



**DEVELOPMENT MANAGEMENT
COMMITTEE**

WEDNESDAY 17 OCTOBER 2007

PLANNING APPLICATIONS RECEIVED

DEVELOPMENT MANAGMENT COMMITTEE

APPLICATIONS

WEDNESDAY 17TH OCTOBER 2007

PLANNING APPLICATIONS RECEIVED

SECTION 1 - MAJOR APPLICATIONS

SECTION 2 - OTHER APPLICATIONS RECOMMENDED FOR GRANT

SECTION 3 - OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

SECTION 4 - CONSULTATIONS FROM NEIGHBOURING AUTHORITIES

SECTION 5 - PRIOR APPROVAL APPLICATIONS

BACKGROUND INFORMATION

All reports have the background information below.

Any additional background information in relation to an individual report will be specified in that report:-

Individual file documents as defined by reference number on Reports

Nature Conservation in Harrow, Environmental Strategy, October 1991

Harrow Unitary Development Plan, adopted 30th July 2004

The London Plan (Spatial Development Strategy for Greater London), Mayor of London, February 2004

Section 17 of the Crime & Disorder Act 2004

DEVELOPMENT MANAGMENT COMMITTEE

WEDNESDAY 17TH OCTOBER 2007

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SECTION 1 – MAJOR APPLICATIONS

SECTION 2 - OTHER APPLICATIONS RECOMMENDED FOR GRANT

224 HIGH ROAD, HARROW

Item: 2/01

P/1570/07/CFU/JW

Ward WEALDSTONE

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

Applicant: Fruition Properties Ltd

Agent: Dalton Warner Davies LLP

Statutory Expiry Date: 19-JUL-07

RECOMMENDATION

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

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

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

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

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

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

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

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

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

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

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

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

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

REASON: To safeguard the appearance of the locality.

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

REASON: To prevent the increased risk of flooding.

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

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

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

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

Item 2/01 : P/1570/07/CFU continued/...

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

a: the frontage

b: the boundary

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

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

REASON: In the interests of amenity and highway safety.

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

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

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

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

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

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

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

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

Harrow Unitary Development Plan:

- SD1 Quality of Design
- SH1 Housing Provision and Housing Need
- SH2 Housing Types and Mix
- D4 Standard of Design and Layout
- D5 New Residential Development - Amenity Space and Privacy
- D8 Storage of Waste, Recyclable and Re-Usable Materials in New Developments
- D9 Streetside Greenness and Forecourt Greenery
- T6 The Transport Impact of Development Proposals
- EP12 Control of Surface Water Run-Off
- T13 Parking Standards
- H18 Accessible Homes

2 INFORMATIVE:

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

3 INFORMATIVE:

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

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

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

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com.

Please quote Product code: 02 BR 00862 when ordering.

4 INFORMATIVE:

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

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

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Site Layout and Character of Area (SD1, SH2, D4, D5, D6, D8, EP12)
- 2) 1 Amenity of Neighbours (D4, EP25)
- 3) 2 Parking/ Highway Safety (T13)
- 4) Accessibility (C16)
- 5) S17 Crime & Disorder Act (D4)
- 6) Consultation Responses

INFORMATION

This application was deferred at the DMC meeting on 17th July 2007 for a Member Site Visit on 28th August 2007. The application was deferred at the 6th September meeting for re-notification on amended drawings.

a) Summary

Statutory Return Type: Minor Dwellings
Council Interest: None

b) Site Description

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

c) Proposal Details

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

d) Relevant History

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

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

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

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

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

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

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

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

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

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

e) Applicant Statement

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

f) Consultations:

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

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

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

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

Notifications:

Sent:
70

Replies:
1 petition
(15 signatures)

Expiry: 19-JUN-07

Summary of Response:

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

APPRAISAL

1) Site Layout and Character of Area

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

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

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

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

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

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

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

2) Amenity of Neighbours

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

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

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

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

3) Parking/Highway Safety

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

4) Accessibility

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

5) S17 Crime & Disorder Act

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

6) Consultation Responses:

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

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

CONCLUSION

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

WOODLANDS, 7 WEST DRIVE P/1646/07/DFU/JW
GARDENS, HARROW

Item: 2/02

Ward HARROW WEALD

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

Applicant: Mr & Mrs A Skone

Agent: Anthony J Blyth and Co

Statutory Expiry Date: 08-AUG-07

RECOMMENDATION

Plan Nos: Site Plan; PMB/07/129/1; /2; /3 (received 31 May 2007); PMB/07/129/3
(received 01 August 2007)

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

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

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

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

(a) the extension/building(s)

(b) the ground surfacing

(c) the boundary treatment

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

REASON: To safeguard the appearance of the locality.

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

REASON: To safeguard the amenity of neighbouring residents.

4 No demolition of construction work shall commence before a Tree Protection Plan, in line with BS: 5837 (2005) "Trees in Relation to Construction – Recommendations", showing a fenced off Root Protection Area inside which no plant or materials should be stored shall be submitted to, and approved in writing by, the Local Planning Authority. As part of this plan, the tree protection fencing should be in place before the demolition & construction works commence, and the fencing should be staked so it cannot be moved. The Plan shall include periodic inspections by a qualified Arboricultural Consultant to check that all tree protection measures are in place. Reports to be supplied to the Planning Tree Officer. (russell.ball@harrow.gov.uk).

REASON: To safeguard the protected trees.

INFORMATIVES

1 INFORMATIVE:

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

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

Harrow Unitary Development Plan:

SD1 Quality of Design

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

D10 Trees and New Development

D14 Conservation Areas

D15 Extensions and Alterations in Conservation Areas

Supplementary Planning Guidance: Extensions: A Householders' Guide

2 INFORMATIVE:

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

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

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

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com.

Please quote Product code: 02 BR 00862 when ordering.

3 INFORMATIVE:

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

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

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

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

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

INFORMATION

This application was deferred at the September meeting for a Member site visit that took place on 29th September 2007.

a) Summary

Statutory Return Type: Household Development
Tree Preservation Purple Plum (TPO No. 680).
Order 3 Pine (TPO No. 680)
Council Interest: None

b) Site Description

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

c) Proposal Details

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

d) Relevant History

- None

e) Applicant Statement

- None

f) Consultations:

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

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

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

Planning Arboricultural Officer: Trees could be affected by construction activity. Tree protection measures would be appropriate.

Notifications:

Sent:
3

Replies:
5

Expiry: 09-JUL-2007

Summary of Response:

Out of character; overdevelopment; potential access issues during construction

APPRAISAL

1) Character of the Conservation Area

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

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

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

2) Neighbouring Amenity

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

3) S17 Crime & Disorder Act

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

4) Consultation Responses:

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

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

CONCLUSION

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

50 BELMONT LANE, STANMORE

Item: 2/03

P/1526/07/DFU/LW

Ward BELMONT

DEMOLITION OF EXISTING DWELLINGHOUSE, REPLACEMENT SINGLE/TWO STOREY DWELLINGHOUSE WITH INTEGRAL GARAGE (REVISED)

Applicant: Mr Lakhman Lalji & Mrs Amratben Murji

Agent: Mr A S Kassim MSc FRTPI

Statutory Expiry Date: 16-JUL-07

RECOMMENDATION

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

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

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

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

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

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

(a) amenity space

(b) parking space

and to safeguard the amenity of neighbouring residents.

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

(a) the extension/building(s)

(b) the ground surfacing

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

REASON: To safeguard the appearance of the locality.

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

The boundary treatment shall be completed:

a: before the use hereby permitted is commenced

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

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

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

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

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

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

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

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

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

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

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

REASON: To safeguard the amenity of neighbouring residents.

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

(a) be of purpose-made obscure glass,

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

REASON: To safeguard the amenity of neighbouring residents.

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

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

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

(a) the frontage.

(b) the boundaries.

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

REASON: In the interests of amenity and highway safety.

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

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

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

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

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

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

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

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

(a) The storage and disposal of refuse/waste

(b) and vehicular access thereto

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

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

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

Harrow Unitary Development Plan:

SD1 Quality of Design

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

D9 Streetside Greenness and Forecourt Greenery

D10 Trees and New Development

H4 Residential Density

H18 Accessible Homes

T13 Parking Standards

2 INFORMATIVE:

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

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

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

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

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

3 INFORMATIVE:

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

4 INFORMATIVE:

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

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

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

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com.

Please quote Product code: 02 BR 00862 when ordering.

5 INFORMATIVE:

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

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

6 INFORMATIVE:

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

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

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

INFORMATION

This application is reported to Committee at the request of a Nominated Member. The application was deferred from the meeting on 6th September 2007 for a Members site visit, that took place on 29th September 2007.

a) Summary

Statutory Return Type: Minor Dwellings
Council Interest: None

b) Site Description

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

c) Proposal Details

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

Revisions to Previous Application:

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

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

d) Relevant History

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

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

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

3 The proposed development, particularly in relation to the front entrance would fail to comply with 'Secured By Design' principles and therefore the proposal would be detrimental to the safety and outlook of the future occupiers, contrary to the provisions of Policies SD1 and D4 of the Harrow Unitary Development Plan.

e) Applicant Statement

Design and Access Statement accompanies application:

- The aim of the proposed development is to replace the existing house, which has a poor layout with unsustainable form of construction, with a new house which utilises the site efficiently of a sustainable form of construction.
- The proposal was conceived to complement the character of the area and to respect its surrounding. It is compatible with the scale, form, composition and massing of its immediate neighbours and other houses on Belmont Lane in general.
- The proposed house retains the same front building line as No. 48 but projects to the rear beyond the footprint of No. 48 by 3.05m, which is the allowable depth of a rear, single storey extension.
- The proposed house will have the same building line on the ground floor as the garage at No.52 with its large hipped roof, which extends 12m from the rear building line of No. 52.
- The first floor of the proposed house is set back on its northern flank to be inline with the rearmost building line of No. 48 Belmont Lane. On the south side it is setback by 6m from the garage to No. 52 Belmont Lane.
- The rearmost part of the dwelling is within the 45° angle from No. 52 Belmont.
- The existing house is 8m wide and its façade circa 16m wide. The proposed structure is 8.5m high and the width of its frontage at ground floor level is 15.75m and at the first floor level less than 15m. The mass, bulk and scale of the proposed house differ slightly from the proportions of the existing building.

Item 2/03 : P/1526/07/DFU continued/...

- The site is part of a long established residential area. The main parameters for the design of the new house are, in parts, derived from some of the features of the existing 1930's development, which is intermixed with more recent post-war housing. The appearance of the proposed dwelling unit comprises of the following features –
 - Two storey in height
 - The boundary with No. 52 Belmont is set back at first floor level so that a large gap is formed between the two properties.
 - A hipped roof with a flat crown in order to attenuate the height of the proposed house.
 - The eaves are further articulated to form the roof to the bay windows on the front elevation.
 - Facing bricks for the front and the rear elevations with rendered panel at first floor level.
 - The provision of a more pronounced entrance porch than the existing one, in similarity with a number of properties along Belmont Lane.
 - Modern glazed windows of powder coated aluminium frame.

- The retention of the garage as an integral part of the main house mitigates against the creation of perfect symmetry for the front elevation. However, the design seeks to create more interest to the façade by the articulation of the eaves of the roof and by the introduction of the setback at first floor level.

- The pedestrian and vehicular accesses to the site are retained, as well as the position of the garage. There is a provision for a bedroom and a bathroom for the disabled on the ground floor.

f) Consultations:

Stanmore Society: No response received

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

Environment Agency: Application has low environmental risk

Notifications:

Sent:
14

Replies:
2

Expiry: 21-JUN-07

Summary of Response:

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

APPRAISAL

1) Appearance and Character of Area

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

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

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

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

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

2) Residential Amenity

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

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

3) Parking

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

4) Landscaping

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

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

5) Accessibility

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

6) S17 Crime & Disorder Act

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

7) Consultation Responses:

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

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

CONCLUSION

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

39 DUDLEY ROAD, SOUTH HARROW

Item: 2/04

P/2032/07/DFU/SB5

Ward HARROW ON THE HILL

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

Applicant: Mr T Herlihy

Agent: Mr S Reade

Statutory Expiry Date: 23-AUG-07

RECOMMENDATION

Plan Nos: Site Plan; SK07432/1 - 1 of 3; 2 of 3; 3 of 3; Design and Access Statement

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

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

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

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

REASON: To safeguard the appearance of the locality.

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

REASON: To safeguard the character of the locality and to ensure satisfactory amenities for future occupiers of the development.

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

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

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

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

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

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

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

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

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

Harrow Unitary Development Plan:

SD1 Quality of Design

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

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

D9 Streetside Greenness and Forecourt Greenery

SH1 Housing Provision and Housing Need

SH2 Housing Types and Mix

H9 Conversions of Houses and Other Buildings to Flats

EP25 Noise

T13 Parking Standards

2 INFORMATIVE:

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

3 INFORMATIVE:

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

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

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

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Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com.

Please quote Product code: 02 BR 00862 when ordering.

4 INFORMATIVE:

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

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

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

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

INFORMATION

The application was deferred by the Committee at its meeting on the 6th September 2007 to clarify ownership of the land between nos.39 and 41 Dudley Road. The applicant has provided a copy of the title deed confirming ownership of the subject site. Item no.3 under the charges register confirms that the passageway attached to the applicant dwelling is subject to right of way for the owners of nos. 35, 37, 41, 43 and 45 Dudley Road.

a) Summary

Statutory Return Type:	Minor Dwellings
Car Parking:	Standard: 2.4
	Justified: 2
	Provided: 1
Council Interest:	None

b) Site Description

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

c) Proposal Details

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

Revisions to Previous Application:

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

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

d) Relevant History

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

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

f) Consultations:

Harrow on the Hill Trust: No Comments received

Notifications:

Sent:	Replies:	Expiry: 10-JUL-2007
7	0	

Summary of Response:

None

APPRAISAL

- 1) Housing Provision and Housing Need & Conversions of Houses to Flats**
Policy H9 of the Council's Unitary Development Plan (UDP)(2004) permits the conversion of dwelling houses or other buildings into flats in order to maintain a variety of unit types.

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

The proposed development would provide amenity space for both dwellings by sub-dividing the existing rear garden, and whereby the first floor flat would have access to the garden via the side passage way. The bin storage for both proposed dwellings would be located at the rear and would therefore be obscured from view of the streetscene. Based on these factors the proposed amenity space and bin storage is considered acceptable. In addition, the proposal seeks to retain the existing soft landscaped front garden. This is in accordance with the reasoned justification paragraph 6.54 following Policy D9, which recognises the contribution which front gardens can make to the character of the area and the streetscene, and therefore the proposed is considered to be acceptable.

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

2) Accessible Homes

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

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

3) Parking Standards

The Council's Highway Engineer has pointed out that there is a large tree on the footpath fronting the site boundary, which will prevent the widening of the existing crossing and acknowledges that off street parking would in such instances may have to be re-arranged. In addition to this the adjoining open land forming an alleyway at the side of the existing house which is part of the land subject of this application has a pedestrian right of way for the neighbouring dwellings. In view of this and the comments from the Highway

Engineer, the proposed development as amended, would accommodate one off street parking, which can be extended to 3.3m to meet accessible home standards, and as a result, there would be no parking provision for the first floor flat.

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

4) S17 Crime & Disorder Act

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

5) Consultation Responses:

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

- Dealt with above

CONCLUSION

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

169 MALVERN AVENUE, HARROW

Item: 2/05
P/0863/07DFU/RM2
Ward ROXBOURNE

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

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

RECOMMENDATION

Plan Nos: MAPP 1-1D

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

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

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

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

REASON: To safeguard the appearance of the locality.

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

REASON: To safeguard the amenity of neighbouring residents.

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

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

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

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

6 The development hereby permitted shall not be occupied or used until the forecourt parking space shown on the approved plans has been made available for use. The space shall be allocated for use by the occupants of the ground floor flat only and shall be used for no other purpose without the prior written permission of the Local Planning Authority.

REASON: To ensure suitable parking provision for people with disabilities in association with the provision of 'Lifetime Homes Standards' housing.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

Harrow Unitary Development Plan:

SD1 Quality of Design

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

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

SH1 Housing Provision and Housing Need

SH2 Housing Types and Mix

EP25 Noise

T13 Parking Standards

H18 Accessible Homes

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

Supplementary Planning Document: Accessible Homes (2006)

2 INFORMATIVE:

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

3 INFORMATIVE:

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

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

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

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail:communities@twoten.com.

Please quote Product code: 02 BR 00862 when ordering.

4 INFORMATIVE:

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

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

5 INFORMATIVE:

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

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

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

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

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

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

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

INFORMATION

Reported to the Development Management Committee at the request of two nominated members.

The application was deferred at the meeting on 6 September for a Member site visit that took place on Saturday 29 September.

a) Summary

Statutory Return Type: Minor Dwellings

Council Interest: None

b) Site Description

- End of terrace house with large rear garden space
- Existing garage and forecourt at front
- Existing two storey side extension with access along the side of the house to the rear amenity space
- Additional garage at the rear accessed by the rear alley way
- No. 171 has a single storey rear extension and a loft conversion, no protected windows on the flank wall facing No. 169
- Neighbouring adjoining house at No. 167 not extended

c) Proposal Details

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

d) Relevant History

- None

e) Applicant Statement

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

f) Consultations:

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

Notifications:

Sent:
10

Replies:
5

Expiry: 27-JUL-2007

Summary of Response:

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

APPRAISAL

1) Character and Appearance of the Area & Residential Amenity

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

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

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

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

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

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

2) Accessible Homes

Accessibility details have been submitted. The applicant has strived to meet Lifetime Home Standards as closely as possible. The provision for a level access to the front door, door widths and corridors and large living space would allow access for those with mobility impairment. There is a down stairs bathroom and WC with adequate space.

3) Car Parking Standards (T13)

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

4) Other Matters

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

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

5) S17 Crime & Disorder Act

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

6) Consultation Responses:

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

- All issues raised addressed in the above report

CONCLUSION

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

43 WINCHESTER ROAD, HARROW

Item: 2/06

P/2042/07/DFU/LW

Ward KENTON EAST

SINGLE STOREY REAR EXTENSION, CONVERSION TO TWO FLATS
(REVISED)

Applicant: Mr S Sharma

Agent: M D Designs

Statutory Expiry Date: 24-AUG-07

RECOMMENDATION

Plan Nos: Win/07/plan/B Rev 2, 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 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 The landscaping, car parking, front and rear garden and refuse storage layouts, shown on approved drawing Win/07/plan/B, shall be implemented on site prior to occupation of the development hereby permitted.

REASON: In the interests of the appearance of the area and neighbouring amenity.

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 proposed parking space shall be used only for the parking of private motor vehicles in connection with the ground floor flat 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.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

Harrow Unitary Development Plan:

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

D9 Streetside Greenness and Forecourt Greenery

H18 Accessible Homes

T13 Parking Standards

Supplementary Planning Guidance: Extensions: A Householders' Guide

Supplementary Planning Document: Accessible Homes

2 INFORMATIVE:

The applicant is advised that any alterations to the vehicle crossing would require the permission of the Council's Highways Department.

3 INFORMATIVE:

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

4 INFORMATIVE:

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

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

and that work falls within the scope of the Act.

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

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com.

Please quote Product code: 02 BR 00862 when ordering.

5 INFORMATIVE:

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 (2004 UDP)

- 1) Impact on Neighbouring Amenity and Character of Appearance of Area (D4, D5)
- 2) Parking (T13)
- 3) Accessible Homes (H18, SPG - Accessibility)
- 4) S17 Crime & Disorder Act (D4)
- 5) 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 is located on the eastern side of Winchester Road, Kenton
- Site is occupied by a two-storey semi detached dwelling, with shared drive to the southern boundary and detached garage in rear garden
- Front garden is currently hard surfaced, with fence across shared driveway
- Attached dwelling No. 41 has a single storey rear extension
- Adjacent dwelling No. 45 is un-extended

c) Proposal Details

- Demolition of the detached rear garage
- Construction of single storey rear extension, 3m deep x 5.7m wide
- Conversion of the dwelling into two self-contained one-bedroom flats

Revisions to Current Application:

- Ground floor flat changed from two bedroom flat to one bedroom flat
- Refuse storage re-located to rear garden area, with access provided along side of dwelling
- Landscaping provided within front forecourt area
- Parking reduced to one space within front forecourt area, crossover reduced to be within Highway Department guidelines
- Ground floor flat layout altered to comply with Lifetime Home Standards

d) Relevant History

None

e) Applicant Statement

- Design and Access Statement submitted
- The property is located in a residential area with walking distance to the main road and transport facilities

- The front garden will be landscaped to accommodate the parking and access areas to and from the building, with new cross over provided
- Bin enclosures are also provided 3 for each flat
- The extensions will be in keeping with the existing structure and surrounding neighbouring buildings
- Access will be via the main highway across the footpath
- There are no open spaces near by
- Disabled parking and access through the building has been proposed to conform to the Local Authority Accessible Homes Supplementary Document

f) Consultations:

None

Notifications:

1st notification

Sent:	Replies:	Expiry:
10	28	25.07.07

2nd notification

Sent	Replies	Expiry:
19	8	26.09.07

Summary of Response:

Not in line with character of housing in area which are primarily owner-occupied; oppose further attempts by town developers to carve up housing for profit regardless of present character; number of tenants will overwhelm the already stretched local services e.g. sewerage; added noise and extra rubbish accumulated will spoil the tranquillity of the surrounding area; the character of the road is being eroded with the building of flats, of which there are already some in the street; units do not comply with basic accommodation standards recommended by Institute of Environmental Health Officers, ground floor flat has a living room with an area of 6.3m² and does not have natural light and ventilation; First floor flat has a living are of 10.9m² and kitchen of 3.8m², which does not meet required standards; the dropped kerb is located at the shared drive so it is impossible to park cars in the configuration shown on site plan; there is inadequate space for six dustbins in front garden; proposal achieves low standard of design, that reduces the quality of the environment and secures an unsustainable development that does not match the high standard of surrounding properties; units are not vertically stacked to reduce noise, and nothing has been done to protect the bedrooms of No. 41, which would be adjacent to an upstairs living room; on street parking will greatly increase, already over parked street; the intensive use of the property will result in a great loss of privacy for the neighbours, who have a shared driveway with No. 43; refuse bins and parked cars will block shared driveway; proposal promises to ruin a tranquil area with the development of cramped and unsatisfactory homes, giving rise to an over intensive use of the property;

conversions lower the tone of the neighbourhood and tend to have a negative effect on property prices; will create precedent for more people to convert dwellings. Revised design actually has greater adverse impact; No planning permission has been sought for the vehicular crossover; Proposed crossover reduces on street parking.

APPRAISAL

1) Impact on Neighbouring Amenity and Character and Appearance of Area

The proposal is for a one bed flat with open plan living/kitchen area on the ground floor, and a one bed flat with separate living room and kitchen on the first floor. The potential number of people likely to live in the converted property is considered to be comparable to the number of people able to live in the existing family dwelling house and as such, it is not considered that the proposal would result in a significant increase in residential activity on the site.

In terms of floor space, the size of the proposed rooms are satisfactory, taking into account the size of household likely to occupy the units. The ground floor flat successfully complies with the Environmental Health Standards for internal amenity space. The first floor flat has a deficit of 2m² in the living room and 1m² in the kitchen, however the bedroom has an extra 5m² and as it is a one bedroom flat it is considered acceptable to provide the additional room in the bedroom, and the proposal meets the total habitable floor area for a one person, four room flat. An acceptable vertical stacking arrangement has also been achieved. The layout of the flats is satisfactory in terms of vertical stacking. The provision of 'like room' over 'like room' helps to minimise noise transmission and create a suitable neighbourly relationship between the flats. There are overlaps of bathrooms and living areas, however this is not expected to create an impact on the amenity of the future occupiers of the flats. Internal circulation throughout the flats is also considered appropriate.

The proposal provides access to the rear amenity space for both flats, and the level of rear amenity space provided is considered acceptable.

The proposal has indicated that the front forecourt area would be partially paved, with an area of soft landscaping provided along the northern boundary. Generally the Council would prefer 50% of the front yard to remain landscaped however, given that the hard surfacing is existing, and the area is characterised with front yard, off street parking, it is not considered that the proposed parking layout will appear incongruous in the street scene.

The refuse storage has been relocated from the front forecourt area to the rear garden, with access to the area provided for both flats along the side of the building. An area capable of storing six bins is shown, which is consistent with the bin requirements for the development. The re-siting of the bin storage in the rear garden is considered to improve the appearance of the proposal in the street scene, as well as being beneficial to the amenities of the surrounding dwellings.

A condition is recommended to ensure that the bin storage area is constructed prior to occupation of the flats.

The proposed single storey rear extension will protrude 3m from the rear of the dwelling, and extend for the width of the dwelling. The extension would have a flat roof to a height of 3m. The existing detached rear garage would need to be removed for the site to allow for the extension.

The proposed extension is considered to comply with the provisions of the SPG and in itself would not be objectionable. The height and rearward projection are within the requirements, and given that it would abut an existing extension to No. 41, would not impact on the amenities of this plot. The extension would be separated from No. 45 by the shared drive and as such remains within the 2 for 1 line. No flank windows are proposed in the flank walls, and if the proposal were acceptable a condition would be recommended to ensure this remains the case.

2) Parking

The UDP maximum standard for the proposal is 2.4 spaces to be provided on site. The submitted plan has been amended to show one space on-site, as it was considered that two spaces on-site would not be achievable in an acceptable arrangement. The proposed layout would utilise the existing shared crossover.

The shortfall of parking spaces 1.8 is considered justifiable based on the size of the households likely to occupy the buildings, and the proximity to public transport. The end of the street (Honeypot Lane) is on two local bus routes, and the Queensbury Underground station is approximately 700m away.

3) Accessible Homes

The ground floor flat would be required to comply with the Lifetime Home Standards, given in the SPG. The internal layout of the flat has been altered during the course of the application so that hallway and doorway widths comply, the bathroom and kitchen areas have been increased in size so as to allow for turning circles and ramped access has been indicated on the plans. The proposal is therefore considered to comply with the SPG.

4) S17 Crime & Disorder Act

The proposal would not have an impact with respect to this legislation.

5) Consultation Responses:

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

- Majority of concerns addressed above in body of report
- Refuse storage, internal layout of flats, parking arrangements, and size of flats have all been amended during course of application
- Noise transference from a first floor flat to an attached dwelling is considered to be addressed by the Party Wall
- Would not create a precedent, all applications assessed on merits
- Proposal is considered to retain the residential character of the street

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.

41 ELM PARK ROAD, PINNER

Item: 2/07
P/1971/07/DFU/RM2
Ward PINNER

REDEVELOPMENT TO PROVIDE TWO STOREY DETACHED HOUSE WITH ACCOMMODATION AT LOFT LEVEL, DETACHED GARAGE AT REAR WITH ACCESS FROM WEST END LANE, NEW CROSSOVER TO FORECOURT

Applicant: Mr F J Balloch
Agent: The Gillett Macleod Partnership
Statutory Expiry Date: 20-AUG-07

RECOMMENDATION

Plan Nos: 07/2434, 1A, 2, 3, 4, 5A, 07027, 07032, Site Plan and Design & Access Statement

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

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

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

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

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

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

REASON: To safeguard the appearance of the locality.

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

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

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

and to safeguard the amenity of neighbouring residents.

4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no window(s)/door(s), other than those shown on the approved plans shall be installed in the flank wall(s) and roof 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 window(s) in the flank wall(s) of the proposed development shall:

(a) be of purpose-made obscure glass,

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

REASON: To safeguard the amenity of neighbouring residents.

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

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

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

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

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

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

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

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

10 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.

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

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

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

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

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

12 Prior to the commencement of the development hereby permitted, details that show how the standards set out in the Park Mark™ Safer Parking Award Scheme Guidelines are to be incorporated into the provision of the parking element of the scheme shall be submitted to and approved in writing by the Local Planning Authority.

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

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

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

Harrow Unitary Development Plan:

- SD1 Quality of Design
- D4 Standard of Design and Layout
- D5 New Residential Development - Amenity Space and Privacy
- D8 Storage of Waste, Recyclable and Re-Usable Materials in New Developments
- D9 Streetside Greenness and Forecourt Greenery
- SH1 Housing Provision and Housing Need
- T6 The Transport Impact of Development Proposals
- T13 Parking Standards
- H18 Accessible Homes
- SPG Extensions: A Householder's Guide
- SPD Access for All
- SPD Accessible Homes.

2 INFORMATIVE:

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

3 INFORMATIVE:

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

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

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

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com.

Please quote Product code: 02 BR 00862 when ordering.

4 INFORMATIVE:

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

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

5 INFORMATIVE:

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

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

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Design and Amenity (SD1, SH1, D4, D5, D8 and SPG)
- 2) Lifetime Homes (H18 and SPD)
- 3) Traffic and Highway Safety/Parking (T13)
- 4) S17 Crime & Disorder Act (D4)
- 5) Consultation Responses

INFORMATION

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

a) Summary

Statutory Return Type: Minor Dwellings
Council Interest: None

b) Site Description

- Site lies on the south-western side of Elm Park Road and contains a detached two storey dwelling
- Existing vehicle access to the rear off West End Lane

- No.114 West End Lane, a bungalow abuts north-western boundary of site, garages/parking for The Chequers, a flatted development, abuts the north eastern boundary, garden of 112 West End Lane, a two storey detached property, abuts southern side of site
- Two Tree Preservation Orders on the site in the forecourt

c) Proposal Details

- Demolition of existing and construction of a new two-storey dwellinghouse with accommodation in the loft. The proposed house would have 5 bedrooms
 - 13.9m deep and 12.5m wide at the widest part. The north facing flank wall would be 12.3m long while the south flank would be 11.5 at ground floor level. The height of the development would be 5.4m high to the eaves and 8.7m to the top of the pitch.
 - At first floor level the north flank wall would be 10m
 - The single storey part of the house to the rear would be 0.85m deep further than the two-storey rear wall and 2.5m along the line of the northern flank wall and 6.85m across the rear elevation. It would be 2.5m to the eaves and 3m to the top of the roof. The roof would be glazed
 - The house would have two bay windows at the front that would be 0.5m deep and 2.5m across the front elevation.
 - The open porch would be 3m high and 2.9m wide across the elevation. It would project 0.85m forward of the proposed front wall
 - The crown roof would have two rear facing roof lights and one north facing roof light
 - The proposed garage at the rear would be positioned toward but not abutting the northern flank boundary.
 - The garage would be 5.5m long and 4.3m wide. The height to the eaves would be 2.15m high and 3.7m to the ridge

Revisions to Previous Application:

Following the previous decision P/0938/07/DFU the following amendments have been made:

- Removal of the rear dormer
- Reduction of the roof height from 9.7m to 8.7m
- Repositioning of the garage from the southern flank boundary to the northern flank boundary

d) Relevant History

P/290/03/CFU	Redevelopment: 2 and 3 Storey Building with Rooms in Roof space to Provide 9 Flats with Access and Parking	WITHDRAWN 02-JUN-03
P/291/03/CFU	Redevelopment: 2 and 3 Storey Building with Rooms in Roof space to Provide 9 Flats with Access and Parking (Duplicate)	WITHDRAWN 02-JUN-03

P/0938/07/DFU Two Storey Detached Dwelling with Rear Dormer; Vehicular Access to Forecourt; Bin Store at Front and Detached Garage at Rear REFUSED
22-MAY-07

Reasons for Refusal:

1. The proposal by reason of bulk, massing, height, 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 garage to the rear by reason of excessive bulk would be unduly obtrusive, overbearing, and would be detrimental to the visual and residential amenities of the neighbouring occupiers and the character of the locality, contrary to policies, SD1, D4 and D5, of the Harrow Unitary Development Plan (2004), Supplementary Planning Guidance: Designing New Development (2003) and Supplementary Planning Guidance: Extensions a Householders Guide (2003).

3. The proposed forecourt hard surfacing 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).

4. The proposal does not make satisfactory arrangement within the site for the storage of refuse and recycling material for the proposed dwelling, nor does it make adequate provision for people with disabilities to the detriment of the amenity of existing and future occupiers of the site and nearby occupiers, contrary policies SD1, D4 and D8 of the Harrow Unitary Development Plan (2004) and Supplementary Planning Document: Accessible Homes (2006).

e) Applicant Statement

- Refer to Design & Access Statement

f) Consultations:

Tree Officer: No objection subject to a condition

Notifications:

Sent:	Replies:	Expiry: 18-JUL-2007
16	2	

Summary of Response:

Demolition would cause dust, vibration and noise impacts to the dwelling; Copper Beech Tree removal would cause subsidence to the dwelling; Overshadowing of side window to kitchen, impact of garage on neighbouring bungalow.

APPRAISAL

1) Design and Amenity

The proposal would replace a derelict two-bed room house with a two-storey house with accommodation in the loft space. It is considered that the concerns raised in the previous scheme have been overcome in this application.

It is not considered that a house of this size would be out of place on Elm Park Road. There are a number of houses in the vicinity that are of a similar scale to that proposed.

The scheme therefore would not appear bulky and overbearing when viewed in relation to the neighbouring house at No 39. Although the front wall of the house would be set forward of the neighbouring house the footprint of the proposed house would be similar to that of the existing. The existing side window is not considered protected, as there are larger rear facing windows at No 39.

The first floor would be within a 45° line drawn from the neighbouring house at No 39. This coupled by the variation in style of houses in the vicinity and a separation of approx 6.8m to the highway would mitigate any adverse impact on the street scene.

The rear of proposed house would not project beyond a 45° line at first floor drawn from the neighbouring dwellinghouse at No 39. At ground floor there would be a separation of 1.2m from the boundary shared by the neighbouring house at No. 39.

The single storey rear aspect of the scheme would not cause any unacceptable impact on the occupiers of neighbouring properties. There are no protected windows on the neighbouring flank wall of No.39 impacted by the proposed house. Proposed flank windows on the house would serve to allow light to bathrooms. A condition is suggested to ensure that these windows are obscure glazed. It is considered that the amenity space made available to the potential occupiers of the house would be adequate.

There are two TPO trees on site. The Council's Trees Officer has no objections. It is considered that adequate measures should be taken during the course of the construction work and a condition has been suggested to ensure that protective fencing is erected.

The garage to the rear of the plot would not cause an unacceptable level of impact on the occupiers of the neighbouring bungalow. The position of the garage was moved to avoid pressure from an existing tree on land held by a third party. It is considered that the re-positioning of the garage towards the northern boundary would remove any post development pressure that may have been placed on that tree. The existing flank wall of the bungalow at No. 114 West End Lane is approx 1m from the boundary and at its closest point the proposed garage would be another 1m away.

There would be a separation of 2m from the flank wall of the existing bungalow and that of the proposed garage. The eaves of the garage would be 2.15m high and, as the sill of the existing window is higher than 0.3m above the ground floor level. Therefore the garage would comply with the 45° Code and therefore considered acceptable.

2) Lifetime Homes

Policy H18 states that the council will encourage new housing development to be accessible to all. Further to this, the current LBH Supplementary Planning Documents 'Access for All' and 'Accessible Homes' were both created and approved by Cabinet in 2006 after extensive public consultation. This guidance provides detailed design advice and principles as a guide to well designed Lifetime and Wheelchair Standard residential properties.

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. This scheme would reasonably comply with Lifetime Homes Standards. The points of access to and egress from the house would be level and the internal doors and corridors would allow mobility for occupiers. There is a ground floor WC and shower space provided and large living areas at ground floor.

3) Traffic and Highway Safety/Parking

The forecourt would be accessible from the existing crossover and parking provision would be sufficient for the occupiers of the house. The proposed garage to the rear would allow a further car parking space. The Highways Engineer is satisfied with the scheme.

It is considered that the site is near a variety of public transport options including buses around the Pinner Town Centre as well as Pinner Station within walking distance.

4) S17 Crime & Disorder Act

Two conditions to achieve secure by design accreditation have been suggested should permission be granted. This follows National guidance to ensure safer buildings and communities.

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

5) Consultation Responses:

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

- Subsidence and noise and nuisance during construction not a material planning consideration
- Other issues raised are considered 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.

**JOHN LYON SCHOOL, MIDDLE ROAD
HARROW ON THE HILL**

**Item: 2/08
P/1936/07/DFU/RM2**

Ward HARROW ON THE HILL

RETENTION OF TEMPORARY CLASSROOM FOR A FURTHER PERIOD OF 3 YEARS

Applicant: The John Lyon School
Agent: Kenneth W Reed & Associates
Statutory Expiry Date: 16-AUG-07

RECOMMENDATION

Plan Nos: 1297/1 Rev A and Design & Access Statement

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

1 The building hereby permitted shall be removed before 31st of December 2008, and landscaped in accordance with a scheme submitted 3 months before the removal of the building and approved in writing by the Local Planning Authority and the approved works shall be implemented subsequent to the removal of the building or within the first planting season and thereafter retained in that form.

REASON: To protect the character and appearance of the Conservation Area

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

Harrow Unitary Development Plan:

SD1 Quality of Design

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

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

D9 Streetside Greenness and Forecourt Greenery

D14 Conservation Areas

D15 Extensions and Alterations in Conservation Areas

D16 Conservation Area Priority

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

1) Design, Amenity, Character and Appearance of the Conservation Area (SD1, SD2, D4, D14, D15 & D16)

- 2) S17 Crime & Disorder Act (D4)
- 3) Consultation Responses

INFORMATION

Reported to Development Management Committee as the Council has received a petition of 35 signatures opposing the scheme.

a) Summary

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

b) Site Description

- Existing temporary classrooms on the northwest boundary of the school grounds. Harrow School's cricket grounds are on the other side of the boundary
- Site falls within the Harrow on the Hill Village Conservation Area

c) Proposal Details

- Retention of Temporary Classroom originally granted permission WEST/387/02/FUL on the 28th June 2002

d) Relevant History

W/387/02/FUL	Two Storey Temporary Classroom	GRANTED 28-JUN-02
Condition 3	The proposed development shall be removed from the site by 30th June 2005 and the land reinstated to the satisfaction of the Local Planning Authority. REASON: In the interest of the character and appearance of the Conservation Area.	
P/3420/06/CFU	Three Storey Side/Rear Extension to Provide Additional Classrooms	GRANTED 19-APR-07

e) Applicant Statement

- See Design & Access Statement

f) Consultations:

Highways: No objections

CAAC: No objection, but we would question the 3-year timescale and would prefer to see this reduced if possible.

Advertisement: | Character of Conservation Area | Expiry: 26-JUL-07

Notifications:

Sent:	Replies:	Expiry:
11	3	13-JUL-07

Summary of Response:

Classrooms are temporary and have already been on site for a number of years, classrooms should have been removed 30-06-2005; eyesore and not in keeping with Conservation Area; no case made in supporting documents for the retention of the temporary classrooms; school children deprived of play ground, and play pushed closer to boundaries with neighbours. Anti social behaviour from students; current classrooms are unauthorised and have caused substantial loss of amenity to neighbouring properties; 5 years is enough time to refurbish the school.

APPRAISAL

1) Design, Amenity, Character and Appearance of the Conservation Area

In May 2004 the Development Control Committee resolved to permit a variation of the legal agreement relating to John Lyon School in order for the school roll to be increased from 525 to 600 pupils, subject to agreement of a travel plan which has not been agreed and therefore the Section 106 Legal Agreement has not been signed by the parties.

The Development Management Committee had granted an application (P/3420/06/CFU) on the 19th of April to for a Three Storey Side/Rear Extension to Provide Additional Classrooms and Alterations. This permission for the Science Block has not yet been implemented.

This application seeks a 3-year extension to retain the temporary classrooms. The Design and Access statement states that the construction works on the Science Block should be completed by December 2008.

The classrooms are of a temporary nature and not in keeping with the prevailing character of the Conservation Area. In the light of the current situation and the supporting documents, it is also considered that granting permission for a further three years would be excessive. Therefore it is suggested that the temporary classrooms be granted permission for a further time expiring on the 31st of December 2008. By that time the works should have been completed and would enable pupils to move into the purpose built accommodation.

The applicant has applied for retention of the temporary classrooms until June 2010. It is considered that the temporary building should have been demolished before 30th June 2005 in accordance with the initial permission, therefore, retention of the building beyond December 2008 would prolong the unpleasant visual effect on the character and appearance of the Conservation Area. In view of the educational needs of the pupils during construction, retention of the building until 2008 is considered appropriate.

2) S17 Crime & Disorder Act

It is considered that this 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:

- Anti social behaviour from students not considered in the scope of this application
- Other aspects considered in the above report

CONCLUSION

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

7 RICKMANSWORTH ROAD, PINNER

Item: 2/09
P/1669/07/CFU/DC3
Ward PINNER

THREE STOREY BLOCK COMPRISING 4X2 BED FLATS, 4 COVERED PARKING SPACES AT GROUND LEVEL, ONE SPACE ON FORECOURT, VEHICULAR ACCESS

Applicant: Rylex Investments
Agent: The Gillett Macleod Partnership
Statutory Expiry Date: 07-AUG-07

RECOMMENDATION

Plan Nos: 06/2430/1, 06/2430/2c, 06/2430/3c, 06/2430/4a, Design and Access Statement (31 May 2007).

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

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

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

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

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

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

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

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

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

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

4 Prior to the commencement of the development hereby permitted, details that show how the standards set out in the Park Mark™ Safer Parking Award Scheme Guidelines are to be incorporated into the provision of the parking element of the scheme shall be submitted to and approved in writing by the Local Planning Authority.

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

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

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

The boundary treatment shall be completed:

a: before the use hereby permitted is commenced

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

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

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

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

6 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.

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

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.

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

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

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
- (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.

13 The development hereby permitted shall not be occupied until the car parking, turning and loading area(s) shown on the approved plan number(s) 06/2430/2 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.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

Harrow Unitary Development Plan:

SD1 Quality of Design

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

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

D9 Streetside Greenness and Forecourt Greenery

D10 Trees and New Development

EP25 Noise

T13 Parking Standards

H18 Accessible Homes

2 INFORMATIVE:

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

3 INFORMATIVE:

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

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

6 INFORMATIVE:

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

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

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Design and Character of Area (SD1, D4, D8, D9, D10)
- 2) Residential Amenity (EP25, D5)
- 3) Parking & Highway Safety (T13)
- 4) Accessible Homes (D4, H18)
- 5) S17 Crime & Disorder Act (D4)
- 6) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Minor Dwellings
Site Area: 974m²
Habitable Rooms:
Density: 92 hrph 41 dph
Car Parking: Standard: 5
Justified: 4
Provided: 4
Council Interest: None

b) Site Description

- South-west side of Rickmansworth Road, near junction with Cuckoo Hill Road
- Occupied by detached bungalow with rear dormer window next to No.5 and detached single storey building previously used as doctors surgery next to No.9
- Parking spaces in front of former surgery building, with crossover adjacent to mature highway tree on verge
- Soft planted garden behind buildings on site;
- Boundaries of 9 and 11 Rickmansworth Road abut north-western boundary
- Side boundary of 5 Rickmansworth Road and rear boundaries of 5 houses in Cuckoo Hill Road contiguous with south-eastern boundary

Item 2/09 : P/1669/07/CFU continued/...

- Rear boundary contiguous with part of side boundary of 1 Northwold Drive
- Area comprised primarily of 2-storey houses with the occasional bungalow

c) Proposal Details

- Demolish existing building
- Construct 3 storey building to accommodate 4x2 bedroom flats
- Provision of 4 parking spaces (3covered & one on forecourt)

Revisions to Previous Application:

Following the previous decision P/1055/04/CFU the following amendments have been made:

- Change in parking layout
- Change in internal layout
- Change in design of front elevation

d) Relevant History

P/1055/04/CFU	Replacement 2-storey building with rooms in roof space to provide 4 flats & forecourt parking	GRANTED 17-JUN-04
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e) Applicant Statement

- Site lies within a suburban residential area in the north of Pinner
- Area characterised by a mixture of different housing units including semi-detached houses, detached & terraced houses & flats
- Immediately adjacent to the site are semi-detached built around the 1930's
- Area served by good public transport links
- Local shops within walking distance from site
- Site benefits from planning permission for 4x2bed flats (ref: P/1055/04/CFU) dated June 2004
- Proposed design has same bulk & external envelope as previously approved scheme
- Design will provide better interface between the entrance to the building and the street and the parking has been rationalised to accommodate this
- Proposal has an entrance door leading from a landscaped front garden area serviced directly off the main highway and the parking is in a gated arrangement contained mainly under the existing building. This has many benefits from secured by design compared to previous scheme
- Access is in an identical position to that previously approved off the Rickmansworth Road

f) Consultations:

Highways: No objection

Pinner Association: No response

English Heritage: No response

Notifications:

Sent:
27

Replies:
5

Expiry: 9-JUL-07

Summary of Response:

Development would result in overlooking of neighbouring properties, loss of privacy, appearance size & scale not acceptable and out of character with surrounding area, loss of light & overshadowing of neighbouring properties, existing problem with low water pressure & additional flats would make things worse, increase in traffic congestion.

APPRAISAL

1) Design & Character of Area

The proposed development is considered to represent an overall improvement on the previous scheme, which benefits from existing planning permission.

Design wise the proposed building comes forward to reflect the existing building lines of adjacent properties. The eaves and floors levels reflect the character and consistency of the streetscene and it is considered that then new building would blend in with and complement the character of the surrounding street scene.

The northeast elevation facing Rickmansworth Road is considered to improve on the previous scheme. The revised scheme proposes a break in the front elevation with a slight change in roof height and a setback between the car parking area and the front door.

Proposed brickwork and fenestration better reflects existing buildings in the immediate vicinity and at the same time gives the building its own distinctiveness.

Forecourt greenery and landscaping is considered to reflect the character of the street. Currently a mature tree is located on the public footpath directly in front of the application site. This combined with suitable landscaping to the front garden area will add to the character of the street.

The bin store is to be located in the undercroft area, which is appropriate for design & appearance reasons. A condition is attached to this report requiring further bin store details.

Overall the proposed development is considered to represent a positive contribution to the character and appearance of the surrounding area is conducive to policies SD1, D4, D8, D9 & D10 of the Harrow Unitary Development Plan 2004 (HUDP) and Supplementary Planning Guidance: Designing New Development (March 2003).

2) Residential Amenity

It is considered that the proposed development would have no more of an effect on neighbouring amenity than the previous scheme. The same building envelope, and footprint is proposed for this development as the one which has permission.

The 45° horizontal code would be met by all 2-storey elements of the scheme. The proposed single storey rear projection would intersect the horizontal 45° line however only marginally (approx. by 800mm). This non-compliance with 45° Code is the same as the approved scheme and is less than the existing scenario with the garage on site also intersecting the 45° line from the rear of number 9 Rickmansworth Road but to a greater extent.

There is not considered to be an issue with overlooking or loss of privacy for neighbouring residents. There will be direct line of sight between habitable room windows and the properties on Camden Row are at a 70° angle to the proposed building. The distances between the proposed building and neighbouring buildings to the rear are in excess of 25m. The existing large trees and vegetation provide suitable shading and privacy and these (in the main) will be retained as part of the proposed development.

The amenity for future occupants of the proposed development is considered to be suitable with good sized rooms and appropriate internal layout with the stacking of rooms. Rear garden amenity area is very large, particularly when compared to neighbouring properties.

Loss of light and overshadowing is not considered to be an issue with this development.

The proposed development is considered to comply with policy D5 of the HUDP 2004 and Supplementary Planning Guidance: Designing New Development (March 2003).

3) Parking & Highway Safety

The highways authority have raised no objections to the proposal. Parking provision is considered acceptable with a one space per unit ratio.

The site is well serviced by public transport links with a bus stop directly across the road from the application site.

It is not considered that the proposal will result in a noticeable affect on traffic flow and congestion. The historic use of the site is as a doctors surgery and homeopathic clinic which would have generated a steady flow of vehicular traffic throughout the day and would have been significantly more than a small residential development with 4 parking spaces.

Cycle parking is provided as part of the proposed scheme with one space per unit allocation, in line with Council policy.

It is considered that the proposed development complies with policy T13 of the HUDP 2004.

4) Accessible Home

The proposed development complies with the Lifetime Homes Standards.

The proposal is therefore considered to comply with policies D4 and H18 of the HUDP 2004 and Accessible Homes Supplementary Planning Document (April 2006).

5) S17 Crime & Disorder Act

It is considered that the proposed development is generally compliant with secured by design and safer places principles. Due to the layout and footprint of the building there is no opportunity for criminals to gain access to the rear of the site from the street. Good internal layout and positioning habitable rooms windows ensures that there is good natural surveillance. A secured gate to the car park area limits the opportunity for criminals to hide in the undercroft parking area.

A condition has been attached to this report to ensure more detailed requirements of secured by design principles are incorporated into the development.

It is considered that the proposal complies with policy D4 of the HUDP 2004 and Supplementary Planning Guidance on Designing New Developments (March 2003).

6) Consultation Responses:

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

- Water pressure is not a planning consideration

CONCLUSION

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

LAND AT FENTIMAN WAY, SOUTH HARROW

Item: 2/10

P/2381/07/CFU/OH

Ward ROXBOURNE

THREE STOREY BLOCK OF 8 FLATS; BIN STORE AND PARKING (RESIDENT PERMIT RESTRICTED)

Applicant: M.D. Properties

Agent: W J Macleod Architect

Statutory Expiry Date: 17-SEP-07

RECOMMENDATION

Plan Nos: 05/3012/5 Rev. A, 6 Rev. B, 7 Rev. A, 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, as detailed in the submitted and approved drawings, shall be built to Lifetime Home Standards, and thereafter retained to those standards.

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

3 No development shall take place until a plan indicating the positions, design, materials and type of boundary treatment to be erected to include details of acoustic fencing adjacent to no109 Roxeth Green Avenue 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 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.

5 The window(s) in the rear elevation at first floor wall(s) of the proposed development shall:

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

REASON: To safeguard the amenity of neighbouring residents.

6 The development hereby approved shall not commence until details for the provision and storage of recycling materials from the flats hereby approved have first been submitted to, and agreed in writing by, the local planning authority. The development shall not be occupied until the details so agreed have been implemented.

REASON: To ensure satisfactory arrangements for the storage and collection of recyclable materials are made.

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

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

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

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

9 The development hereby permitted 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.

10 The development hereby permitted shall not be occupied until the car parking, turning and loading area(s) shown on the approved plan number(s) 05/3012/5 Rev A 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.

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

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

12 The 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.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

Harrow Unitary Development Plan:

SD1 Quality of Design

SH1 Housing Provision and Housing Need

SH2 Housing Types and MixD4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

D8 Storage of Waste, Recyclable and Re-usable Materials in New Development

D9 Streetside Greenness and Forecourt Greenery

T13 Parking Standards

H18 Accessible Home

C16 Access to Buildings and Public Spaces

2 INFORMATIVE:

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

3 INFORMATIVE:

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:

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>

5 INFORMATIVE:

There may be public sewers crossing this site, so no building will be permitted within 3 metres 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 200800.

6 INFORMATIVE:

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

7 INFORMATIVE:

The 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

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E-mail:communities@twoten.com.

Please quote Product code: 02 BR 00862 when ordering.

8 INFORMATIVE:

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

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

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

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

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

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) HUDP Proposal Site 22 (I5)
- 2) Residential Amenity (SD1, D4 & D5)
- 3) Character and appearance of Area (SD1, D4 & D5)
- 4) Parking and Highway Safety (SD1, D4 & T13)
- 5) Living Condition of Future Occupiers (SD1, D4 & D5)
- 6) Disabled Persons' Access/Lifetime Homes (SD1, D4, H18 & C16)
- 7) Other matters
- 8) S17 Crime & Disorder Act (D4)
- 9) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type:	Minor Dwellings
Site Area:	0.018 ha gross, 0.018 ha net
Habitable Rooms:	22
Car Parking:	Standard: 10.8 (maximum)
	Justified: 10
	Provided: 10
Council Interest:	None

b) Site Description

- Site comprises irregular shaped parcel of land between The Arches, the rear gardens of 95-109 Roxeth Green Avenue and the site boundaries of the 3 blocks of flats named "Braeburn", "Appletree" and "Cherrystone"
- "Braeburn" to the northeast is 4 storeys high, "Appletree" opposite is 4 storeys high and "Cherrystone" to the southwest is 3 storeys high

- Site is accessed via a new highway access in between 101 and 103 Roxeth Green Avenue

c) Proposal Details

- Construction of three-storey building containing a total of eight flats, six of the flats have 2 bedrooms, and two flats have one bedroom
- Each of the two bedroom flats has a private balcony area on the front elevation to match the surrounding flats
- The ground floor one bedroom flat has direct access to the rear communal amenity space
- Communal amenity space provision of approximately 220m²
- Bin store located adjacent to the eastern flank of the proposal
- Illustrative scheme of landscaping submitted with proposal

Revisions to Previous Application:

Following the previous decision (P/2993/06/CFU) the following amendments have been made:

- Reduction in height from 12.6 metres at the ridge to 11 metres at the ridge, this is the same height as granted permission ref: P/771/06/CFU
- Change from 4 storeys to 3 storeys
- Change barn style end gables and half-hips over the front projections to conventional hipped roof
- Introduction of two storey rear projection

d) Relevant History

WEST/900/02/OUT Outline: Demolition of garage of 95 DEEMED
Roxeth Green Avenue, redevelopment to REFUSED
provide 33 flats in 4 x 2/3 storey blocks, 10-APR-03
access and parking (revised)

The Committee resolved that had an appeal against non-determination not been made, the application would have been refused for the following reasons:

1 The proposed development, by reason of its size, bulk and siting would be visually obtrusive and out of character with neighbouring residential properties, would not respect the scale and massing of those properties, to the detriment of the visual amenities of the neighbouring residents.

2 The proposed development, by reason of excessive site coverage by buildings and hardsurfacing would comprise an overdevelopment of the site reflected in the inadequate levels of parking and usable rear amenity space, to the detriment of the character of the area and the amenities of neighbouring residents.

3 The proposed development makes no provision for affordable housing or for lifetime homes, contrary to policies H9 and A5 of the adopted Borough UDP and H6 and H19 of the revised draft UDP.

4 The proposed vehicular access would give rise to an unacceptable loss of amenity for the adjoining occupiers due to the increased disturbance and general activity.

Dismissed on Appeal

Item 2/10 : P/2381/07/CFU continued/...

P/993/03/COU	Outline: Demolition of garages and redevelopment to provide 24 flats in 3 x 3 storey blocks & 1 x 2 storey block with accommodation in roof space	GRANTED 11-JUL-03
P/1007/03/COU	Outline: Redevelopment to provide 8 commercial units for B1 (light industrial) use	GRANTED 11-JUL-03
P/70/04/COU	Outline: Demolition of garages and redevelopment to provide 22 flats in 2 x 4 and 1 x 3 storey blocks	GRANTED 22-MAR-04
P/1332/04/CDP	Details pursuant to conditions 2, 4, 7, 9, 11, 13-15, 18-19 of planning permission P/70/04/COU permitting the construction of 22 flats in 3 blocks dated 22-MAR-2004	GRANTED 09-JUL-04
P/771/06/CFU	Three storey block of six flats; bin store and parking	GRANTED 27-JUL-06
P/2993/06/CFU	Four storey block of 8 flats, bin store and parking	REFUSED 13-DEC-06

Reasons for Refusal:

1 Application was refused for the following reasons: -The proposed building, by reason of its roof design and prominent siting, would appear as a discordant element in relation to neighbouring blocks in Fentiman Way and would detract from the character and continuity of the development, to the detriment of visual amenity contrary to Policy(ies) SD1 and D4 of the Harrow Unitary Development Plan (2004) and Supplementary Planning Guidance "Designing New Development" (2003).

2 The proposed building, by reason of its height and siting in relation to the boundary, would appear unduly bulky and overbearing when viewed from adjacent properties in Roxeth Green Avenue, to the detriment of the visual amenity of neighbouring occupiers and contrary to Policy(ies) SD1, D4 and D5 of the Harrow Unitary Development Plan (2004).

Appeal dismissed.

e) Applicant Statement

- There have been many recent changes in the area including construction of Palmerston Court and Churchill Court on Roxeth Green Avenue and large scale redevelopment of Coles Crescent
- Fentiman Way was recently created
- The site is well served by buses and Stanley Road is a short walk away which leads to South Harrow shops and train station
- Significant change in level between the rear of adjacent houses on Roxeth Green Avenue and this has been used positively in the design

f) Consultations:

Highways Engineer: No objection subject to the development being defined as "Resident Permit Restricted" and the Parking Enforcement section notified on the issue of the planning permission

Drainage Engineer: public sewers may cross the site

Notifications:

Sent:
55

Replies:
0

Expiry: 22-AUG-07

Summary of Response:

N/A

APPRAISAL

1) HUDP Proposal Site 22

The proposed development would take place on part of the former Roxeth Nursery site, identified as HUDP proposal site 22 for residential and/or business use. Pursuant to the proposal site designation planning permissions P/70/04/COU & P/1332/04/CDP for residential development have been implemented on approximately two-thirds of the site comprising a total of 22 flats in three and four storey blocks. These are sited adjacent to the north and western boundaries with The Arches and the Rayners Lane Estate respectively; 32 parking spaces for the existing development are provided with gated access from Roxeth Green Avenue between nos. 101 & 103.

There is an existing valid unimplemented proposal for the construction of six flats within a three-storey block, which was granted permission under reference P/771/06/CFU. Accordingly it is not considered that there can be any objection to the principle of residential development on this site and it remains, therefore, to consider the merits of the particular scheme proposed in terms of amenity, character, highway safety, living conditions of future occupiers and disabled persons' access/lifetime homes.

2) Residential Amenity

The proposed building would comprise three storeys with a hipped roof over reaching a ridge height of 11m, falling to 8m at the eaves, which is the same as the same as the proposal that was granted permission under reference P/771/06/CFU. The proposal would be sited on the remaining third of the former nursery site to the north-west of nos. 103-109 Roxeth Green Avenue: a distance of 10m would be maintained between the three storey rear elevation of the block, reducing to 8 metres between the two storey rear element and the rear garden boundaries of these dwellings on Roxeth Green Avenue and there would be an overall back-to-back distance of 36m and 34m respectively. The rear elevation of the block would contain bedroom and bathroom windows at ground floor level and an obscure lounge window at first floor level; all other windows at first and second floor levels would be re-sited around to the flank elevations of the block.

The amenity issues of visual impact and privacy upon existing occupiers in Roxeth Green Avenue were considered by the Planning Inspector determining the appeal related to application WEST/900/02/FUL. Although only two storey, he found the relationship between the nearest block of 8m to the site boundary and 34m to the rear of the Roxeth Green Avenue dwellings to be sufficient to ensure an acceptable visual impact.

He also concluded that the flats could be arranged so as to avoid principal windows in the part of the block closest to the boundary and that other windows, at a distance of 15m from the rear boundary of the nearest existing dwellings, would be sufficient to secure a reasonable level of privacy. Taking these comments into account, together with the fall in levels from Roxeth Green Avenue and subject to the suggested glazing controls, it is not considered that the relationship of the proposed block to existing property at the rear would be detrimental in terms of visual bulk, overlooking nor loss of light/overshadowing.

Within the site the building would face the existing four-storey block, Appletree, at a distance of 26m and would sit to the south of the other four-storey block, Braeburn, at a distance of 7m. The front elevation would contain principal windows and balconies and these would face/overlook the windows and balconies of the existing blocks; however such relationships are already established within this self-contained development and are not considered to be unacceptable in this context. Neither, when viewed from within the existing development, is it considered that the block would appear unduly bulky or obtrusive. The siting and separation of the proposed building with the existing blocks is considered sufficient to prevent undue loss of light/overshadowing to the other flats and their amenity areas. The Planning Inspector determining the appeal related to application P/2993/06/CFU also considered the amenity issues of visual impact and privacy upon existing occupiers in Fentiman Way. He found that the orientation and distances involved would be sufficient to ensure that there would not be any loss of privacy or natural light for existing occupiers of Fentiman Way.

In view of the distance from existing property in Coles Crescent and the impact of the blocks already approved and constructed, it is not considered that the proposal would adversely affect the amenity of the neighbouring occupiers within the adjacent part of the Rayners Lane Estate. Neither is it considered that the proposal would prejudice the proper functioning or use of the business units of the adjacent Arches.

The proposal would provide 6 x 2 bed (three habitable room) flats and 2 x 1 bed (two habitable room) flats, bringing to total number of units on the site to 30. It is recognised that this would increase activity and associated disturbance emanating from the site, but taking into account noise generated by the adjacent railway and commercial uses within the Arches it is not considered that this would be so significant as to be detrimental to the residential amenity of the locality or of neighbouring occupiers.

The proposal would lead to increased use of the access between nos. 101 & 103 Roxeth Green Avenue. This was the subject of consideration by the Planning Inspector in respect of WEST/900/02/FUL and was the basis of his decision to dismiss the appeal; he concluded that the traffic likely to be generated by the scheme for 33 flats then before him would be significantly greater than the 24 (by then) approved and that it would be detrimental to the living conditions of the occupiers adjoining the access road. Whilst increasing the number of units the proposal would still fall three-flats below the number of units considered to be unacceptable by the Inspector. In these circumstances there is no objection to the subject proposal in this regard.

3) Character and Appearance of Area

On the most recently refused application, which was dismissed at appeal (P/2993/06/CFU) it was proposed to construct a block, which comprised of 4 stories with the fourth floor partly accommodated in the roof. The roof form over the proposal consisted of barn-end gables. The proposal also included two front projections, each with half -hipped roofs over. The proposal reached a ridge height of 12.6 metres falling to 9.5m at the eaves on the front elevation and 8.3 metres at the eaves on the rear elevation. The scale and character of this proposal did not fit well with its context and ignored its site and setting. It was considered that proposal would have had a material visual impact on the amenities of neighbouring occupiers with regard to excessive bulk and height. In determining the appeal in relation to this application, the Inspector was broadly in agreement with the LPA's determination, he felt that a four-storey development disguised as three created the wrong effect, and that the roof form was contrived. He also felt that the bulk of the proposed roof would have been overly conspicuous at the rear.

The revised design of the building, in terms of windows/detailing, design, bulk, material, roof form and use of balconies would largely match closely the existing blocks within the site and is thus considered to be a large improvement on the previously refused application. Although different in character to the surrounding prevailing two-storey inter-war development it is considered that this gated site is self-contained and that the block should therefore relate more closely to the recently completed development within it. In these circumstances it is not considered that the character and appearance of the proposal would be unacceptable. Details of materials and landscaping can be adequately controlled by condition.

4) Parking and Highway Safety

As noted above the proposal would lead to increased use of the access between nos. 101 & 103 onto Roxeth Green Avenue. However it is not considered that the degree of increased use associated with 6 two-bedroom flats and two one-bedroom flats would be so significant as to lead circumstances detrimental to the free flow and safety of pedestrians and traffic using the Borough distributor road.

The HUDP maximum parking standard applicable to the proposed development is 10.8 and a total of 10 additional spaces are proposed. The level of provision is consistent with that provided across the rest of the site and considered to be acceptable. The layout of the proposed additional spaces would generally be the same as that previously granted in planning permission P/771/06/CFU and presented to the LPA under reference P/2993/06/DFU and be located within a tapering part of the site to the north-east side of no. 109 Roxeth Green Avenue. Given ambient daytime levels of noise and disturbance it is considered that there can not be any objection in principle to the provision of car parking on this side of the site. The Planning Inspector determining the appeal related to application P/2993/06/CFU also considered the parking arrangement considered that "there can be no compelling objection regarding car parking because the provision of 10 spaces for eight flats is consistent with the provision across the rest of the site."

One of the parking spaces would involve the removal of a Mulberry tree, however this in itself is not considered to be a reason for refusal because if this scheme were considered acceptable, a replacement tree could be requested and secured by a landscaping condition.

A disabled persons' parking bay has been shown adjacent to the front door and is considered an acceptable.

5) Living Conditions of Future Occupiers

The size and layout of the flats is considered to be acceptable and the block would generally secure satisfactory stacking of room uses throughout the building. Each room would have a source of natural light and six of the flats would have a balcony of approx. 4m². These private balconies would supplement a communal garden area of some 220m² to the rear of the proposed block. Having regard to UDP Policy D5 and central Government advice it is considered that the proposed arrangements for amenity space are acceptable in both qualitative and quantitative terms.

A bin store is proposed to the north-east flank of the proposed block. This would house 4 x 1100 litre bins for the communal use of the occupiers of the proposed block and Braeburn and is considered to be acceptable. It is considered that the store would not be detrimental to the amenity of the future occupiers or of existing neighbouring occupiers. No arrangements for recycling have been shown but it is considered that these could be adequately secured by condition.

6) Disabled Persons' Access/Lifetime Homes

As a new development and in conjunction with the requirements of the Building Regulations it is considered that the internal layout of the proposed flats would conform with the Council's Supplementary Planning Document: Accessible Homes (2006).

7) Other Matters

The proposal would add to the supply and range of housing within the Borough consistent with HUDP Policies SH1, SH2 and H7. As a development of less than 15 units on a site not exceeding 0.5 hectares there is no policy requirement to seek the provision of affordable housing.

A condition regarding site drainage is suggested upon the recommendation of the Council's Drainage Engineer.

8) S17 Crime & Disorder Act

There would not be any adverse impacts on the security and safety of the locality.

9) Consultation Responses:

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

- N/A

CONCLUSION

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

**31 BELLFIELD AVENUE, HARROW
HA3 6ST**

**Item: 2/11
P/2164/07/DFU/SW2**

Ward HARROW WEALD

**SINGLE AND TWO STOREY REAR EXTENSION; TWO STOREY INFILL
EXTENSION AND ALTERATIONS**

Applicant: Mr & Mrs Saad Raja
Agent: Adrian Salt And Pang Ltd
Statutory Expiry Date: 03-SEP-07

RECOMMENDATION

Inform the applicant that:

1. The proposal is acceptable subject to the completion of a legal agreement within 6 months (or such period as the Council may determine) of the date of the Committee decision on this application to require the implementation of either planning permission P/0581/04/DFU only or the proposal subject to this application P/2103/07/DFU, but not both.
2. A formal decision notice, subject to the planning conditions noted below, will be issued only upon completion of the aforementioned legal agreement.

Plan Nos: Fig. 1, 2, 3, 4, 5, 6, 7, 8 Rev A, 9 Rev A, 10 Rev A, 11 Rev A, 12 Rev A, 13, Design and Access Statement rec'd 9-Jul-07

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 Fig. 8 and Fig 9 shall be installed in the south and north flank wall(s) of the development hereby permitted without the prior permission in writing of the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

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

REASON: To safeguard the amenity of neighbouring residents.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

Harrow Unitary Development Plan:

SD1 Quality of Design

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

D14 Conservation Areas

D15 Extensions and Alterations in Conservation Areas

EP43 Green Belt and Metropolitan Open Land Fringes

Supplementary Planning Guidance: Extensions: A Householders' Guide

2 INFORMATIVE:

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

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

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

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com.

Please quote Product code: 02 BR 00862 when ordering.

3 INFORMATIVE:

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

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

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

INFORMATION

a) Summary

Statutory Return Type: Householder Development
Conservation Area West Drive Conservation Area
Council Interest: None

b) Site Description

- 31 Bellfield Avenue is a substantial detached property located on the west side of Bellfield Avenue
- It has a two storey side extension to the south and a single storey annex to the north
- It has been extended to the full width of the plot
- The site now falls within a West Drive Conservation Area and is covered by a blanket TPO
- The property abuts the greenbelt and site of special character to the west of the property

c) Proposal Details

- Single and two storey rear extension
- Single storey element would be 13.1m wide, 3.2m at the mid point of the roof, 6m deep
- First floor element would be set in from the single storey element and would be 4m deep, 8.8m wide with a subordinate roof over
- Two storey infill extension sited 2.2m from the main frontage of the property with subordinate roof

d) Relevant History

P/1425/06/DFU	two storey front infill extension and single storey rear extension	GRANTED 17-JUL-06
P/2232/06/DFU	single and two storey front/side infill extension and two storey rear extension and alterations	REFUSED 01-Nov-06

Reason for Refusal

The proposed rear extension, by reason of its excessive size, bulk and rearward projection, would be visually obtrusive, would be out of proportion with the existing building and would not respect the scale and massing of the properties in the vicinity, to the detriment of the visual amenity and character of the area, contrary to Policies SD1, D4, D5 and EP43 of the Harrow Unitary Development Plan.

e) Applicant Statement

- The extensions will improve the functionality of the house and make it more compatible with the requirements of the occupiers
- Amenity of the neighbours will not be compromised
- Ground floor extension would provide an extra 111sq.m
- Neighbours have no objections to the scheme
-

- Many extensions and enlargements have been added over the years and stretches across the width of the site
- Deep band of mature trees at the end of the property shielding the dwelling from the open space to the rear
- Aim is to provide b better more fluid spaces for the occupiers of the dwelling

f) Consultations:

Conservation Area Advisory Committee: No Objection

Advertisement:	Character of Conservation Area	Expiry: 28-AUG-07
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Notifications:

Sent:	Replies:	Expiry: 8-AUG-07
5	0	

Summary of Response:

- N/A

APPRAISAL

1) Character and Appearance of the Conservation Area

This proposal follows the previous refusal of planning permission for a two storey rear extension at the dwelling.

In comparison to the previous proposal, which was refused, the current application has reduced the depth of the 2 storey rear extension, changed the form of the rear extension to mirror the form of the original dwelling and increased the width of the extension on the ground floor.

Policy D4 of the Harrow UDP calls for a high standard of design, taking into account site, setting, context, scale and character of the surroundings. The current scheme respects the massing, size and scale of the original building. It would be set a substantial distance away from the rear boundary and due to the blanket TPO, trees at the rear of the site would shield the proposal from being visible from the greenbelt.

As in a previously approved scheme (Ref: P/2223/06/DFU) the proposal details two storey infill extensions at the front of the property. The proposed infill extension would be set in from the main front wall of the dwelling and would incorporate a hipped roof slope that would be subordinate to the original property. The substantial set back of the two-storey infill extension would reduce the overall impact of the proposal on the original dwelling and on the character and appearance of the conservation area.

2) Residential Amenity

The proposal would be sited 10.2m from the boundary with No. 33 and 10.4m away from the boundary with No. 27. A blanket Tree Preservation Order would protect the existing trees from being removed. The distance the extension is set from the boundary combined with the shielding vegetation would overcome any possibility of overlooking.

3) S17 Crime & Disorder Act

The proposal is an extension which would not have any adverse impacts on the security and safety of the locality.

4) Consultation Responses:

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

- 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.

6 GERARD ROAD, HARROW

Item: 2/12

P/2400/07/DFU/SW2

Ward GREENHILL

TWO STOREY SIDE EXTENSION; TWO REAR DORMERS; VELUX WINDOWS ON FRONT ROOF SLOPE; DEMOLITION OF EXISTING GARAGE AND OUTBUILDING

Applicant: Mr & Mrs J Broughton

Agent: Magan D Solanki

Statutory Expiry Date: 18-SEP-07

RECOMMENDATION

Plan Nos: GR/B/P1, P2, P3A, P4A

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 GR/B/P4A shall be installed in the south west elevation wall(s) of the development hereby permitted without the prior permission in writing of the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

4 The window(s) in the south west elevation (First Floor) wall(s) of the proposed development shall:

(a) be of purpose-made obscure glass,

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

REASON: To safeguard the amenity of neighbouring residents.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

Harrow Unitary Development Plan:

SD1 Quality of Design
D4 Standard of Design and Layout
D5 New Residential Development - Amenity Space and Privacy
Supplementary Planning Guidance: Extensions: A Householders' Guide

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.

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MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

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

INFORMATION

This application is being reported to committee due to a petition of objection.

a) Summary

Statutory Return Type: Householder Development

Council Interest: None

b) Site Description

- The property is a large semi detached property on the south east side of Gerard Road
- The dwelling has a detached single storey double garage to the side of the property and other single storey outbuildings to the rear of the double garage

- The property has a lightweight conservatory at the rear of the house situated between the boundary and the original two storey rear projection
- Neighbouring property (No. 8) has a rear dormer and single storey rear extension in a similar position to the subject site

c) Proposal Details

- Two storey side extension to be sited 1m from the front elevation with a hipped subordinate roof over situated 3m from the boundary
- Single storey side extension to be located 1.2m from the boundary. The single storey side element would be 5.525m deep before stepping in to align with the two storey element. 3m at the mid point of the pitch
- Two storey rear element would be 2.8m deep with a hipped subordinate roof over and would merge with the original two storey rear extension
- Rear dormer to be located 900mm from the party wall and 1.3m above the eaves of the roof. The rear dormer would be contained within the original roof slope

Following the resubmission of this scheme, the following amendments have been made:

- Reduction in width of the two storey side extension, provision of a subordinate roof over
- Two storey rear extension reduced in width and hipped subordinate roof over

d) Relevant History

- None

e) Applicant Statement

- None

f) Consultations:

- None

Notifications:

Sent:
4

Replies:
34

Expiry: 21-AUG-07

Summary of Response:

Overdevelopment, over bearing, there is an ulterior motive, no public notice, out of character, overlooking, loss of privacy, out of proportion, effect the enjoyment of the area, insufficient separation between buildings, bulky.

APPRAISAL

1) Standard of Design and Layout

The proposed extensions have been significantly scaled back from the originally submitted plans. The proposed single storey front would align with the main frontage of the property the proposed alterations would respect the façade of the property and would maintain an adequate separation of 1m from the boundary.

The proposed two storey side extension would be a maximum of 3.6m wide and would maintain a distance of 3m from the boundary with No. 4. The roof over would be hipped and subordinate to the original dwelling. The proposed extensions are far reduced from the original plans. The proposed extensions maintain a separation between the dwellings and comply with the requirements of the SPG.

2) Residential Amenity

It is acknowledged that there are windows in a side extension of No. 4 facing No. 6. These windows are high level and are secondary windows serving a kitchen. The proposed development to the rear is sited away from the boundary. Notwithstanding this, these windows are not protected. Given that the No. 4 is sited south of No. 6 it is not considered that there would be any loss of light or over shadowing of this dwelling.

The proposed alterations are generally contained on the southwestern side of the property. The existing single and two storey rear extensions would remain in their current position. The proposed extensions are considered to create a neutral impact on the occupiers of No. 8.

3) S17 Crime & Disorder Act

The proposed extensions are not considered to create any undue impact on the security or safety of the locality.

4) Consultation Responses:

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

- The application is judged as it is presented on the plans, ulterior motive is not a material consideration
- A site notice is a voluntary option for the applicants to display
- Material planning considerations addressed in the report above

CONCLUSION

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

35 WEST DRIVE, HARROW

Item: 2/13

P/2317/07/DFU/SW2

Ward HARROW WEALD

SINGLE STOREY FRONT AND REAR EXTENSIONS; ROOF ALTERATIONS TO FORM FRONT AND REAR DORMERS

Applicant: B Landau/Basic Focus

Agent: Home Plans

Statutory Expiry Date: 12-SEP-07

RECOMMENDATION

Plan Nos: 1312/1C, 1312/2, 1312/0

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

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

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

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

REASON: To safeguard the appearance of the locality.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

Harrow Unitary Development Plan:

SD1 Quality of Design

D4 Standard of Design and Layout

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

C8 Health Care and Social Services

T6 The Transport Impact of Development Proposals

T13 Parking Standards

2 INFORMATIVE:

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

3 INFORMATIVE:

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

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

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

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Textphone: 0870 1207 405

E-mail: communities@twoten.com.

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MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Design and Amenity (SD1, D4, D5, D14, D15)
- 2) Residential Amenity (D4, D5)
- 3) S17 Crime & Disorder Act (D4)
- 4) Consultation Responses

INFORMATION

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

a) Summary

Statutory Return Type: Householder Development
Conservation Area West Drive
Council Interest: None

b) Site Description

- The property is a bungalow located on the north side of West Drive
- The dwelling is set 25m from the highway at the front and 12m from the highway to the rear
- The property is on a corner plot
- The north side of West Drive in this area are bungalows that retain a hipped roof
- It is a feature of many of the surrounding properties to have front dormers
- The site is located in West Drive conservation area

c) Proposal Details

- Single storey front and rear extension
- One front and rear dormer sited 1m from the verge of the roof slope and 1m above the eaves of the roof

Since the original submission, the following amendments have been made:

- Removed gable ends
- Create one dormer window on the rear roof slope
- Remove the single storey side element
- 2 front dormers

d) Relevant History

None

e) Applicant Statement

- Proposed extensions are small in scale
- Properties have been extended in the loft to the front side and rear of the property
- The proposed extensions follow a similar form in the massing of the proposed extensions
- Retention of existing gardens as existing
- Materials will match the existing house
- Vehicular and pedestrian access
- Secure bin storage area would be provided to accommodate refuse and recycling facilities
- Enlargement of the existing driveway to provide extra parking areas
- Existing access is to be retained as principle access
- Hard and soft landscaping would provide clearly defined routes for pedestrian movement
- Low energy lighting would be provided to external circulation areas to illuminate the areas immediately around the building to facilitate easy access

f) Consultations:

Conservation Area Advisory Committee: No Objections

Advertisement: | Character of Conservation Area | Expiry: 30-AUG-07

Notifications:

Sent: 6 Replies: 12 Expiry: 16-AUG-07

Summary of Response:

Detrimental to the area, loss of amenity and privacy, not protect or enhance the environment, use of unsuitable materials, hard standing is not appropriate in a conservation area, harm to neighbouring amenities, overlooking, out of character, overdevelopment.

APPRAISAL

1) Design and Character of the Conservation Area

The proposal has been amended to retain the hipped roof and provide one centrally located rear dormer within the roof slope.

The hipped roof respects the original appearance of the property and mirrors the surrounding bungalows. The proposed front dormer is kept to a minimum size to ensure that there is no undue harm to the character of the area. In terms of its situation the front dormer complies with the requirements of the SPG. It is noted that there are a number of front dormers on other dwellings within the surrounding area (notably No. 34 and 34A and No 39). Front dormers are considered an established part of the street scene and it is not considered to create harm to West Drive Conservation Area.

The proposed rear dormer would comply with the requirements of the Householder SPG and is considered to be visually contained within the roof slope. The proposed rear dormer would not create any undue harm to the character or appearance of West Drive Conservation Area.

2) Residential Amenity

The property is a detached bungalow that is sited away from the boundaries. The proposed extensions to the dwelling would be a minimal addition to the property and are located away from the residential boundary. The proposed extensions are not considered to create undue harm to the neighbouring residents.

The property benefits from a substantial front garden that results in the proposed front dormer being located a significant distance from the residential occupiers on the opposite side of West Drive. This distance is considered to overcome any possible overlooking implications.

The proposed rear dormer would be sited 11m from the rear boundary and a total of 25m from the protected windows of the nearest residential dwelling. This distance is considered to mitigate any possible overlooking of neighbouring occupiers.

3) S17 Crime & Disorder Act

The proposed extensions are not considered to create harm to the safety and security of the area.

4) Consultation Responses:

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

- Material planning considerations addressed in the report above.

CONCLUSION

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

**SILVER TRUMPET PUBLIC HOUSE,
41 - 43 STATION ROAD, HARROW**

**Item: 2/14
P/2241/07/CFU/DT2**

Ward MARLBOROUGH

CONVERSION OF FIRST & SECOND FLOORS OF PUBLIC HOUSE BUILDING
TO PROVIDE EIGHT SELF CONTAINED FLATS AND PROVISION OF PLANT
ROOM AND SOLAR PANELS AT ROOF TOP LEVEL

Applicant: Goldplex Properties Ltd
Agent: Robin Bretherick Associates
Statutory Expiry Date: 11-OCT-07

RECOMMENDATION

Plan Nos: 0708/TP 7 -26 (inclusive) and 0708/L.01

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

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

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

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

The boundary treatment shall be completed:

a: before the use hereby permitted is commenced

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

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

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

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

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

(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.

Item 2/14 : P/2241/07/CFU continued/...

4 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.

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

(a) the extension/building(s)

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

REASON: To safeguard the appearance of the locality.

6 The development hereby permitted shall not commence until detailed particulars of the levels of noise to be generated in the building, of the provision to be made for the insulation of the building against the transmission of noise and vibration by reason of granting this permission, and of times during which noise producing activities will be carried out shall be submitted to, and approved 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 that adequate precautions are taken to avoid noise nuisance and to safeguard the amenity of neighbouring residents.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

Harrow Unitary Development Plan:

EP20 Use of Previously-Developed Land

EP25 Noise

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

D9 Streetside Greenness and Forecourt Greenery

T13 Parking Standards

H4 Residential Density

H7 Dwelling Mix

H18 Accessible Homes

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1)** Principle of Conversion (SD1, D4, H7 H9)
- 2)** New Residential Development - Amenity Space and Privacy (D5)
- 3)** Accessible Homes (London Plan policy 3A.4 and SPD 'Accessible Homes')
- 4)** Parking and Access
- 5)** S17 Crime & Disorder Act (D4)
- 6)** Consultation Responses

INFORMATION

a) Summary

Statutory Return Type:	Minor Dwellings
Site Area:	0.0525 HA
Habitable Rooms:	32
Density:	647 hrph, 190dph
Car Parking:	Standard: 14.8
	Justified: 4
	Provided: 4
Council Interest:	None

b) Site Description

- Mid terraced three storey commercial premises located on the western side of Station Road
- The ground floor of the building is occupied by an Indian Restaurant (A3 Use – Restaurants and cafes) at No 41 and the Public House at No 43 (A4 Use – Drinking Establishments)
- The upper floors of the building are accessible separately from a doorway on the site frontage via an internal stairwell

c) Proposal Details

- Permission is sought for the conversion of the first and second floors of the public house building to provide eight self-contained flats and provision of plant room and solar panels at roof top level
- There are two existing flats (unoccupied) above the restaurant. Although no planning permissions exist for these uses, there is evidence from at least as early as 1993 in the planning history for the site that part of the first and second floor areas were used as self contained flats by public house staff.

d) Relevant History

P/432/06/CFU Alterations and roof extension including REFUSED
dormer windows to existing building and
change of use of upper floors from
public house to 11 flats (Class A4 to A2)

Reasons for Refusal:

1 The proposal would be likely to adversely affect the residential amenity of prospective occupiers of the residential units by reason of noise and odour nuisance.

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

3 The proposed development would lead to actual or perceived overlooking of the rear garden space of the adjoining property and result in an unreasonable loss of privacy to the occupiers

4 The proposal, due to the location of the existing two storey rear projection at No 41 Station Road, would result in a loss of light, overshadowing and outlook to habitable room windows and would be detrimental to the visual and residential amenities of the future occupiers of the units

e) Applicant Statement

- Proposed development is confined to the existing building shell except for a small two storey extension within an existing lightwell at the rear of the site.
- Principle of residential use above commercial properties is long established and has recently been confirmed by the recent permission for a three storey extension to provide 8 flats at 35-37 Station Road.
- Roof top plant room and solar panels will be added to flat roof area, screened by a timber-clad surround that would be set back by 12.5m from the frontage and 6m from the rear building line.
- Internal floor plan is efficient and logical in that existing window openings are utilised in the conversion. Three existing windows on the rear (western) elevation have been removed and relocated on the return side (northern) elevation, to avoid overlooking of the neighbouring house, 1 Nibthwaite Road. This also overcomes one of the previous reasons for refusal.

- Scale and proportions of building will not alter apart from the minor extension into the lightwell at first and second storey level to provide balconies for two of the flats
- Changes in the appearance of the building will be confined to the fenestration and the addition of the roof top plant room and solar panels. The fenestration treatment will respect the existing configuration of windows.
- Roof top plant room will be clad in timber, while the solar panels are confined to the rear of the roof and ground level views will be partly obscured by the existing parapet.
- Building covers most of the plot leaving little scope for amenity space. However, a green sedum roof is proposed for the existing low level flat roof on the south side of the building. Outlook from adjoining flats will therefore be enhanced.
- Site is within 150m of the Harrow Town Centre boundary and the nearest of the shops to the site is a Tesco Superstore. It is 500m south of Harrow and Wealdstone Station and 1k south of Harrow On The Hill London Underground Station. Station Road is part of the London Bus Priority Network that has a number of existing services and 'bus initiative routes' being implemented or identified.
- On site parking provision only allows for 4 spaces because of need for emergency exit routes and bin storage areas. However, the Civic centre car park is available for overnight parking and there is on site provision for 8 cycle storage bays.
- Direct access to the flats would be on the existing frontage with a secondary stair leading to the service area at the rear.
- Safety and security at the rear of the site is not ideal, but the single storey side wings, whilst having the potential for burglary via the rear first floor windows, are quite high (over 3m) and enhanced security can be provided by suitable entrance doors and locks and the provision of CCTV cameras.
- An acoustic survey has been prepared that identifies ambient noise levels with related recommendations and another that provides an assessment and proposals for the required plant, equipment and ducting, based on the acoustic survey.
- Internals ducting is now proposed that will accommodate all the necessary air handling. This will enable all external ducting and low-level equipment to be removed from the exterior of the building. This arrangement would overcome reason 1 of the refusal of the previous scheme.
- Disability access will be provided that will comply with Part M of the Building Regulations.

f) Consultations:

The Environment Agency: The application is assessed as having a low environmental risk.

Advertisement: | Major Development | Expiry: 11-OCT-07

Notifications:

Sent:
52

Replies:
0

Expiry: 04-SEP-07

Summary of Response:

- N/A

APPRAISAL

1) Principle of Conversion

The internal layout of the proposed development meets the criteria that are set out in the Housing Act 2004 minimum space standards for self containment of dwellings for two person one bedroom flats and three person two bedroom flats. Each unit is adequately ventilated and have window openings that are large enough and suitably positioned.

Windows on the existing rear (western) elevation have been repositioned on the northern wall and would serve the living room and kitchens for the proposed flats 5 and 9. This is to avoid overlooking and loss of privacy for the rear garden of 1 Nibthwaite Road, the semi-detached house at right angles to the site, overcoming one of the refusal reasons of the previous scheme. However, the two bedrooms of these flats would be south facing. The mix of one and two bedroom units is consonant with the HUDP Policy H7, which seeks to provide a range of accommodation that meets the spectrum of accommodation sizes and locations across the borough.

Moreover, the location of the site on a main road and its physical restraints makes it unsuitable for conversion to family sized accommodation, but would be more attractive to single persons.

Subject to conditions requiring adequate sound insulation, community safety and Lifetime Homes, the scheme would comply with relevant HUDP advice on conversion of buildings into flats.

2) New Residential Development - Amenity Space and Privacy

Other than two balconies that are proposed for two of the flats in what is an existing lightwell at the rear of the building, no amenity space is available within the site.

3) Accessible Homes

The existing building does not have sufficient internal floor space for a lift to be provided to the upper floors of the proposed development, the essential pre requisite for any accessible scheme that is above ground floor level. The Access officer has acknowledged this and has advised that providing the ground floor public house/restaurant can comply with Part M of the Building Regulations, he would not have any objections to the scheme.

4) Parking and Access

The parking provision of 4 bays does not meet the maximum standard set out in Policy T13. But the site has a good PTAL (Public Transport Accessibility Level) Rating (3) and it is in an area that has good local shopping facilities. Cycle storage provision is also provided on site.

5) S17 Crime & Disorder Act

The entrance to the building is an active frontage that is directly on the footpath of Station Road, which is a busy shopping street and has good natural surveillance.

6) Consultation Responses:

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

- As 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.

ELMGROVE FIRST SCHOOL, KENMORE AVENUE, KENTON **Item: 2/15**
P/2558/07/CFU/DT2

Ward KENTON WEST

ALTERATIONS AND EXTENSIONS TO SCHOOL

Applicant: Harrow Council
Agent: David Kann Associates
Statutory Expiry Date: 01-OCT-07

RECOMMENDATION

Plan Nos: HC/EFS/01 02 03 04 05 06 and 07.

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

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

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

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

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

3 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.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

Harrow Unitary Development Plan:

- SD1 Quality of Design
- D4 Standard of Design and Layout
- C7 New Education Facilities
- SEP1 Energy Use and Conservation
- EP7 Renewable Energy
- T6 The Transport Impact of Development Proposals
- T13 Parking Standards

2 INFORMATIVE:

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

3 INFORMATIVE:

In June 2006 Harrow Council adopted two Supplementary Planning Documents: "Access for All" and "Accessible Homes", containing design guidelines for the provision of safe and convenient access for all disabled groups. Both documents can be viewed on the Planning pages of Harrow Council's website - the URL address is <http://www.harrow.gov.uk/ccm/content/housing-and-planning/planning/news-letter.en>

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1)** Effect on the townscape of the locality (D4, C7)
- 2)** Neighbouring Residential Amenity (D5)
- 3)** Accessibility
- 4)** Parking Standards/ Transport Impact (T6, T13)
- 5)** S17 Crime & Disorder Act (D4)
- 6)** Consultation Responses

INFORMATION

a) Summary

Statutory Return Type:	Minor Development, all other
Site Area:	1.232 ha
Density:	hrph, dph
Car Parking:	Standard: For D1 uses a maximum of 1 space per 300-600 m ² net site area
	Justified: See report

- Proposal would not be harmful to the living conditions of neighbouring residents

f) Consultations:

Advertisement: | General Notification | Expiry: 06-APR-07

Notifications:

Sent: 16 Replies: 0 Expiry: 06-APR-07

Summary of Response:

- N/A

APPRAISAL

1) Effect on the townscape of the locality

The proposed building is of a similar height and scale as the existing school buildings and can be easily contained within the existing footprint of the site. It is not considered therefore that the building would be visually obtrusive in the townscape of the locality.

Nor is the design of the proposed extension regarded as being out of keeping with the character and appearance of the school buildings which are of a functional and practical nature, having large windows that are designed to admit adequate sunlight and daylight to the interior classrooms.

The new buildings on the frontage of the site are also consonant with the advice in HUDP Policy D4 on the need for a Public Realm to be identifiable in development, whereas at the moment, the main entrance, the focal point of the school, is not readily recognisable.
Policy D4.

2) Neighbouring Residential Amenity

The school site is surrounded by housing but is set in lavish grounds that extend around the core of the buildings. The nearest houses are a distance of 40-45m to the north and west of the area of the site where the extension would be built. Because of this and the fact that the proposed buildings are effectively single storey in height, the proposal would not have any harmful effect on the existing amenity of residential properties nearby. Therefore no conflict with HUDP Policy D5 would arise.

3) Accessibility

The proposed access and footpath off Kenmore Avenue to the reception area is level. The applicants have stated that the proposed extension will be compliant with all requirements of the Disability Discrimination Act 1995 and Part M of the Building Regulations.

4) Parking/Highway Issues

The additional facilities do not involve an increase in the number of staff or in the school intake; Moreover, the existing car park area in the north eastern part of the site caters for 45 bays, including a disabled parking bay and there are a further parking bays on the northern boundary adjacent to the main vehicular entrance to the site. Therefore no additional parking space would be needed and no conflict with HUDP Policy T13 would arise.

5) S17 Crime & Disorder Act

The proposed extension will provide a more unified and readily identifiable central core to the complex of school buildings. Along with this, the new footpaths from the new pedestrian entrance will make the approach to the respective entrances to the building clearer and more straightforward, reducing the need for undue circulation within the grounds of the site and making surveillance of the approaches to the building easier. This is in line with the advice in 'Secure By Design' and 'Safer Places'.

6) Consultation Responses:

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

- None received

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

SECTION 4 – CONSULTATIONS FROM NEIGHBOURING AUTHORITIES

SECTION 5 - PRIOR APPROVAL APPLICATIONS