



**STRATEGIC PLANNING
COMMITTEE**

WEDNESDAY 5 DECEMBER 2007

ADDENDUM

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HARROW COUNCIL

ADDENDUM

STRATEGIC PLANNING COMMITTEE

TUESDAY 5TH DECEMBER 2007

Section 1

1/01 Amend address to read
206-228 and 278 -292 Everton Court and not 206-228 and 278-300

Section 2

2/01 Amend address to read:
35 WEST DRIVE, HARROW WEALD, HA3 6TX

Amend description to read:
RETENTION OF SINGLE STOREY FRONT AND REAR EXTENSIONS;
RETENTION OF CONVERSION OF GARAGE TO HABITABLE ROOM; ROOF
ALTERATIONS TO FORM FRONT DORMERS; EXTERNAL ALTERATIONS
(VELUX ROOF LIGHTS)

RECOMMENDATION

Amend Plan Nos to read:
1312/0; 1G; 2E; Design & Access Statement

Add condition
GLAZING1_M - Glazing - Future 1

INFORMATIVES

Remove from 1 INFORMATIVE
National Policy PPS1

Add informative
INFORMATIVE

The applicant is advised that any further extensions to this property are unlikely
to be considered favourably.

Amend **MAIN CONSIDERATIONS AND POLICIES** to read

MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004

UDP)«INNERQUERYBEGIN»

- 1) Quality of Design and Conservation Area (4B.1) (D4, D5, D14, D15, SPG)
- 2) Residential Amenity (4B.1) (D5, SPG)
- 3) S17 Crime & Disorder Act
- 4) Consultation Responses

b) Site Description

Change first bullet point to read

- The property is a bungalow located on the eastern side of West Drive on a corner plot and is also bound to the south and east by Lakeland Close

Change third bullet point to read

- The east side of West Drive in this area are bungalows that retain a hipped roof

c) Proposal Details

Retention of single storey front extension

Change fourth bullet point to read:

- The porch extension has a crown roof; the porch has a door and glazing to the front and flank elevations

Retention of single storey rear extensions

Change fourth bullet point to read:

- Another rear extension adjoins the kitchen extension to the north (bay window); it projects 0.8 of a metre from the main rear wall and extends for a width of 4.3 metres; it has a crown roof

Amend last paragraphs to read:

Retention of conversion of garage to habitable room

- Alterations to front elevation and conversion of garage to habitable room
- Removal of the existing garage door and replacement with window in front elevation
- Removal of existing flank window

Front dormers

- Two dormer windows are proposed to the front roof slope
- They would be sited between 1.25 and 1.5 metres from the edge of the roof; the southern dormer window would be sited 1.5 metres up from the

eaves measured externally along the roof slope; the northern dormer would be located directly above the crown roof over the porch

- The dormers would be a width of approximately 1.4 metres each and would have a pitched roof

External alterations

- Six velux roof lights are proposed to the rear roof slope
- A velux roof light is proposed to the southern flank roof slope

Revisions to Previous Application: Amend to read

Following the previous application (P/2317/07/DFU) the following amendments have been made:

- Additional single storey rear extension to the kitchen area on the southern side of the house;
- Deletion of proposed rear dormer and inclusion of additional velux roof lights

e) Applicant Statement

Change second bullet point to read

- No. 35 and it's immediate neighbours are all detached bungalows; some have been extended in the loft to the front side and rear of the property

f) Consultations Notifications

Replies:

6

Add to **Summary Response**

; effectively turning a bungalow into a two-storey house.

APPRAISAL

1) Quality of Design and Conservation Area - Delete and replace with

The proposed front dormers are kept to a minimum size to ensure that there is no undue harm to the character of the area. The northern dormer window would be located directly above the crown roof over the front porch, which is contrary to the SPG, which requires the retention of a clearly visible section of roof around a dormer window, and to have the effect of visually containing it within the profile of the roof. Although the

proposed northern front dormer window provides a small gap between the crown roof and the bottom of the window, it is considered the distance between the proposed front dormers and the street would be sufficient to mitigate any potential impacts on the streetscene. It is noted that there are a number of front dormers on other dwellings within the surrounding area (notably No. 34 and 34A and No 39). Front dormers are considered an established part of the street scene and it is not considered to create harm to West Drive Conservation Area.

The extensions to the dwelling are a minimal addition to the property and it is considered that a sufficient rear garden space has been maintained. There are no objections to the single storey front and rear extensions with the regard to the Conservation Area. It is considered the front and rear extensions do not create any undue harm to the character or appearance of West Drive Conservation Area.

It is considered that the proposed and existing development preserves the character and appearance of the dwelling and the West Drive Conservation Area and would have no detrimental impact on the character and appearance of this property or the area.

2) Residential Amenity – Amend last paragraph to read

It is considered that the proposed and existing development would not be detrimental to the visual amenity of neighbouring occupiers.

Replace title **4) S17 Crime & Disorder Act** with

3) S17 Crime & Disorder Act

Replace **5) Consultation Responses:** with

4) Consultation Response:

- Proposed rear dormer has been deleted from the scheme;
- Application does not involve raising of the original main roof and therefore, will be maintained as a bungalow dwelling;
- All other matters raised are dealt with in the report above.

Section 4

4/01 Change Description to read:

DEMOLITION OF EXISTING BUILDINGS; CONSTRUCTION OF 937 NEW RESIDENTIAL UNITS, COMMUNITY HALL, CHURCH AND CHURCH HALL WITH NEW ACCESS OFF SPUR ROAD AND RE-OPENING ACCESS OFF STONGROVE

a) Summary
Delete

Habitable Rooms 937

Replace with
Residential Units 937

f) Consultations Notifications

Replies:
8

Summary of Response

Concern that traffic congestion at Canons Corner will worsen, resulting in poorer air quality and more road accidents; planners from both Authorities should reconsider how land uses and services in the locality can be reconfigured to ease the situation.

Section 5

5/01

RECOMMENDATION

Add to Plan Nos
Site Plan received 15 November 2007

REQUESTS TO MAKE REPRESENTATIONS

There have been no requests to make representations received.

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