



**DEVELOPMENT CONTROL
COMMITTEE**

WEDNESDAY 8 FEBRUARY 2006

ADDENDUM

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LONDON BOROUGH OF HARROW

ADDENDUM

DEVELOPMENT CONTROL COMMITTEE

WEDNESDAY 8TH FEBRUARY 2006

Section 1

1/01 RECOMMENDATION

Add second reason for refusal:

The proposed development, by reason of excessive number of units, size of building and hard-surfaced parking areas, with the associated disturbance and general activity, would result in an over-intensive use and amount to overdevelopment of the site to the detriment of neighbouring residents and the character of the area.

(Refusal_Residential_Number of Units)

a) Summary

Density: 152 dwellings per ha

1/02 RECOMMENDATION

Add Condition:

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.

(Refuse_Arrangements_Buildings)

1/03 RECOMMENDATION

Amend Reason 1 to read:

“The proposed building along the Manor Road frontage would be unduly obtrusive in the street scene and would not provide aetc.”

Section 2

2/02 DEFER at Officers' request for further consideration of the proposals.

Notification replies:

Tony McNulty, MP - Strongly supports the objections sent to Council by the Langland Crescent Residents' Association dated 28-DEC-05.

2/04 RECOMMENDATION

Add Condition:

The frontage parking area space hereby permitted shall be available exclusively for the use of the occupiers of the first floor flat, unless otherwise agreed in writing by the Local Planning Authority.

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

2/08 Plans Nos:
Substitute Drawing No. 05/132/01 Rev C showing rear bin store and forecourt landscaping.

2/10 Delete 'REAR BALCONY' from Plans List Index.

2/11 Amend Relevant History:

P/2255/04/CFU refers to rear of Chester Court

2/13 e) Applicant's Statement

- urge that application is not deferred for a site visit
- relationship between No.2 and No.4 is not affected
- proposals meet the Council's guidelines
- proposed kitchen extension would be smaller than that at No.4
- width to the side boundary will be increased by 800mm
- no valid planning objections raised
- the character of the road is varied

2/14 Notification Replies

London Underground Ltd: no comments
1 further letter reiterating previous objections

2/17 & **DEFER** at Officers' request to allow English Heritage further time for consideration.

2/18

e) Applicant's Statement

The form of development proposed for Barns A/B has been subject to agreement of principles for some while and the present application, if granted, will give consent. Members will recall the application in May 2004 to restore the listed buildings which is work required and best trusted to a contractor specialising in such work. The chosen contractor currently has capacity to take on the contract. Proceeding now avoids further protracted delays.

Officers are in receipt of alternative sketch ideas for the second house and are in discussion with a new representative officer at English Heritage. It is intended to submit an application based on comments made in response and in the hope that progress granting consent for the new house will allow building contracts to flow from start to finish without interruptions which unnecessarily affect neighbours.

Section 3

3/01 Add second **RECOMMENDATION:**

- 2) The Director of Legal Services be authorised to:
 - (a) Issue an Enforcement Notice pursuant to Section 172 of the Town and Country Planning Act 1990 requiring:
 - (b) i) cease the use of the extension as a separate dwellinghouse
 - (c) [(b)] (i) should be complied with within a period of three (3) months from the date on which the Notice takes effect.
 - (d) Issue Notices under Section 330 of the Town and Country Planning Act 1990 (as amended) as necessary in relation to the above alleged breach of planning control.
 - (e) Institute legal proceedings in event of failure to:
 - (i) supply the information required by the Director of Legal Services through the issue of Notices under Section 330 of the Town and Country Planning Act 1990; and/or
 - (ii) comply with the Enforcement Notice

ENFORCEMENT CONSIDERATIONS

Alleged Breach of Planning Control

Without planning permission, the use of the extensions implemented under planning permission EAST/1458/02/FUL as a separate dwellinghouse.

Reasons for Issuing the Notice

Add: Reason for Refusal of application P/2373/05/DCO, plus:
"The Council does not consider that planning permission should be granted because planning conditions would not overcome these problems."

Delete: Time for Compliance.

3/02 Appeal submitted on 1-FEB-06 against non-determination.
Confirmation received from Planning Inspectorate that appeal has not been validated.

1 additional letter of objection received.

Summary of Responses: back garden development, destruction of open space, wildlife, trees and plants.

4) Consultation Responses

- Discussed in report

3/03 Amend **ENFORCEMENT RECOMMENDATION**

- a) Issue and Enforcement Notice pursuant to Section 172 of the Town and Country Planning Act 1990 requiring:
- i) reduce the external height of the single storey front, side and rear extensions by 500mm (0.5m)
- t
- b) (a) (i) should be complied with within a period of six (6) months from the date on which the Notice takes effect.

Section 5) Enforcement Considerations

Delete 3. Requirements of the Notice, and 4. Period for Compliance.

Section 5

5/01 Change 'ward' on Report to 'Harrow on the Hill'

5/02 **PRIOR APPROVAL APPLICATION**

Reference:P/3179/05/CDT Ward:(05) Harrow Weald

Land R/O Carrington Square, Uxbridge Road

Proposal: Determination: 11.7m high telecommunications mast and equipment cabins

RECOMMENDATION

Plan No's: OS Plan No. 50698B/01, drawing no.'s 50698B/02, 03 photographs no. 50698B/PM1

- 1) **PRIOR APPROVAL** – For details of siting and external appearance is NOT required, subject to the following:

INFORMATIVES:

- 1 Standard Informative 28 - Telecommunications Development 1
- 2 Standard Informative 29 - Telecommunications Development 2

MAIN CONSIDERATIONS

- 1) Compliance with ICNIRP
- 2) Visual Amenity (S1, D4, D26)
- 3) Consultation Response

b) Site Description

- Site is located on a grassy verge on the northern side of Uxbridge Road just south of Carrington Square
- Surrounding area is predominantly residential with residential units located to the north of the site in Carrington Square, semi detached dwellings sited opposite the site on the southern side of Uxbridge Road, along both Hutton Lane and Hutton Gardens. To the east and west of the site are mainly detached dwellings on ample plots of land

c) Proposal Details

- 11.7m high imitation street works pole telecommunications mast to be installed on an area of highway land on the north side of Uxbridge Road at a section where the road becomes a dual carriageway

- 3 associated equipment cabinets located side by side beside the proposed phone mast
- creation of a hard-surfaced area, west of the mast, in order to allow cherry picker maintenance of the antenna

d) Relevant History

None

e) Applicant's Statement

- there is an operational need for the development
- alternative sites have been looked at but the applicant site represents the most suitable option
- the proposal complies with ICNIRP guidelines.

| | | |
|----------------------|------|-------------------|
| Notifications | Sent | Replies |
| | 42 | awaiting response |

Response:

APPRAISAL

1) Compliance with ICNIRP

The proposal includes an ICNIRP declaration confirming compliance with the public exposure guidelines.

2) Visual amenity/character of the area

The scale of the proposal is relatively modest and the siting of the proposed pole would have little visual impact on either the character of the area or the amenity of residents, being sited between 30m and 55m from residential property.

The proposed equipment cabinets would be situated next to proposed mast on a grassy verge on the northern verge of the dual carriage section of the Uxbridge Road. The presence of mature trees and foliage throughout the site provides a both a suitable backdrop for the development as well as sufficient cover for the works from nearby residential properties.

3) Consultation Response

No responses as of date of this report (6th Feb)

Main Agenda Items

Item 19

Letter from neighbour:

- strong objection to recommendation to submit application to regularise development
- guttering is overhanging and encroaching boundary
- original complaints made nearly one year ago

Letter from owner confirming that:

- the unauthorised ground floor side window opening has been blocked up
- the overall height of the single storey rear extension abutting 29 Northumberland Road has been reduced in height by 200mm.

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DEVELOPMENT CONTROL COMMITTEE – 8 FEBRUARY 2006

AGENDA ITEM 10

**ADVANCE WARNING GIVEN OF REQUESTS TO MAKE REPRESENTATIONS ON
PLANNING APPLICATIONS**

| Application | Objector | Applicant/Applicant's Representative |
|---|--|--|
| Item 2/02 Land rear of 71 & 73 West End Avenue, Pinner | Mr Dilip | K H Hirani for N H Hirani & K K Hirani |
| Item 2/12 25 Hawthorn Drive | Mr Laurie Holben | Mel-Pindi for Bison Ltd |
| Item 2/13 2 Kelvin Crescent, Harrow | Mr Brian Jones | Anthony J Blyth and Co for Mr & Mrs V Arthur |
| Item 2/14 21-40 Canons Park Close, Donnefield Avenue, Edgware | (1) Mr Michael Turner (2) Mr Robin Morden | David Kann Associates for Ember Homes Ltd |

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