



**DEVELOPMENT MANAGEMENT
COMMITTEE**

WEDNESDAY 2 APRIL 2008

PLANNING APPLICATIONS RECEIVED

DEVELOPMENT MANAGEMENT COMMITTEE

APPLICATIONS

WEDNESDAY 2ND APRIL 2008

PLANNING APPLICATIONS RECEIVED

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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 MANAGEMENT COMMITTEE

DATE

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FLOORSPACE; 7927 SQ
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FLOORSPACE)

SECTION 1 – MAJOR APPLICATIONS

None

SECTION 2 - OTHER APPLICATIONS RECOMMENDED FOR GRANT

17 WINSCOMBE WAY, STANMORE
HA7 3AX

Item: 2/01
P/3266/07/DFU/JB

Ward STANMORE PARK

SINGLE/TWO STOREY REAR EXTENSION, FRONT PORCH, CONVERSION OF GARAGE TO HABITABLE ROOM WITH EXTERNAL ALTERATIONS, REAR DORMER

Applicant: Mrs Emma Simons
Agent: John Thompson
Statutory Expiry Date: 27-NOV-07

RECOMMENDATION

Plan Nos: 1106 – 100, 101 Rev A, 102 Rev A, 103 Rev B, 104 Rev B

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

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

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

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

REASON: To safeguard the appearance of the locality.

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

REASON: To safeguard the amenity of neighbouring residents.

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

REASON: To safeguard the amenity of neighbouring residents.

INFORMATIVES

1 INFORMATIVE:

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

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

application report:

Harrow Unitary Development Plan:

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

Supplementary Planning Guidance: Extensions: A Householders' Guide

2 INFORMATIVE:

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

3 INFORMATIVE:

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

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

and that work falls within the scope of the Act.

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

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

Please quote Product code: 02 BR 00862 when ordering.

Also available for download from the CLG website:

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com

4 INFORMATIVE:

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

MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)

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

INFORMATION

This application is reported to the Committee due to the receipt of a petition of objection. This application was deferred from the Development Management Committee on the 27 February 2008 for a Member Site Visit on 15 March 2008.

a) Summary

Statutory Return Type: Householder Development

Council Interest: None

b) Site Description

- The subject site is located on the eastern side of Winscombe Way and contains a two storey detached dwelling with integral garage
- There is parking space for two cars in the front garden
- Area is characterised by large detached dwellings
- This part of Winscombe Way slopes from North to South

c) Proposal Details

- Single/two storey rear extensions
- Rear dormer window and conversion of the roofspace to a habitable room
- Front porch projecting 1m from existing front wall
- Conversion of garage to a habitable room
- Revisions to Current Application:
 - Depth of the rear extensions reduced and section of first floor element nearest boundary with No. 19 dropped to single storey
 - Roof structure changed and rear dormer included

d) Relevant History

LBH/7377	Demolition of existing garage and erection of new garage with bathroom and walk-in closet over	GRANT 01/05/1972
LBH/7377/1	Erection of single storey extension to side of dwelling house	GRANT 19/05/1978

e) Pre Application Discussion

- N/A

f) Applicant Statement

- None

g) Consultations:

1ST Notifications:

Sent:	Replies:	Expiry:
9	7(including a petition, 15 signatures)	30-OCT-07

2ND Notifications:

Sent:	Replies:	Expiry:
9	5 (including a petition, 8 signatures)	21-JAN-08

3RD Notifications:

Sent:
9

Replies:
2

Expiry: 14-FEB-08

Summary of Response:

Overshadowing; loss of outlook; overlooking; discrepancies between the plans and actual site circumstances; extension disproportionate to original building; 45° code; out of character with the house; would alter character and aesthetics of the street; removal of trees; support proposals.

APPRAISAL

1) Character and Appearance of the Area

The surrounding area is made up of large detached dwellings on considerable sized plots. Although the proposed extensions would be significant additions to the dwellinghouse, due to the size of the house and the design of the proposed extensions, it is considered that the proposals would not be out of proportion to the existing building or the surrounding houses and would not detract from the character or appearance of the area.

The proposed front extension to create a porch would be a minor addition, and would not adversely impact on the character and appearance of the area or affect the availability of on-site car parking within the front garden. The proposed conversion of the garage to a habitable room is considered acceptable as the alterations to the front elevation would be consistent with the appearance of the existing building.

The first floor element of the rear extensions has been reduced from the initial proposal and the roof structure changed to decrease the bulk of the extensions and respect the existing character and appearance of the house. The proposed rear dormer is small in scale and contained well within the roof slope to avoid any impact on the character of the area.

2) Residential Amenity

The proposed single storey rear extension facing No.19 would be 4.6m deep and 3.45m high, but due to it being set away from the boundary by approximately 1m and the 2m lower level of the application site in relation to No.19 it is considered that the impact of this extension on those neighbouring occupiers would be acceptable. A satisfactory relationship would be provided with No. 15 as the projection would project some 1.5m beyond the rear wall of that property.

The first floor element of the rear extensions would be set away from the boundary with No 15 by 2m and the boundary with No 19 by approximately 4m and would comfortably comply with the 45° horizontal code drawn from the first floors of both adjacent properties. For these reasons it is considered that the proposal would not give rise to an undue degree of overshadowing on the adjacent properties.

Due to the large rear gardens of the properties and the first floor element of the rear extension being set away from both side boundaries, it is considered that

the proposed extensions would not have any significant impact on the outlook or visual amenities enjoyed by surrounding occupiers. Both of the adjacent properties currently project further rearward than the existing building on the subject site.

The rear dormer would not be obtrusive or overbearing by virtue of its restricted size and siting well up the roofslope. For these reasons it is considered that the proposal would not give rise to any undue adverse effects on the neighbouring residential amenity.

3) S17 Crime & Disorder Act

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

5) Consultation Responses:

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

- **Plan/Site Discrepancies** - It is considered that there are no discrepancies between the plans and the site circumstances that would affect the decision of this application
- **Removal of Trees** - None of the trees on the site are subject to a Tree Protection Order and the majority of the existing vegetation in the rear garden would not require removal

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.

**137 WHITCHURCH LANE, EDGWARE
HA8 6NZ**

**Item: 2/02
P/3969/07/DFU/ML1**

Ward CANONS

REAR DORMER; CONVERSION TO TWO FLATS; WIDENING OF VEHICLE ACCESS

Applicant: Bala Kylassum
Agent: Michael Seston
Statutory Expiry Date: 23-JAN-08

RECOMMENDATION

Plan Nos: 0638 01, 02, 13C; 0786 01C, 02B, 03, 04, 05A; Site Plan; Design and Access Statement (received 07/02/08)

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

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

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

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

REASON: To safeguard the appearance of the locality.

3 The window(s) in the first floor eastern flank wall(s) of the proposed development shall:

(a) be of purpose-made obscure glass,

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

REASON: To safeguard the amenity of neighbouring residents.

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

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

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

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

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

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

7 The development hereby permitted shall not be occupied or used until the wheelchair accessible forecourt parking space shown on the approved plans has been made available for use. The wheelchair accessible 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 London Plan and-or the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

London Plan:

3A.1 Increasing London's supply of housing

3A.5 Housing choice

Harrow Unitary Development Plan:

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

D9 Streetside Greenness and Forecourt Greenery

T13 Parking Standards

H10 Maintenance and Improvement to Existing Housing Stock

Supplementary Planning Guidance 'Extensions: A Householder Guide' (2003)

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

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com

4 INFORMATIVE:

Before implementing the planning permission hereby granted, or the works indicated in your certificate of lawful proposed development, the applicant is advised to contact the Council's Highways Crossings Officer on 020 8424 1799 or by email to frank.cannon@harrow.gov.uk to find out whether the construction of the crossover is acceptable in highway terms.

5 INFORMATIVE:

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

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

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

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

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

MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)

- 1) Character and Appearance of the Area (3A.1) (D4, D5, D9, SPG)
- 2) Residential Amenity (D5, SPG)
- 3) Parking (T13)
- 4) Accessibility (3A.5) (SPD)
- 5) S17 Crime & Disorder Act (D4)
- 6) Consultation Responses

INFORMATION

This application is reported to committee at the request of a nominated member and was deferred at the Development Management Committee on 27th February 2008 for a Member site visit that took place on 15th March 2008.

a) Summary

Statutory Return Type: Minor Dwellings
Council Interest: None

b) Site Description

- Subject site is located on the northern side of Whitchurch Lane, Edgware
- The site is occupied by a two storey, four bedroom semi detached dwelling with a small single storey rear extension and parking on the predominantly hard surfaced frontage
- The attached dwelling at No.135 is unextended
- The adjacent dwelling at No.139 has a single storey rear extension

c) Proposal Details

- Convert the dwelling into two self contained flats, comprising a 2 x 2 bedroom units, one on the ground floor and one spread over the first floor and roofspace
- Installation of a 2m wider dormer in the rear roof slope, 1.5m up the roof slope and 0.5m from the party wall
- The provision of refuse storage in a store at the rear of the property
- Reintroduction of soft planting on the frontage with the provision of a 3.3m wide x 5m deep wheelchair accessible hardsurfaced parking space and a 2.4m wide x 5m deep hardsurfaced parking space requiring a widening of the existing vehicle access by 1.5m
- A rooflight in the front roofslope
- Access to the rear garden would be provided from the first floor flat via the property's side access footpath, the rear garden being split between the two flats proposed

Revisions to Previous Application:

Following the previous withdrawn application (P/0888/07/DFU) the following amendments have been made:

- Reduction from 3 to 2 flats
- Reduction from 4 to 2 off street parking spaces
- Refuse storage removed from frontage and soft landscaping increased
- Deletion of additional front door
- Division of rear garden

d) Relevant History

P/2927/06/DFU	Conversion of dwelling house to three self contained flats with rear dormer	WITHDRAWN 01-DEC-06
P/0888/07/DFU	Conversion of dwellinghouse to three self-contained flats with rear dormer and external alterations	WITHDRAWN 06-JUN-07

e) Pre Application Discussion

- None

f) Applicant Statement

- Design and Access Statement submitted.

g) Consultations:

Highways Officer – No objection on the basis that two off-street parking spaces which work independently are provided.

Notifications:

Sent:
17

Replies:
1

Expiry: 27-DEC-07

Summary of Response:

Loss of family homes; Parking from No.133 often blocks driveway of No.135; The proposed works will cause noise and pollution; The front garden would be concreted over to allow for parking; Previous approval and subsequent works at No.133 have resulted in considerable damage to No.135 and this conversion would also cause damage to No.135; No.135 will be sandwiched between two properties converted into flats; Drainage is inadequate and already gets blocked up; Proposal will degrade Whitchurch Lane as a family road with decent housing.

APPRAISAL

1) Character and Appearance of the Area

The conversion of this four bedroom semi-detached property into two, two bedroom flats would not be considered to have any detrimental impact upon the character and appearance of the area, the conversion not detrimentally increasing the intensity of use of this property.

The submitted plans show a refuse storage area in the rear garden accessed via a footpath along the side of the property, this area of refuse storage avoiding any siting of bins on the frontage which would be unduly obtrusive. In line with policy D9 an improvement in terms of the streetscene appearance would be sought as part of any application to convert a property into flats and that would be achieved by this scheme through the reintroduction of soft landscaping in front of the property. Although two parking spaces are to be provided, contrary to the Council's Informal Guidance on flat conversions which suggests a single wheelchair accessible space, the approximately 15m deep frontage at this property is considered to allow for the provision of these two off-street spaces along with an appropriate amount of soft landscaping so as to not be of detriment to the character and appearance of the area.

The proposed rear dormer complies with the Council's adopted Householder SPG in terms of its siting within the roofspace and would not be considered to have an detrimental impact upon the character and appearance of the property or wider area.

2) Residential Amenity

The proposed intensity of use of the site as a result of the proposed flat conversion would be deemed to have an acceptable level of impact upon the amenities of neighbouring occupiers.

It is considered that the size of the proposed flats overall would meet the needs of the intended occupiers and be in line with the provisions of Environmental Health Standards as contained in the Council's Informal Guidance on conversions. The proposed internal layout would be adequate as bedrooms and living areas are located above and below one another between the ground floor and first floor unit. Access into the building would be via a single door in the front elevation of the property, with access to each flat provided internally. The rear garden would be split between the two units, direct access to this area from the first floor unit being provided via the footpath along the detached side of the property.

The proposed rear dormer is acceptable in terms of its impacts upon the residential amenities of neighbouring occupiers according to the adopted Householder SPG and is therefore deemed to be an acceptable element of this application in this regard.

3) Parking

The Council's UDP sets maximum car parking standards and as such there is no minimum. The proposed situation onsite would allow for two off-street parking spaces on the partially hard surfaced frontage. One of the proposed off-street parking spaces would be capable of being used as a disabled parking space due to its size and a suggested condition would control the allocation of this space to the proposed ground floor unit. The Council's Highways Officer has made no objection to this revised scheme as two off-street parking spaces are provided and it is therefore considered that the proposed layout is acceptable. It is noted that the proposed widened vehicle access would may require work to the exiting crossover and the Applicant is therefore advised via the suggested informative to seek advice as to whether the proposed widening is acceptable in terms of the Council's Highways department.

4) Accessibility

As the proposed development allows for a disabled parking space the ground floor unit is required to comply with Lifetime Homes standards. The proposed layout of the ground floor flat as shown on the submitted plans would meet the requirements of the SPD, particularly in regard to doorway and hallway widths and turning circles within rooms. Level entrances are shown on the submitted plans. The proposed ground floor unit is therefore considered to comply with the requirements of the SPD and would be capable of providing a Lifetime Home.

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:

- The following issues are not material planning considerations in terms of this application: The proposed works will cause noise and pollution; Previous approval and subsequent works at No.133 have resulted in considerable damage to No.135 and this conversion would also cause

Item 2/02: P/3969/07/DFU continued....

damage to No.135; Drainage is inadequate and already gets blocked up;
Parking from No.133 often blocks driveway of No.135

- All other issues addressed in Appraisal

CONCLUSION

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

**THE OLD COACHWORKS LAND TO THE
R/O 1- 7 WHITEFRIARS DRIVE. HARROW
WEALD, HA3 5HJ**

**Item: 2/03
P/4054/07/DFU/FP**

Ward HARROW WEALD

**THREE STOREY BLOCK OF 8 FLATS WITH ASSOCIATED PARKING AND
LANDSCAPING**

Applicant: Stablewood LTD
Agent: GUG Architects
Statutory Expiry Date: 28-JAN-08

RECOMMENDATION

Plan Nos: Site Plan, Design and Access Statement, Transport Statement,
GUG/2006/589/101B, GUG/2006/589/102, GUG/2006/589/103B,
GUG/2006/589/104A, GUG/2006/589/HW/104 & Landscape plan

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

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

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

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

REASON: To ensure a satisfactory form of development.

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

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

4 The development hereby permitted shall not commence until there has been submitted to, and approved by, the local planning authority, a scheme of hard and soft landscape works 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.

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

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

6 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.

7 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.

8 The development hereby permitted shall not be occupied until the car parking, turning and loading area(s) shown on the approved plan number(s) GUG2006/589/104 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.

9 The development hereby permitted shall not be occupied until works for the disposal of sewage have been provided on site 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 ensure that adequate drainage facilities are provided.

10 The development of any buildings hereby permitted shall not be commenced until works for the disposal of surface water have been provided on site 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 ensure that adequate drainage facilities are provided.

Item 2/03: P/4054/07/DFU continued....

11 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.

12 Notwithstanding the details shown on the submitted drawings, no development shall take place until a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to, and approved in writing by, the local planning authority.

The boundary treatment shall be completed:

- a) Before the building is occupied
- b) 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 neighboring residents and the character of the locality.

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 (<http://www.securedbydesign.com/guides/index.aspx>), 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 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 (<http://www.saferparking.com/Info.aspx>) 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 London Plan and-or the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

London Plan:

3A.5 Housing choice

4B.1 Design principles for a compact city

4B.5 Creating an inclusive environment

Harrow Unitary Development Plan:

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

T11 Cycle and Motor Cycle Parking in Public Places

T13 Parking Standards

H3 New Housing Provision - Land Identified for Housing and Vacant Sites

Supplementary Planning Document: Accessible Homes

Harrow 'Designing New Developments' SPD (2003)

2 INFORMATIVE:

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

3 INFORMATIVE:

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

4 INFORMATIVE:

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

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

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

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

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

MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)

- 1) Design and Amenity (4B.1) (D4, D5)
- 2) Access and Parking (T11, T13)
- 3) Lifetime Homes (3A.5) (D4, Accessible Homes' SPD 2006)
- 4) Provision of Housing and Density (4B.1, 4B.3) (D4, H3)
- 5) S17 Crime & Disorder Act (D4)
- 6) Consultation Responses

INFORMATION

This application deferred by development Management Committee on 27 February for a Member Site Visit that took place on Saturday 15 March 2008.

a) Summary

Statutory Return Type: Minor Dwellings
Council Interest: None

b) Site Description

- Existing derelict brown-field site, formally known as The Old Coach Works
- Irregular-shaped, land-locked site behind Whitefriars Drive and High Road, with access via the service road off Whitefriars Drive
- The site is bounded to the south and the west by the rear gardens of the semi-detached houses in Whitefriars Drive
- The east of the site includes the service road and a series of two storey buildings at 207–227 High Road. These buildings are predominately commercial/retail uses on the ground floor with flats on the first
- To the north east of the site is a four-storey residential care home
- The north of the site is bounded by the rear gardens of Enderly Close, which comprises six semidetached houses

c) Proposal Details

- A single block of eight self-contained flats (5 x 1bed & 3 x 2bed)
- Three flats would be located on the ground and three on the first floor and two in the roof space
- Provision of a cycle store for 10 bikes and 10 car parking spaces are proposed
- Access to the site would be via the service road from Whitefriars Drive

d) Relevant History

LBH/5719	Erection of single storey building	GRANT 10-NOV-70
EAST/111/97/FUL	Demolition of Existing Buildings & Construction of 6 2-storey Houses Including Rooms in Roof, Alterations to Access and Parking	GRANT 04-DEC-98
EAST/945/99/TEM	Construction of 6 - 2-storey Houses Including Rooms in Roof, Alterations to Access and Parking	GRANT NOV-99
P/232/06/CFU	Demolition of Works and Erection of 6 Dwellings and Associated Parking	WITHDRAWN 08-MAY-06

Item 2/03: P/4054/07/DFU continued....

P/2459/06/CFU	Construction of block of 10 flats with parking and landscaping	WITHDRAWN 27-OCT-06
P/3381/06/CFU	Three-storey block of 10 flats with associated parking and landscaping	WITHDRAWN 02-FEB-07

e) Pre Application Discussion

03-JUL-07	Redevelopment for 3 storey block of 10 flats	PAM
12-SEP-07	Redevelopment for 4 residential options	PAT
10-OCT-07	Redevelopment for 3 storey block of 8 flats	PAT

- A reduction in the number of units has helped address some of the negative aspects of previous applications, in terms of bulk and massing of the building
- The proposed development has been orientated to face north/south to provide principal aspects to north/south to achieve a better quality of environment in relation to the adjacent service road.
- Through discussions with the Highways Engineers, issues relating to vehicular and pedestrian access to and from site have now been resolved
- Lifetime Homes standards have now been met
- Recommendations relating to crime prevention, such as lighting and CCTV have now been incorporated into the development

f) Applicant Statement

- See attached Transport and Design and Access Statement

g) Consultations:

Highways: No objection

Access Officer: No Objection

Landscape Architect: No Objection, but requested that some conditions be attached.

Drainage Engineer: No Objection, but requested that a condition be attached.

Crime Prevention Design: Officer: No objection

Advertisement: | General Notification | Expiry:

Notifications:

Sent:	Replies:	Expiry: 7-JAN-2008
76	1	

Summary of Response:

May cause trespassing; parking & access

APPRAISAL

1) Design and Amenity

The surrounding area is characterised by two story semi detached houses to the north and south. Directly west of the development are the rear gardens of the houses on Whitefriars Drive and Enderly Road. The east of the site is bounded by a service road, which provides access to the parade of shops at

207–227 High Road. These are mainly two storey buildings that have predominately A1 (retail) & A3 (restaurant) uses on the ground floor and residential flats on the first floor. Towards the northeast corner of the site is Durrant Court, a three-storey care home. The development is sympathetic and has an appearance that is consistent with the surrounding semi detached houses. It is proposed to construct the building using similar materials to the surrounding residential houses, which is mostly traditional brick. The proposed building is effectively a two-storey building with rooms in the roof and the height of the proposed building will not exceed that of the properties at 1-5 Whitefriars Drive and Enderly Close by more than 2m. The roof incorporates hip ends, which relate well to the surrounding residential units to the north and south of the site. The footprint of the proposed building is much smaller than that of Durrant Court and the development has provided generous amenity space surrounding the building, which provides a good setting for residential development. The location of the building is approximately 27m from the rear 1- 5 Whitefriars Drive and 24m from the rear of 5 Enderly Close which is deemed a reasonable distance between residential accommodation. The main windows from habitable rooms are focussed towards the west where there are no residential buildings or to the eastern end of the building. This would minimise any detrimental impact caused by overlooking.

Internally, room sizes, layout and internal stacking have been shown to an acceptable level, and the proposal is considered to result in a development that would provide an appropriate level of amenity for the future occupiers of the flats.

The transport statement illustrates that the development would provide adequate access and turning circles for refuse collection. The refuse bins are of adequate size and are set within an enclosed storage area. The bins are well positioned for both ease of use for future residents as well as refuse collection.

2) Access and Parking

Vehicular and pedestrian access to the site would be via the existing service road, as shown in schedule 6 of the HUDP. The existing service road currently serves the shops from the rear at 207-225 High Road. The proposal provides 10 car parking spaces and a cycle store for 10 bikes, which is appropriate for this site and within the maximum space standards in accordance with UDP policies T11 & T13. To enhance pedestrian safety the development proposes to introduce a 1.2m long rumble strip close to the start of the shared surface to warn motorists and encourage them to reduce speed.

3) Lifetime Homes

All eight units within the development have achieved 15 Lifetime Homes Standards as set out in the Harrow SPD. Though the development has not included a lift, the development is relatively small and it is considered that a lift or chairlift could be added at a later stage. The development is therefore in accordance with London Plan policy 3A.4, UDP policy D4 and the Harrow 'Accessible Homes' SPD 2006.

4) Provision of Housing and Density

The proposed redevelopment of this dilapidated disused site for residential use is supported in principle. In line with London Plan policies 4B.1 & 4B.3 and HUDP policy H3 the proposal is considered to maximise the potential of a previously developed site, respect local context and improve the current use.

5) S17 Crime & Disorder Act

The applicant has successfully addressed a number of safety and security concerns that were evident in previous applications. The proposal includes a CCTV recording facility, which would overlook six of the car parking spaces to the south of the building. This should act as a deterrent and help reduce car crime. It is considered that the design of the development would not lead to an increase in perceived or actual threat of crime and could actually help reduce crime, particularly when compared to the existing derelict use. The appropriate conditions on Secured by Design Accreditation are included.

6) Consultation Responses:

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

- Parking and access issues have been 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.

**THE CASE IS ALTERED PUBLIC HOUSE,
28 OLD REDDING, HARROW WEALD
HA3 6SE**

**Item: 2/04
P/3374/07/DAD/GL**

Ward HARROW WEALD

EXTERNALLY ILLUMINATED FREESTANDING SIGN AND WALL SIGN, 2 X NON-ILLUMINATED FREE STANDING SIGNS

Applicant: Mark Douglas
Statutory Expiry Date: 29-JAN-08

RECOMMENDATION

Plan Nos: CIA11007 A; D; E; F; G (all received 04-Dec-2007); E1; E2; Proposed signage 1; Proposed signage 2 (all received 13-Feb-2008)

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

1 The period of this consent shall be five years from the date of this consent, following which the advertisement shall be removed and the site reinstated.

REASON: To comply with the provisions of the Town Country Planning (Control of Advertisements) Regulations 2007.

2 Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.

REASON: To comply with the provisions of the Town and Country Planning (Control of Advertisements) Regulations 2007.

3 No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).

REASON: To comply with the provisions of the Town and Country Planning (Control of Advertisements) Regulations 2007.

4 No advertisement is to be displayed without the permission of the owner of the site, or any other person with an interest in the site entitled to grant permission.

REASON: To comply with the provisions of the Town and Country Planning (Control of Advertisements) Regulations 2007.

5 Where an advertisement is required under these regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.

REASON: To comply with the provisions of the Town and Country Planning (Control of Advertisements) Regulations 2007.

6 Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

REASON: To comply with the provisions of the Town and Country Planning (Control of Advertisements) Regulations 2007.

7 The maximum luminance of the sign shall not exceed the values recommended in the Institution of Lighting Engineers' Technical Report No. 5 (Second Edition).

REASON: In the interests of highway safety and amenity.

8 All illumination shall be non-intermittent unless otherwise agreed in writing by the local planning authority.

REASON: To safeguard the amenities of the locality.

9 The advertisement(s) hereby granted shall not be illuminated except between the period from 15 minutes before the premises are open for use by the public, to 15 minutes after the premises are closed to the public.

REASON: To safeguard the amenities of the locality.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

London Plan:

3D.3 Maintaining and improving retail facilities

4B.1 Design principles for a compact city

Harrow Unitary Development Plan:

D4 Standard of Design and Layout

D14 Conservation Areas

EP31 Areas of Special Character

T6 The Transport Impact of Development Proposals

Brookshill Drive and Grimsdyke Estate Conservation Area Policy Statement

MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)

- 1)** Standard of Design and Layout, Amenity, (3D.4, 4B.1) (D4, D14, EP31)
- 2)** Public Safety (D4, T6)
- 3)** S17 Crime & Disorder Act (D4)
- 4)** Consultation Responses

INFORMATION

This application is referred to Committee at the request of a Nominated Member. This application was deferred from the Development Management Committee on 27 February for further consideration.

a) Summary

Statutory Return Type: Advertisements

Conservation Area: Brookshill Drive and Grimsdyke Estate

Area of Special Character Harrow Weald Ridge
Council Interest: None

b) Site Description

- Detached public house and gardens on southern side of Old Redding adjacent to The Lookout parking and amenity area
- Within Brookshill Drive Conservation Area, Green Belt and Harrow and Weald Ridge Area of Special Character

c) Proposal Details

- Removal of two metal signage boards (1.15m x 0.7m) on at north east corner of site and replacement with two new wooden framed blackboards, (1.15m x 0.7m) (non-illuminated)
- Removal of existing illuminated blackboard (1.5m x 1.25m) above entrance on single-storey section of frontage and replacement with illuminated (static downlighter) timber framed blackboard (1.1m x 0.9m)
- Removal of two existing free-standing signs, each 1.25m high x 1.7m wide with total height of 2.4m and replacement with a single sign 1.1m high and 0.9m wide with total height of 2.4m with static downlighter at the base on either side

d) Relevant History

EAST/1429/02/ADV	Externally illuminated lettering with totem sign on frontage (revised) and non-illuminated sign in rear amenity area	REFUSE 14-APR-03
P/735/06/CAD	Externally illuminated sign writing on building	REFUSE 01-AUG-06

Reason for Refusal

The proposed illuminated sign by reason of excessive size and prominent siting would be unduly obtrusive in this sensitive location, would detract from the character and appearance of this part of the Conservation Area and Area of Special Character and be detrimental to visual amenity.

P/734/06/CFU	Alterations to elevations, external paving, terrace extension and canopy, extension to car park onto adjoining country park; new vehicle height restriction frame and lighting	REFUSE 30-MAY-06
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Reasons for Refusal

1 The proposed alterations and lighting to the front and rear façades of the public house, by reason of unsatisfactory design and prominent siting, would be unduly obtrusive in this sensitive rural location, would detract from the appearance and character of the Conservation Area, the Area of Special Character, the public house itself and would be detrimental to visual amenity.

2 The proposed raised terrace and canopy, by reason of site coverage, would result in a cumulative overdevelopment of the original building which has already been significantly extended, to the detriment of the character and openness of the Green Belt and the Area of Special Character and Conservation Area.

3 The proposed extension of the car park within the adjacent country park is an unacceptable form of development, as it would fail to retain the openness and character of the Green Belt.

4 The white picket fence fronting the highway, extending from the public house into the Country Park along with other landscaping details, would fail to retain a visual break between the two sites, to the detriment of the openness and character of the Green Belt.

5 Insufficient information has been provided with the application to enable a full assessment of the impact of the proposed development on existing trees and landscaping, which represent an important amenity feature within the Green Belt, Area of Special Character and Conservation Area.

P/2727/06/DFU	Integral chiller room cabinet at rear clad in close boarded fence, timber cladding, chimney flue on side (east) elevation, enlarged terrace, glazed entrance, new windows, external alterations and lighting	REFUSE 14-DEC-06
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Reason for Refusal

1 The proposed alterations and lighting to the front facade of the public house, including timber cladding, extended window and excessive lighting, by reason of unsatisfactory design and prominent siting, would be unduly obtrusive in this sensitive rural location, would detract from the appearance and character of the Conservation Area, the Area of Special Character, the appearance of the public house itself and would be detrimental to visual amenity, contrary to policies EP31, EP33, D4, D14 and D23 of the Harrow Unitary Development Plan.

P/1533/07/DFU	Timber decking and foldaway terrasol ramp for wheelchair access.	GRANT 18-JUL-2007
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e) Pre Application Discussion

None

f) Applicant Statement

- Proposal intends to remove metal boards and replace signage with boards that are more appropriate to the Conservation Area

g) Consultations:

Conservation Area Advisory Committee: Sustainable lighting, which relies on PV cells, should be used here.

Design and Conservation Officer: Proposal is clear improvement on existing signage. The proposal would enhance the character of the conservation area.

Highways Engineers: No objection

Advertisement:	Character of Conservation Area	Expiry: 17-JAN-08
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Notifications:

Sent:
3

Replies:
0

Expiry: 08-JAN-08

Summary of Response:

- N/A

APPRAISAL

1) Standard of Design and Layout, Amenity

The proposed signs are modest in scale and would blend well with the building and the wider area. They would be smaller than those which they replace and would not look disproportionately large in relation to the building.

Some of the existing signs do not have the benefit of advertisement consent and form an open enforcement case. This application would resolve the situation.

The proposed signs would represent a reduction in the level of signs in this location. The external illumination of two of the signs using downlighters is considered to be appropriate, would only make a minor change to the character of the pub and is considered acceptable. Considering the existing signage on the façade of the building and in the garden, the proposal would be sympathetic with regards to the Area of Special Character, would result in a reduction in the amount of development in the Green Belt and would enhance the character and appearance of the Brookshill Drive and Grimsdyke Estate Conservation Area.

Although the use of photovoltaic cells would represent a more sustainable form of development, this is outside the scope of the requirements for advertisement consent and is not a material planning consideration with respect to this application.

2) Public Safety

The proposal would reduce the level of visual clutter at the front of the site. As such, it would represent an improvement in terms of public and highway safety. The Highways Engineers have no objection, and therefore the proposal is considered acceptable.

3) S17 Crime & Disorder Act

The proposal would have no impact on crime and disorder in 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.

**STELLA MARIS, 39 OAKHILL AVENUE,
PINNER, HA5 3DL**

**Item: 2/05
P/4259/07/DFU/SB5**

Ward PINNER

REDEVELOPMENT TO PROVIDE 2/3 STOREY BLOCK WITH BASEMENT OF 3 SELF-CONTAINED FLATS, WITH PARKING IN BASEMENT AND BIN STORE AT SIDE (AND ACCESS)

Applicant: Tarlochan Ghatorhe
Agent: Stephen Coulson
Statutory Expiry Date: 31-MAR-08

RECOMMENDATION

Plan Nos: 1283-01 L; 1283-02 L; 1283-OS.01 B; 1283-OS.03; 1283-OS.04; Design and Access Statement; Unnumbered Photographs

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 five years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and 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 boundary treatment

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

REASON: To safeguard the appearance of the locality.

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

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

REASON: To safeguard the amenity of neighbouring residents.

4 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.

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

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

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

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

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

(a) the frontage.

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

REASON: In the interests of amenity and highway safety.

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

REASON: To prevent the increased risk of flooding.

9 The development of any buildings hereby permitted shall not be commenced until works for the disposal of surface water have been provided on site 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 ensure that adequate drainage facilities are provided.

10 The development hereby permitted shall not be occupied until works for the disposal of sewage have been provided on site 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 ensure that adequate drainage facilities are provided.

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 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.

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 (<http://www.securedbydesign.com/guides/index.aspx>) , 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 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 (<http://www.saferparking.com/Info.aspx>) 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 London Plan and-or the Harrow Unitary Development Plan set out

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

London Plan:

- 3A.1: Increasing London's supply of housing
- 3A.2: Borough housing targets
- 3A.4: Efficient use of stock
- 3A.5: Housing choice

Harrow Unitary Development Plan:

- D4 Standard of Design and Layout
- D5 New Residential Development - Amenity Space and Privacy
- D9 Streetside Greenness and Forecourt Greenery
- D10 Trees and New Development
- T13 Parking Standards
- H10 Maintenance and Improvement to Existing Housing Stock

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

4 INFORMATIVE:

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

5 INFORMATIVE:

There may be public sewers crossing/adjacent to the site, so no building will be permitted within 3m of the sewers. The applicant should contact the Area Service Manager, Mogden at Thames Water Utilities at the earliest opportunity, in order to

establish the likely impact of this development upon the sewerage infrastructure.
Tel: 08459 200 800.

6 INFORMATIVE:

Thames Water requests that the Applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.

7 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.

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 (London Plan & 2004 UDP)

- 1)** Design and Character of Surrounding Area (D4, D5, D9)
- 2)** Residential Amenity (D5)
- 3)** Housing Provision and Need (3A.1, 3A.2, 3A.4, 3A.5) (H10)
- 4)** Parking & Highway Safety (T13)
- 5)** Accessible Homes (3A.5)
- 6)** Trees (D10)
- 7)** S17 Crime & Disorder Act (D4)
- 8)** Consultation Responses

INFORMATION

This application is being reported to the Development Management Committee as the proposal involves the provision of more than 2 dwellings.

a) Summary

Statutory Return Type:	Minor Dwellings
Site Area:	0.0759 ha
Habitable Rooms:	12
Density:	158 hrph, 39.5dph
Car Parking:	Standard: 4.8

Justified: 5
Provided: 5
Council Interest: None

b) Site Description

- Large detached, two storey house located on west side of Oakhill Ave
- The property has been extended at the side with a 2 storey extension
- Levels in Oakhill Avenue generally fall toward the south
- Existing house in dilapidated condition
- Deep rear garden
- Neighbouring detached dwelling to the north, Doric House is set back some 7m behind the subject property
- Neighbouring detached dwelling to the south, Wainstones has the same front building line as the subject property
- Street characterised by detached two storey houses and bungalows set within relatively spacious plots, generally set back, well within planted frontages
- The character, appearance and design of dwellings house vary and there is no distinct defined architectural merit in the locality

c) Proposal Details

- Demolition of existing dwelling house
- Redevelopment to provide new 2/3 storey detached building with basement, comprising 3 self-contained flats
- 4 parking spaces would be provided in the basement and a further space provided in the front garden
- Bin store provided in the side part of the front garden (nearest to Wainstones)

Revisions to Previous Application:

Following the previous decision (P/3214/06/CFU) the following amendments have been made:

- Reduction in height of the overall building
- Relocation of the refuse storage to the front of the garden
- New porch canopy added
- Removal of one car parking space from front garden and relocated in undercroft
- Removal of side dormer
- Removal of raised patio area at rear and new level terrace area

d) Relevant History

P/1504/04/CFU	Redevelopment: detached two-storey building with accommodation in roof to provide 5 flats with integral garage and forecourt parking	REFUSE 15-OCT-04 APPEAL DISMISSED 12-MAY-06
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Reasons for Refusal

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

2 The proposed hard-surfaced car parking area in the front garden would be unduly obtrusive and detract from the appearance of the building and the street scene.

3 The proposed forecourt would not provide adequate manoeuvring area, this combined with an inadequate number of parking spaces would give rise to parking on the highway giving rise to conditions prejudicial to highway safety.

P/2544/05/CFU Redevelopment: 2/3-storey block to provide 3 flats garaging and parking. REFUSE 21-DEC-05

Reasons for Refusal

1 The proposed development, by reason of excessive size, a lack of space around the building, extent of hard-surfacing, awkwardly sited main entrance and poor interface of the ground floor of the building with the streetscape would amount to an overdevelopment of the site to the detriment of future occupants, neighbouring residents and the character of the area.

2 The proposed development provides a poor parking layout and by reason of the parking demand generated would be likely to give rise to conditions prejudicial to safety and free flow of pedestrians and vehicular traffic on the adjoining highway.

P/3214/06/CFU Demolition of existing dwelling and redevelopment to provide two/three storey block of 3 self-contained flats with undercroft parking, access and bin store at side. REFUSE 22-JAN-07

Reasons for Refusal

1 The proposed development by reason of size, bulk, massing, design and siting would appear bulky, obtrusive, overbearing and out of proportion with the existing development in the vicinity representing an overdevelopment and over-intensification of the use of the site and would therefore detract from the appearance and proportions of the nearby properties to the detriment of the visual amenity and character of the locality, contrary to policies SD1, D4, and D5 of the Harrow Unitary Development Plan (2004) and Supplementary Planning Guidance, Extensions: A Householders Guide and; Supplementary Planning Guidance: Designing New Developments (2003).

2 The proposed development, by reason of its layout, design, positioning of windows in the North flank elevation and unsatisfactory siting of bin stores and would result in a mutual loss of privacy and would fail to meet standards for Accessible Homes and Secured by Design criteria to the detriment of residential amenities of future occupiers of the site and nearby occupiers contrary to policies SD1, D4, D5 and H18 of the Harrow Unitary Development Plan 2004. Supplementary Planning Document - Accessible Homes

**e) Pre Application Discussion
PAT/ENQ.1950/06/06/2007**

The principle of a redevelopment of existing detached dwellinghouse with

- self-contained flats was considered acceptable by the Planning Inspector in 2005
- The proposal addresses the issue of the whole development meeting Lifetime Homes standards
- Concerns about the overall bulk of the proposal, in particular emphasised by the need to raise the eaves on the side elevations, and thereby lengthen the ridge, to accommodate basement parking. However, it is recognised that the ridge would be seen in a different plane to the front element of the roof, and that would help diminish its impact in the streetscene. Other than that general comment it was considered, on balance, that you have developed the scheme to a point where the previous issues have been addressed
- Parking was acceptable on the whole with approval of the moderate gradient of the ramp to the sub basement. The only issue raised was that it would be desirable to remove the parking space at the front
- Secure by design principles should be incorporated with any proposal to restrict the opportunity for crime
- A landscape proposal plan detailing at least two trees for the site frontage and five trees for the rear should be considered

f) Applicant Statement

- Design and Access Statement (paraphrased):
 - Stella Maris one of the original houses in area built in 1910 & suburban sprawl has grown around it;
 - House is currently in a dilapidated state;
 - Pressure for development in the area for higher density and smaller dwellings;
 - Attached scheme has been arrived at in response to the reasons for refusal of the previous schemes;
 - Fully in accord with the Council's SPG: Accessible Homes;
 - Has been vetted by the Metropolitan Police for Safety by Design;
 - The scheme is in full accordance with the Council's Code of practice for the storage and collection of refuse and materials for recycling in domestic properties;
 - The proposed replacement to Stella Maris is directly comparable in volume and actually smaller in footprint area than the existing property;
 - Proposals have been designed to incorporate fully and completely all the eighteen design standards itemised in the Council's SPD publication Accessible Homes;
 - Redesign relocates the bin store to an outside location so that it may comply with the travel distance specified in the Code of 'Secured by Design';
 - Pinner station is within a 10 minute walking distance for Metropolitan line trains and good bus services in and around the town centre;
 - Proposal provides for 5 parking spaces in line with Council standards
 - Vehicular access to the site is available from Oakhill Avenue;
 - The slope between the garage and street has been adjusted to achieve a building of lesser volume above ground and to reduce its prominence in the street elevation;

- Proposal places the front door in the street elevation in a prominent position;
- A second main access door is located at the bottom of the ramp to provide level entry;
- Site is freely accessible for wheelchair users and designed in accordance with Part M of the Building Regulations;
- Space has been allocated for a wheelchair access lift;
- There is ample amenity space within the scheme;
- A landscaping scheme will be prepared is required;
- Cycle storage has been provided;
- Replacement of Stella Maris will serve to act as a model for this type of development in a brownfield;
- Positive contribution to the immediate townscape.

g) Consultations:

None

Notifications:

Sent:
46

Replies:
56

Expiry: 07-MAR-08

Summary of Response:

Development will have adverse effect on character of area, flats not suitable for Oakhill Ave, bulky inappropriate structure; concerns about parking as proposal offers insufficient car parking spaces; safety of the road would be compromised by increase in traffic volume; increased traffic load will increase the wear on the renovated road, for which other residents have paid for; drainage of the road is only just sufficient; proposed basement development will also be an issue concerning drainage; increased size of the development; neighbouring house on both sides and at the back will lose light and privacy; trees in the front and rear have all been removed; footpath outside the property has been removed; the house currently has been neglected.

APPRAISAL

1) Design and Character of Surrounding Area

This application follows on from a number of previous applications made for similar developments on this site, which were subsequently refused planning permission for reasons stated above. One of the main concerns with previous applications have been in relation to the excessive bulk and size of the proposed development, in comparison to its immediate neighbouring properties and with Oakhill Avenue as a whole. In particular, there were concerns with the overall height of the development, which was considered to be significantly higher than the neighbouring property 'Doric House' situated to the north of the subject site. In the previous application ref: P/3214/06/CFU, other issues also included, the side dormer located on the southern roof plane and the location of the bin store at the front.

This new application has now been shown to overcome the reasons for refusal raised under P/3214/06/DFU. Although, the proposed development would be higher than the existing dwelling house on this site, the overall height of the

proposed development has been reduced to be at a lower ridge height than that of the neighbouring dwelling Doric House.

The depth of the proposed development would remain unchanged to that previously proposed under P/3214/06/CFU. However, given that the bulk of this would be located at the rear and the overall rearward projection would be no greater than 2m over and above this existing property, together with the reduction in the height of the proposed building, it is considered that the proposed development would not appear unduly bulky or visually obtrusive, when viewed from the adjacent neighbouring rear gardens.

The proposed basement area would be partially visible in the streetscene. However, given that this part of the proposal would be set 6.6m behind the main front building line, and a minimum of 12.7m from the front boundary, it is not considered that the proposed basement would have an adverse impact upon the character and appearance of the locality.

The proposed bin store would be located at the side of the front garden, set 0.7m behind the front building line of the proposed building. It is considered that in terms of access for the future occupiers of this site and for the refuse collection service, the proposed siting of the bin store is considered to be acceptable. It is acknowledged that the proposed bins store would be visible in the streetscene, however, it is considered that a suitable landscaping scheme to show planting and screening around the bin store would help soften the impact of the proposed brick built structure. A suitable condition is therefore suggested to ensure that a landscaping scheme is implemented.

2) Residential Amenity

The proposed development, as per previous schemes would fail to comply with the 45° Code found in Harrow Council's Supplementary Planning Guidance: 'Extensions, A Householders Guide' at the front in relation to Doric House. However it would be no worse than the existing situation as the existing house Stella Maris fails in this regard also. However, the proposed building would not be any closer to the boundary than the existing dwellinghouse. Furthermore, by reducing the height of the proposed development and given that the new roof over would be hipped away from the flank site boundary, it is considered that the proposal would not have an unreasonable impact upon the residential amenities of the neighbouring occupiers at Doric House.

In addition to the above, the proposed flank elevation facing Doric House would consist of high level, obscure glazed and non-opening windows. It is considered that the proposal overcomes the previous reason refusal under P/3214/06/DFU in this respect. It is therefore considered that the proposal would not have an unreasonable impact upon the privacy amenity of the neighbouring occupiers at Doric House.

With regard to the neighbouring property Wainstones, the projecting eaves of the proposed roof would transgress the 45-degree line drawn on plan from the first floor rear corner of this neighbouring property. However the Council's SPG states that the 45 degree code should not be applied mechanically, but should

be applied as part of an assessment of site considerations. In this regard, the application site is located north of the neighbouring property at Wainstones. In terms of natural daylight the proposal would not result in undue overshadowing of the neighbouring property. It is therefore considered that any perceived impact would be negated, and as such the proposed development is not considered to be a detriment to the residential amenities of the neighbouring occupiers at Wainstones.

3) Housing Provision and Need

The proposed development would provide 1 x 2 bed dwelling, 1 x 3 bed dwelling and 1 x 3-4 bed dwelling. This provision of additional housing to the Boroughs housing stock is supported and would be in line with the London Plan policies and the relevant Harrow UDP policies.

- 4)** The proposed parking arrangement appears to be an improvement on the previous scheme and parking provision is in keeping with Harrow UDP parking standards. The highways officer has expressed no objections with the proposed development, providing that the parking space at the front of the property is dedicated for disabled use to comply with Lifetime Homes Standards.

5) Accessible Homes

The proposed development has been shown to meet all 16 of the Lifetime Homes Standards as stipulated in the Council's Supplementary Planning Document 'Accessible Homes'. The proposed development would have level threshold access, wider corridor and adequate internal door widths. The proposal also shows a living room at entrance level, which can be used as a convenient temporary bed space; a wheelchair accessible entrance level WC and future space provision for a wheelchair lift.

6) Trees

There are no significant tree issues on site. However, the Council's Tree Officer does recommend that a full landscape plan for the rear and front gardens should be conditioned. There is potential in the rear garden to accommodate at least 2 forest type landscape trees.

7) S17 Crime & Disorder Act

The applicant has addressed the previous concerns raised under P/3214/06/DFU in terms of Safer Places principles. The proposal would now incorporate a porch entrance and the proposed bin store has been relocated to the front garden and thereby making it more visible in the streetscene in terms of natural surveillance. The proposed development is therefore not considered to raise any community safety issues, and the two secure by design conditions are imposed.

8) Consultation Responses:

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

- Concern was raised by some objectors that flats would not be appropriate for Oakhill Avenue as this is dominated by single-family dwellings. This issue alone is not considered to warrant a refusal in this instance

Item 2/05: P/4259/07/DFU continued....

- Noise & effects from construction is a temporary activity and not a legitimate planning consideration
- Drainage and water supply are not planning considerations.

CONCLUSION

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

Item: 2/06
32 OAKHILL AVENUE, PINNER, HA5 3DN P/0326/08/DFU/MRE
Ward PINNER

DEMOLITION OF EXISTING DWELLING HOUSE AND REDEVELOPMENT TO PROVIDE 2 X 2 STOREY DETACHED DWELLINGS WITH INTEGRAL GARAGES AND NEW VEHICULAR ACCESSES

Applicant: Anwar HashamGraham
Agent: Seabrook Partnership
Statutory Expiry Date: 19-MAR-08

RECOMMENDATION

Plan Nos: 1269 OS1, 1269 OS2 D, 1269 15, 1269 16, 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 boundary treatment

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

REASON: To safeguard the appearance of the locality.

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

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

(a) amenity space

(b) parking space

and to safeguard the amenity of neighbouring residents.

4 The 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

Item 2/06: P/0326/08/DFU continued....

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.

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

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

6 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.

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

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

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

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

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

(a) the 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 2/06: P/0326/08/DFU continued....

10 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.

11 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.

12 The development of any buildings hereby permitted shall not be commenced until works for the disposal of surface water have been provided on site 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 ensure that adequate drainage facilities are provided.

13 The development hereby permitted shall not be occupied until works for the disposal of sewage have been provided on site 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 ensure that adequate drainage facilities are provided.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

London Plan:

3A.1: Increasing London's supply of housing

3A.2: Borough housing targets.

Harrow Unitary Development Plan:

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

D9 Streetside Greenness and Forecourt Greenery

T13 Parking Standards

Supplementary Planning Guidance: Extensions: A Householders Guide (2003)

Supplementary Planning Guidance: Designing New Development (2003)

Supplementary Planning Document: Accessible Homes and "Access for All" (2006)

2 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.

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.

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Tel: 0870 1226 236 Fax: 0870 1226 237

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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.

6 INFORMATIVE:

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

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

MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)

- 1) Design and Character of Surrounding Area (D4, D5, D9)
- 2) Residential Amenity (D5)
- 3) Housing Provision and Need (3A.1, 3A.2, 3A.4, 3A.5) (H10)
- 4) Parking & Highway Safety (T13)
- 5) Accessible Homes (3A.5)
- 6) S17 Crime & Disorder Act (D4)
- 7) Consultation Responses

INFORMATION

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

a) Summary

Statutory Return Type:	MINOR Dwellings
Site Area:	0.085ha
Car Parking:	Standard: 3.2
	Justified: See report
	Provided: 4
Council Interest:	None

b) Site Description

- Existing bungalow on the east side of Oakhill Avenue within large site to a 25.5m width and an area of approximately 870m²
- Subject building is set in front of southerly adjacent bungalow 'Darlands' by a maximum of 6.2m, following a bend in the road
- Northerly adjacent two-storey dwelling at No.34 is spaced well away from the shared boundary at 8m and has numerous ground and first-floor windows in the facing flank wall
- No overall coherent pattern of development in the street scene with bungalows and houses built at different times and in varied styles but prevailing character of detached dwellings set in wide plots
- Un-adopted road, maintained by local residents
- Plot slopes from the house situated higher 34 Oakhill Ave in the north down to the bungalow situated at No. 30 in the south
- Protected kitchen window in the flank elevation of No. 30 at approximately mid-depth
- A number of trees on the plot, none of which are protected

c) Proposal Details

- Demolition of existing bungalow and splitting of site into two sites – northerly and southerly
- Northerly site to comprise a 5 bed detached house with a large front gabled feature, 2 x front and rear dormers and a projecting two-storey rear element; house would be to a 11.1m with and a maximum height of 8m, and with an approximate rear garden area of 190m²
- Southerly site to comprise a 3 bed detached house with low-sloping roof on its southerly side and front projecting garage; house would be to a width of 8.45m and a maximum height of 7.95m, and with an approximate rear

garden area of 151m²

- New vehicle access to serve each house and new front garden layouts proposed

Revisions to Previous Application:

Following the previous decision (P/0102/07/DFU) the following amendments have been made:

- Northerly proposed dwelling is the same as in previous application
- Southerly proposed dwelling is of a revised architectural style with reduced bulk on southerly side by the provision of a low-sloping roof reaching maximum ridge height 7.3m from the southerly flank boundary
- Southerly proposed dwelling is sited forward of previously proposed dwelling and is spaced further from southerly flank boundary
- Reduction in parking spaces of southerly proposed dwelling from 3 to 2
- Revised layout of proposed dwellings to comply with Lifetime Homes Standards

d) Relevant History

LBH/18554/W	Single storey extension to both sides 24/03/81 reg	GRANT 29-JAN-81
LBH/19534/W	Single storey rear extension	GRANT 08-JUN-81
P/2293/04/CFU	Redevelopment to provide 2 storey detached house with access and parking on that part of site adjacent to no.34	WITHDRAWN 10-SEP-04
P/2294/04/CFU	Redevelopment to provide 2 storey detached house with access and parking on central part of the plot	WITHDRAWN 10-SEP-04
P/2295/04/CFU	Redevelopment to provide 2 storey detached house with access & parking on that part of site adjacent to "Darlands"	WITHDRAWN 10-SEP-04
P/2072/04/CFU	Redevelopment to provide 2 storey detached house with access and parking on that part of site adjacent to no.34	WITHDRAWN 22-DEC-04
P/2073/04/CFU	Redevelopment to provide 2 storey detached house with access and parking on central part of the plot	WITHDRAWN 22-DEC-04
P/2074/04/CFU	Redevelopment to provide 2 storey detached house with access & parking on that part of site adjacent to "Darlands"	WITHDRAWN 22-DEC-04
P/0102/07/DFU	Demolition of existing dwelling and redevelopment to provide 2 x two storey detached dwellings with integral garage, new vehicular access	REFUSE 30-MAR-07

Reasons for Refusal

1 The proposed dwellings by reason of their layout, bulk, height and staggered siting would give rise to unsatisfactory relationship between the proposed houses and the existing adjacent dwellings in the vicinity having an unacceptable overbearing, enclosing and overpowering impact on the nearby existing houses and the proposed house (southern side) resulting in a loss of outlook and amenities to future occupiers of the site and the adjacent occupiers. The proposal would also be visually intrusive, overbearing and dominant on the street scene to the detriment of the character of the area contrary to policies SD1, SH1, D4, D5 and D9 of the Harrow Unitary Development Plan (2004) and Supplementary Planning Guidance; `Designing New Development` (2003) and Supplementary Planning Guidance; `Extensions: A Householders Guide` (2003).

2 The proposal has failed to demonstrate adequate provision for people with disabilities, compliance with Lifetime Homes Standards and adequate and satisfactory provision for refuse storage to the detriment of the amenities of future occupiers of the site provision for refuse storage contrary to policies SD1, D4, D5, D8, D9 and H18 of the Harrow Unitary Development Plan (2004), and Supplementary Planning Document; `Accessible Homes` (2006) and Supplementary Planning Document; `Access for All` (2006).

e) **Pre Application Discussion**

None

f) **Applicant Statement**

The Site

- 32 Oakhill Avenue is close to Pinner Town Centre and well located for access to the A404
- Oakhill Ave is a residential street running approximately north to south comprising a mix of single and two storey dwellings. Road is un-adopted and been in part resurfaced to give a gravelled appearance
- Site is on a distinct sharp rise and a deviation from the straightness of the road way
- Site contains a large bungalow with a relatively shallow garden and elliptical drive, immediate area contains a mix of dwellings in style, size, number of storeys and external materials and also a variation in rear garden size
- Pressure for development in the area is demonstrated by the recent extension of a nearby bungalow into a substantial two storey house
- The applicant and owner of the property intends to remain in the southerly of the two houses

Transport Links

- The site is close to Pinner Town Centre although is not well served by public transport. Most transport is consequently of the personal and individual variety
- Nevertheless Pinner Station is within a ten minute walk for Metropolitan and Mainline Trains and good bus services in and around the centre
- In accordance with indications from the planning department the proposal does contain car parking provision in accordance with Council Standards

Access

- Vehicular access available form Oakhill Ave, cycle parking in proposed integral garages
- Site freely accessible to all pedestrians including those with mobility restrictions
- Internally the houses will be designed in accordance with Part M of the Building Regulations in relation to door widths and level thresholds

The Design

- Integral garages to follow local precedent
- Both dwellings stand well away from their respective shared boundaries, each being well in excess of the 1m standard contained in the Council's own planning advice
- Circumstances do not allow the establishment of a strict building line and the application is at pains to show that it complies with the spirit of the local planning standards
- Pre-application advice drew attention to the vertical right to light of the 'protected' kitchen window to 30 Oakhill Ave – the siting of the southern dwelling ensures that this vertical access to light is unhindered
- External materials to be locally supplied bricks and clay roof, in keeping with prevailing. Timbered and rendered front gable

Height

- Replacing a single storey dwelling with two two-storey dwelling is not contrary to planning polices and is in keeping with the national effort to use existing sites more intensively

Amenity Space

- Level of amenity space exceeds much or the rear space standards of neighbouring properties
- Landscaping scheme will be prepared to meet any condition appended to full planning permission
- Overlooking from neighbouring properties would actually be improved as the rear elevations do not face each other, also existing trees ensure privacy

Refuse

- Separate brick enclosure 1.4m high to accommodate 3 bins provided for each house.

Conclusion

- Applicant intent on providing an appropriate residential development to this high-density area of suburban Pinner that will provide a model for accessibility, the potential for applicable and practical renewable energy usage and sustainability issues
- Contributing towards the housing need of the area and a positive contribution to the immediate townscape

g) Consultations:

Highways Engineer: No objection

Notifications:

Sent:
43

Replies:
26

Expiry: 26-FEB-08

Summary of Response:

Proposal would damage character of street; would appear cramped and out of character; disruption of front building line; development would dwarf the neighbouring bungalow; impact on the kitchen window of the neighbouring property; overlooking; loss of footpath; loss of an attractive outlook from neighbouring properties; reduction in green space; increase in traffic; increased pressure on on-street parking; strain on drain capacity; damage to road surface; contrary to restrictive covenants; non participation by current occupiers to maintain the road; damage to drains, road and manhole covers during construction, and in construction of basement; bungalows needed for elderly and disabled people;; bin stores inadequate; applicant and agents motivated by financial gains at the expense of neighbours; plot illegally enlarged to incorporate the footpath at the front; some trees appear to have been cut down; development would set precedent; increased pressure on infrastructure.

APPRAISAL

1) Design and Character of Surrounding Area

Oakhill Avenue has no single distinct style of architecture, rather the street is characterised by a number of differing styles of dwelling, both single and two storey. The prevailing character of the road is defined by each dwelling being detached and set within relatively wide sites. It is not considered that the provision of two houses on the site would be unacceptable in principle. The site is to an existing width of over 25m and the splitting of the site into two would result in two sites of comparable widths to that within the locality.

The proposed dwellings are of contrasting architectural styles. The larger house to the northerly side of the site is of traditional style, with a large front central gable feature and two front dormers. The southerly side house is to a more contemporary style with a low sloping roof running down its southerly flank.

It is considered that the overall architectural style of the houses would not be harmful to the character and appearance of the area and is considered to be acceptable.

The siting of the houses would see the southern house positioned 1.55m from the boundary shared with the neighbouring bungalow at Darlands. The northern house would have a wider gap to the northern boundary at 2.65m at the front, reduced down to 2.3m toward the rear. The spacing between the proposed houses would be 1.8m. The separation of the houses would not be unacceptable at almost 2m. Nearby two storey houses have similar gaps and so this close proximity of the houses would not be out of character in the street. The relationship between the proposed houses and the respective adjacent houses is considered to be comparable to the pattern of development in Oakhill Avenue. The large open flank side of No.34 together with a maximum 2.6m spacing of the northerly proposed house would ensure a wide spacing between these dwellings. The proposed southern house would be sited forward of corner of 'Darlands' and would interrupt a 45° line drawn on plan from the corner of the neighbouring bungalow. It would however be set behind the level of the existing bungalow and the provision of a low-sloping roof on this side, only reaching full ridge height some 7m from the boundary, is considered to remove a sufficient amount of bulk to reduce the prominence of the dwelling to

an acceptable level in the streetscene. The proposal is therefore considered to acceptable in terms of the character and appearance of the area.

Forecourt Treatment

Policy D9 states that the Council will seek to achieve and retain a high quality of street side greenness and forecourt greenery in the borough. The amount of streetside greenness and forecourt greenery is an important determinant of the character of Oakhill Avenue and surrounding streets.

The proposed forecourt would have provision for 4 car parking spaces 2 of which would be within integral garages. The 2 external spaces would be capable of being widened to 3.3m to accommodate disabled parking spaces.

As noted, D4 states that the Council will expect a high standard of design and layout in all developments including adequate refuse storage.

The front garden layout displays sufficient potential for adequate levels of soft landscaping, and the potential for bin storage to the side of the dwellings. This element of the proposal is considered to be acceptable with the attachment of a landscaping and refuse storage condition to supplement the proposed front garden layout in accordance with policy D9.

2) Residential Amenity

The previously refused application (P/0102/07/DFU) was considered to cause an unreasonable loss of light and overshadowing to a protected window in the flank wall of the adjacent bungalow 'Darlands'. The re-siting of the southerly proposed house, further forward than the previously proposed house, results in its rear wall not encroaching over the level of the protected window and therefore not interrupting an upward 45° plane from the window. It is therefore considered that no harmful impact would be imposed on 'Darlands' in this respect.

The rear wall of 'Darlands' would project 6.6m beyond the rear of the southerly proposed house. This difference in rear building line would result in the proposed dwelling being almost entirely obscured from view from the rear garden of 'Darlands' and it is therefore considered that the proposed house would not appear visually obtrusive or overbearing as viewed from this adjacent rear garden.

To the front, as previously described, the front corner of the southerly proposed house would transgress a 45° splay taken from the front corner of 'Darlands'. On this side 'Darlands' does however only have an integral garage projecting forward of the principal front wall of the bungalow. It is therefore considered that the forward projection of the proposed southerly house would not have any harmful impact on the frontage of 'Darlands'.

The large vacant side plot at No.34 will ensure a generous spacing between the northerly proposed house and this adjacent house. No.34 has numerous facing flank windows but it is considered that with over a 10m spacing between the dwellings no adverse impact would be imposed on this dwelling in terms of overshadowing or loss of outlook. The flank wall of the northerly proposed house would be spaced 2.5m from the shared boundary. The side garden at No.34 slopes down to the subject site which would serve to reduce the perceived bulk of the proposed house. It is considered that this difference in

levels together with the spacing of the proposed house from the shared boundary would adequately reduce the perceived bulk of the new dwelling as viewed from this adjacent garden and would not appear visually obtrusive or overbearing as viewed from the garden of No.34. The proposed northerly house has no windows in this facing flank wall and there would therefore be no overlooking issues onto the side garden of No.34.

The first-floor rear wall of the northerly proposed house would be spaced a minimum of 17.5m from the rear of the flatted block at No's.7-12 Burhill Grove. This spacing together with existing dense trees and vegetation around the shared boundary which would serve as partial screening, would result in there being no overshadowing or loss of privacy issues for this flatted block.

The design and siting of the houses would see a reduction of the overall amenity space as the built form of the houses would be further back than the existing bungalow. The remaining land would still however provide a sufficient level of amenity for the occupiers of the proposed dwellings and would be comparable to other properties in the immediate locality. The proposal is therefore considered to be acceptable in this respect.

3) Housing Provision and Need

The proposed development would provide 1 x 5 bed dwelling and 1 x 3 bed dwelling. This provision of additional housing to the Boroughs housing stock is supported and would be in line with the London Plan policies and the relevant Harrow UDP policies.

4) Parking & Highway Safety

As noted above there is provision for 4 car park spaces to be created which would be achieved through creating two new crossovers. The number of parking spaces accords with is acceptable within the Council's UDP. The Council's Highways Engineer did not raise any objection to the scheme. It is considered that the site is near a variety of public transport options including buses around the Town Centre as well as Pinner Station within easy walking distance.

5) Accessible Homes

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

6) 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.

7) Consultation Responses:

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

- Increased pressure on infrastructure not a material planning consideration
- Loss of footpath; encroachment and enlargement of plot to incorporate the

Item 2/06: P/0326/08/DFU continued....

- footpath a civil matter and not a material planning consideration
- Non participation by current occupiers to maintain the road and any subsequent damage to road surface and manhole covers not a material planning consideration
- Contrary to Human Rights and contrary to restrictive covenants; not a material planning consideration
- No Tree preservation Orders on the site, therefore removal of trees within this particular site is not a material planning consideration
- Other concerns raised are 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.

107 WAVERLEY ROAD, SOUTH HARROW, HA2 9RQ **Item: 2/07**
P/0488/08/DFU/SB5

Ward RAYNERS LANE

CONVERSION OF DWELLINGHOUSE TO TWO FLATS; EXTERNAL ALTERATIONS TO FRONT AND REAR

Applicant: Deso Abglade
Agent: PSD Architects
Statutory Expiry Date: 31-MAR-08

RECOMMENDATION

Plan Nos: DEJ1001; 1002; 1003; 1004; 1005; 1006; 1007; Design and Access Statement

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

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

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

2 The development hereby permitted shall not 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 and retained 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.

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

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

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.

Item 2/07: P/0488/08/DFU continued....

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 London Plan and-or the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

London Plan:

3A.1: Increasing London's supply of housing

3A.2: Borough housing targets.

3A.4: Efficient use of stock

3A.5: Housing choice

Harrow Unitary Development Plan:

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

D9 Streetside Greenness and Forecourt Greenery

EP25 Noise

T13 Parking Standards

H10 Maintenance and Improvement to Existing Housing Stock

Supplementary Planning Document: Accessible Homes and "Access for All" (2006)"
Houses in Multiple Occupation - Minimum Standards for Amenities and Standards"
Category F Housing Act 2004.

"Code of practice for the storage and collection of refuse and materials for recycling in domestic properties (2007)"

2 INFORMATIVE:

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

3 INFORMATIVE:

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

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

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

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

Please quote Product code: 02 BR 00862 when ordering.

Also available for download from the CLG website:

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com

4 INFORMATIVE:

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

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

MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)

- 1)** Character and Appearance of the Area, and Amenity (D4, D5, SPG)
- 2)** Conversion of Buildings to Flats (D4, D5, D9, H10, EP25)
- 3)** Accessible Homes (3A.5) (SPD)
- 4)** Parking Standards (T13)
- 5)** S17 Crime & Disorder Act (D4)
- 6)** Consultation Responses

INFORMATION

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

a) Summary

Statutory Return Type: Minor Dwellings
Council Interest: None

b) Site Description

- Two storey end of terrace dwelling located on the north west side of Waverley Road
- The dwelling has an existing single storey rear extension
- Rear boundary back onto rear service road accessible from Yeading Avenue
- Existing forecourt is predominately hard surfaced
- A gap of 1m separates the dwelling house and the flank site boundary adjoining no.105
- Both neighbouring houses are single family dwellings

c) Proposal Details

- New front porch
- Conversion of dwelling house to provide two one-bed self-contained flats
- 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
- Forecourt area would be landscaped
- Provision of off street parking shown at front, and one further spaces at the rear accessed via Yeading Avenue

d) Relevant History

LBH/9774	Alterations and erection of single storey rear extension to provide toilet and shower	GRANT 31-JAN-74
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e) Pre Application Discussion

None

f) Applicant Statement

- The existing scheme is a two storey three bedroom end of terrace house;
- It is sited on a long street of densely stacked houses;
- The terraced elevation is broken in part by a 1m path to each property that allows access to the rear gardens;
- These gardens are bounded by a service road at rear
- The existing property is currently standing empty and requires refurbishment

Item 2/07: P/0488/08/DFU continued....

- The options explored for the site took into consideration the local transport link to Rayners Lane Station (15 minutes walk), density, shopping and recreational facilities
- Two discrete flats, one 1 bed ground floor and one 1 bed first floor are proposed with external communal front gardens and separated rear gardens
- The proposal has been designed in such a way to minimise visual impact on the front elevation of the property
- One external door is maintained and the internal hallway lobby has been altered to provide access to each flat via separate doors
- Particular attention has been paid to room sizes circulation and the ideal home standards recommendations

g) Consultations:

Notifications:

Sent:
9

Replies:
0

Expiry: 03-MAR-08

Summary of Response:

N/A

APPRAISAL

1) Character and Appearance of the Area, and Amenity

The proposed front porch would be in accordance to the Council's SPG guidance set out for such development and it is therefore considered acceptable. It is not considered that there would be any material harm to neighbouring residential amenity by this proposed porch.

2) Conversion of Buildings to Flats

In terms of size, circulation and layout, the proposed internal layout to both flats would 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. 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 enhance the front garden by introducing a soft landscaping scheme. 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.

4) Parking Standards

The proposal seeks to provide one off street parking spaces at the rear that can be accessed via the service road and a further disabled parking bay at the front. Although Waverley Road is not a resident permit controlled zone, by providing off street parking the proposed development would not adversely impact upon the local traffic and parking. The proposed parking arrangement is also shown to comply with the parking standard specified in Schedule 5 of the Harrow UDP. The Highway Engineer raises no objections to the proposed parking layout, however a condition is suggested to enclose the front garden with a dwarf wall to prevent indiscriminate crossing of the footway.

5) 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.

6) Consultation Responses:

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

- Dealt with above

CONCLUSION

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

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

**Item: 2/08
P/0277/08/DFU/TEM**

Ward BELMONT

REDEVELOPMENT TO PROVIDE SINGLE/TWO STOREY DWELLING HOUSE
WITH ROOMS IN ROOFSPACE AND INTEGRAL GARAGE (REVISED)

Applicant: Feeny (London Ltd)
Agent: Alan Cox Associates
Statutory Expiry Date: 14-MAR-08

RECOMMENDATION

Plan Nos: 340807 Rev B, 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 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 F in Part 1 of Schedule 2 to that Order shall be carried out without the prior written permission of the local planning authority.

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

5 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. No plant or materials shall be stored within the tree protection area. 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.

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

7 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 340807 Rev B 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.

8 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.

9 No demolition or site works in connection with the development hereby permitted shall commence before:-
(a) 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.

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 The development hereby permitted shall not be occupied until works for the disposal of sewage have been provided on site 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 ensure that adequate drainage facilities are provided.

12 The development of any buildings hereby permitted shall not be commenced until works for the disposal of surface water have been provided on site 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 ensure that adequate drainage facilities are provided.

13 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 London Plan and-or the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

London Plan

3A.5 Housing choice

Harrow Unitary Development Plan:

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

D9 Streetside Greenness and Forecourt Greenery

D10 Trees and New Development

T13 Parking Standards

Supplementary Planning Guidance: Extensions: A Householders' Guide

Supplementary Planning Document: Accessible Homes

PPS1: Sustainable Development (2005)

PPS3: Housing (2006)

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

Please quote Product code: 02 BR 00862 when ordering.

Also available for download from the CLG website:

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com

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.

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.

7 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.)

MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)

- 1) Appearance and Character of Area (PPS1, PPS3, D4, D5, SPG - Extensions)
- 2) Residential Amenity (PPS3, D4, D5, SPG - Extensions)
- 3) Parking (T13)
- 4) Landscaping (D9, D10)
- 5) Accessibility (H18)
- 6) S17 Crime & Disorder Act (3A.5)
- 7) Consultation Responses

INFORMATION

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

a) Summary

Statutory Return Type: Minor Dwelling
Council Interest: None

b) Site Description

- The subject site is located on the western side of Belmont Lane, one plot north of the junction with Wemborough Road
- The site is occupied by a two storey detached dwelling, with single storey rear projection and detached rear garage adjacent to the side boundary with No. 60
- The dwelling to the north No. 60 is a semi-detached bungalow with accommodation in the roof space; the property has been extended with a side extension next to the boundary with No. 62 and a side and rear dormer
- The dwelling to the south No. 64 is a two-storey detached dwelling with an attached double garage to the front

c) Proposal Details

- Demolition of existing dwelling and garage
- Construction of a new detached two-storey dwelling house, with accommodation in the roof space
- Ground floor would have integral garage, with lounge, dining room and kitchen/breakfast room
- First floor would have four bedrooms with bathroom and two en-suites
- Roof space would have two bedrooms; with roof lights provided on both sides and rear roof slopes

Revisions to Previous Application:

Following the previous decision (P/3205/07/DFU) the following amendments have been made:

- Reduction in depth of single storey element from 6m beyond rear wall on No 60 to 3m beyond rear wall

d) Relevant History

EAST/564/94/FUL	Replacement gabled roof with hipped roof	GRANT 19-OCT-94
P/3205/07/DFU	Demolition of existing dwelling house: erection of replacement single/two storey dwelling house with rooms in roof space and integral garage	REFUSE 18-DEC-07 APPEAL LODGED

Reason for Refusal:

1. The proposed development, by reason of excessive bulk, depth of rearward projection and unsatisfactory design, would be unduly obtrusive, result in a loss of light and overshadowing, and provide an unsatisfactory relationship with the adjacent property, No 60 Belmont Lane, to the detriment of residential amenity, contrary to policies D4 and D5 of the Harrow Unitary Development Plan and Supplementary Planning Guidance: 'Extensions: A Householders guide (2003)'.

e) Pre Application Discussion

None

f) Applicant Statement

- Design and Access Statement submitted
- Proposal is to build a two storey detached house of a modern design based on the traditional appearance of properties in street
- Development will be seen as conventional, two storey, hipped roof property built in facing brickwork with a quality tile roof, where the eaves and ridge heights will be commensurate with neighbouring properties
- Footprint will be 11.5m wide x 11.2 metres deep (max) at two-storey level. Single storey rear extension will be constructed as an 'L' shaped addition
- Property will be set off both side boundaries by a minimum of 1m and the hipped roof is designed to achieve quality sky gaps between the proposed development and its neighbours
- Proposal is set on the current building line, 12.9m from back edge of footpath
- Located in an accessible location, close to good transport facilities, within easy walking distance of local facilities
- Provides an alternative range of housing choice by providing a large, family house

g) Consultations:

None

Notifications:

Sent:
14

Replies:
1

Expiry: 12-FEB-08

Summary of Response:

Foundations may be damaged; security risk; future of existing garage wall unclear; overlooking from velux window in roof.

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 with some indicative of more recent construction. The existing dwelling on site is a modest two storey detached building, with no particular architectural merit and as such the loss of this building in itself not considered contentious.

The proposed dwelling represents an increase in size and mass from the existing dwelling on site, as the existing dwelling is 6.8m wide with a traditional hipped roof, and the proposed dwelling would increase the frontage to 11.5m wide, with a crown pitched roof. However the ridge height of the proposed dwelling would remain the same as the existing dwelling, and space has been maintained to both side boundaries. As such the proposed dwelling is considered to be of a scale and bulk that would be consistent with the adjacent dwelling houses, as it would not exceed the ridge height of either of these, and would maintain the general character of the street by ensuring space is maintained around the dwelling.

The front façade involves an inset porch, which would provide a covered threshold. The design is considered to be uncomplicated and traditional, which would be harmonious with the existing dwellings in Belmont Lane, and the character of the streetscene.

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 ground floor flank window and one door in the southern wall, the window would be to the kitchen, and the door to the utility room, both would be located 1m from the boundary with No. 64. The window would not be a primary window, and an informative is recommended to this effect. The window would be 2m from the flank wall of No. 64, which also has a lounge window in this flank. When planning permission was issued for the dwelling at No. 64 a condition was attached to the lounge window to state that it is to remain fixed shut and obscure glazed. As such, the same condition is recommended for the kitchen window on the proposed dwelling, which given the fencing provided between the two dwellings, and the fact that the window is located opposite the flank wall of the dwelling, not the rear amenity space, would ensure that the window would not result in an undue level of overlooking of the adjacent property. The door would be to the utility room and as such is not expected to result in an undue level of overlooking or activity on the boundary line.

The proposal also has one ground floor flank windows and a door in the northern flank wall, which would serve a study and garage respectively. The window would not be considered protected in the future and a condition is recommended for it to remain fixed shut and obscure glazed. The door is not considered to result in an inappropriate increase in activity along the boundary line. Therefore, given that the windows and door would occur adjacent to the existing solid flank wall of No. 60 (which is flush on the boundary), they are not considered to result in an undue level of overlooking of this property.

Two windows are proposed in the flank walls at first floor level, both to bathrooms. These are also recommended to be glazed and fixed shut and as such would not result in an unacceptable level of overlooking.

It is not considered that undue overlooking would result from the proposed velux windows in the roofslopes.

At the rear, the proposed dwelling remains within the 45° splay from both adjacent dwellings, and the first floor building line remains generally in line with both adjacent dwellings. On the ground floor, the proposal protrudes 3m past the rear wall of No. 64, and is stepped in 1m from the boundary, thereby complying with the SPG. As such it is not considered to have an undue impact on the amenities of this dwelling. On the other side, the ground floor rear projection would also extend 3m from the rear wall of No. 60, stepped in 1m from the boundary. This is in compliance with the SPG and given that the proposal would also involve the removal of the existing garage along the boundary, it would result in a better relationship than the existing situation.

3) Parking

Currently parking is provided on site, in the detached rear garage to the side boundary with No. 60, and on the corresponding driveway. 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 at least 2 additional cars. As such it is considered that the parking requirements have been met

Access to the site would not change, as the proposal would utilise the existing crossover.

4) Landscaping

The proposal retains 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.

At the front of the site, there is a 'B' category Oak tree that is subject to TPO No. 334. At the rear of the site there are 4 x fruit trees. These are category 'C' trees and at present they have no statutory protection. It is therefore recommended to condition the provision of tree protection measures for the

protected tree in the front garden, prior to commencement of development, to ensure that the Oak tree is not affected during demolition and construction activity.

5) Accessibility

The proposed dwelling complies with the SPD – Accessible Homes given the provision of adequate parking, level entrances, doorway and hallway widths, turning circles, bathrooms sizes, the provision a bedroom on the ground floor and a ceiling hatch. As such it is considered that the proposal would be consistent with the requirements for a Lifetime Home.

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:

- Foundations may be damaged, future of garage wall unclear – these are not material planning considerations.

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.

**15 BROMEFIELD, STANMORE
HA7 1AA**

**Item: 2/09
P/0411/07/DFU/ML1**

Ward BELMONT

FIRST FLOOR SIDE, SINGLE AND TWO STOREY REAR EXTENSION

Applicant: David Singh

Statutory Expiry Date: 26-MAR-08

RECOMMENDATION

Plan Nos: P4U/15/BS/201; Site Plan

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

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

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

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

REASON: To safeguard the appearance of the locality.

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

REASON: To safeguard the amenity of neighbouring residents.

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

REASON: To safeguard the amenity of neighbouring residents.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

Harrow Unitary Development Plan:

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

Supplementary Planning Guidance 'Extensions: A Householders Guide' (2003)

2 INFORMATIVE:

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

3 INFORMATIVE:

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

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

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

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

Please quote Product code: 02 BR 00862 when ordering.

Also available for download from the CLG website:

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com

MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)

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

INFORMATION

This application is reported to the Committee as the Applicant's spouse is an employee of Harrow Council.

a) Summary

Statutory Return Type: Household Development.

Council Interest: None

b) Site Description

- Two storey detached property on the south eastern side of Bromefield, on a wedge shaped site on the southern corner of its junction with Maychurch Close
- The property has a two storey side extension and single storey side garage extension
- The adjacent property at No.17 has a single storey rear extension
- The property on the opposite corner of the junction with Maychurch Close,

No.13 Bromefield, has single storey side to rear extensions

c) Proposal Details

- A 3.6m maximum depth single and two storey rear extension, in association with a first floor side extension behind the existing two storey side extension
- At the rear at first floor level the proposed depth of the extension closest to 17 Bromefield to the southwest is 1.6m, the first floor stepping out to the 3.6m depth of the ground floor 3.4m along the rear wall of the dwellinghouse (measured from its southwestern flank wall)
- A 3m deep flat roofed single storey rear extension adjacent to the two storey rear extension proposed and the existing single storey side extension on the northeastern side of the property

Revisions to Previous Application:

Following the previous decision (P/3613/07/DFU) the following amendments have been made:

- Deletion of a crown roof over the entire two storey section of the extended property which would have matched the property's existing maximum ridge height, all two storey/first floor extensions now being proposed to have subordinate hipped/crown roof forms
- A reduction in the depth of the first floor element at the rear on the southwestern side of the dwellinghouse from 3.6m to 1.6m

d) Relevant History

LBH/8189	Erection of a 2-storied side extension to provide dining-room with bedroom over	GRANT 13-NOV-1972
LBH/8189/1	Erection of domestic garage at side	GRANT 19-JUL-1974
LBH/19481/E	Single storey extension to side and rear of dwellinghouse to provide garage and kitchen addition	GRANT 12-AUG-1981
P/3613/07/DFU	First floor side, single/two storey rear extension.	REFUSE 09-JAN-2008

Reasons for Refusal

1 The proposed first floor side and two storey rear extension, in combination with the proposed crown roof over the dwellinghouse, by reason of excessive size and bulk and unacceptable design, would be overbearing and obtrusive in the streetscene, and be incompatible with the pattern of development and the character and appearance of the area and the property itself, contrary to the objectives of policies D4 and D5 of the Harrow Unitary Development Plan (2004), and Supplementary Planning Guidance 'Extensions: A Householders Guide (2003)'.

2 The proposed two storey rear extension, by reason of siting and rearward projection, would lead to actual and perceived overlooking of 15 Maychurch Close, to the detriment of the residential amenities of neighbouring occupiers, contrary to policies D4 and D5 of the Harrow Unitary Development Plan (2004), and Supplementary Planning Guidance 'Extensions: A Householders Guide (2003)'.

e) Pre Application Discussion

None

f) Applicant Statement

None

g) Consultations:

Notifications:

Sent:

4

Replies:

0

Expiry: 03-MAR-08

Summary of Response:

N/A

APPRAISAL

1) Character and Appearance of the Area

The revision to elements which form part of this application when compared to the previously refused application P/3613/07/DFU address the reasons for refusal of that scheme in terms of the proposed development's impacts upon the character and appearance of the area. The removal from the scheme of the previously proposed crown roof means that the front elevation of the property would remain as existing as a result of the proposed development and that the bulk of the roof would be lessened at the sides and rear. The reduction in depth of the first floor element also improves the proposed scheme, reducing its bulk particularly when viewed from the rear of the adjacent properties at 15 Maychurch Avenue and 17 Bromefield. The proposed small sections of single storey rear extension are deemed to be acceptable with regards to their impacts upon the character and appearance of the area. The proposed development would therefore result in a property which has regard for its surroundings on this prominent corner site and which complies with SPG recommendations for the types of extension proposed, in this way being acceptable in terms of its impacts upon the character and appearance area.

2) Residential Amenity

The reduction in depth of the first floor extension proposed on the southwestern side of the property lengthens the distance from the windows in the proposed rear elevation to the rear garden of No.15 Maychurch Close. As this is a side-on relationship, with no direct overlooking into the property at No.15 Maychurch Close from the rear of the application property, a distance of 15m from first floor window to shared boundary is deemed to be acceptable to ensure that the proposed first floor extension would not result in actual or perceived overlooking of this adjacent property. In this regard the proposal would not be deemed to have a detrimental impact upon the residential amenities of neighbouring occupiers. In all other regards the proposed extensions are not deemed to unacceptably impact upon the amenities of neighbouring occupiers, the proposed single storey rear extensions being sited well away from boundaries and so the 3.2m gable end mid-point height over the southwestern flank wall is deemed to be acceptable despite this being 0.2m

higher than the SPG recommendation.

3) S17 Crime & Disorder Act

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

4) Consultation Responses:

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

- None

CONCLUSION

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

**SAINSBURYS SUPERMARKET, 13 THE
BROADWAY, ELM PARK, STANMORE
HA7 4DA**

**Item: 2/10
P/0070/08/DAD/LW**

Ward STANMORE PARK

2 X INTERNALLY ILLUMINATED NAME SIGNS, 1 X NON-ILLUMINATED NAME SIGN, 3 X NON-ILLUMINATED 'WELCOME' WALL SIGNS, AND 1 X NON-ILLUMINATED ATM SURROUND SIGN

Applicant: Sainsbury's Supermarkets Ltd

Agent: EG&S Architecture

Statutory Expiry Date: 29-FEB-08

RECOMMENDATION

Plan Nos: D8730-054-EL02 Rev G, 1903-PP-050

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

1 The period of this consent shall be five years from the date of this consent, following which the advertisement shall be removed and the site reinstated.

REASON: To comply with the provisions of the Town Country Planning (Control of Advertisements) Regulations 2007.

2 Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.

REASON: To comply with the provisions of the Town and Country Planning (Control of Advertisements) Regulations 2007.

3 No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).

REASON: To comply with the provisions of the Town and Country Planning (Control of Advertisements) Regulations 2007.

4 No advertisement is to be displayed without the permission of the owner of the site, or any other person with an interest in the site entitled to grant permission.

REASON: To comply with the provisions of the Town and Country Planning (Control of Advertisements) Regulations 2007.

5 Where an advertisement is required under these regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.

REASON: To comply with the provisions of the Town and Country Planning (Control of Advertisements) Regulations 2007.

6 Any structure or hoarding erected or used principally for the purpose of

displaying advertisements shall be maintained in a safe condition.

REASON: To comply with the provisions of the Town and Country Planning (Control of Advertisements) Regulations 2007.

7 The maximum luminance of the sign shall not exceed the values recommended in the Institution of Lighting Engineers' Technical Report No. 5 (Second Edition).

REASON: In the interests of highway safety and amenity.

8 All illumination shall be non-intermittent unless otherwise agreed in writing by the local planning authority.

REASON: To safeguard the amenities of the locality.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF ADVERTISEMENT CONSENT:

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

Harrow Unitary Development Plan:

D4 Standard of Design and Layout

PPG19 - Outdoor Advertisement Control (1992)

2 INFORMATIVE:

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

MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)

- 1)** Amenity (PPG19)
- 2)** Public Safety (PPG19)
- 3)** S17 Crime & Disorder Act (D4)
- 4)** Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Advertisements
Council Interest: None

b) Site Description

- Subject site is located on the southern side of The Broadway, with a second road frontage in Elm Park
- The site is occupied by a Sainsbury's Supermarket, with the front entrance addressing The Broadway, and access to the car park from Elm Park

Item 2/10: P/0070/08/DAD continued....

- The site is within the Stanmore District Centre, with The Broadway entrance being within a designated Primary Shopping Frontage
- The Broadway is a mix of designated Primary and Secondary Shopping Frontages, with the local area characterised by shopping and business uses
- Elm Park is mainly outside the District Centre designation and is primarily comprised of detached and semi detached residential dwellings

c) Proposal Details

- Internally illuminated name sign suspended from the store canopy fronting The Broadway, maximum height 690mm x 4700mm width
- Internally illuminated name sign on rear wall of building facing upper deck of car park of building facing upper deck of car park, maximum height 850mm x 5600mm width
- Non-illuminated name sign over car park entrance in Elm Park, maximum height 450x2100 width
- 3 x non-illuminated 'Welcome' wall signs, two within the front forecourt area adjacent to The Broadway entrance, and one at the rear entrance, adjacent to the car park. The signs are 2.2m high x 1.2m wide
- Non-illuminated sign in the form of folded aluminium panels surrounding an ATM in the front wall of the building, facing The Broadway. The panels are 2.29m high and have a total width of 2.55m

Revisions to Current Application:

- The proposed illumination of the 'Sainsbury's' name sign above the car park entrance has been deleted from the scheme

d) Relevant History

EAST/741/00/ADV	Non-illuminated freestanding pole and fascia signs	GRANT 11-JAN-2001
EAST/928/00/ADV	Retention of illuminated fascia (front and rear of building), non-illuminated wall and locational signs	GRANT 24-MAY-2001
P/0399/08/DAD	Replacement non-illuminated wall and freestanding signs	PENDING DECISION
P/0094/08/DAD	Installation of ATM on 'The Broadway' frontage	PENDING DECISION

e) Pre Application Discussion

None

f) Applicant Statement

None

g) Consultations:

Stanmore Society – No response received.

Elm Park Residents Association – The top end of Elm Park services Sainsbury's car park, however remains primarily a residential road. All motorists accessing the Elm Park car park will already have decided to use the car park when they turn off the main Church Road junction, they are therefore

well aware it is a Sainsbury's.

The signage around the site is far in excess of what we were promised by Sainsbury's.

There are a large number of huge advertising banners affixed to railings around the walkway alongside the store, and massive notices which are plastered on every available space.

Sainsbury signage is of an obtrusive design and nature (it is not directional but purely advertising) and will be detrimental to the street scene and our residential area. Please refuse planning permission of the two signs to be lit up on the car park entrance (yards from residential homes) as well as the one above the car park, which is at the height of resident's bedroom windows.

Notifications:

Sent:
29

Replies:
20

Expiry: 19-FEB-08

Summary of Response:

Application shows a total disregard for our environment and will create huge problems with intrusive lighting from their signage in residents living and sleeping areas; Support Elm Park Residents Association objection; Reference to internally illuminated signs misleading, as the signs are external; Illumination of sign on the Broadway would comprise west wing of locally listed building, especially when viewed from near bottom of Stanmore Hill, sign could be moved further west along main wall; sign next to Bernays Institute should not be illuminated.

APPRAISAL

1) Amenity

The sign on The Broadway elevation is currently illuminated, and was given permission in 2000. However a condition on the permission required the illumination to cease in 2005. Therefore this application seeks the retention of the sign. The illumination of the sign on The Broadway elevation is considered appropriate in terms of the District Centre location and the amenity of the building and the local area. There is a locally listed building, the Bernays Institute, adjacent to the site. The continued illumination of the sign is not considered to result in an undue impact on the setting of the building, being separated by the open courtyard, and would not be over and above that already created by the Sainsbury's building itself.

With regards to the illumination of the existing non-illuminated sign over the car park, it is not considered to have any additional impact on the neighbouring occupiers, given that they are sited some 90m away from the sign, and the existing lighting in the car park would reduce the impact of the proposed illumination. The scale of the sign would be consistent with the size of the building and use and would not be out of keeping with the signage generally used on such premises. The replacement name sign over the car park entrance would have no further impact on amenity than the existing sign.

The new welcome wall signs are also considered acceptable, as they would be sited directly outside the front and rear entrances of the building and would

therefore be appropriately sited.

The proposed ATM surround signage is also considered to be appropriately sited and an acceptable addition to The Broadway primary shopping frontage. The sign would occur within the existing glass shop front of Sainsbury's, and as such would not result in a loss of significant retail frontage.

2) Public Safety

The new signage proposed would not have an impact on public safety. The signs are sited so as not to result in an impact on highway or pedestrian safety.

3) S17 Crime & Disorder Act

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

4) Consultation Responses:

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

- Main points discussed in main body of report
- Internally illuminated signs refer to the sign being lit from the inside of the sign itself, not the inside of the building

CONCLUSION

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

**20 FALLOWFIELD, STANMORE
HA7 3DF**

**Item: 2/11
P/3556/07/DFU/ML1**

Ward STANMORE PARK

REPLACEMENT DETACHED TWO STOREY HOUSE WITH TWO FRONT DORMERS, THREE REAR ROOFLIGHTS AND ACCOMMODATION IN ROOFSpace

Applicant: Mr & Mrs Z Mosafi
Agent: Steene Associates (Architects) Ltd
Statutory Expiry Date: 06-MAR-08

RECOMMENDATION

Plan Nos: DB125-01 Rev.L, DB125-02 Rev.A, DB125-03 Rev.C, Site Plan, Design and Access Statement

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

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

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

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

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

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

REASON: To safeguard the appearance of the locality.

3 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) of the development hereby permitted without the prior permission in writing of the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

4 The window(s) in the first floor flank wall(s) of the proposed development shall:

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

REASON: To safeguard the amenity of neighbouring residents.

5 The development hereby permitted shall not commence until there has been submitted to, and approved by, the local planning authority, a scheme of hard and

Item 2/11: P/3556/07/DFU continued....

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.

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

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

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

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

8 The development hereby permitted shall not commence until there have been submitted to, and approved in writing by, the local planning authority, a Tree Protection Plan to create a Root Protection Area inside which no plant or materials should be stored. The erection of staked fencing for the protection of any retained tree shall be undertaken in accordance with the details submitted in the Tree Protection Plan before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be retained 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 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 and to safeguard the amenity of neighbouring residents.

Item 2/11: P/3556/07/DFU continued....

10 No demolition or site works in connection with the development hereby permitted shall commence before the front and side boundaries of the site are enclosed by a close boarded fence to a minimum height of 2 metres. Such fencing shall remain until works and clearance have been completed, and the development is ready for occupation.

REASON: In the interests of amenity and highway safety.

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

The boundary treatment shall be completed:

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

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

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

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

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

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

London Plan:

3A.5 Housing choice

Harrow Unitary Development Plan:

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

D9 Streetside Greenness and Forecourt Greenery

D10 Trees and New Development

T13 Parking Standards

Supplementary Planning Guidance 'Extensions: A Householder Guide' (2003)

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

Please quote Product code: 02 BR 00862 when ordering.

Also available for download from the CLG website:

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com

4 INFORMATIVE:

The 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.)

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.

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 (London Plan & 2004 UDP)

- 1) Character and Appearance of the Area (D4, D5, D9, SPG)
- 2) Residential Amenity (D5, SPG)
- 3) Parking (T13)
- 4) Accessibility (3A.5) (SPD)
- 5) Impact on Protected Trees (D10)
- 6) S17 Crime & Disorder Act (D4)
- 7) Consultation Responses

INFORMATION

Application reported to DMC under provision F of the Scheme of Delegation.
Member site visit took place on 15th March 2008.

a) Summary

Statutory Return Type: Minor Dwellings
Council Interest: None

b) Site Description

- Two storey, detached property on the southeastern side of Fallowfield
- There are existing single storey front, side and rear extensions at the property
- Land levels fall along Fallowfield, No.21 adjacent to the north being a detached two storey house set higher than the application site, whereas No.19 to the south is a bungalow with accommodation in its roofspace which is set at a lower level
- No.33 opposite has front dormer windows
- No.21 adjacent has a balcony over a single storey extension at the rear, as does the application property
- There are evergreen trees and bushes marking the property's southwestern and southeastern boundaries at the rear
- The properties in Aylwards Rise at the rear of the site (to the southeast) are at a lower level than the application site
- The frontage of the application property is predominantly hardsurfaced and there is an existing carriage driveway
- There are staggered front and rear building lines due to the curved nature of Fallowfield
- No.20 has a rear garden depth of approximately 24m
- There are protected trees on the site - Front: Two Japanese Maple trees, Rear: Yew tree, Rear of No.19: Lime tree along fence line with No.20

c) Proposal Details

- Demolition of the existing dwellinghouse
- Construction of a replacement two-storey detached dwelling with a crown roof, two front dormers, three rear rooflights and an integral garage
- The proposed dwellinghouse will be built at the same level as the adjacent

Item 2/11: P/3556/07/DFU continued....

property at No.19, approximately 0.9m lower than the ground level of the existing dwellinghouse

- The new dwellinghouse would be 1.9m higher than the existing property on site, the new building being the same overall height as the adjacent property at No.21
- The proposed replacement dwellinghouse would contain five bedrooms, with additional accommodation in the roofspace and reception areas on the ground floor
- The retention of the existing carriage drive and vehicular accesses

Revisions to Previous Application:

Following the withdrawal of (P/2055/07/DFU) the following amendments have been made:

- Reduction in the bulk of the proposed dwellinghouse by introducing forward and rearward projecting wings to reflect the variation in the building lines at the front and rear as opposed to a more uniform block and preserve the character and appearance of the streetscene
- Deletion of a rear roof terrace
- Deletion of a chimney stack

Following the submission of the current application the following amendments have also been made:

- Lowering of the overall roof height and roof eaves
- Deletion of three rear dormers and replacement with three rear rooflights
- Internal layout alterations to comply with Lifetime Homes standards

d) Relevant History

P/2055/07/DFU Replacement two storey house with WITHDRAWN front and rear dormers and 07-SEP-2007 accommodation in roofspace

e) Pre Application Discussion

None

f) Applicant Statement

- Design and Access Statement submitted
- Redevelopment is considered the most appropriate form of development given the site's surroundings, the poor condition of the existing property and the need for more space
- The building has been set further away from No.19 than the existing
- Established trees will be retained and protected during construction, with additional trees to be added to increase screening at the rear
- Vehicular access to the site will not be altered
- The development will be built to Lifetime Homes standards

g) Consultations:

Highways Officer – No objection.

Arboricultural Officer – Conditions suggested requiring a Tree Protection Plan, tree protection fencing and periodic inspections by a qualified

Arboricultural Consultant.

Access Officer – The development should comply with Lifetime Homes standards, amendments suggested regarding bathroom layouts and the future provision of a ‘through the ceiling’ wheelchair lift (both of which have been addressed by amended plans).

Notifications:

Sent:
13

Replies:
5

Expiry: 01-APR-08

Summary of Response:

The proposed replacement house would reduce the size of the property’s garden and increase the bulk of the building; Overdevelopment of the site; Overlooking of 5 Aylwards Rise would result in a loss of privacy and amenity at both the property and its rear garden, particularly from the proposed rear dormers and if shrubbery/trees along the rear boundary were to be removed; Lower ground level at 5 Aylwards Rise to the rear; Proposed house closer to the rear of 5 Aylwards Rise; Problems with development at 4 Aylwards Rise; House is three times the size of the existing property.

APPRAISAL

1) Character and Appearance of the Area

Fallowfield contains a mix of types, sizes and styles of detached dwellings and as such the redevelopment of this property in a Georgian style would not be out of character with development in the area or detrimental to its appearance. Two storey detached dwellings are situated on all sides of the house, except to the immediate southwest where there is a bungalow with accommodation in the roofspace. As the existing property on the site is two storey it is not considered inappropriate for the replacement dwelling to be spread over two storeys and contain accommodation in its roofspace and this proposal is not deemed to represent an overdevelopment of this site. The proposed dwelling would be a two storey brick build construction with a tiled crown roof. The dwelling would have an integral garage at the front along with a canopy style porch.

The existing dwelling house has a ridge height of approximately 7m, with a two-storey width of 12.6m, but overall ground floor maximum width of 19.4m. The proposed dwelling would have a ridge height of 8.9m, with a ground and first floor maximum width of 16.6m. The dwelling would be comparable in height to the adjacent property at No.21, although being set at a ground level approximately 2m lower than No.21 and at the same level as No. 19. The increase in massing from the existing to the proposed dwelling is considered acceptable given the space that would remain around the property to both side boundaries and the increase in ridge height being balanced by the lowered ground level and eaves of the property.

2) Residential Amenity

The proposal is considered to have been designed, incorporating amendments where necessary during the course of this and the previously withdrawn application, so as to ensure that no undue impact on the neighbouring

amenities would occur as a result of the redevelopment of this site. The siting and design of the proposed dwellinghouse is such that it should not detrimentally overshadow or lead to a loss of light or outlook at neighbouring properties. The proposed dwelling has been designed with a staggered rear and front wall so as to remain within 45° lines from the first floor rear corner of adjacent properties, in the case of the single storey No.19 to the south this line being taken at a point 4.5m back from the existing single storey projection to account for any future two storey development on that site. The proposed dwelling would have flank windows serving the living room on its northern side, but as these are secondary windows and due to the fall in land levels from the adjacent property to that proposed on this site these would not be considered to result in an undue impact on the privacy of No.21. The originally proposed rear dormer windows have been with rooflights and as such the replacement dwelling is not considered to be of detriment to the amenities of neighbouring occupiers at the rear of the site in Aylwards Rise despite the fall in land levels to the rear, the approximate 30m distance from the rear of the proposed dwelling to that at 5 Aylwards Rise, the nature of the roof features proposed and the screening along the rear boundary ensuring that the proposed accommodation in the roofspace would be of no detriment to the amenities of neighbouring occupiers at the rear. The front dormers would not be considered to result in any detrimental impacts on residential amenity and are not uncommon features in the streetscene. The rear garden is deemed to be of sufficient size for the dwellinghouse proposed and so this would ensure no detriment to the amenities of future occupiers of the site.

3) Parking

The proposal includes an integral garage and there is adequate turning space within the site utilising the existing carriage driveway. Further spaces would be available on the driveway for the parking or standing of cars, and as such the proposal is considered to have sufficient parking provision for the size of family likely to occupy the dwelling. The existing carriage drive and crossovers would remain unchanged and as such there are no objections to the access provisions.

4) Accessibility

The proposed dwellinghouse has been amended in order to comply with lifetime Homes Standards in light of the Access Officer's comments on this application. The proposed dwelling is capable of providing an accessible parking space. Doorway and hallway widths internally meet the requirements of Lifetime Homes standards and the 'Accessible Homes' SPD. The stairwell is capable of accommodating a stair lift and ceiling hatches are indicated for the future installation of a 'through the ceiling' wheelchair lift. A WC is provided on the ground floor, as are habitable rooms which would be capable of being used as bedrooms if ever the need arose. A level entrance is indicated, with turning circles possible in all reception rooms. The proposal is therefore considered to comply with the requirements of the 'Accessible Homes' SPD and would be capable of being a Lifetime Home.

5) Impact on Protected Trees

The submitted Design and Access Statement indicates that significant trees on

site will be retained and that new trees will be planted at the rear of the site to increase screening along the rear boundary in particular. Conditions suggested by the Arboricultural Officer are suggested here, requiring a Tree Protection Plan, tree protection fencing and periodic inspections by a qualified Arboricultural Consultant. These details should ensure the survival of protected trees on and around the site and should therefore ensure this development's acceptability in this regard.

4) S17 Crime & Disorder Act

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

5) Consultation Responses:

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

- Problems with development at 4 Aylwards Rise – this is not a material planning consideration
- House is three times the size of the existing property – the increase in the size of the property as assessed is deemed to be proportionate and acceptable on this site
- All other issues addressed in Appraisal

CONCLUSION

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

**FORMER GOVERNMENT OFFICES
HONEYPOT LANE, STANMORE**

**Item: 2/12
P/4037/07/CDP/DC3**

Ward CANONS

DETAILS OF COMPENSATORY FLOOD STORAGE WORKS MEASURES PURSUANT TO CONDITION 29 OF PLANNING PERMISSION REF: P/2317/06/CFU ALLOWED ON APPEAL 12 NOVEMBER 2007 (REDEVELOPMENT FOR 798 RESIDENTIAL UNITS (INCLUDING 40% AFFORDABLE HOUSING), 959 SQ M CLASS A1/A2/A3/A4/A5/D1 & D2 FLOORSPACE; 7927 SQ M OF B1 (A), (B), (C) FLOORSPACE)

Applicant: Berkeley Urban Renaissance Ltd

Agent: Turley Associates

Statutory Expiry Date: 29-JAN-08

RECOMMENDATION

Plan Nos: Flood Risk Assessment (April 2007) Technical Note, Update to Flood Risk Assessment (November 2006) Management Manual For Flood Storage Areas (November 2007) Surface Water Drainage Strategy (November 2006) Modelling Report - Foul Water System (October 2004) P1L 200, P1L 201, P1L 202, P1L 203, P1L 204, P1L 205, P1L 206, P1L 207, P1L 208, P1L 209, P1L 210, L410, L411, L412, L413, L414, L 415, L416, L417, 30-01T2, 30-03T2, 30-04 T2, 30-05T2, 30-06T2, 40-04-1, 40-04-2, 40-04-3, 40-04-4, 70-02, BAUDER Intensive Uninsulated PLT 60 Model1.

APPROVE the details of Condition 29, as described in the application.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Proposed Flood Storage Works (EP14)
- 2) S17 Crime & Disorder Act (D4)
- 3) Consultation Responses

INFORMATION

This application is being reported to Committee at the request of a Nominated Member. Application was deferred from Development Management Committee on 27 February and on the Strategic Planning Committee on the 17 March to await EA acceptance of details.

a) Summary

Statutory Return Type:	Minor Development, all other
Site Area:	6.2ha
Habitable Rooms:	2325
Density:	128 dpha 381 hrpha
Car Parking:	Standard: 1135 (maximum)
	Justified: 740
	Provided: 740 (65%)

Council Interest: None

b) Site Description

- Irregular shaped site previously used as government offices. 6190 sqm of empty offices remain, rest of site is vacant. Main access was from Honeypot Lane and secondary access on foot was to Whitchurch Lane, emerging opposite to Canons Park station
- Northern boundary of site abuts end of rear gardens of houses on the south side of Whitchurch Lane. An LUL sub station and the railway embankment form eastern boundary
- To the south is the Parr Road Employment Area and then to the west Honeypot Lane and common land through which flows Edgware Brook. Beyond the brook are two modest housing areas, Bramble Close and Amber House
- Part of the site lies within the Environment Agency's designated floodplain for the Edgware Brook

c) Proposal Details

- Approval is sought for details of flood storage works required by Condition 29 of planning permission Ref: P/2317/06/CFU
- the condition states:
Development shall not begin until details of compensatory flood storage works have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details

d) Relevant History

P/2245/07/COU	New pedestrian access route and associated landscape works (as part of the comprehensive development of the former Government office and DVLA site)	REFUSE 04-MAY-07
P/2315/07/CFU	Redevelopment to provide 798 residential units (including 40% affordable housing) 959 sq m class A1/A2/A3/A4/A5/D1 & D2 floorspace; 7927 sq m of B1(a),(b),(c) floorspace including a business incubator centre; creation of a new access onto Whitchurch lane; associated flood alleviation, landscaping, car parking and highway works - revisions to application.	REFUSE 04-MAY-07
P/2246/07/COU	New pedestrian access route and associated landscape works (as part of the comprehensive development of the former government office and DVLA site)	REFUSE 10-JAN-07 APPEAL ALLOWED 12-NOV-07
P/2317/06/CFU	Redevelopment to provide 798 residential units (including 40% affordable housing) 959 sq m class	REFUSE 10-JAN-07 ALLOWED ON

A1/A2/A3/A4/A5/D1 & D2 floorspace;
7927 sq m of B1(a),(b),(c) floorspace
including a business incubator centre;
creation of a new access onto
Whitchurch Lane; associated flood
alleviation, landscaping, car parking and
highway works

APPEAL
12-NOV-07

e) Pre-Application Discussion

None

f) Applicant Statement

- The probability of flood water overtopping the banks of the Edgware Brook and spreading into the site in any year is approximately 4% (i.e. less than 25 years on average)
- That said, there is no current evidence that the site has flooded in the past
- The buildings on the site have been designed so that the floor levels are set above the flood water levels for a 1% annual probability of occurrence (1 in 100 years on average) – a requirement of PPS25
- An allowance for the projected increase in flood flows as a result of climate change has been included
- The levels of the site access roads off Honeyput Lane and Whitchurch Lane are designed to allow vehicle access to the site under the 1% flood – also a requirement of PPS25
- The site has been designed to allow flood water to be safely stored in the site and so ensure that flood risk elsewhere in the catchment is not increased – any flood water entering the site from the Brook would be temporarily stored in a number of floodplain areas adjacent to the Brook, and the water would flow back into the Brook after the storm
- A regular inspection and maintenance schedule is proposed to ensure that the scheme functions according to the design

g) Consultations:

N/A

APPRAISAL

1) Proposed Flood Storage Works

The Council's Drainage Engineer has discussed the proposed details with the Environment Agency and the applicants and has advised that they satisfy the requirements of Condition 29.

2) S17 Crime & Disorder Act

The proposed details of flood storage works do not affect the security or safety of the site

3) Consultation Responses:

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 approval.

**FORMER GOVERNMENT OFFICES,
HONEYPOT LANE, STANMORE**

**Item: 2/13
P/4036/07/CDP/DC3**

Ward CANONS

DETAILS OF SURFACE WATER CONTROL MEASURES PURSUANT TO CONDITION 28 OF PLANNING PERMISSION REF: P/2317/06/CFU ALLOWED ON APPEAL 12 NOVEMBER 2007 (REDEVELOPMENT FOR 798 RESIDENTIAL UNITS (INCLUDING 40% AFFORDABLE HOUSING), 959 SQ M CLASS A1/A2/A3/A4/A5/D1 & D2 FLOORSPACE; 7927 SQ M OF B1 (A), (B), (C) FLOORSPACE)

Applicant: Berkeley Urban Renaissance Ltd

Agent: Turley Associates

Statutory Expiry Date: | 29-JAN-08

RECOMMENDATION

Plan Nos: Flood Risk Assessment (April 2007) Technical Note, Update to Flood Risk Assessment (November 2006) Management Manual For Flood Storage Areas (November 2007) Surface Water Drainage Strategy (November 2006) Modelling Report - Foul Water System (October 2004) P1L 200, P1L 201, P1L 202, P1L 203, P1L 204, P1L 205, P1L 206, P1L 207, P1L 208, P1L 209, P1L 210, L410, L411, L412, L413, L414, L 415, L416, L417, 30-01T2, 30-03T2, 30-04 T2, 30-05T2, 30-06T2, 40-04-1, 40-04-2, 40-04-3, 40-04-4, 70-02, BAUDER Intensive Uninsulated PLT 60 Model1.

APPROVE the details of Condition 28, as described in the application.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Proposed Water Storage/Attenuation Details (EP12)
- 2) S17 Crime & Disorder Act (D4)
- 3) Consultation Responses

INFORMATION

This application is being reported to Committee at the request of a Nominated Member. Application was deferred from Development Management Committee on 27 February and on the Strategic Planning Committee on the 17 March to await EA acceptance of details.

a) Summary

Statutory Return Type:	Minor Development, all other
Site Area:	6.2ha
Habitable Rooms:	2325
Density:	128 dpha 381 hrpha
Car Parking:	Standard: 1135 (maximum)
	Justified: 740
	Provided: 740 (65%)
Council Interest:	None

b) Site Description

- Irregular shaped site previously used as government offices. 6190 sqm of empty offices remain, rest of site is vacant. Main access was from Honeypot Lane and secondary access on foot was to Whitchurch Lane, emerging opposite to Canons Park station
- Northern boundary of site abuts end of rear gardens of houses on the south side of Whitchurch Lane. An LUL sub station and the railway embankment form eastern boundary
- To the south is the Parr Road Employment Area and then to the west Honeypot Lane and common land through which flows Edgware Brook. Beyond the brook are two modest housing areas, Bramble Close and Amber House
- Part of the site lies within the Environment Agency's designated floodplain for the Edgware Brook

c) Proposal Details

- Approval is sought for details surface water control measures required by Condition 28 of planning permission Ref: P/2317/06/CFU
- the condition states:
Development shall not begin until details of surface water control measures have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

d) Relevant History

P/2245/07/COU	New pedestrian access route and associated landscape works (as part of the comprehensive development of the former Government office and DVLA site)	REFUSE 04-MAY-07
P/2315/07/CFU	Redevelopment to provide 798 residential units (including 40% affordable housing) 959 sq m class A1/A2/A3/A4/A5/D1 & D2 floorspace; 7927 sq m of B1(a),(b),(c) floorspace including a business incubator centre; creation of a new access onto Whitchurch Lane; associated flood alleviation, landscaping, car parking and highway works - revisions to application.	REFUSE 04-MAY-07
P/2246/07/COU	New pedestrian access route and associated landscape works (as part of the comprehensive development of the former government office and DVLA site)	REFUSE 10-JAN-07 APPEAL ALLOWED 12-NOV-07
P/2317/06/CFU	Redevelopment to provide 798 residential units (including 40% affordable housing) 959 sq m class A1/A2/A3/A4/A5/D1 & D2 floorspace; 7927 sq m of B1(a),(b),(c) floorspace	REFUSE 10-JAN-07 ALLOWED ON APPEAL 12-NOV-07

including a business incubator centre;
creation of a new access onto
Whitchurch Lane; associated flood
alleviation, landscaping, car parking and
highway works

e) Pre-Application Discussion

None

f) Applicant Statement

- Surface water drainage assessment carried out in accordance with PPS25 guidelines
- Current surface water drainage from the site is uncontrolled and discharges to the Edgware Brook via four outfalls:
 - 300mm dia outfall adjacent to main access road
 - 375mm dia outfall on southern boundary
 - 150 and 225mm dia outfall pipes discharging from current DVLA buildings on northern sector of site
- Discharge from the site is proposed in accordance with EA requirements and in accordance with the ODPM document 'Interim Code of Practice for Sustainable Drainage System', 2004
- Discharge from the site will be controlled by a hydrobrake prior to discharge to the Edgware Brook
- On site system will incorporate SUDS elements such as permeable pavements, Stormcell units, surface storage for extreme events and some elements of rainwater harvesting for irrigation and potentially topping up of the lake
- Brown roofs are also being incorporated as some units to provide biodiversity
- Thus the approach is to design the surface water drainage system for the site to drain at a low flow rate into the Edgware Brook
- The design flow into the Edgware Brook is the same as if the site were an 'open field'
- Proposed drainage system for the developed site would allow storm runoff to soak into permeable pavement and be stored in this zone prior to discharge to the positive drainage system on site
- In addition the system also stores the runoff in the pipes, Stormcell units and the lake for certain events – this allows water to be released at a controlled rate into the Brook via a hydrobrake
- The design of the onsite drainage systems have taken into account the storage available within the lake to be constructed adjacent to the Edgware Brook as part of the flood mitigation and landscape concept for the site

g) Consultations:

N/A

APPRAISAL

1) Proposed Water Storage/Attenuation Details

The Council's Drainage Engineer has discussed the proposed details with the

Item 2/13: P/4036/07/CDP continued....

Environment Agency and the applicants and has advised that they satisfy the requirements of Condition 28.

2) S17 Crime & Disorder Act

The proposed details of Surface Water Storage/Attenuation do not affect the security or safety of the site.

3) Consultation Responses

- 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 approval.

**FORMER GOVERNMENT OFFICES,
HONEYPOT LANE, STANMORE**

**Item: 2/14
P/4040/07/CDP/DC3**

Ward CANONS

DETAILS OF THE MAINTENANCE REGIME FOR THE FLOOD STORAGE WORKS PURSUANT TO CONDITION 30 OF PLANNING PERMISSION REF: P/2317/06/CFU ALLOWED ON APPEAL 12 NOVEMBER 2007 (REDEVELOPMENT FOR 798 RESIDENTIAL UNITS (INCLUDING 40% AFFORDABLE HOUSING), 959 SQ M CLASS A1/A2/A3/A4/A5/D1 & D2 FLOORSPACE; 7927 SQ M OF B1 (A), (B), (C) FLOORSPACE)

Applicant: Berkeley Urban Renaissance Ltd

Agent: Turley Associates

Statutory Expiry Date: | 29-JAN-08

RECOMMENDATION

Plan Nos: Flood Risk Assessment (April 2007) Technical Note, Update to Flood Risk Assessment (November 2006) Management Manual For Flood Storage Areas (November 2007) Surface Water Drainage Strategy (November 2006) Modelling Report - Foul Water System (October 2004) P1L 200, P1L 201, P1L 202, P1L 203, P1L 204, P1L 205, P1L 206, P1L 207, P1L 208, P1L 209, P1L 210, L410, L411, L412, L413, L414, L 415, L416, L417, 30-01T2, 30-03T2, 30-04 T2, 30-05T2, 30-06T2, 40-04-1, 40-04-2, 40-04-3, 40-04-4, 70-02, BAUDER Intensive Uninsulated PLT 60 Model1.

APPROVE the details of Condition 30, as described in the application.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Proposed Flood Storage Works Maintenance (EP14)
- 2) S17 Crime & Disorder Act (D4)
- 3) Consultation Responses

INFORMATION

This application is being reported to Committee at the request of a Nominated Member. Application was deferred from Development Management Committee on 27 February and on the Strategic Planning Committee on the 17 March to await EA acceptance of details.

a) Summary

Statutory Return Type:	Minor Development, all other
Site Area:	6.2ha
Habitable Rooms:	2325
Density:	128 dpha 381 hrpha
Car Parking:	Standard: 1135 (maximum)
	Justified: 740
	Provided: 740 (65%)

Council Interest: None

b) Site Description

- Irregular shaped site previously used as government offices. 6190 sqm of empty offices remain, rest of site is vacant. Main access was from Honeypot Lane and secondary access on foot was to Whitchurch Lane, emerging opposite to Canons Park station
- Northern boundary of site abuts end of rear gardens of houses on the south side of Whitchurch Lane. An LUL sub station and the railway embankment form eastern boundary
- To the south is the Parr Road Employment Area and then to the west Honeypot Lane and common land through which flows Edgware Brook. Beyond the brook are two modest housing areas, Bramble Close and Amber House
- Part of the site lies within the Environment Agency's designated floodplain for the Edgware Brook
- Irregular shaped site previously used as government offices. 6190 sqm of empty offices remain, rest of site is vacant. Main access was from Honeypot Lane and secondary access on foot was to Whitchurch Lane, emerging opposite to Canons Park station
- Northern boundary of site abuts end of rear gardens of houses on the south side of Whitchurch Lane. An LUL sub station and the railway embankment form eastern boundary
- To the south is the Parr Road Employment Area and then to the west Honeypot Lane and common land through which flows Edgware Brook. Beyond the brook are two modest housing areas, Bramble Close and Amber House
- Part of the site lies within the Environment Agency's designated floodplain for the Edgware Brook

c) Proposal Details

- Approval is sought for details of flood storage works required by Condition 29 of planning permission Ref: P/2317/06/CFU
- the condition states:
Development shall not begin until details of the maintenance regime for the flood storage works have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details

d) Relevant History

P/2245/07/COU	New pedestrian access route and associated landscape works (as part of the comprehensive development of the former Government office and DVLA site)	REFUSE 04-MAY-07
P/2315/07/CFU	Redevelopment to provide 798 residential units (including 40% affordable housing) 959 sq m class A1/A2/A3/A4/A5/D1 & D2 floorspace; 7927 sq m of B1(a),(b),(c) floorspace	REFUSE 04-MAY-07

Item 2/14: P/4040/07/CDP continued....

	including a business incubator centre; creation of a new access onto Whitchurch lane; associated flood alleviation, landscaping, car parking and highway works - revisions to application	
P/2246/07/COU	New pedestrian access route and associated landscape works (as part of the comprehensive development of the former government office and DVLA site)	REFUSE 10-JAN-07 APPEAL ALLOWED 12-NOV-07
P/2317/06/CFU	Redevelopment to provide 798 residential units (including 40% affordable housing) 959 sq m class A1/A2/A3/A4/A5/D1 & D2 floorspace; 7927 sq m of B1(a),(b),(c) floorspace including a business incubator centre; creation of a new access onto Whitchurch Lane; associated flood alleviation, landscaping, car parking and highway works	REFUSE 10-JAN-07 ALLOWED ON APPEAL 12-NOV-07

e) Pre-Application Discussion

None

f) Applicant Statement

- The probability of flood water overtopping the banks of the Edgware Brook and spreading into the site in any year is approximately 4% (i.e. less than 25 years on average)
- That said, there is no current evidence that the site has flooded in the past
- The buildings on the site have been designed so that the floor levels are set above the flood water levels for a 1% annual probability of occurrence (1 in 100 years on average) – a requirement of PPS25
- An allowance for the projected increase in flood flows as a result of climate change has been included
- The levels of the site access roads off Honeypt Lane and Whitchurch Lane are designed to allow vehicle access to the site under the 1% flood – also a requirement of PPS25
- The site has been designed to allow flood water to be safely stored in the site and so ensure that flood risk elsewhere in the catchments is not increased – any flood water entering the site from the Brook would be temporarily stored in a number of floodplain areas adjacent to the Brook, and the water would flow back into the Brook after the storm
- A regular inspection and maintenance schedule is proposed to ensure that the scheme functions according to the design

g) Consultations:

N/A

APPRAISAL

- 1) The Council's Drainage Engineer has discussed the proposed details with the Environment Agency and the applicants and has advised that they satisfy the requirements of Condition 30.

- 2) **S17 Crime & Disorder Act**
The proposed details of flood storage works do not affect the security or safety of the site.

- 3) **Consultation Responses:**
 - 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 approval.

SECTION 3 – OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

None

SECTION 4 – CONSULTATIONS FROM NEIGHBOURING AUTHORITIES

None

SECTION 5 - PRIOR APPROVAL APPLICATIONS

None