide

Supplementary Planning Document: Accessible Homes

2 INFORMATIVE:

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

3 INFORMATIVE:

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

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Textphone: 0870 1207 405

E-mail: communities@twoten.com

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 (London Plan & 2004 UDP)

- 1) Conversions of Houses and Other Buildings to Flats (3A.4) (D9, H10, T13)
- 2) Design, Amenity and SPG Householder Guidance (D4, D5, SPG)
- 3) Traffic and Highway Safety/Parking (T13)
- 4) Lifetime Homes Standards (3A.4) (H18)
- 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

Car Parking: Standard: 2.8 (maximum)

Justified: See Report
Provided: 3
Council Interest: None

b) Site Description

- Two-storey end of terrace property situated on the northern side of Ovesdon Avenue
- Property is set back 6m from the front boundary and has not been extended
- Adjoining dwelling at No.30 has a single storey rear extension to a 2.72m depth
- Adjacent dwelling at No.34 has a single storey rear extension to a 3m depth
- Access road at rear accessed via entrance at easterly end of Ovesdon Avenue

c) Proposal Details

- Conversion of dwelling to 2 x 1 bedroom flats
- Single storey rear extension to a rearwards projection of 3m and a height of 3.3m to the mid-point of a pitched roof, to a width of 5.55m abutting shared boundary with No.30 and spaced 1.4m from shared boundary with No.34
- 1 parking space on front forecourt and 2 parking spaces at rear of site access via rear access road
- Sub-division of rear garden to provide separate garden area for each flat with refuse storage situated in each section
- Front garden layout comprising hardsurfaced area for parking space and sections of soft landscaping

d) Relevant History

None

e) Applicant Statement

- A Design and Access Statement has been submitted.

f) Consultations:

Highways Engineer: no objection providing 2 parking spaces shown at rear of site are utilized.

Notifications:

Sent: 12 Replies: 10 Expiry: 31-OCT-07

Summary of Response:

Overdevelopment; increase on-street parking pressure; out of character; noise disturbance from building works

APPRAISAL

1) Conversions of Houses and Other Buildings to Flats

Both flats meet the recommended space standards for flats issued by the Council's Environmental Health Services Division. The submitted plans show the layout of the rooms in each unit to be acceptable in relation to one another, and the vertical arrangement of rooms sufficiently reduces potential for noise transmission between units and therefore are deemed to provide satisfactory living accommodation for future occupiers

The proposed garden layout would see both the ground floor flat and the upper floor flat provided with its own area. The area attributed to the ground floor flat is 67m² in size and would be accessed directly from the rear of this unit. The rear section of garden allotted to the first-floor flat would be to an area of 46m² with access via a side passage formed within the garden. With both flats having just one bedroom and therefore unsuitable for family occupation, it is considered that the garden areas, although limited in size, would be sufficient for flats of this size.

Refuse and recycling bin storage would be sited within each separate garden. The proposed siting of each enclosure is considered to be spaced sufficiently away from shared boundaries and adjacent dwellings, and satisfactory access is provided via a side passage former within the garden.

The proposed front garden layout displays a sufficient level of scope for soft landscaping and planting, of which further details will be sought via a suggested condition for landscaping. With only 1 parking space to be provided at the front, the proposed layout shows planting beds around a hardsurfaced parking space and is considered to be acceptable in terms of streetscene appearance.

2) Design, Amenity and SPG Householder Guidance – Single storey side, front and rear extensions, two storey side extension

The proposed rearwards projection, at 3m, would not comply with the recommended maximum depth of 2.4m in SPG. The depth is considered to be acceptable however, due to the adjoining dwelling at No.30 having an extension to a depth of 2.72m abutting the shared boundary. The other adjacent dwelling at No.34 has a rear extension to a 3m depth and therefore it is considered that no harmful impact would occur at the rear of this dwelling also.

At a mid-point pitch height of 3.3m the roof height would be over the recommended maximum in SPG, but again due to the existence of both adjacent rear extensions, it is considered that harmful impact would occur.

The proposed front extension would form a small porch and is considered to be acceptable

3) Traffic and Highway Safety/Parking

A parking space is proposed in the front garden for use of the occupiers of the ground floor flat. It is also proposed that two parking spaces would be provided at the rear of the site serving the first-floor flat. This area has vehicular access via an access road serving garages to the rear of properties on this side of

Ovesdon Avenue and is accessed via an entrance at the easterly end of Ovesdon Avenue. The means of access is considered to be satisfactory and the provision of 3 parking spaces is considered to be sufficient in not imposing any unreasonable pressure on parking within the locality. The council's Highways Engineer raised no objection to this provision or the means of access.

4) Lifetime Homes Standards

As this is a new development it is considered reasonable to expect the new dwellings to comply closely with Lifetime Homes Standards as found within the 'Accessible Homes' SPD. It is considered that these standards have been complied with and the proposal is considered to be acceptable in this respect.

5) 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.

6) Consultation Responses:

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

- Potential noise disturbance from building works is not a planning consideration
- All other issue addressed in the 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.

**5 AND 7 TINTAGEL DRIVE, STANMORE
HA7 4SR**

**Item: 2/12
P/2943/07/DFU/LW**

Ward CANONS

SINGLE STOREY REAR EXTENSION TO EACH PROPERTY, ALTERATIONS TO
DETACHED GARAGE AT NO. 7

Applicant: Mr & Mrs Padashifard
Agent: David R Yeaman and Associates
Statutory Expiry Date: 09-NOV-07

RECOMMENDATION

Plan Nos: 01, 02, 03

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

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

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

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

REASON: To safeguard the appearance of the locality.

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

REASON: To ensure a satisfactory form of development.

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:

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

Please quote Product code: 02 BR 00862 when ordering.

Also available for download from the CLG website:

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/133214>

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com

4 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.

MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)

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

INFORMATION

a) Summary

Statutory Return Type: Householder Development

Council Interest: None

b) Site Description

- Subject site is located on the northern side of Tintagel Drive, near a bend in the road and involves two adjacent plots
- The site is occupied by a pair of two-storey semi detached dwellings
- Adjacent dwelling No. 3 is unextended, as are No.s 6 and 8 across the street
- The eastern side of the site borders the rear garden of No. 45 Snaresbrook Drive, and parkland
- The rear of the site is bounded by terraced bungalows, and associated amenity space

c) Proposal Details

- No. 5 – Single storey rear extension protruding 3.6m from the rear wall for the width of the dwelling. Mono-pitched roof with a mid point height of 3.1m
- No. 7 – Single storey rear extension protruding 3.6m from the rear wall for the width of the dwelling. Mono-pitched roof with a mid point height of 3.1m. Infill space between dwelling and garage to create covered link through garage to rear garden

d) Relevant History

| | | |
|---------------|--|---------------------|
| P/0490/07/DFU | Two storey side to rear, single storey front extension, rear dormers, conversion of dwelling house to six self-contained flats, parking at front and side. | REFUSE 24-APR-07 |
|---------------|--|---------------------|

Reason for Refusal

1 The proposed conversion would result in an over-intensive use of the site which, by reason of associated noise, disturbance and general activity, would detract from the residential amenities of the occupiers of neighbouring properties and be out of character in the locality, contrary to Policies SD1, SH1, H9, D4, D5 and EP25 of the Unitary Development Plan (2004).

2 The proposed two storey side and rear extension and associated rear dormers, by reason of excessive bulk, prominent siting, rearward projection and unsatisfactory design, together with the proposed level of hard surfacing, would be unduly obtrusive in the streetscene, be detrimental to the visual and residential amenities of the occupiers of the adjacent properties, would detract from the appearance of the building, the established pattern of development in the street scene and the character of the locality, contrary to Policies SD1, D4 and D9 of the Harrow Unitary Development Plan (2004) and Supplementary Planning Guidance - "Extensions: A Householders Guide".

3 The proposed refuse storage facilities, by reason of their size and siting would be detrimental to neighbouring residential amenity and the character and appearance of the area, contrary to Policies H9 and D8 of the Harrow Unitary Development Plan (2004).

4 Car parking is not satisfactorily proposed within the curtilage of the site to meet the Council's requirements in respect of the development, and the likely increase in parking on the neighbouring highway(s) and overhanging onto the footway would be detrimental to the free flow and safety of pedestrians and vehicular traffic on the neighbouring highways(s), and the amenity of neighbouring residents, contrary to Policies SD1, D4 and T13 of the Harrow Unitary Development Plan (2004).

5 The internal layouts of the flats proposed, particularly in relation to the second floor, by reason of inadequate size, ceiling height and outlook, would result in a cramped and sub standard level of accommodation, and would fail to provide an accessible form of development, to the detriment of the residential amenities of the future occupiers, contrary to the provisions of Policies H9 and H18 of the Harrow Unitary Development Plan (2004), and Supplementary Planning Document - Accessible Homes.

| | | |
|---------------|---|---------------------|
| P/1648/07/DFU | Redevelopment to provide 4 flats in two-storey building with parking at front and side. | REFUSE 26-JUL-07 |
|---------------|---|---------------------|

Reasons for Refusal

1 The proposed development, by reason of excessive scale and bulk, prominent siting, rearward projection and unsatisfactory design and appearance, would result in an over-intensive use of the site, be unduly obtrusive in the streetscene, be detrimental to the visual and residential amenities of the occupiers of the adjacent properties, and would detract from the appearance of the area, the established pattern of development in the street scene and the character of the locality, contrary to policies SD1, SH1, D4 and D5 of the Harrow Unitary Development Plan (2004) and Supplementary Planning Guidance - "Extensions: A Householders Guide".

2 Car parking is not satisfactorily proposed within the curtilage of the site to meet the Council's requirements in respect of the development, and the likely increase in parking on the neighbouring highway(s) and overhanging of the footway would be detrimental to the free flow and safety of pedestrians and vehicular traffic on the neighbouring highways(s), and the amenity of neighbouring residents, contrary to policies SD1, D4 and T13 of the Harrow Unitary Development Plan (2004).

3 The proposed refuse storage facilities, by reason of their location and inadequate size would be unsatisfactory and detrimental to neighbouring residential amenity and the character and appearance of the area, contrary to policies H9 and D8 of the Harrow Unitary Development Plan (2004).

4 The proposed development, would prejudice the long term survival of the adjacent street tree which is of significant amenity value and the potential loss of the tree would be detrimental to the visual amenity of the area and the character and appearance of the streetscene, contrary to policies SD1, D4, D9 and D10 of the Harrow Unitary Development Plan (2004).

e) Applicant Statement

- None

f) Consultations:

None

Notifications:

Sent:
4

Replies:
3 Including a petition
with 14 signatures

Expiry: 10-OCT-07

Summary of Response:

Concern that it is overdevelopment in what is a small access road; Properties are small and may not be able to support 3-4 bedrooms; Do not provide adequate provision for car parking; Access issues; Parking in front garden; Increase in vehicles; Suspicion as to ultimate plans for properties, would like to see them retained as family dwellings.

APPRAISAL

1) Character and Appearance of the Area

Both properties are proposing a single storey rear extension that would have a mono pitched roof with a mid point height of 3.1m and would protrude from the rear wall of the dwellings by 3.6m. The extensions would be in keeping with the

scale of the original buildings and would appear subordinate. The proposals would be consistent with the overall appearance and character of the dwellings.

The proposed alterations to the garage at No. 7 include infilling an existing space between the garage and the house so that there is an internal link between the garage and No. 7. The alterations would occur between the dwelling and garage and completely hidden from view as a result of the proposed single storey rear extension, they would not alter the existing front elevation. Given this, the garage alterations are not considered to have a significant impact on the appearance of the dwelling, the streetscene or the character of the local area.

2) Residential Amenity

The rearward projection is more than would generally be allowed under the SPG, however as the proposal is for extensions to both dwellings, the impact on each dwelling would be cancelled out. To ensure this remains the case a condition is suggested that the extensions would have to be completed together.

With regard to No. 3, the proposed rear extension to No. 5 is stepped away from the boundary by 3m, and as such the proposal is within the 2 for 1 line taken from No. 3. No windows are proposed in the flank wall of the extension and as such the privacy, outlook and light to No. 3 is considered to remain unaffected.

The properties would both retain a useable garden area that is considered acceptable for the size of the households likely to occupy the dwellings, with adequate amenity space to protect the privacy and amenity of the occupiers of the surrounding buildings.

3) S17 Crime & Disorder Act

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

4) Consultation Responses:

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

- Car parking provision for the two properties would remain the same, and as there is no change to the parking layouts on the two properties, it is not expected that there would be an undue impact on parking
- Proposal is only for extensions to the properties, not the conversion of the properties into flats, that would require a separate planning 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.

**BAKKAVOR PIZZA/KATIES KITCHEN,
CHRISTCHURCH INDUSTRIAL ESTATE,
FORWARD DRIVE, HARROW, HA3 8NT**

**Item: 2/13
P/2419/07/CCO/NR**

Ward KENTON WEST

RETENTION OF SINGLE STOREY TEMPORARY STORAGE AND COLD STORE
UNITS WITH CORRIDOR LINKS TO EXISTING BUILDINGS

Applicant: Bakkavor Pizza
Agent: Lancaster & Lodge Architects
Statutory Expiry Date: 20-NOV-07

RECOMMENDATION

Plan Nos: 1344.1A; 1344.2B; Design and Access Statement.

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

1 The building(s) hereby permitted shall be removed 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.

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 London Plan and-or 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:

D4 Standard of Design and Layout

T13 Parking Standards

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

EM23 Environmental Impact of Existing Businesses

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

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Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com

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 applicant is advised that any further extension of this temporary permission is unlikely to be favourably considered.

MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)

- 1) Employment Policy (EM14)
- 2) Design and Appearance (D4)
- 3) Residential Amenity and Environmental Impact (EM23)
- 4) Parking (T13)
- 5) S17 Crime & Disorder Act (D4)
- 6) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Minor Heavy Industry, Storage and Distribution

Floor Area: 630m²

Council Interest: None

b) Site Description

- Industrial site located between Masons Avenue to the north and the Euston mainline railway to the south, with access from Forward Drive.
- Site is located within the Christchurch Industrial Estate, which is a designated Industrial and Business Use Area.
- Site is currently occupied by Bakkavor Pizza who are manufacturers of food products.
- The application site comprises several single and two-storey buildings used for offices, manufacturing and storage, with a large car park at the front of the site.
- An electricity sub-station also occupies part of the western area of the site.
- Council depot and Forward Drive abuts the eastern boundary.
- Residential properties in Herga Road abut the western boundary.

c) Proposal Details

- Retention of existing single-storey cold store units, linking two warehouses on the site

d) Relevant History

| | | |
|-----------------|---|--------------------|
| LBH/28740 | 10 industrial/warehouse units with access roads and car parking | GRANT 09-DEC-86 |
| EAST/336/00/FUL | Redevelopment, alterations and extensions to provide manufacturing space with ancillary storage and facilities; parking and loading space | GRANT 25-APR-02 |
| P/904/03/CFU | Single storey temporary storage & cold store units with corridor linked to existing buildings | GRANT 15-SEP-03 |

Original approval for application building, subject to condition:

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

e) Applicant Statement

- The building that is the subject of this application was originally proposed as a temporary structure for storage of foodstuffs in order to comply with Health and Safety regulations
- The proposal is to retain this temporary structure, before a permanent facility can be provided

f) Consultations:

Environment Agency: No comments

Highways Engineer: No objection

Drainage Engineer: No comments

Advertisement: | e.g. Character of Conservation Area | Expiry:

Notifications:

Sent: 32 Replies: 0 Expiry: 21-OCT-07

Summary of Response:

N/A

APPRAISAL

1) Employment Policy

The site is located within the Christchurch Industrial Estate, which is allocated for B1, B2 or B8 uses. The proposal would comply with policy EM14 and would consolidate the employment use of the site.

2) Design and Appearance

The building is constructed with metal panels and this matches a number of buildings on site, including the storage buildings to the north of the site.

The structure has now been on site for 4 years since the 3 year temporary permission was granted. The applicants intend to apply for a permanent structure and in the circumstances a further 1 year temporary permission is considered appropriate.

3) Residential Amenity and Environmental Impact

The building is located around 25 metres from the boundaries of the nearest residential properties on Herga Road. In view of this distance and the modest height of the structure, it is considered that the proposal would not be detrimental to the residential amenity of neighbouring occupiers.

The Environment Agency has assessed the proposal as having a low environmental risk. It is not considered that the building would generate unacceptable levels of additional traffic on neighbouring roads. The councils Highways Engineer has not raised any objections in this regard. It is considered that given the purpose of the building for food storage and that only a temporary permission is sought, the proposal would not be contrary to policy EM23.

4) Parking

Parking for about 30 cars is provided at the front of the site, adjacent to the main office buildings. It is considered that adequate car parking is provided on site, given that only one or two staff are working in the subject building at any one time. It is also noted that there is no car parking around the production areas of the site for health and safety reasons, parking being confined to the front of the site. No objection is raised by the Highways Engineer and it is therefore considered that the building would not have an unacceptable impact on parking and is acceptable in this regard.

5) 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.

6) Consultation Responses:

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

- None

CONCLUSION

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

**17 NORTH PARADE, MOLLISON WAY,
EDGWARE, HA8 5QH**

**Item: 2/14
P/3161/07/DFU/LW**

Ward EDGWARE

CHANGE OF USE FROM RETAIL TO RESTAURANT (CLASS A1 TO A3) WITH
SINGLE/TWO STOREY REAR EXTENSION AND EXTRACT FLUE AT REAR
(REVISED)

Applicant: Mr J B Sanghvi
Agent: N Kotak Associates
Statutory Expiry Date: 23-NOV-07

RECOMMENDATION

Plan Nos: 6017.01 Rev C, 02 Rev C, 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 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.

4 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.

5 The roof of the building hereby approved shall not be used for storage or any other purpose.

REASON: To safeguard the amenities of neighbouring residential occupiers.

6 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.

7 The extension hereby approved shall only be used as a storage area ancillary to the ground floor A3 use at 17 North Parade, Mollison Way.

REASON: To prevent the establishment of a separate commercial use on the site.

8 The use hereby permitted shall not be open to customers outside the following times:- 10.30 hours to 23.00 hours, Monday to Saturday inclusive, and 10.30 hours to 22.30 hours on 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 London Plan and-or 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:

London Plan:

4B.1, 4B.4

Harrow Unitary Development Plan:

D4 Standard of Design and Layout

D7 Design in Retail Areas and Town Centres

EM20 Change of Use of Shops Outside Town Centres

EM25 Food, Drink and Late Night Uses

T13 Parking Standards

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.

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

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Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com

4 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.

5 INFORMATIVE:

Thames Water recommends the installation of a properly maintained fat trap on all catering establishments. We further recommend, in line with best practice for the disposal of Fats, Oils and Grease, the collection of waste oil by a contractor, particularly to recycle for the production of bio diesel. Failure to implement these recommendations may result in this and other properties suffering blocked drains, sewage flooding and pollution to local watercourses. Further information on the above is available in a leaflet, 'Best Management Practices for Catering Establishments; which can be requested by telephoning 020 8507 4321.

MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)

- 1) Change of Use of Shop (D4, D7, EM20)
- 2) Character and Appearance of Area (D4, EM25, T13, EP25)
- 3) Neighbouring Amenity (D4)
- 4) S17 Crime & Disorder Act (D4)
- 5) Consultation Responses

INFORMATION

This application has been referred to the Committee as a petition with nine signatures was received.

a) Summary

Statutory Return Type: Minor Development

Council Interest: None

b) Site Description

- Site is occupied by a three storey terraced building within a local shopping parade
- Site has previously been used as a dry cleaner (A1 Retail Use Class) at ground floor
- First and second floors above the shop are used as residential flats
- Unit to the east No. 18 is a shop (A1 Use)
- Unit to the west No. 16 is a bookmakers (A2 use)
- There are residential flats above most of the shops along this parade
- There are many examples of two storey rear extensions across the back of this parade, mainly used for storage associated with the ground floor use on site

c) Proposal Details

- Change of use from A1 shop to an A3 restaurant on the ground floor
- Construction of two-storey rear extension to be used as part of the restaurant and storage associated with the restaurant
- New shop front and installation of extractor flue

Revisions to Previous Application:

Following the previous decision (P/0896/07/DFU) the following amendments have been made:

- The extract flue has been moved away from the rear windows of the first and second floor flats, from 100mm to 500mm, and is now not in breach of the 45° line
- A level access to the restaurant has been indicated, and a disabled toilet (to the relevant standards) has been supplied

d) Relevant History

| | | |
|---------------|---|--------------------|
| P/2420/05/DFU | Conversion of 1 st and 2 nd floor maisonette into 2 self contained flats with new door opening at rear. | GRANT 22-NOV-05 |
| P/570/06/DFU | Single/two storey rear extension. | GRANT 11-APR-06 |
| P/0896/07/DFU | Change of Use from retail to restaurant (Class A1 to A3) with single/two storey rear extension and extract flue at rear. | REFUSE 07-JUN07 |

Reasons for Refusal:

1 The proposed extract duct by reason of its siting, height and design would be visually obtrusive and detrimental to the amenities of the adjacent residential occupiers and the appearance of the area, contrary to policies SD1, EM25 and D4 of the Harrow Unitary Development Plan 2004.

2 The proposed development fails to make adequate provision for people with disabilities, in terms of access into the building and toilet facilities, to the detriment of the amenity of future users of the site, contrary to policy C17 of the Harrow Unitary Development Plan and Supplementary Planning Document: Access for All April 2006

e) Applicant Statement

- Design and Access Statement submitted.
- An A3 use at No. 17 will add to the appearance of the parade, would not have any adverse effects to the neighbourhood and generally the property will be brought up to Planning and current Building regulation standards
- The vertical extract flue does not interfere with flat residents by way of impact, noise and pollution
- Rear service road will be used as loading/unloading thus not causing disturbance to the front
- Proposal will comply with Part M of the Building Regulations as regards to Disabled persons facilities
- North Parade is a slip road with ample parking space without restrictions
- Internal layout is spacious and uncomplicated
- Shop front will blend with character of the building

f) Consultations:

None

Notifications:

Sent:

23

Replies:

9 including petition with
nine signatures

Expiry: 05-NOV-07

Summary of Response:

Noise generated by groups leaving the site would have a detrimental impact on residents in flats above; already 10 A3 premises including restaurants, pubs and takeaways, within 100m; parking is a problem, this has been added to by the number of extensions being built at the rear, residents have lost parking spaces and now have to parking in front of parade. No space for visitors to restaurants; service road cannot cope with increase number of delivery vehicles coming up and down each day; rubbish is not being dealt with in the correct manner, litter is becoming a major problem, dustcart is unable to get into service alley due to rubbish; the tenants of the existing food units are already meeting all the local demands, more restaurants would not be able to survive, lead to a down turn in trade and shops once again be closing which is not good for local area; extension has not been built correctly, there is a door which is not on the plans; Creates fire danger; Doors opening into alleyway present access problems.

APPRAISAL

It is noted that there was no policy objection in the previous decision (P/0896/07/DFU) to the change of use element of the proposal.

1) Change of Use of Shop

The proposal is to change the use of the shops from A1 Retail to A3 Restaurants and Cafes. The site is not designated as a Primary or Secondary Shopping Parade and is not located within a local centre.

Policy EM20 states that the Council will normally permit changes of use from retail shops (A1) outside town centres if the proposal –

Would not result in the loss of necessary local retail provision;

Parking is provided in accordance with the Council's standards; and

The premises can be adequately serviced without causing harm to highway safety and convenience.

The Council will encourage the provision of local convenience shops in areas where there is a deficiency.

The policy goes on to say that when 'considering whether the proposed change of use will involve the loss of 'necessary' retail provision, the Council will take into account the adequacy of alternative facilities located either within the same parade or within a reasonable walking distance', and as such South Parade has been included as an alternative shopping facility.

The combined parades (north and south) currently have 20 A1 uses, including the subject site and 22 non-A1 uses. This proposal will bring the non-A1 uses

to 23, which is 54% of the total. This split of A1 and non-A1 uses is therefore considered to provide adequate local retail provision, and result in a fair representation of local shops. Further to this, the figure of 50% is used as the limit for non-A1 uses in secondary frontages within district centre locations, and as such the resulting retail situation in the parade, should this change of use be permitted, would be at a similar level to that which would be permitted in district centres within the borough.

With regard to the issue of the number of existing restaurants/food uses within the parade, there are currently four existing permitted A3 uses within the parade, two permitted A4 uses, and two permitted A5 uses. The proposal would bring the total A3 uses to five, which would represent 11% of the total parade; and the total A3, A4 and A5 uses to 21%. The figure is considered acceptable and is not considered to lead to the loss of necessary local retail provision. Additionally, the vacancy rate within the two parades is low, with one vacant premise with B1 use rights. As such, there is no objection in principle, at this time, to the proposed change of use from A1 to A3.

No on site parking has been provided as part of the proposal, and each case is assessed on its merits. Service roads are located in front of north and south parades and the Highways Engineer has not raised any objections to the proposal in terms of parking or servicing provision. Given the nature of the parade, proximity of public transport and the Council's intention and Government policy to reduce car reliance, this is considered acceptable. Adequate space exists in the rear access way for deliveries and servicing.

2) Character and Appearance of Area

The Council will seek to ensure that proposals for food and drink uses (A3) and any late night uses do not have a harmful effect on residential amenity. In assessing applications for these uses particular regard will be given to the following –

- The location of the premises;
- Proximity of residential properties, particularly flats above the premises;
- The type of use proposed;
- Hours of operation;
- Existing and proposed soundproofing;
- Parking and servicing arrangements; and
- Arrangements for fume extraction, or any other plant or machinery.

The location of the proposed use is considered appropriate within the parade, and whilst there are other examples of A3 uses within the parades it is not considered that a harmful concentration of uses would arise. The proposal is within close proximity to residential uses, with flats above the site and within the adjacent buildings. However given that the use would occur within a non-designated parade, the nature of the use would not be unexpected or out of keeping, with the local character.

Hours of operation and sound proofing details have not been indicated on the application form, however conditions are recommended to control both these aspects.

Refuse storage for the restaurant is shown on the submitted plans, in an area 2400mm x 1000mm, which is located internally. The size of the area is considered acceptably accommodate two x 1100L bins for the restaurant, which is in compliance with advice received from the Council's Waste Management Team. A shutter door has been provided to the rear to allow the bins access to the service alley on collection day.

The proposed extract flue has been designed sympathetically with regard to the residential uses and is proposed to run up the back wall 500mm from the windows of the flats above and extend for 1m above the eave line, in compliance with Environmental Health standards.

The proposal also incorporates a two storey rear extension that would extend on the ground floor from the existing rear wall of the three storey building for the entirety of the remainder of the site, and on the first floor provide a gap of 3.6m from the rear wall of the building, before continuing to the rear boundary. The proposal allows for an access strip along the side boundary for the first and second floor flats. It is noted that a previous approval has been granted for a two-storey rear extension, and remains generally the same as previously approved, with minor changes to the external openings of the proposal. This element of the proposal is already largely completed on site and is considered consistent with the character and appearance of the area.

3) Neighbouring Amenity

On the ground floor the extension will be used for the kitchen, toilets and refuse storage associated with the restaurant use. The first floor will be used as storage area for the restaurant. The use of the extension in this manner is not considered to create any significant impacts on the existing amenities of the surrounding uses. Access to the flats will be maintained in its current form. The vertical 45° lines from the rear windows of the flat above would be maintained, ensuring the outlook and light of the flat above would not be unduly impacted upon.

4) S17 Crime & Disorder Act

This application will not have any significant impact with regards to this legislation.

5) Consultation Responses:

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

- Additional door has been shown on plans
- Fire hazard is dealt with under separate legislation

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.

WEALD MIDDLE SCHOOL, ROBIN HOOD DRIVE, HARROW WEALD, HA3 7DH

Item: 2/15

P/3525/07/CFU/GL

Ward HARROW WEALD

SINGLE-STOREY EXTENSIONS; 2.1M HIGH METAL RAILINGS WITH 2.4M HIGH ENTRANCE GATES ON SOUTH ELEVATION; EXTERNAL ALTERATIONS

Applicant: Harrow Council

Agent: David Kann Associates

Statutory Expiry Date: 20-DEC-07

RECOMMENDATION

Plan Nos: HC/WS10; HC/WS/11; HC/WS12; 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 development hereby permitted shall not commence until a scheme for the protection of the Wealdstone Brook has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall include a structural survey by CCTV and trial holes to assess the construction, state and expected life of the culvert; proposal of an agreed method of repair or replacement if required; full details demonstrating that the new structure does not impart any load on the culvert or destabilise it in any way; an assurance that the life of the culvert exceeds the life of a structure above it; details of the build over the culvert; details of access for future repairs or blockage clearance.

REASON: To protect the Wealdstone Brook watercourse.

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 London Plan and-or the Harrow Unitary Development Plan set out

below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

Harrow Unitary Development Plan:

SEP5 Structural Features

EP13 Culverting and Deculverting

D4 Standard of Design and Layout

T6 The Transport Impact of Development Proposals

C7 New Education Facilities

2 INFORMATIVE:

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

3 INFORMATIVE:

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.)

4 INFORMATIVE:

There may be public sewers crossing / adjacent to the site, so no building will be permitted within 3m of the sewers. The applicant should contact the Area Service Manager, Mogden, at Thames Water Utilities at the earliest opportunity, in order to establish the likely impact of this development upon the sewerage infrastructure. Tel: 0645 200 800

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 (London Plan & 2004 UDP)

- 1) Character and Appearance of the Area (D4)
- 2) Educational Facilities (C7, T6)
- 3) Watercourses (SEP5, EP13)
- 4) S17 Crime & Disorder Act (D4)
- 5) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Minor Development, All Other
Floor Area: 186m²
Council Interest: Council Owned Premises

b) Site Description

- School premises with single-storey class rooms and administrative offices arranged as a series of projecting wings on the east side of a central corridor block
- Taller (two-storey equivalent) concert hall on Robin Hood Drive frontage
- Playground and main school entrance is located behind the concert hall
- Northern part of site is occupied by Weald First School
- Wealdstone Brook, in a culvert, runs through school site

c) Proposal Details

- New entrance lobby and office area, infilling area between music room and existing administration offices (junction of Robin Hood Drive and Weald Rise). New construction would be 10m wide and 11m deep. The 4.3m wide central section would have a pitched roof with 6m ridge height, and projecting curved canopy 3m above ground level for new main entrance. Remainder of new covered area would have a flat roof with roof lights, 4m high on west side of new main entrance and 3.2m high on east side of new main entrance
- New extension to east side of administration block, 5m wide and 7m deep with 3m high flat roof for new caretaker's store and office
- New toilet block to rear of southernmost classroom block, 12m wide and projecting 3.5m from rear wall of block with 3m high flat roof
- External alterations, comprising replacement windows and doors on south elevation, roof lights on flat roof, removal of high level windows and replacement of lower level windows on north elevation
- New 2.4m high metal railings to front entrance area with security cameras and entry control system

d) Relevant History

None

e) Applicant Statement

- Development would not be visually obtrusive or out of character
- New entrance would improve access to the school and design out crime and intimidating behaviour

- Proposals include photovoltaic cells and grey water recycling
- Proposal would comply with the Disability Discrimination Act

f) Consultations:

Environment Agency: Awaited

Highways Engineers: No objection

Drainage Engineers: Measures to protect the Wealdstone Brook watercourse will be required. There may be public sewers crossing/adjacent to the site. The applicant should contact Thames Water Utilities to establish the likely impact on the sewerage infrastructure.

Advertisement: | General Notification | Expiry: 29-NOV-07

Notifications:

Sent:
0

Replies:
N/A

Expiry: N/A

Summary of Response:

To be reported

APPRAISAL

1) Character and Appearance of the Area

The proposed external alterations and new entrance lobby would be an improvement on the existing arrangements. The proposed new entrance would provide a focal point in the street façade and would readily identify the main entrance. It is considered that the proposal would enhance the character and appearance of the area.

The nearest residential premises are 30m from the school buildings and the proposals would not be detrimental to the residential amenities of the occupiers of those dwellings.

2) Educational Facilities

The proposal would add an additional 186m² of floorspace. Most of this additional floorspace would be within the existing footprint of the school. The proposal would improve the facilities provided at Weald Middle School for pupils, staff and visitors. There would be no additional teaching facilities created, and therefore there would be no significant change to the existing transport impacts of the school. The new entrance and facilities would comply with the requirements of the Disability Discrimination Act to allow the school to be accessible to all.

3) Watercourses

The proposed new entrance would be constructed over a tributary of the Wealdstone Brook, which is a culverted watercourse. The Council has a legal obligation to protect this watercourse. Although policy EP13 seeks the deculverting of existing piped watercourses where possible, the nature of the site renders such a proposition impractical. The supporting text to policy EP13 notes that development proposals close to culverted watercourses should facilitate their continued effective maintenance and replacement. A condition requiring a survey and protection measures for the watercourse has therefore

been suggested.

4) S17 Crime & Disorder Act

The new school entrance would include security measures, including CCTV, entrance controls and natural observation from a staffed area. The development would present fewer opportunities for crime and disorder in the vicinity of the school entrance.

5) Consultation Responses:

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

- To be reported

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.

OXHEY LANE FARM, THE AVENUE, HARROW, HA5 4EL

Item: 2/16

P/3665/07/CFU/GL

Ward HATCH END

FORMATION OF CONSTRUCTION COMPOUND FOR TEMPORARY PERIOD (IN RELATION TO SEWER UPGRADE AT THE AVENUE)

Applicant: Thames Water

Agent: Mark Mathews

Statutory Expiry Date: 09-JAN-08

RECOMMENDATION

Plan Nos: Location Plan (1:2500); Site Plan 1 (1:1250); Site Plan 2 (1:500); 8DDD-A1-02007-EX Rev C; 8DDD-A1-02008-EX Rev A; Supporting Statement

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 The removal and reinstatement of the topsoil, including any vegetation, must be supervised by a suitably qualified ecologist. Work should be stopped immediately if reptiles are discovered and Natural England should be contacted.

REASON: To protect statutorily protected species.

3 A scheme detailing proposals for the reinstatement of the land, including a mitigation strategy for dealing with the monitoring, management and alleviation of the potential spread of invasive weeds shall be submitted to, and approved in writing by, the Local Planning Authority, within six months of the date of this permission.

REASON: To protect the biodiversity of the Site of Nature Conservation Importance, to prevent the spread of invasive weeds and to comply with the requirements of the Weeds Act 1959.

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 London Plan and-or 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:

London Plan:

3D.8

Harrow Unitary Development Plan:

SEP5 Structural Features

EP14 Development Within Areas at Risk from Sewerage Flooding

EP26 Habitat Creation and Enhancement

EP27 Species Protection

EP28 Conserving and Enhancing Biodiversity

EP32 Green Belt-Acceptable Land Uses

EP36 Agriculture

D4 Standard of Design and Layout

T6 The Transport Impact of Development Proposals

2 INFORMATIVE:

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

3 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.)

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:

The applicant is advised that reports for great crested newts or bats should follow Natural England's mitigation handbooks.

MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)

- 1) Character and Appearance of the Area (D4, EP32, EP36, T6)
- 2) Sewerage Flooding and Statutory Bodies (EP14)
- 3) Biodiversity (London Plan 3D.8; SEP5, EP26, EP27, EP28, EP36,
- 4) S17 Crime & Disorder Act (D4)
- 5) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Minor Heavy Industry, Storage and Distribution
Site of Nature Conservation Importance: Borough Importance Grade 2
Site Area: 0.192ha
Car Parking: Standard: 13
Justified: Provided:
Council Interest: Council Owned Land (Agricultural Tenancy)

b) Site Description

- Area of Land 40m x 40m at northern end of The Avenue, Hatch End within Oxhey Lane Farm
- Land is with Metropolitan Green Belt and a Site of Nature Conservation Importance
- Oxhey Lane Farm is bounded to the west by a railway line
- Land has previously been used in connection with railway works
- Area is not currently actively used for agricultural purposes and currently supports dock, thistle, nettle and sorrel

c) Proposal Details

- Use of site for as storage and office compound in connection with sewer upgrade works in The Avenue and Royston Grove

d) Relevant History

P/2651/07/CFU TEMPORARY SITE CONSTRUCTION WITHDRAWN
COMPOUND FOR A PERIOD OF 12 MONTHS (IN RELATION TO SEWER
UPGRADE AT THE AVENUE) 31-OCT-2007

e) Applicant Statement

- Application is for temporary consent to enable works to alleviate internal and external, foul and surface water flooding in immediate area
- No alternative site for compound is suitable
- Ground flora will be reinstated according to an approved scheme of reinstatement
- Data search reveals no protected or notable species
- Compound site not optimal for reptiles and therefore there will be no adverse impact on these species

f) Consultations:

Environment Agency: To be reported

Hatch End Association: No response received

Environmental Health: No response received

Highways Engineers: No objection provided Thames Water operate standard working hours

Highways Maintenance: To be reported

Drainage Engineers: To be reported

Notifications:

Sent:
9

Replies:
To be reported

Expiry: 06-DEC-07

Summary of Response:

To be reported

APPRAISAL

1) Character and Appearance of the Area

At present, the application site is an area of farmland comprising semi-improved grassland which is also supporting some injurious weeds. There are proposals, currently at the discussion stage between the Council and the Environment Agency, to create a flood storage area and a bund at the site.

The proposed use of the site as a storage compound presents an opportunity to improve the quality of the land and the Site of Nature Conservation Importance, which would be beneficial to the character and appearance of the area, irrespective of any future proposals for development by the Environment Agency.

2) Sewerage flooding and statutory bodies

Policy EP14 of the UDP notes that development that would increase the risk of foul or surface water flooding will not be granted unless suitable attenuation measures are also proposed, and London Plan policy 4A.13 notes that Councils should seek to ensure that the facilities provided by public utilities are designed to minimise adverse effects on the locality.

This proposal is for the use of the site as a compound in connection with works to alleviate foul and surface water flooding in the locality. Although the sewerage works themselves can be carried out under permitted development, the storage compound requires planning permission.

Although the proposal may result in some short-term increase in activity and disruption to local residents, the proposal complies with UDP policy EP14 and London Plan policy 4A.13 and would be of long-term benefit to local residents and the area.

3) Biodiversity

The applicants have provided details of an up-to-date search from Greenspaces Information service for Greater London. This notes that the site does not support any protected or notable species, although there has been a

report of a grass snake 1km from the site. However, should any protected species be discovered on site, mitigation measures would be required. Therefore, a condition has been added requiring the topsoil to be removed under the supervision of a suitable qualified ecologist, and for work to cease and Natural England to be contacted should reptiles be discovered.

It is likely that the vegetation composition has developed as a result of the ground being recently disturbed, when used by Network Rail as an engineering compound (permitted development). However these species are not desirable plant species and will out compete other more delicate plant species, permanently altering the species composition which this SNCI is noted for. There is also a requirement for the tenant under the Weeds Act 1959 (and also under Cross Compliance rules if receiving Single Farm Payment Scheme) to prevent the spread of injurious weeds. Injurious weeds are currently established on the site, and the reinstatement of the flora from the seedbank contained in the topsoil would result in these species becoming dominant again and cause the landowner and tenant to have ongoing management problems.

This proposal presents an opportunity to restore, enhance and add to the biodiversity at the site, irrespective of any future developments to implement a flood storage area. A condition requiring a scheme for the rehabilitation of the land once it is no longer required as a storage compound has been added to this permission.

4) S17 Crime & Disorder Act

Although there would be some temporary increase in activity in the area, there would be no material change to the access arrangements of residential properties in the area or the opportunities for crime and disorder. The increased construction activity could provide additional natural surveillance of nearby properties. The compound itself would be secured to assist in deterring thefts of equipment.

5) Consultation Responses:

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

- To be reported

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.

Item: 2/17
LAND AT R/O 176-182 HARROW VIEW, P/2759/07/DFU/GL
HARROW; ADJACENT TO NO 2 BOLTON
ROAD

Ward HEADSTONE SOUTH

TWO, TWO-STOREY HOUSES WITH ACCOMMODATION IN ROOF; ACCESS AND PARKING

Applicant: Assured Property Services
Agent: Accent BDA Architects
Statutory Expiry Date: 15-NOV-07

RECOMMENDATION

Plan Nos: 01; PL_51E; PL_53E; PL_54E (All received 15-Nov-07); PL_50F; PL52_F (Both received 4-Dec-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 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.

Item 2/17: P/2759/07/DFU continued....

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

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

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

REASON: To ensure provision of 'Lifetime Home' standard housing in accordance with the policies of the Harrow Unitary Development Plan.

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

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

(a) amenity space

(b) parking space

and to safeguard the amenity of neighbouring residents.

8 The development hereby permitted 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 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 to ensure a sustainable impact on the sewerage and drainage asset.

9 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.

10 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.

11 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.

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 London Plan and-or 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:

London Plan:

3A.4, 4B.1

Harrow Unitary Development Plan:

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

T6 The Transport Impact of Development Proposals

T13 Parking Standards

Supplementary Planning Guidance: Extensions: A Householders' Guide

Supplementary Planning Document: Accessible Homes

Supplementary Planning Document: Access for All

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

Please quote Product code: 02 BR 00862 when ordering.

Also available for download from the CLG website:

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/133214>

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com

4 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.

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 (London Plan & 2004 UDP)

- 1) Principle of Use and Character of the Area (3A.4, 4B.1) (D4, D5, D9, D10, T6, T13, SPG)
- 2) Residential Amenity and Accessibility (4B.1, 3A.4) (D4, D5, SPDs)
- 3) Parking/Highway Considerations (T6, T13)
- 4) S17 Crime & Disorder Act (D4)
- 5) Consultation Responses

INFORMATION

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

a) Summary

Statutory Return Type: Minor dwellings

Council Interest: None

b) Site Description

- Vacant site to the rear of No's 176-182 Harrow View adjacent to No.2

Item 2/17: P/2759/07/DFU continued....

Bolton Road

- Site previously formed part of rear gardens of No's 176-182 Harrow View
- Area is predominately characterised by two-storey semi detached and terraced houses with the houses located on the side streets and set back from the rear gardens of houses fronting onto the main road
- No's 176-178 Harrow View are also owned by the applicant and have been converted into four flats

c) Proposal Details

- Two five-bedroom single- and two-storey semi-detached dwellings with accommodation in roof incorporating access and parking

Dwelling closest to Boundary with No.2 Bolton Road

- Setback from front boundary by 6.3m
- Set-in from flank boundary with No.2 Bolton Road by 4.9m
- Parking space to the side of the property with associated driveway
- Landscaped front garden with walkway to front door
- Bins located to the side of the dwelling
- Single-storey side addition 3.3m wide and set back 3.4m from front of house, with pitched roof 3.2m high at mid point

Dwelling closest to Boundaries with 176-182 Harrow View

- Setback from front boundary by 6.3m
- Set-in from flank boundary with properties in Harrow View by 4.9m
- Parking space to the side of the property with associated driveway
- Landscaped front garden with walkway to front door
- Bins located to the side of the dwelling
- Single-storey side addition 3.3m wide and set back 3.4m from front of house, with pitched roof 3.2m high at mid point

Revisions to Previous Application:

Following the previous decision P/1423/07/DFU) the following amendments have been made:

- Dwellings centrally located within plot and of equal sizes
- Rear dormers and front roof terraces omitted

d) Relevant History

| | | |
|---------------|---|---|
| P/2639/05/CFU | Construction of terrace of 4 two storey houses with accommodation in roof, access and parking | WITHDRAWN |
| P/265/06/CFU | Construction of terrace of 3 two storey houses with accommodation in roof, access and parking | REFUSE 24-Apr-2006 APPEAL DISMISSED 07-DEC-2006 |
| P/1423/07/DFU | Two, two-storey houses with accommodation in roof incorporating roof terrace, side and rear dormers; access and parking | REFUSE 06-Jul-2007 |

Reasons for refusal:

1 The proposal by reason of bulk, massing, height, design incorporating roof terraces and side dormers and siting would be unduly obtrusive, overbearing, result in loss of outlook to neighbouring dwellings, and would detract from the established pattern of development in the street scene and would be detrimental to the visual and residential amenities of the neighbouring occupiers and the character of the locality, contrary to policies, SH1, SH2, SD1, D4 and D5, of the Harrow Unitary Development Plan (2004), and Supplementary Planning Guidance: Extensions a Householders Guide (2003).

2 The proposed forecourt hard surfacing to the side of the dwellings would erode front garden leaving inadequate scope for soft landscaping which would detract from the appearance of the property in the street scene to the detriment of the amenities of future occupiers of the site and neighbouring occupiers contrary to policies SD1, D4, and D9 of the Harrow Unitary Development Plan (2004).

e) Applicant Statement

- Front roof slope would incorporate solar panels
- Houses designed to match heights of adjoining properties
- Front gardens to be landscaped
- Houses would have level access, with staircases suitable for chairlift installation. Properties would be built to Lifetime Homes standards

f) Consultations:

Drainage Engineers: Surface and foul water attenuation measures need to be approved and implemented

Highways Engineers: No objection. It is suggested the standard condition HWY_FRNT be applied to prevent indiscriminate crossing of the footway if mindful to grant application.

Notifications:

1st Notification

| | | |
|-------|----------|-----------|
| Sent: | Replies: | Expiry: |
| 69 | 12 | 16-OCT-07 |

2nd Notification

| | | |
|-------|----------|-----------|
| Sent: | Replies: | Expiry: |
| 69 | Awaited | 03-DEC-07 |

Summary of Response:

Parking pressure; development is too obtrusive for plot; detrimental to character of area; perceptions of overlooking

APPRAISAL

1) Principle of Use and Character of the Area

The principle of the use of the site for residential development has been established by the Inspector at the appeal against the refusal of application P/265/06/CFU, (Appeal Reference APP/M5450/A/06/2022875).

The proposed buildings have been centrally located within the plot. This

maintains a good separation distance between properties on Bolton Road and the dwellings on Harrow View. The two-storey bulk of the building would be set approximately 5m from the boundaries. The proposal would retain space about the buildings and would sit well within the context of the surroundings. The dwellings have been revised to remove the dormer windows and the front and rear roof terraces (evident in the previous scheme Ref: P/1423/07/DFU). The proposed massing and form of the buildings is considered acceptable.

The proposal would site adequate numbers of bins and recycling facilities to the sides of the properties. The facilities would be shielded from the street scene by a fence.

The amenity space (96m²) provided is wide and adequate, but shorter than the properties within the surrounding area. Given that the Inspector has identified scope within the plot for development, and that the proposal has been reduced in intensity, the resultant amenity areas would be appropriate for the use of the buildings as family units.

The frontage of the property would provide one parking space to the side of both of the dwellings with the majority of the frontage dedicated to soft landscaping. The proposal would provide a contribution to the street scene in the form of forecourt greenery and would provide adequate parking provision for the use of the properties.

2) Residential Amenity and Accessibility

The proposed development has been re-sited from the previous submission. The development has been moved away from No. 2 Bolton Road and respects the 45 degree sight line. The proposed development would have windows on the flank elevation facing No. 2 Bolton Road, which would serve a bathroom and a shower room. The proposed windows do not serve habitable rooms and would not create any undue impact on the amenities of the occupiers of No. 2 Bolton Road. Notwithstanding this, these windows are located over 3m from the boundary and would therefore comply with the requirements of the SPG.

In relation to the property located to the east of the site. The proposed windows located within the single storey side extension and within the side elevation of the property would be secondary windows and would be obscure glazed and non-openable below a height of 1.8m above finished floor level. These windows would not create any undue overlooking onto rear gardens of properties along Harrow View and would not prejudice any future development on adjoining sites.

Through the various submissions of applications, the scale and bulk of the proposed houses and the intensity of the use of the site has been reduced to two semi-detached properties. The proposed dwelling that is located towards the boundary with properties along Harrow View is considered to respect, as far as possible, the outlook from the rear windows of No. 176-182.

The proposed room sizes are sufficient to provide turning circles for a wheelchair user. Door widths, corridor widths and access into the property

would be suitable with scope to provide a lift internally should the need arise.

Both of the proposed dwellings have been revised to respect the requirements of the Accessible Homes SPD and are considered acceptable.

3) Parking/Highways Considerations

The application would provide a parking space, capable of enlargement to a width of 3.3m, for each property. This is considered acceptable. Although concern has been raised, the highways engineers are satisfied with the proposed arrangements.

4) S17 Crime & Disorder Act

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

5) Consultation Responses:

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

- 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.

SECTION 3 – OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

None

SECTION 4 – CONSULTATIONS FROM NEIGHBOURING AUTHORITIES

None

SECTION 5 - PRIOR APPROVAL APPLICATIONS

None