



**DEVELOPMENT MANAGEMENT
COMMITTEE**

WEDNESDAY 3 SEPTEMBER 2008

PLANNING APPLICATIONS RECEIVED

DEVELOPMENT MANAGEMENT COMMITTEE

APPLICATIONS

WEDNESDAY 3RD SEPTEMBER 2008

PLANNING APPLICATIONS RECEIVED

SECTION 1 - MAJOR APPLICATIONS

SECTION 2 - OTHER APPLICATIONS RECOMMENDED FOR GRANT

SECTION 3 - OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

SECTION 4 - CONSULTATIONS FROM NEIGHBOURING AUTHORITIES

SECTION 5 - PRIOR APPROVAL APPLICATIONS

BACKGROUND INFORMATION

All reports have the background information below.

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

Individual file documents as defined by reference number on Reports

Nature Conservation in Harrow, Environmental Strategy, October 1991

Harrow Unitary Development Plan, adopted 30th July 2004

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

Section 17 of the Crime & Disorder Act 2004

DEVELOPMENT MANAGEMENT COMMITTEE

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SECTION 1 – MAJOR APPLICATIONS

Nil

SECTION 2 - OTHER APPLICATIONS RECOMMENDED FOR GRANT

11 NORMAN CRESCENT, PINNER

Item: 2/01

P/1608/08/HG

Ward PINNER

SINGLE AND TWO STOREY SIDE & REAR EXTENSIONS

Applicant: Mr R Dattani

Agent: Mr H Patel

Statutory Expiry Date: 25-JUN-08

RECOMMENDATION

Plan Nos: Site Plan (Received 30.04.08); P.01A; P.02A (Both Received 13.06.08)

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 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 A fence shall be erected across the entire width of the garden, 4 metres from the existing rear wall of the original dwelling. The fence must be staked so that it cannot be moved. The fence is to be erected before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition, and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

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

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

REASON: To safeguard the amenity of neighbouring residents.

INFORMATIVES

1 INFORMATIVE:

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

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

Harrow Unitary Development Plan:

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

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.pdf>

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, SPG)
- 2) Residential Amenity (D4, D5, SPG)
- 3) S17 Crime & Disorder Act (D4)
- 4) Consultation Responses

INFORMATION

This application is reported to committee following the receipt of a petition in objection to the proposal containing 20 signatures.

This application was considered at the Development Committee Meeting on the 15th of July 2008 where the Committee resolved to defer the application for a member site visit at No. 11 Norman Crescent and No. 15 Norman Crescent. A site visit was undertaken on the 1st of August 2008.

a) Summary

Statutory Return Type: Householder Development
Council Interest: None

b) Site Description

- The subject site is on the southern side of Norman Crescent
- The site contains a two-storey detached dwelling with an attached garage on the western side of the dwelling and a detached outbuilding
- The site has a gentle slope from west to east. The site is 500mm lower than No. 15 and 500mm higher than No. 9
- The site has a preserved mature Oak (TPO No. 887) in the rear garden
- The property to the east is No. 9 Norman Crescent. The property contains a two storey detached dwelling with an integral garage and rear extensions
- The property to the west is No. 15 Norman Crescent. The property contains a two storey detached dwelling with an attached garage on the western side of the dwelling and single and two storey side and rear extensions. No. 15 has a ground floor protected window to a living room and a first floor protected window to a bedroom in the eastern elevation which face the subject site
- The street in the vicinity of the site is generally characterised by two-storey detached dwellings with space between buildings. The front and rear building alignments of dwellings on the southern side of the street are staggered and inconsistent

c) Proposal Details

- The proposal is for a single storey extension to the eastern and western sides of the dwelling, a two-storey extension to the western side of the dwelling and single and two-storey rear extension to the original dwelling
- The extension would convert the existing 4 bedroom dwelling to a 6 bedroom dwelling. 5 of the bedrooms would have ensuite bathrooms. The extension would also provide a new kitchen, utility room, study room, extended living room and would result in loss of the garage

Single and Two Storey Rear Extension

- The proposed single storey rear extension would have a depth of 3m from the main rear wall of the existing dwelling
- The single storey rear wall would protrude 1.2m from the rear wall of the dwelling at No. 9 and 1.75m from the rear wall of the dwelling at No. 15
- The two storey rear wall would protrude 3.65m beyond the two storey rear wall of No. 9 and 1m from the rear wall of No. 15
- The two storey rear extension would have a hipped roof and the single storey rear extension would have a flat roof to a height of 3m

Single and Two Storey Side Extension

- The proposed single storey side extension to the eastern side of the dwelling would be setback 1.95m from the main front wall of the dwelling
- The single storey side extension to the eastern side of the dwelling would have a width ranging between 1.25m and 850mm and a set in from the boundary of No. 9 ranging from 400mm to 800mm
- The single storey side extension to the eastern side of the dwelling would have a subordinate hipped roof for the length adjacent to the original dwelling. Where the extension protrudes beyond the rear wall of the original dwelling a flat roof is proposed
- The proposed single-storey side extension to the western side of the dwelling would be setback 1.1m from the main front wall of the dwelling, would have a width of 2.3m and would be set in 100mm from the boundary of No. 15
- The single storey side extension to the western side of the dwelling would have a subordinate hipped roof for the length adjacent to the original dwelling. Where the extension protrudes beyond the rear wall of the original dwelling and the proposed second storey extension a flat roof is proposed
- The proposed two storey side extension to the western side of the dwelling would be setback 5.3m from the main front wall of the dwelling, would have a width of 2.3m and would be set in 100mm from the boundary of No. 15
- The two storey side extension would have a subordinate hipped roof with a hidden gutter
- The side extensions would not contain flank windows or openings
- Original windows modified to match proposed windows

d) Relevant History

- None

e) Pre Application Discussion

- None

f) Applicant Statement

- None

g) Consultations:

Pinner Association: Overdevelopment; inadequate space around the building; size, scale and context; adverse impact on amenities and privacy of adjoining properties; development would risk Oak Tree in rear garden of subject site.

Notifications:

Sent:	Replies:	Expiry: 04-JUN-08
5	7 Plus one petition containing 20 signatures objecting to the proposal.	

It is noted two bogus
emails of support were
received via
ukplanning.co.uk

Summary of Response:

Inconsistent with the character and appearance of the street; size, scale and context; terracing effect; street scene impact; loss of light to habitable rooms of adjacent dwellings; visual obtrusiveness and overbearing; inadequate space around the building; obtrusive parapet detail inconsistent with the design of dwellings in the street; potential multi-letting or commercial use; loss of garage could lead to hard standing in front of dwelling and on street parking; no landscape plan provided; no adequate area for refuse storage; development would risk Cherry Tree in front of the dwelling; development would risk Oak Tree in rear garden of subject site; development would block view the view of the Oak Tree from the street scene; inaccuracies on the plans; plans do not accurately show the position of adjacent dwellings and protected windows; plans do not show front and rear elevations of adjacent dwellings; planning application form not filled out correctly; application assessed incorrectly with regard to proposed gap between flank wall and eastern side boundary; report incorrectly states bins can pass through gap along eastern side boundary; two false comments of support lodged via ukplanning.com.

APPRAISAL

1) Character and Appearance of the Area

Policy D4 in Part 2 of the Harrow Unitary Development Plan (2004) requires high standards of design in all new development, including extensions to existing buildings. The policy requires that the design of new development be considered in the context of its site and surroundings and have regard to the scale and character of the surrounding environment. Paragraph B.1 of the Council's Supplementary Planning Guidance (SPG) states that side extensions should reflect the pattern of development in the street scene and that these proposals will be assessed against the pattern of development in the immediate locality and the potential for them to dominate the appearance of the street scene.

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Paragraph B.7 and B.9 relate specifically to detached and semi-detached houses and states that the primary considerations are the character of the locality and space around the building.

The proposed two-storey side extension would be set back from the main front wall of the dwelling by 5.3 metres and would have a subordinate pitched roof. The proposed single-storey side extensions to the eastern and western sides of the dwelling would be set back 1.95 metres and 1.1 metres respectively from the main front wall of the dwelling. The single storey extensions would have a subordinate pitched roof for the length adjacent to the original dwelling. As the proposed extensions would be subordinate to the dwelling and be well set back from the main front wall, it is considered that the extensions would not dominate the appearance of the dwelling or the street scene and would not lead to a terracing effect.

In relation to maintaining open space around the dwelling the proposed extension would result in a minimum gap of 800mm between the eastern flank wall and the dwelling at No. 9 and a minimum gap of 1.32 metres between the western flank wall and the dwelling at No. 15.

There is a preserved mature Oak (TPO No. 887) located 8 or more metres from the existing building line. The proposed development would not affect the tree's roots. The Oak could be affected during construction therefore it would be expedient to put a fence across the width of the garden 4m from the existing building line.

The proposed extension would be consistent with the character and appearance of the original dwelling and the street scene in accordance with policy D4 of the Harrow UDP and the SPG.

2) Residential Amenity

Policy D5 in Part 2 of the Harrow Unitary Development Plan (2004) and Part 3 of the SPG requires that the amenity, including the loss of privacy, light and outlook of occupiers of existing and proposed dwellings be safeguarded.

45° Vertical Code

The code is only relevant in relation to the ground floor flank protected window at No. 15.

The subject site is 500mm lower than the site at No.15 and a site inspection confirmed that the proposed extension would be set away 1.4m from the ground floor protected window at No. 15. The single storey extension would not interrupt an upward plane angled at 45° from the lower edge of the ground floor protected window. This ensures compliance with the code.

In respect of the first floor flank protected window at No. 15, there is no breach of the code as the 45° plane is above the highest part of the roof and eaves of the proposed extension.

The 45° vertical code requirements of the SPG are therefore complied with.

45° Horizontal Code

The proposed two-storey rear extension is sited such that it does not interrupt a horizontal 45° angle when measured from the main two storey rear corners of No. 9 and No. 15. The proposal therefore complies with Para 3.14 of the SPG.

The proposed extension would have no flank windows. The proposed windows in the rear walls would overlook the street and rear gardens of the adjoining properties at an oblique angle therefore would not cause any unreasonable impacts to the privacy of the neighbours.

In relation to potential amenity impacts of the proposal, it is considered that the proposal would not be likely to result in unreasonable impacts to the amenity of the surrounding neighbours, including privacy, overshadowing and loss of outlook and therefore refusal of the application on these grounds is not justified.

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:

- Revised plans were received on 13/06/2008 which converted the proposed parapet wall to the two storey side extension to a wall with a hidden gutter
- Revised plans were received on 13/06/2008 which accurately show the position of adjacent dwellings and protected windows in relation to the proposed extensions. A site inspection and measurements have confirmed the accuracy of the dimensions
- A dwelling with 6 bedrooms is classified as a dwelling and is not considered a commercial use
- It is not considered that loss of the garage would result in extensive hard standing in front of the dwelling or a high level on street parking
- The Council cannot seek the provision of refuse bins as part of a standard householder application
- A landscaping plan is not required as part of the subject application
- It is not a requirement for plans that show the front and rear elevations of the adjacent dwellings
- It is not considered the proposed development would risk the Cherry Tree in the front garden
- The protected Oak Tree would not be threatened by the proposed development but a condition is recommended to ensure its protection during construction
- Report has been amended with regard to refuse bin comment
- Previous report to Committee did refer to the correct gap between the flank wall and eastern side boundary in the proposal description and appraisal

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- It is noted that two false comments were lodged via ukplanning.com. These comments were not considered as part of the application and have been removed from the website.

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.

176 MARSH LANE, STANMORE

Item: 2/02

P/1427/08/NR

Ward BELMONT

RETENTION OF SINGLE STOREY REAR EXTENSION AND ALTERATIONS

Applicant: Mr N Ahmed

Agent: Miss Abigail Kendler

Statutory Expiry Date: 07-JUL-08

RECOMMENDATION

Plan Nos: ML 080409 AK 001 Rev B; 002 Rev B; 003 Rev B; 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 and Country Planning Act 1990.

2 The proposed alterations hereby permitted, shall be completed within 3 months from the date of this planning permission.

REASON: To safeguard the amenity of neighbouring residents at No.174 and ensure that the development complies with the standards set down in Supplementary Planning Guidance 'Extensions: A Householder Guide' (2003) and Harrow Unitary Development Plan (2004) policies.

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 of the development hereby permitted, facing No.174 Marsh Lane, 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

2 INFORMATIVE:

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

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

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

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

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.pdf>

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com

3 INFORMATIVE:

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

MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)

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

INFORMATION

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

This application was deferred by the Development Management Committee on the 15th July 2008 for a Member's site visit that took place on the 1st August 2008.

a) Summary

Statutory Return Type: Householder Development

Council Interest: None

b) Site Description

- Single-storey semi-detached bungalow, with habitable roof space on the western side of Marsh Lane
- The application property currently has side and rear dormers, a single-storey side to rear extension and an unauthorised single-storey rear extension, which is the subject of this application

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- The adjoining property at No.174 currently has a single-storey side to rear extension with a depth of approximately 3.0 metres set away from the boundary with the application property by approximately 4.3 metres and side and rear dormers
- The neighbouring property at No.178 currently has a single-storey side and rear extension with a rearward depth of approximately 3.0 metres, abutting the single-storey side to rear extension on the application property

c) Proposal Details

- Retention of single storey rear extension with alterations
- The proposed alterations to the single-storey rear extension would result in a reduction in the rearward projection from 3.3 metres to 2.8 metres beyond the main rear wall of the property, on the boundary with No.174. The existing depth of 3.3 metres, set 1.2 metres from the boundary with No.174, would be retained
- The extension has a mid-point height of 2.34 metres with a sloping roof and this is not proposed to be altered

Revisions to Previous Application:

Following the previous decision (P/0181/08/DCO) the following amendments have been made:

- Stepped reduction in footprint as now proposed.
- Bricking up of west flank windows.
- Rendering and painting of brickwork to match the host building.

d) Relevant History

P/0181/08/DCO	Retention of single storey rear extension	REFUSE 11-MAR-08
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Reason for refusal

1 The single storey rear extension, by reason of its design, excessive bulk and rearward projection, is unduly overbearing, obtrusive, resulting in loss of outlook and causes overshadowing having an unacceptable enclosing effect and gives rise to perception of overlooking, to the detriment of the amenities of the occupiers of the neighbouring property at No. 174 Marsh Lane.

e) Pre Application Discussion

- None

f) Applicant Statement

- None

g) Consultations:

Notifications:

Sent:	Replies:	Expiry: 10-JUN-08
3	1	

Summary of Response:

Concerns over encroachment and roof overhang, queries over utility room extension and existing side extension, extension not in character, unsympathetic use of materials, extension exceeds 3.0 metres in depth, in breach of the 45 degree code, overlooking from flank windows, loss of light; application plans do are not representative of what is on site, non-compliance with Building Regulations.

APPRAISAL

1) Character and Appearance of the Area

The single-storey rear extension is not visible from the front of the property, nor is it easily visible from Lansdowne Road, which runs to the north of the adjoining property at No.174. It is considered that the rendering and painting white of the new brickwork to match the host building would make the extension acceptable in this regard.

2) Residential Amenity

The proposed alterations to the single-storey rear extension would result in a rearward projection of 2.8 metres on the boundary with the adjoining property at No.174, with a further rearward projection of 500mm, set 1.2 metres from the boundary. These alterations would comply with the SPG in terms of rearward projection and the two for one rule, in order to protect the amenities of the occupiers of the neighbouring property at No.174.

SPG paragraph 3.4 states that 'windows should be omitted from flank walls adjacent to a neighbouring boundary, where these would result in perceived overlooking or loss of privacy'. Paragraph C.6 states that 'conservatories sited within 3 metres of a boundary would normally be required to be finished with solid panels'. Although the windows in the flank elevation on the boundary would be high level and 'semi-opaque', they would give rise to the perception of overlooking and this is of particular concern, given the proximity to a habitable room window on the rear wall of No.174. The removal and replacement of the panels with brickwork to match the host building would ameliorate these concerns and, subject to this condition and those suggested above, the proposal is considered to be acceptable and to comply with the SPG and Policy D5.

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:

- Encroachment and roof overhang: This is a private legal matter, the applicants have signed Certificate A confirming they are the sole owners of the land and this is taken in good faith.
- Utility room extension and existing side extension: These developments are not the subject of this application

Item 2/02: P/1427/08/NR continued/...

- In breach of the 45 degree code: The 45 degree code on the horizontal plane does not apply to single-storey extensions (see SPG paragraph 3.14).
- Application plans are not representative of what is on site: The application proposed alterations to the existing structure, hence why the drawings do not reflect the existing building.
- Compliance with Building Regulations: This is not a material planning consideration. The matter has been passed to the Council's Building Control department.
- All other issues addressed in appraisal, or by way of conditions.

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.

341 EASTCOTE LANE, HARROW

Item: 2/03

P/1841/08/MT

Ward ROXBOURNE

TWO-STOREY SIDE TO REAR EXTENSION; CONVERSION OF DWELLINGHOUSE INTO TWO FLATS WITH REFUSE STORAGE AT REAR; NEW VEHICLE ACCESS; EXTERNAL ALTERATIONS

Agent: John Driver

Statutory Expiry Date: 17-JUL-08

RECOMMENDATION

Plan Nos: 80218/1, 80218/4, 80218/5 (Received 22 May 2008), 80218/2 A, 80218/3 A (Received 11th July 2008) and Design and Access Statement.

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

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

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

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

REASON: To safeguard the appearance of the locality.

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

(a) be of purpose-made obscure glass,

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

REASON: To safeguard the amenity of neighbouring residents.

4 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.

5 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.

6 Notwithstanding the details shown on the approved plans, 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.

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

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

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.3 Maximising the potential of sites
- 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
- H10 Maintenance and Improvement to Existing Housing Stock
- T13 Parking Standards

Supplementary Planning Guidance: Extensions, A Householders Guide (2008)

Supplementary Planning Document 'Accessible Homes (2006)

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

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Also available for download from the CLG website:

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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, London Plan Policy 3A.1, 3A.2, 3A.3, 3A.4)
- 3)** Accessible Homes (London Plan Policy 3A.5, SPD)
- 4)** Parking (T13)
- 5)** S17 Crime & Disorder Act (D4)
- 6)** Consultation Responses

INFORMATION

a) Summary

Statutory Return Type:	Minor Dwellings
Car Parking:	Standard: 2.8
	Justified: 1
	Provided: 1
Lifetime Homes:	1
Council Interest:	None

b) Site Description

- The subject site is on the south-eastern side of Eastcote Lane. The property contains a two-storey semi-detached dwelling
- The dwelling has an existing front porch extension, built under permitted development
- The property to the north-east of the subject site is No. 339. The property contains a two-storey flat building containing four flats. The property has four garages located at the rear of the site. The building is set in from the boundary shard with No. 341 by 3.1 metres
- The property to the south-west of the subject site is No. 343, which is the attached dwelling. The dwelling has an attached garage but no other extensions to the building
- The surrounding street is predominantly characterised by two-storey semi-detached and terrace dwellings. The street is a busy thoroughfare flanked by curb-side car parking and street trees

c) Proposal Details

Two Storey Side to Rear Extension

- The proposal would include a two-storey side to rear extension.
- The extension would be set in 1.0 metre from the side boundary and have a width of 3.0 metres at the side and 4.25 metres at the rear.
- The rear element of the extension would be 3.4 metres beyond the existing rear wall of the kitchen and 2.75 metres beyond the rear wall of the dining room adjacent to the boundary with No. 343.
- The roof over the side extension would be an extension of the existing roof.
- The roof over the rear element of the extension would be a hipped roof adjoining the main roof below the ridge height.
- The rear extension would have two windows facing the rear garden and two windows facing the street.

Conversion into 2 Flats

- The proposed ground floor flat would consist of two bedrooms (10.5m² & 7.3m²), a living room (16.9m²), a kitchen (11.3m²) and a bathroom. The proposed flat would have a total habitable floor area of 46.0m².

Item 2/03: P/1841/08/MT continued/...

- The proposed first floor flat would contain two bedrooms (12.9m² & 7.9m²), a living room (16.0m²), a kitchen (7.3m²) and a bathroom. The proposed flat would have a total habitable floor area of 44.1m².
- The flats would have a communal entrance to a common lobby.
- The rear garden would be divided into two separate gardens, access for the first floor flat would be provided via a pathway along the north-eastern side boundary.
- The rear garden for the ground floor flat would have an area of 59.8m². The rear garden for the first floor flat would have an area of 60.6m².
- Off street parking for the ground floor flat would be located in the front garden. There would be no off street parking provided for the first floor flat.
- Refuse storage is proposed at the rear of the site with access via a pathway along the north-eastern side boundary.

Vehicle Access

- The site has no existing vehicle access.
- A new vehicle access would be located adjacent to the north-eastern side boundary and a new parking space would be located 1.2 metre from the boundary and have a width of 3.6 metres. The depth of the proposed space would be 5.4 metres.

External Alterations

- Two new bathroom windows on the flank elevation facing the north-east.

Revisions to Previous Application:

Following the previous decision (P/1064/08/DFU the following amendments have been made:

- The two-storey rear extension has been reduced to comply with the horizontal 45 degree code
- The entrance to the flats has been altered to provide a single communal entrance on the front elevation, rather than an entrance on the front for the ground floor flat and an entrance on the side for the first floor flat
- The fencing arrangement and the bin storage area have been slightly altered
- The door widths in the ground floor flat have been increased to comply with Lifetime Homes
- The ground floor bathroom has been amended to provide 0.7m between bathroom furniture and 1.1m from the W/C to the wall in front

d) Relevant History

WEST/624/00/FUL	Two storey side to rear extension to provide 2 bed house and single storey rear extension	REFUSE 23-AUG-00
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Reasons for Refusal

1 The proposed house, by reason of excessive bulk and rearward projection would be unduly obtrusive and result in a loss of light to windows in the neighbouring property, No 339 Eastcote Lane to the detriment of the visual and residential amenities of the occupiers.

Item 2/03: P/1841/08/MT continued/...

2 The use of the car parking spaces would give rise to vehicle movements prejudicial to highway safety.

3 The car parking spaces would result in a large area of hard-surfacing which would be prejudicial to the appearance of the property in the streetscene.

P/1064/08/DFU	Two-storey side to rear extension; conversion of dwelling house into 2 flats with refuse storage at rear; new vehicle access; external alterations	REFUSE 12/05/2008
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Reasons for Refusal

1 The proposed rear extension, by reason of excessive bulk and rearward projection, would result in loss of light and overshadowing, and would be detrimental to the visual and residential amenities of the occupiers of the adjacent property at No. 343 Eastcote Lane, contrary to Policy(ies) D4 and D5 of the Harrow Unitary Development Plan and Supplementary Planning Guidance: "Extensions: A Householders Guide (2003)".

2 The proposed side entrance door, by reason of inappropriate location, would have inadequate natural surveillance to the detriment of the safety of the future occupiers of the dwelling, contrary to policy D4 of the Harrow Unitary Development Plan 2004.

3 The proposed fencing arrangement for access to the bin storage would create a blind spot and hiding place to the detriment of the safety of the future occupiers of the dwellings, contrary to policy D4 of the Harrow Unitary Development Plan 2004.

4 The proposal by reason of its lack of provision for people with disabilities and non-compliance with the Lifetime Home standards would provide substandard accommodation to the detriment of the amenities of future occupiers of the site, contrary to policy 3A.5 of the London Plan, policies D4 and D5 of the Harrow Unitary Development Plan (2004) and Supplementary Planning Document: Accessible Homes (2006).

P/1837/08FU	Two-storey side to rear extension; single storey rear extension; new vehicle access	GRANTED 24/07/2008
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e) Pre Application Discussion

- None

f) Applicant Statement

- See Design and Access Statement.

g) Consultations:

Traffic and Parking Engineer: No Objections.

Notifications:

Sent:	Replies:	Expiry: 25-JUN-08
13	2	

Summary of Response:

Overlooking; loss of light; construction noise and pollution; interfering with fencing.

APPRAISAL

1) Character and Appearance of the Area, and Amenity

The side extension would be in line with the existing main front wall of the dwelling. The roof over the side extension would be an extension of the existing roof. The SPG requires that two-storey side extensions be set back from the main front wall of the dwelling except where there is a variation in the building line and a separation distance of at least 1.0 metres between the flank wall of the extension and the boundary. But the policy also states that site considerations and the character of the locality will also be assessed. In this instance the site circumstances are considered warrant no set-back at first floor level as the adjacent property to the north-east contains a detached residential building containing four flats. This building is set in 3.1 metres from the side boundary. This separation distance combined with the 1.0 metre set in of the proposed extension would prevent any terracing effect from occurring. As such the proposed extension would not be detrimental to the character and appearance of the area.

In relation to loss of light and outlook the proposed two-storey side extension would comply with the vertical 45° code of the SPG when measured from the protected windows on the adjacent flat building sited 4.0 metres from the proposed extension. Therefore light and outlook to these windows would not be unreasonably impacted. The two-storey rear extension would comply with the horizontal 45° code when measured from the rear corners of both the adjacent and attached dwellings. The proposal would contain two-small obscure glazed bathroom windows in the flank elevation which would be set 1.0 metre away from the boundary. The remaining windows of the extension would face the street and the rear garden.

It is therefore considered that the proposal would be compliant with the policies of the Harrow UDP and Supplementary Planning Guidance (SPG), and that there would not be an unreasonable impact on the amenities of neighbouring occupiers.

2) Conversion of Buildings to Flats

The key aspects of the proposal are discussed below, having regard to relevant UDP and London Plan polices and other material considerations.

Circulation and Layout

It is considered that the proposed flats would be acceptable in terms of vertical stacking. Also the proposed size of the ground and first floor flats would be acceptable. Within each flat all bedrooms, living areas and bathrooms would be accessible from a common access lobby and not from other rooms. It is considered that the overall circulation and layout of the proposal would provide satisfactory living arrangements to both flats.

Access to Amenity Space

The subject application proposes access to the private amenity space at the rear for both the ground floor and first floor flats, with direct access from the ground floor flat and via a pathway along the north-eastern side boundary for the first floor flat. The garden for the first floor flat would have an area of 60.6m² and the garden for the ground floor flat would have an area of 59.8m². The quantity of amenity space provided for both flats is considered satisfactory.

Landscape Treatment/ Refuse and Recycling Storage

The proposed layout of the front garden would include one off-street parking space, pathways to the dwelling entrances and an area of soft landscaping. It is considered that the proposed landscaping would be sufficient to enhance the appearance of the property and the streetscene and would therefore meet the objectives of policies D4 and D9. Two conditions have been attached to ensure that adequate details of the landscape works are submitted for approval and then implemented.

Policy D4 also refers to the storage of refuse and waste and states that this should not be to the detriment of the visual and residential amenities or detrimental to the character of the area. The refuse and recycling bin area for the flats would be located at the rear of the site and would therefore be screened from the view of the general public. The size of the bin storage area would be adequate for the storage of 6 bins as required by the Council's Waste Management Policy. The proposed storage of refuse is therefore considered satisfactory.

Impact on Neighbouring Amenity

It is acknowledged that the conversion would increase residential activity on the site, 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 anticipated with one additional flat, in principle it is considered acceptable.

3) Accessible Homes

The Council's adopted Supplementary Planning Document (SPD) on 'Accessible Homes' seeks to ensure that new homes can be adapted to meet Lifetime Home standards. It is recognised that in the conversion of an existing building to flats that it is unlikely for a building to be fully Lifetime Homes compliant, but it is considered that this proposal should strive to meet as many of the Lifetime Homes standards as possible. It is considered that the proposed ground floor flat would meet or be adaptable to meet the Lifetime Homes criteria stated on pages 8-9 of the Council's SPD.

It is considered that the proposed parking area forward of the dwelling would provide a car parking space in accordance with the Lifetime Home standards, as the area has adequate depth and width.

The proposal would have a level threshold to the communal front entrance and the internal layout for the proposed ground floor flat including the width of doors and circulation areas and the dimensions of the bathroom would meet the standards of the SPD in relation to Lifetime Homes. The proposal would therefore be acceptable in relation to the SPD.

4) Parking

The maximum car parking standard would be 2.8 spaces. The applicant has shown one parking space in the front garden. The proposed layout of the parking space would be satisfactory in relation to policies D4 of the HUDP and the Supplementary Planning Document: Accessible Homes (2006). The proposal would therefore be acceptable in relation to the parking requirements of the Council's Highways Engineer who has raised no objection.

5) S17 Crime & Disorder Act

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

6) Consultation Responses:

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

- Material planning concerns addressed in the report above
- Issues relating to possible construction noise and pollution are not material planning concerns. It is considered that the environmental health department would take appropriate action if any of the construction activities were reported to and found to be outside the prescribed requirements
- Issues in relation to boundary fencing are not of material planning concern

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: 2/04
REGENT HOUSE, 21 CHURCH ROAD, P/1836/08/NR
STANMORE

Ward STANMORE PARK

TWO STOREY REAR EXTENTION AND EXTERNAL ALTERATIONS TO
WINDOWS AND DOORS

Applicant: Mr Danny Keeney
Agent: GRA Architects
Statutory Expiry Date: 16-JUL-08

Item: 2/05
REGENT HOUSE, 21 CHURCH ROAD, P/1843/08/NR
STANMORE

Ward STANMORE PARK

LISTED BUILDING CONSENT: TWO STOREY REAR EXTENTION AND
EXTERNAL ALTERATIONS TO WINDOWS AND DOORS

Applicant: Mr Danny Keeney
Agent: GRA Architects
Statutory Expiry Date: 16-JUL-08

P/1836/08

RECOMMENDATION

Plan Nos: 283/CR 00-001; 002; 003; 004; 005; 006; 007; 101; 102; 103; 104; 105;
106; 107; 108; 109; 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)

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

REASON: To safeguard the appearance of the locality.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

Harrow Unitary Development Plan:

D4 Standard of Design and Layout

D11 Statutorily Listed Buildings

EM22 Environmental Impact of New Business Development

EP25 Noise

T13 Parking Standards

2 INFORMATIVE:

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

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

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

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Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com

3 INFORMATIVE:

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

4 INFORMATIVE:

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.

P/1843/08

RECOMMENDATION

Plan Nos: 283/CR 00-001; 002; 003; 004; 005; 006; 007; 101; 102; 103; 104; 105; 106; 107; 108; 109; Design and Access Statement

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

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

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

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

3 Detailed drawings, specifications, or samples of materials as appropriate in respect of the following shall be agreed in writing by the local planning authority before the relevant part of the work is begun:

a) materials and finishes of conservatory

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

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

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:
D11 Statutorily Listed Buildings

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.

MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)

- 1) Character and Appearance of Listed Building (D4, D11)
- 2) Residential Amenity (D4, EP25)
- 3) Traffic and Parking (T13)
- 4) Employment Policy (EM22)
- 5) S17 Crime & Disorder Act (D4)
- 6) Consultation Responses

INFORMATION

These applications are reported to the Committee at the request of a Nominated Member.

a) Summary

Statutory Return Type:	Minor Development
	Listed Building Consent
Listed Building	Grade II
Council Interest:	None

b) Site Description

- Two-storey building comprising offices on the north side of Church Road, a London Distributor Road
- The property is a Grade II Listed and dates back to the 17th Century
- The property is within Stanmore District Centre, although is not within a designated shopping frontage
- The application property is currently in use as offices (B1)
- The property benefits from a car park to the rear that can accommodate 7 cars, with access from Ray Gardens

- The property benefits from planning permission for demolition of part of building and erection of 2-storey rear extension and alterations for office use, with parking and rear service access, granted 26th June 1990 (ref LBH/39148). A Certificate of Lawfulness was granted on the 22nd May 2006 (ref P/808/06/DCP), confirming that part of this permission was implemented within the 5 year period prescribed and that the operations to complete the development authorised by the above permission can be undertaken lawfully
- To the west of the site is parade of commercial units occupied by a mixture of retail and food and drink uses, with a card club (D1) above, to a height of three storeys
- To the east of the site is parade of commercial units occupied by a mixture of retail and food and drink uses, with offices above
- To the rear of the property are the residential properties at Ray Court

Listed Building

The building is listed grade II with the following description:

- Attributed to circa 1680; front circa 1780 small 2-storey house. Red brick. Two windows and 3-light sash windows with glazing bars (mid one blind). Central doorcase with broken pediment. Parapet hides irregular roofs, suggestive of successive building periods. Rear wing Victorian.

c) Proposal Details

- Two-storey rear conservatory extension to provide additional office space
- The extension would infill part of the existing space in the rear courtyard and would incorporate a gable end design, to a height of 7.0 metres, with a flat roof section linking the extension to the existing rearward projection.
- The extension would have a rearward projection of 7.1 metres at ground floor and 7.8 metres at first floor due to a 700mm overhang.
- A gap of 2.7 metres between the main rear wall of the building and the remaining part of the extension with a width of 2.5 metres, to provide a small outdoor courtyard.
- A small single-storey element is proposed infilling the gap to between the extension and the western boundary, to provide office space and a relocated boiler house.
- Alterations to windows and doors including conversion of a window on west facing elevation of rearward projection into a door for access to first floor of extension.

Revisions to Previous Application:

Following the previous decision (LBH/39148) the following amendments have been made:

- A flat roof has been introduced into the roof profile, which was originally designed as a full pitch. The depth of the main conservatory has been set back to provide a small courtyard space, reducing the footprint of the earlier scheme slightly.

d) Relevant History

LBH/39147	Change of use from dwelling and surgery to offices with parking and rear service access	GRANT 26-JUN-90
LBH/39151	Listed building consent: demolition of part of existing building and erection of 2-storey extension with internal refurbishment and alterations for office use, with parking and rear service access	GRANT 07-NOV-89
LBH/39148	Demolition of part of building and erection of 2-storey rear extension and alterations for office use, with parking and rear service access	GRANT 26-JUN-90
P/808/06/DCP	Certificate of lawful proposed development: operations to complete the development authorised by planning permission lbh/f/39148/e by the erection of the two storey rear extension in accordance with the approved drawing 610/15	GRANT 22-MAY-06

Summary of Reasons:

The evidence submitted indicates that the part of the building to be demolished and the proposed rear service road were implemented significantly before the expiry date of the 25th June 1995. There are no restrictions on the completion of the planning permission LBH/F/39148, therefore planning permission LBH/F/39148 is valid and the operation to continue the full implementation of planning permission LBH/F/39148 is lawful.

e) Pre Application Discussion

- None

f) Applicant Statement

- Design and Access Statement

g) Consultations:

CAAC: No objections.

Advertisement: | Alteration/Extension of
Listed Building | Expiry: 03-JUL-08

Notifications:

Sent: 14 Replies: 1 Expiry: 23-JUN-08

Summary of Response:

Building is too close to neighbouring residential properties and concerns over noise and disturbance from building works.

APPRAISAL

1) Character of Listed Building

The proposal is to construct a two-storey rear extension to the existing office building. The extension would occupy the rear courtyard area of the property, incorporating a gable end design to reflect the design of the rear wings of the property. The extension would be a predominantly glass structure, with a single-storey element to the western boundary of the site to be constructed from brick. The extension would link into the existing western elevation of the deeper Victorian rear wing and part of the rear elevation and an existing window opening at first floor would be modified to form a new door to the first floor of the proposed extension.

The proposed conservatory submission is a modified version of the approved planning permission granted 7 November 1989 (LBH/39148). The northwest elevation would be altered to include a 2-storey conservatory within an existing courtyard. The constraints of the courtyard site demand a small innovative design that is sympathetic to the historic property. As the proposed conservatory would have a perceived lightweight appearance, it would allow for additional office space whilst retaining views of the historic building. Proposals are therefore not considered to detract from the special interest of the listed building.

2) Residential Amenity

The proposed extension would be sited some 40 metres from the nearest residential properties to the rear, at Ray Court. It is therefore considered that no adverse amenity impacts will occur as a result of the proposal.

3) Traffic and Parking

It is considered that the additional office space is unlikely to result in a significant increase in the number of employees working at the property. It is considered that the existing rear car park would be adequate to serve the proposed increase, particularly given that the area is well served by public transport. The Council's Highways Engineer raises no objections and the proposal is therefore considered acceptable in this regard.

4) Employment Policy

The proposed office extension would comply with the relevant criteria of Policy EM22 as discussed in this report.

5) S17 Crime & Disorder Act

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

6) Consultation Responses:

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

- Noise and disturbance from building works: Not a material planning consideration.

CONCLUSION

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

Item: 2/06

7 ALTHAM ROAD, HATCH END

P/1614/08/LM

Ward HATCH END

RETENTION OF SINGLE STOREY FRONT, SIDE AND REAR EXTENSIONS AND TWO STOREY SIDE AND REAR EXTENSIONS

Applicant: Mr Raju Mashru

Agent: KDB Building Designs

Statutory Expiry Date: 18-JUL-08

RECOMMENDATION

Plan Nos: ALTR7/A1 (received 23 May 2008), ALTR7/A3 (Rev B), ALTR7/L/2 (Rev B) (received 04 July 2008), Site Plan

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

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

REASON: To safeguard the amenity of neighbouring residents.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

Harrow Unitary Development Plan:

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

D14 Conservation Areas

D15 Extensions and Alterations in Conservation Areas

D16 Conservation Area Priority

Pinnerwood Park Estate Design Guide

Supplementary Planning Guidance: Extensions: A Householders' Guide

2 INFORMATIVE:

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

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

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

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

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.pdf>

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com

MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)

- 1) Character and Appearance of the Area (D4, D5 & SPG)
- 2) Residential Amenity (D5 & SPG)
- 3) Effect on Conservation Character and Appearance (D14, D15 & D16 & Pinnerwood Park Estate Design Guide)
- 4) S17 Crime & Disorder Act (D4)
- 5) Consultation Responses

INFORMATION

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

a) Summary

Statutory Return Type: Householder Development

Conservation Area: Adjoining Pinnerwood Park Estate Conservation Area

Council Interest: None

b) Site Description

- Two storey detached dwellinghouse to northeast side of Altham Road.
- Dwellinghouse is outside Pinnerwood Park Estate Conservation Area but rear amenity area has been extended to incorporate part of amenity area originally attached to 8 Felldon Close.
- Boundary of Conservation Area cuts through rear garden.
- Neighbour to southeast (No.5) has a single storey side and rear extensions abutting party boundary.
- Neighbouring property to the north has a high voltage pylon located within the centre of the property.

c) Proposal Details

- Extension as approved under P/0667/07/DFU built with following amendments:

Front Elevation

- Reduction in width and height of ground floor and first floor windows on two storey side extension facing southwest

Rear Elevation

- Increase in length of single windows adjoining rear extension double doors to match height of doors
- Alter position and increase width of windows in centre of ground floor rear extension
- Reduction in width of window in first floor rear extension
- Reduction in width of ground floor and first floor windows in two storey side extension

Side Elevation (east)

- Retention of existing first floor window on original dwellinghouse

Side Elevation (west)

- Removal of first floor window on side extension
- Retention of central first floor window on two storey side extension
- Retention of ground floor window on west flank wall of porch
- Retention of crown roof from ridge roof on two-storey rear extension
- Retention of height of single storey side extension from 2.6m to 3.05m to new parapet wall

d) Relevant History

P/0667/07/DFU	Two storey side and rear extension; single storey front, side and rear extension	GRANT 10-MAY-07
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e) Pre Application Discussion

- None

f) Applicant Statement

- None

g) Consultations:

CAAC: Refer to previous comments at October, 2007 meeting: Objection: We strongly object to any further extension here. Previous extensions already constitute gross overdevelopment of the site.

Notifications:

Sent:	Replies:	Expiry: 24-JUN-08
4	4	

Summary of Response:

Number of applications making it difficult to track and monitor what is being considered by Council; site left unattended for months and possible detriment to neighbouring property due to this; Party Wall Agreement entered into with 5 Altham Road not adhered to; open access to high voltage pylon on neighbouring property; landscaping conducted within this pylon property; neighbouring property has been cleared and was wildlife sanctuary. What are intentions for this land and concerns it may be built upon; increase in occupancy having potential effects on amenity; skips resulting in restricted visibility on Altham Road; height of extensions overshadowing 5 Altham Road and creates terracing effect; significant extension into rear garden and imposing to neighbouring properties; character is not in keeping with other properties in Conservation Area; building is imposing and too large in relation to plot; result in loss in privacy due to overlooking; overdevelopment of site.

APPRAISAL

1) Character and Appearance of the Area

The windows are generally in accordance with that approved under P/0667/07 and it is considered that the positioning, size and design of these windows are in keeping with the character of the dwellinghouse and surrounding area.

It is considered that the change from the ridged to crown roof on the two storey rear extension has no detrimental effect on the character of the property and accordingly no detriment to the surrounding character of the area. The roof height has not changed even with the altered design.

It is considered that the increase in roof height of the single storey side extension of 0.9m and the parapet does not have a detrimental impact on the character of the dwellinghouse or area as the SPG allows for a 3.0m high single storey extension when located on the boundary and the height of the single storey side extension is only 0.150m over this height and is additionally located off the boundary. It is considered the height of the extension relative to the distance from the boundary is acceptable.

Accordingly, it is considered that the retention of the matters outlined above, has no detrimental impact on the surrounding character of the area or upon the character of the original dwellinghouse and that the application is consistent with Policies D4 and D5 of the HUDP and the SPG.

2) Residential Amenity

The western flank wall of the dwellinghouse faces a plot containing only a high voltage power pylon. It is considered that none of the retained windows give rise to overlooking effects. At its nearest point, the existing dwellinghouse is located 9.0 metres from the rear boundary of the property (14.0 metres at its farthest). It is considered that this is an acceptable setback in relation to mitigating any overlooking concerns. Furthermore, no new windows are provided above what was previously approved.

Given the above, it is considered that that the proposal does not give rise to any overlooking or adverse privacy effects on adjoining neighbouring properties.

The existing single storey side to rear extension is 3.15 metres. This is 0.55 metres higher than approved under previous planning permission at 2.6 metres. The single storey side extension is staggered running parallel to the boundary of 5 Altham Road and located 1.0m off the boundary with this property. The single storey side to rear extension extends 2.7m beyond the rear main wall of No. 5 and 1.0m in front of the main front wall of this property. It is considered that the height of 3.15 metres of the single storey side to rear extension does not give rise to any adverse visual or residential amenity effects on No. 5 Altham Road, given the 1.0m setback off the boundary with this property.

3) Effect on Conservation Character and Appearance

It is acknowledged that part of the rear garden is within the Pinnerwood Park Estate Conservation Area. It is considered that the retained features do not effect the conservation character or appearance to such a degree as to warrant refusal and accordingly the development is consistent with Policies D14 and D15 of the HUDP and the Pinnerwood Park Estate Design Guide.

4) 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.

5) Consultation Responses:

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

- It is important to note, in the appraisal, that the extensions, in principle, has been granted planning permission under P/0667/07 on 10th May 2007 and much of the objections received relate to the principle of the extensions and not the retained development to which this application applies
- Currently, it is considered that no planning breaches have occurred within the adjoining pylon property with the landscaping and that this is not a material planning consideration in the context of this application. The pylon site is not included in the applicants site outlined in red
- The site being left vacant over a period of time is not considered a material planning consideration within the context of this application
- Skip licences and their effects on traffic visibility and open access to high voltage power pylons are Highways and Environmental Health issues respectively and are not material planning considerations. However, the relevant departments within Council have been informed of these matters
- Other matters raised have been addressed in the appraisal

CONCLUSION

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

33 BELLFIELD AVENUE, HARROW

Item: 2/07

P/1755/08/JB1

Ward HARROW WEALD

DETACHED TIMBER OUTBUILDING AT REAR

Applicant: Mr Robert Stein

Agent: Mr Satish Vekaria

Statutory Expiry Date: 24-JUL-08

RECOMMENDATION

Plan Nos: SV 409/P3/02; SV 409/P3/03; SV 409/P3/04; SV 409/P3/05, SV 409/P3/07; Design and Access Statement all received 15 May 2008; SV 409/P3/06 Received 23 June 2008.

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 outbuilding hereby permitted shall only be used for purposes incidental to the enjoyment of the dwellinghouse.

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

INFORMATIVES

1 INFORMATIVE:

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

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

Harrow Unitary Development Plan:

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

D10 Trees and New Development

D14 Conservation Areas

D15 Extensions and Alterations in Conservation Areas

D16 Conservation Area Priority

Supplementary Planning Guidance: Extensions: A Householders' Guide (March 2008)

2 INFORMATIVE:

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

3 INFORMATIVE:

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

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

MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)

- 1) Character and Appearance of the Area and the Conservation Area (D4, D15, D16)
- 2) Residential Amenity (D4, D5)
- 3) Protected Trees (D4, D10)
- 4) S17 Crime & Disorder Act (D4)
- 5) Consultation Responses

INFORMATION

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

a) Summary

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

b) Site Description

- Detached two-storey dwelling located on the western side of Bellfield Avenue
- Site backs onto the Green Belt
- Site is located in West Drive Conservation Area
- Site has a rear garden depth of approximately 58m
- An existing Wendy house, 2.1 metres wide, 1.5 metres deep and 2.1 metres high is situated between the proposed outbuilding and the boundary with no. 31
- An existing shed is also located to the rear of the Wendy house
- Property no. 31 has an existing outbuilding to the rear of the garden
- There are a number of mature trees on the Bellfield Avenue frontage

Item 2/07 : P/1755/08/JB1 continued/...

- A mature oak tree is situated directly outside the rear boundary of the property

c) Proposal Details

- Single storey outbuilding, 7 metres x 7 metres with a hipped roof and maximum height of 3.3 metres
- Outbuilding would have a veranda with a depth of 1.25 metres (included in the total depth of 7 metres)
- Outbuilding to be located 1 metre from rear boundary fence, approximately 1.2 metres from boundary with neighbouring dwelling no.35 Bellfield Avenue and approximately 6.2 metres from boundary with adjacent dwelling no.31 Bellfield Avenue
- Outbuilding would be constructed with interlocking timber logs with a felt finished roof covering and timber windows and doors
- Outbuilding would have two front windows and no flank windows
- The outbuilding would be situated on a 150mm suspended concrete slab. The concrete slab would rest on nine 600mm x 600mm x 600mm concrete pads
- Outbuilding would be situated approximately 50 metres from the main rear wall of the house

Revisions to Previous Application:

Following the previous decision (P/0796/08/DFU) the following amendments have been made:

- The proposed design of the outbuilding base has been changed
- The outbuilding would be situated on a concrete slab, supported by nine 600mm x 600mm x 600mm concrete pads in order to protect the roots of a mature oak tree situated outside the rear boundary of the site

d) Relevant History

P/0796/08/DFU Single storey outbuilding in rear garden REFUSE
22-APR-08

Reason for Refusal

1 The proposed outbuilding would result in significant damage to the root protection area of a mature tree of significant amenity value, which could result in the loss of that tree, to the detriment of the visual amenity and character and appearance of the area contrary to policies D4, D5, D10 and EP29 of the Harrow Unitary Development Plan (2004).

e) Pre Application Discussion

- None

f) Applicant Statement

- Discussed in report

g) Consultations:

CAAC: No Objection

Advertisement:	Character of Conservation Area	Expiry: 03-JUL-08
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Notifications:

Sent:	Replies:	Expiry: 19-JUN-08
3	0	

Summary of Response:

N/A

APPRAISAL

1) Character and Appearance of the Area and the Conservation Area

Bellfield Avenue is in the West Drive Conservation Area, which is characterised by detached single-family dwellings set in plots with long gardens. The proposed outbuilding would be located at the rear of the garden, approximately 75m from the street and 50m from the rear wall of the dwellinghouse. The outbuilding would not be visible from the street. Policy D14 of the UDP notes that the Council will seek to preserve or enhance the character or appearance of Conservation Areas. Policy D15 notes that although the appearance of the street scene in a Conservation Area is very important, the Council also considers that other, more private viewpoints are also of importance if the Conservation Area and its buildings are to retain their character and integrity. Therefore, Conservation Area policies apply to all aspects of development irrespective of whether they can be seen from public areas or not.

The proposed outbuilding would be in an area of the garden that is obscured from neighbouring properties by foliage along the boundaries of the property. Other properties in the vicinity have similar-sized outbuildings, although these were constructed prior to the designation of the Conservation Area. The proposed outbuilding would not be out of character with the pattern of development in the locality and it is considered that it would preserve the character or appearance of the Conservation Area. The condition relating to materials would ensure that this proposal is built using the specified materials. These materials are considered appropriate for the proposed outbuilding within the Conservation Area.

2) Residential Amenity

The separation distances from the proposal to neighbouring properties are considered sufficient to prevent the building from appearing obtrusive, or giving rise to overshadowing of, or loss of light to, neighbouring dwellings.

The proposed outbuilding would not have any additional impact on the rear garden of no. 31 Bellfield Avenue. Given the circumstances, it is considered that the proposed outbuilding would not be detrimental to the residential amenities of neighbouring occupiers.

3) Protected Trees

The proposed outbuilding would be situated within approximately 5 metres of a mature oak tree, which is outside the site's boundary. The previous application P/0796/08/DFU was refused on the grounds of potential root damage to this tree.

Since the previous refusal, the applicant and the Council's Arboricultural officer have agreed on an acceptable base for the proposed outbuilding, designed to avoid loadings on the roots.

The base design is considered acceptable, as it has addressed the previous reason for refusal.

4) S17 Crime & Disorder Act

This application is considered to have no impact with respect to this legislation.

5) 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 grant.

32 ROXBOROUGH ROAD, HARROW

Item: 2/08

P/1655/08/GL

Ward GREENHILL

CONVERSION OF DWELLINGHOUSE INTO THREE FLATS; SINGLE/TWO-STOREY SIDE EXTENSION; LOFT CONVERSION WITH REAR DORMER AND TWO FRONT ROOF LIGHTS (RESIDENT PERMIT RESTRICTED)

Applicant: Chasewood Developments LTD

Agent: David R Yeaman & Associates

Statutory Expiry Date: 02-JUL-08

RECOMMENDATION

Plan Nos: Site Plan; 740/001; /002; /003 Rev A; /004 Rev A; /005 Rev A; Design and Access Statement

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

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

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

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

REASON: To safeguard the appearance of the locality.

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

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

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.

Item 2/08 : P/1655/08/GL continued/...

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 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.

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.3 Maximising the potential of sites
- 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
- T6 The Transport Impact of Development Proposals
- T13 Parking Standards

Supplementary Planning Guidance: Extensions: A Householders' Guide (2008)

Supplementary Planning Guidance: Designing New Development (2006)

Supplementary Planning Document: Accessible Homes (2006)
Harrow Council: Code of Practice for Domestic Refuse Storage (2008)

2 INFORMATIVE:

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

3 INFORMATIVE:

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

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Also available for download from the CLG website:

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

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:

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.

Item 2/08 : P/1655/08/GL continued/...

- Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted.
- Beginning development in breach of a planning condition will invalidate your planning permission.
- If you require confirmation as to whether the works you have carried out are acceptable, then you should apply to the Local Planning Authority for a certificate of lawfulness.

MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)

- 1) Character and Appearance of the Area (D4, D5 & D9)
- 2) Residential Amenity (D4, D5 & SPGs)
- 3) Conversion Policy, including transport impacts, the living conditions of future occupiers and accessibility (3A.1, 3A.2, 3A.3, 3A.4, 3A.5) (D4, D5, H4, T6 & T13, SPD, SPG (designing new development))
- 4) S17 Crime & Disorder Act (D4)
- 5) Consultation Responses

INFORMATION

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

a) Summary

Statutory Return Type: Minor Dwellings
Lifetime Homes: 1
Council Interest: None

b) Site Description

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

c) Proposal Details

- Two-storey side extension: 3.6m wide and 9.5m deep across entire length of main dwelling house. First floor to be set back 1m from front building line. Extension would have a subordinate pitched roof. Extension would be glazed at front and rear with a landing window and the main entrance doors on the flank elevation
- Rear dormer: 5m wide and 2m high, set 1m above roof eaves (measured along the roof slope), 1.8m from party wall and 1m from roof verge

Item 2/08 : P/1655/08/GL continued/...

- Conversion of extended property into three flats: two two-bedroom and one studio flat. Bin storage areas would be provided at the rear of the property. Each flat would have a dedicated rear garden. Entrances to flats would be on flank elevation with a canopy over. One parking space would be provided in front garden area, with the remaining front garden landscaped

Revisions to Previous Application:

Following the previous decision (P/2559/07/DFU) the following amendments have been made:

- Rear dormer added; studio flat proposed in converted roof space; subdivision of rear garden into three parts (previously two)

d) Relevant History

P/2559/07/DFU	Conversion of dwelling house into two flats; two storey side extension; side porch (resident permit restricted)	GRANT 19-DEC-07
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e) Pre Application Discussion

- None

f) Applicant Statement

- Property is conveniently located for transport links in Harrow Town Centre; Proposal would meet current planning requirements; amenity space would be divided between the three flats; Harrow recreation Ground is nearby

g) Consultations:

Highways Engineers: No objection provided 'resident permit restricted'

Notifications:

Sent:	Replies:	Expiry:
11	2	09-JUN-08

Summary of Response:

Need for family homes in Harrow; additional studio flat would risk overcrowding and noise; proposal would breach 45° code with respect to neighbouring windows

APPRAISAL

1) Character and Appearance of the Area

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

The proposed side extension, of itself, was previously considered to compliment the existing pattern of development in the area. The proposed rear dormer is similarly considered to be a typical form of development in the locality.

It is considered that the conversion of the property into two self-contained flats and a studio is acceptable.

The proposal would not result in an excessive level of residential activity at the site, when compared to the approved scheme for two flats.

2) Residential Amenity

The dimensions of the proposed two-storey side extension comply with the SPG requirements. The extension would not project beyond the existing rear building line. The first floor would be set back by 1m behind the front elevation and it would not breach the horizontal 45° code with respect to the neighbouring buildings. The glazing at front and rear would not cause overlooking. The flank wall of the proposed extension would be approximately 1.5m from the southern boundary of the site. The northern flank wall of the block of flats at 26 Roxborough Road is approximately 2.3m from the shared boundary. The flats at 26 Roxborough Road, which were constructed following an appeal decision in 2001, have north facing kitchen windows in the flank elevation. The main illumination to the through lounge/kitchen in these flats is from rear windows. The two-storey side extension would be to the north of, and separated from those windows by approximately 3.5m, and would not cause undue overshadowing of, or loss of light to those windows.

A small flank landing window is proposed for the extension. A condition requiring this window to be obscure glazed has been added.

The proposed rear dormer would comply with the SPG requirements as stated in paragraphs D3, D.5, and D.6.

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

3) Conversion Policy, including transport impacts, the living conditions of future occupiers and accessibility

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

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

The remainder of the front garden (55%) would be landscaped, and a condition requiring this landscaping to be implemented and maintained has been added to this permission.

The division of the rear garden into three parts would result in each flat having its own rear garden. Policy D5 of the Harrow UDP requires new residential development to provide amenity space which is sufficient to protect the privacy and amenity of occupiers of the surrounding buildings and to be sufficient as a usable amenity area for the occupiers of the development. The level of provision of private amenity space proposed for each unit is relatively small. However, given the proximity of the premises to the Harrow Metropolitan Centre and the fact that the premises are immediately adjacent to Harrow Recreation Ground, it is considered acceptable in this case.

4) S17 Crime & Disorder Act

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

5) Consultation Responses:

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

- 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.

49 WESTWOOD AVENUE, HARROW

Item: 2/09

P/0858/08/MRE

Ward ROXETH

DEMOLITION OF REAR GARAGE; SINGLE STOREY SIDE AND REAR EXTENSIONS; CONVERSION OF DWELLING HOUSE TO 2 FLATS WITH PARKING AND REFUSE STORAGE AT SIDE; EXTERNAL ALTERATIONS

Applicant: Mr L Morgan

Agent: Mr DM Ladva

Statutory Expiry Date: 22-JUL-08

RECOMMENDATION

Plan Nos: 619WA/E/1/1 rev F, E/2 rev F, E/3 rev F, E/4 rev F, E/5 rev F, E/6 rev F, P/1/1 rev I, P/1 rev I, P/2 rev I, P/3 rev H, P/4 rev H, P/5 rev H, P/6 rev H, P/7 rev H, Design and Access Statement, 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 Notwithstanding the details shown on drawing no. 619WA/P/1/1 rev I, the development hereby approved shall not commence until a metric scale drawing detailing the hard and soft landscaping of the forecourt including refuse storage provision and off-street parking arrangement, have first been submitted to, and approved in writing by the local planning authority. A soft landscape works shall include: planting plans, and schedules of plants, noting species, plant species, plant sizes and proposed numbers/ densities. The approved shall be implemented before first occupation of the development and thereafter retained.

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

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

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

5 The 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.

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 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.

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.3 Maximising the potential of sites

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

H10 Maintenance and Improvement to Existing Housing Stock

Supplementary Planning Guidance: Extensions: A Householders' Guide (2008)

Supplementary Planning Document: Accessible Homes (2006)

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.pdf>

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)
- 3) Accessible Homes (SPD, London Plan 3A.5)
- 4) Parking Standards (T13)
- 5) S17 Crime & Disorder Act (D4)
- 6) Consultation Responses

INFORMATION

This application is being reported to the Development Management Committee as a petition has been received.

a) Summary

Statutory Return Type:	Minor Dwelling
Car Parking:	Standard: 2.4
	Justified: 1
	Provided: 1
Lifetime Homes:	1
Council Interest:	None

b) Site Description

- Prominent semi detached house on a large irregular shaped plot at the corner of Westwood Avenue and Wood End Avenue
- Dwelling has not been extended and has a projecting side double bay window, gabled element
- The site has an established hedgerow to a height of 2.5m running around the front and side boundary of the house
- Existing garage abutting rear boundary with vehicle access from Westwood Avenue and outbuildings to the northerly rear corner of site
- Adjoining property at No. 46 Wood End Avenue has a single storey rear extension to a 3m depth with no side extensions
- Adjacent dwelling to the west is south-facing, is spaced a minimum of 10m from the rear of No.49, and has an end gable and rear dormer
- No parking restrictions in the immediate area
- Westwood Avenue is characterized by semi-detached dwellings

c) Proposal Details

Single Storey Rear Extension

- The proposed single storey rear extension would form a kitchen / dining area for the proposed ground floor flat
- The extension would measure 3m in depth and would span across the full width of the original dwelling
- The extension would be to a height of 3m to the mid-point pitch of the roof

Single Storey Side Extension

- The proposed single storey side extension would form a bedroom for the proposed ground floor flat
- The extension would be set back 4.8m from the front corner, be to a width of 3.3m and a depth of 6.8m to the rear level of the proposed rear extension
- Detached garage and outbuildings at rear to be demolished

Conversion into 2 Flats

- It is proposed to convert the property into 2 self-contained flats
- The ground floor flat would be a 2-bed (19m² and 17m²), 2 person unit, which would have an open plan kitchen and living area (29.5m²)
- The first floor flat would be a 1-bed (16.9m²), 2 person unit, which would have an open plan kitchen/dining and living area (25.5m²)

Item 2/09 : P/0858/08/MRE continued/...

- The rear garden would be separated to provide a 51m² area for the ground floor flat and a 60m² for the first-floor flat
- Refuse and recycling bins would be located in front of the proposed single storey side extension.
- One off-street parking space is proposed on the existing side driveway with vehicular access from Westwood Avenue to serve the proposed ground floor Lifetime Homes unit.

Revisions to Previous Application:

Following the previous decision (P/1409/07/DFU) the following amendments have been made:

- Removal of first-floor side extension
- Reduction of single storey side and rear extensions
- Revised layout to provide ground floor flat and first floor flat
- Revised and reduction of on-site parking provision from three spaces to one space
- Revised refuse storage provision
- Revised garden arrangement

d) Relevant History

P/0036/07/DFU	Single and two storey side extension to form new dwelling; new vehicular access to forecourt	REFUSE 23-APR-07
---------------	--	---------------------

1 The proposed dwelling, by reason of its prominent siting, design and orientation would be incongruous, unduly obtrusive with inadequate space about the buildings and having an overbearing appearance, dominant in the street scene to the detriment of the visual amenities of nearby residents. The development would detract from the established pattern of development in the street scene and the character of the locality contrary to Policies SD1, D4, D5 of the Harrow Unitary Development Plan (2004) and Supplementary Planning Guidance (2003) "Extensions: A Householder's Guide" and Supplementary Planning Guidance (2003) "Designing New Development".

2 The proposed forecourt layout and bin store provision would result in the loss of a substantial level of forecourt greenery and the proposed location of the bin store would appear bulky and obtrusive and detract from the character and appearance of the building and the street-scene to the detriment of the amenities of the occupiers of the adjacent properties, as well as the potential future occupiers of the site, contrary to policies SD1, D4, D5, D8, D9 and H9 of the Harrow Unitary Development Plan.

P/1409/07/DFU	Single and two storey side/rear extension (to form self-contained flat at ground floor level and extension of dwellinghouse at 1st floor level); single storey rear extension to dwellinghouse; new vehicular access to forecourt.	REFUSE 08-AUG-07
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1 The proposal by reason of inadequate provision of amenity space for the existing extended house, unsatisfactory/inadequate amenity space for the proposed flat, unsatisfactory layout of the proposed accommodation and parking arrangement would provide substandard and unsatisfactory living conditions to the detriment of the amenities of the future occupiers of the proposed flat and the occupiers of the existing extended house contrary to policies SD1, D4, D5, H9 and EP25 of the Harrow Unitary Development Plan (2004) and Supplementary Planning Guidance (2003) "Extensions: A Householder's Guide"

2 The proposed residential unit, by reason of its size, siting, design and layout would detract from the established pattern of development in the street scene and the character of the locality contrary to Policies SD1, D4, D5 of the Harrow Unitary Development Plan (2004) and Supplementary Planning Guidance (2003) "Extensions: A Householder's Guide" and Supplementary Planning Guidance (2003) "Designing New Development".

e) Pre Application Discussion

- None

f) Applicant Statement

- Please refer to Design and Access Statement

g) Consultations:

South Harrow and Roxeth Residents Association: Objection – 'out of character', 'little provision for on-street parking', 'refuse storage at the side and parking will detract from overall appearance of the property', 'doubt whether proposal can provide an adequate standard of accommodation and room size'

Highways: No objection

Notifications:

Sent:

11

Replies:

3 and petition with 26
sigs

Expiry: 25-JUN-08

Summary of Response:

Out of character; inappropriate development; parking pressure; loss of trees; result in loss of privacy; rear garden too small; proposed side extension is bulky and will visually impair the character of the property; overdevelopment; overshadowing;

APPRAISAL

1) Character and Appearance of the Area and Amenity

The dimensions and siting of the proposed single storey rear extension would comply with the SPG in respect of single storey rear extensions to semi-detached dwellings. The adjoining dwelling has a rear extension to a level 3m depth as proposed and it is therefore considered that no adverse impact would be imposed at the rear of No.46 Wood End Avenue.

The proposed single storey side extension would be situated well away from the adjacent dwelling at No. 47 Westwood Avenue and would have no amenity implications for this adjacent dwelling.

The extension would have a prominent siting in relation to the streetscene. The front corner of the extension would however be situated behind the front building line of the adjacent semis at No's 47 and 45 Westwood Avenue and being only at single storey it is considered that the extension would not be visually obtrusive in the streetscene.

It is considered that the proposed extensions would be of a standard design and would not have a detrimental impact on the character and appearance of the original dwelling and the locality. Likewise, it is considered that the proposed development would not have a detrimental impact upon the residential amenities of adjacent occupiers.

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. In terms of vertical layout, it is considered that the vertical stacking of the rooms is acceptable and would not result in an unreasonable level of noise transmission between both flats.

The proposed development would provide amenity space for both dwellings by sub-dividing the rear section of garden. This would provide the ground floor flat with a 51m² garden area to the rear, which is considered to be satisfactory for a 2-bedroom flat. The first-floor flat would be provided with the side to rear section of garden to a useable area of 60m² which is considered to be an adequate size for a one-bedroom flat

Refuse for both flats would be situated in an enclosure in front of the new side extension. In this location the refuse storage would be adequately spaced from the front boundary of the site and would not be highly visible in the streetscene. The proposed refuse storage and access provision is therefore considered to be acceptable.

The existing generous levels of soft landscaping and greenery to the front and side of the site would be retained. 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 proposal is considered to be acceptable in this respect. A landscaping condition has been suggested in order to secure the retention of this provision and any additional landscaping features.

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 site's corner location and large frontage, it is not considered that the provision of two flats would result in unreasonable levels of noise and disturbance or result in an over intensive use of the site. The proposed development is therefore considered to not be detrimental to the amenity of neighbouring occupiers or the character and appearance of the locality.

3) Accessible Homes

The Councils adopted Supplementary Planning Document (SPD) on 'Accessible Homes' seeks to ensure that new homes can be adapted to meet Lifetime Home standards.

The proposed development adequately meets the criteria set out for lifetime homes, including provision of sufficient turning circles to the bathroom and living area, and provision of off street parking that is capable of enlargement to 3.3m. In this regard the proposed development is therefore considered to be acceptable.

4) Parking Standards

One off-street parking space would be provided on the side driveway facilitated by the existing vehicular access. This level of on-site parking is considered to be sufficient provision and would not adversely impact upon the local traffic and parking. The council's Highways Engineers raised no objection to the proposal.

5) S17 Crime & Disorder Act

It is considered that this proposal would not lead to an increase in perceived or actual threat of crime.

6) Consultation Responses:

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

- All material planning concerns covered in the report.

CONCLUSION

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

15 MASEFIELD AVENUE, STANMORE

Item: 2/10

P/1416/08/NR

Ward STANMORE PARK

SINGLE AND TWO STOREY REAR EXTENSION, CONVERSION OF LOFT TO HABITABLE ROOM AND CONVERSION TO TWO FLATS

Applicant: Mr L Lubas

Agent: Survey Design (Harrow) Ltd

Statutory Expiry Date: 02-JUL-08

RECOMMENDATION

Plan Nos: 015/MAY/001 Rev F; 015/MAY/007; Design and Access Statement

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

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

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

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

REASON: To safeguard the appearance of the locality.

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

REASON: To safeguard the amenity of neighbouring residents.

4 The 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.

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

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

6 The development hereby permitted shall not 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.

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

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

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.3 Maximising the Potential of Sites

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

T13 Parking Standards

H10 Maintenance and Improvement to Existing Housing Stock

Supplementary Planning Guidance: Extensions: A Householder Guide (2008)

Supplementary Planning Document: Accessible Homes (2006)

2 INFORMATIVE:

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

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

3. excavating near a neighbouring building, and that work falls within the scope of the Act.

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

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

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.pdf>

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com

3 INFORMATIVE:

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

4 INFORMATIVE:

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

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

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

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

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

5 INFORMATIVE:

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) Conversions of Houses and Other Buildings to Flats (3A.1, 3A.2, 3A.3, 3A.4, D4, H10)
- 2) Character and Appearance of the Area (D4, D9, SPG)
- 3) Residential Amenity (D5, SPG)
- 4) Traffic and Parking (T13)
- 5) Accessible Homes (3A.5) (SPD)
- 6) S17 Crime & Disorder Act (D4)
- 7) Consultation Responses

INFORMATION

This application is reported to the Committee because of a petition from local residents.

a) Summary

Statutory Return Type: Minor Dwellings
Lifetime Homes: 1
Wheelchair Standards: 1
Council Interest: None

b) Site Description

- Two-storey semi-detached property on the west side of Masefield Avenue
- The application property currently has a front porch extension, a single-storey rear conservatory extension and detached storage shed
- The front garden of the property is currently hard surfaced with a vehicular access to the highway
- The rear garden of the application property has a depth of approximately 26 metres
- The adjoining property at No.11 currently has a single-storey rear pergola extension with a depth of 3.0 metres and a detached storage shed
- The neighbouring property at No.17 is set back in its plot in relation to the application property by 1.5 metres and has a single-storey rear extension with a depth of 3.0 metres

c) Proposal Details

- Single-storey rear extension with a depth of 3.0 metres abutting the boundary with No.11, a height of 3.0 metres with a flat roof, with an additional rearward projection of 1.5 metres set 3.0 metres from the boundary with No.11
- Two-storey rear extension with a depth of 3.0 metres set 3.0 metres from the boundary with No.11, in line with the flank wall of the property facing No.17
- Conversion of property into two self-contained two bedroom flats
- The proposal is to provide a parking space for one car in the front garden, with landscaping
- Refuse storage for a total of 6 bins to be provided at the rear of the property
- The existing garden will be divided into two to provide amenity space for both flats
- Access to the property is via the front door in the front porch extension, with entrance doors to the proposed two flats provided internally

d) Relevant History

- None

e) Pre Application Discussion

- None

f) Applicant Statement

- Design & Access Statement

g) Consultations:

Notifications:

Sent:
15

Replies:
3 (including petition of
7 signatures)

Expiry: 09-JUN-08

Summary of Response:

Concerns about breach of restrictive covenants, character of the area, increase in traffic, parking problems, excessive noise from increased use, dormer not in keeping/overlooking from dormer, overdevelopment/overcrowding, loss of daylight/sunlight, concerns over side entrance, party wall concerns.

APPRAISAL

1) Conversions of Houses and Other Buildings to Flats

The proposal is to convert the property into two self-contained flats. Both flats would incorporate two bedrooms, although the upper floor flat would have an additional study room.

Both flats would have direct access to adequate areas of rear amenity space, with some 88m² proposed for the ground floor flat and 82m² for the first floor flat. It is considered that adequate amenity space would be provided for the occupiers of the proposed flats.

The proposed internal arrangements meet the provisions of the Environmental Health Standards. All room sizes satisfying the minimum space standards and being arranged sympathetically to avoid any issues of stacking.

2) Character and Appearance of the Area

The proposal incorporates refuse storage within the rear gardens of the property. Given the proposed two units on site, there are likely to be a minimum of six refuse bins. These bins would be accommodated to the rear of the property, and would be sited away from neighbouring boundaries. The proposed refuse storage is therefore considered to be acceptable.

The proposal is to provide one hard surfaced parking space in the front garden, with associated soft landscaping. It is considered that there would be adequate space in the front garden to provide the necessary soft landscaping required to comply with policy D9, subject to a condition requiring the details of landscaping to be approved prior to the commencement of the development.

The proposed single and two-storey rear extension would comply with SPG requirements. It is therefore considered that the proposed extensions would not be out of character with the property, or the locality and would comply with policy D4.

3) Residential Amenity

The proposed single-storey rear extension would comply with SPG requirements in terms of the 3.0 metre rear depth. The additional rearward projection of 1.5 metres would comply with the two for one rule. The height of the extension on the boundary with No.11 would be 3.0 metres and this would also comply with SPG requirements. The extension would line up with the depth of the neighbouring extension at No.17, due to that property being set back in its plot in relation to the application property.

The proposed first floor rear extension would comply with the 45 degree code from both neighbouring properties. It is therefore considered that the proposed extensions would not have an unacceptable impact on the amenities of the occupiers of neighbouring residential properties and would be acceptable in this respect.

As discussed above, it is considered that the conversion would provide adequate areas of amenity space for the occupiers of the proposed flats and that the room size would be adequate.

It is not considered that the proposal would result in adverse amenity impacts on the occupiers of neighbouring residential properties. The increase in intensity of use from a single-family dwelling to two 2 bedroom flats is not considered to be over intensive. The proposed internal room arrangement in the first floor flat would minimise noise transmission into the adjoining neighbour, as living areas would not be located along the party wall. The proposal is therefore considered to be acceptable in this regard.

4) Traffic and Parking

The Council's UDP sets maximum car parking standards and as such there is no minimum. The proposed situation onsite would allow for one off-street parking space in the front garden. Masfield Avenue is not considered to be overly congested and it is therefore considered that one off street parking space would be adequate, given the size of the proposed units. The Council's Highways Engineer raises no objections and the proposal is therefore considered to be acceptable in this regard.

5) Accessible Homes

A 3.3 metre wide parking space is proposed in the front garden and the ground floor flat should therefore be accessible. The proposed ground floor flat complies with all 16 points of the Lifetime Homes Standards and the proposal is therefore considered acceptable in this regard.

6) 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.

7) Consultation Responses:

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

- Breach of restrictive covenants: This is not a planning consideration
- Dormer not in keeping/overlooking from dormer: Following revised plans, the dormer has been removed from the proposal
- Concerns over side entrance: No side entrance is proposed
- Party wall concerns: This is not a planning consideration
- 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.

11 TEMPLE MEAD CLOSE, STANMORE

Item: 2/11

P/1807/08/BS

Ward STANMORE PARK

REDEVELOPMENT TO PROVIDE SINGLE/TWO STOREY DETACHED HOUSE WITH PARKING

Applicant: BTC Ltd

Agent: Mr George Mundie

Statutory Expiry Date: 16-JUL-08

RECOMMENDATION

Plan Nos: Site plan, 001A (received 3-JUL-2008), 002, 005A (received 21-MAY-2008), 003C, 004B (received 29-JUL-2008), 006D, 007B (received 7-JUL-2008), 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 carried out in accordance with the approved details and shall thereafter be retained.

REASON: To safeguard the appearance of the locality.

3 Notwithstanding the details submitted, 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 carried out in accordance with the approved details and shall thereafter be retained.

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

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

a: the boundary

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

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

REASON: In the interests of amenity and highway safety.

5 The development hereby permitted shall not commence until there has been submitted to, and approved by, the local planning authority, an Arboricultural Method Statement (completed by a suitably qualified professional), detailing how the car parking bays and path ways and detailing how the fence is to be constructed both above and below ground in close proximity to the protected Cedar are to be installed in close proximity to the trees, without causing harm.

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

6 A Tree Protection Plan for the two protected trees on-site and the protected tree at No. 9 Capuchin Close is to be submitted to the Local Planning Authority and approved prior to commencement of work on the site. As part of this plan, the tree protection fencing should be staked and in place before the demolition & construction works commence, and should remain in place for the entire duration of the construction works.

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

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

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

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

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

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

10 The development hereby permitted shall not commence until there have been submitted to, and approved in writing by, the local planning authority, detailed drawings of all underground works, including those to be carried out by statutory undertakers, in connection with the provision of services to, and within, the site in relation to the trees to be retained on site.

REASON: To ensure that the trees to be retained on the site are not adversely affected by any underground works.

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

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

12 The first floor windows in the south facing flank wall and the ground and first floor windows in the north facing flank wall of the dwelling 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 amenities of the future occupiers of the development.

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.

14 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.

15 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.

16 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 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 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.

17 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 Policy Plan 3A.5

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

PPS1: Sustainable Development (2005)

PPS3: Housing (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.pdf>

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:

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

INFORMATION

The application is reported to committee at the request of a Nominated Member.

a) Summary

Statutory Return Type:	Minor Dwelling
Site Area:	0.072ha gross, 0.72ha net
Car Parking	Standard 1.8
	Justified 2
	Provided 2
Lifetime Homes:	1
Council Interest:	None
Statutory Return Type:	Minor Dwelling
Site Area:	0.072ha gross, 0.72ha net
Car Parking:	Standard: 1.8
	Justified: 2
	Provided: 2
Lifetime Homes:	1
Council Interest:	None

b) Site Description

- Subject site is located on the north-eastern corner of the junction of Capuchin Close and Temple Mead Close
- Site is a large corner plot occupied by a detached bungalow, with attached double garage
- Dwellings to the north in Temple Mead Close are all two storeys and a mix of either semi-detached or detached
- Dwellings in Capuchin Close and to the immediate south in Temple Mead Close are all detached single storey bungalows
- There are two protected trees on the site a Sorbus and a Thuja (TPO 867) and a protected Cedar tree on the adjacent site No. 9 Capuchin Close (TPO 917).

c) Proposal Details

- Existing single storey dwelling to be demolished
- Redevelopment to provide single/two storey detached house with parking
- Proposed dwelling is a two storey detached house stepping down to single storey in height adjacent to Capuchin Close. The dwelling would have a gabled roof and front porch fronting Temple Mead Close
- A rear patio area is proposed at the rear of the dwelling
- The dwelling would have 4 bedrooms provided on first floor with living areas on the ground floor
- Two car parking spaces would be provided with access from Temple Mead Close

Revisions to Previous Application:

Following the previous decision (P/3174/06/DFU) the following amendments have been made:

- The proposal has been reduced from one x detached bungalow and one x two storey detached house with parking, to one x two storey dwellinghouse with a single storey element adjacent to Capuchin Close, with parking
- The footprint of the two storey dwellinghouse is smaller than the combined footprint of the two approved dwellinghouses
- The set away from Capuchin Close has been increased from a minimum width of 2m to 6.45m
- The single storey projection at ground floor adjacent to the northern boundary has been reduced in size
- Single storey rear projection extends an additional 400mm beyond the rear main wall of No. 13 Temple Mead Close
- Greater front setback to single storey side component of the dwellinghouse
- Floor plans and window layouts have changed from the previous plans

d) Relevant History

P/1033/06/DFU	Redevelopment to provide 2 x two storey detached houses with parking and ramped access to front doors.	WITHDRAWN 08-JUN-06
P/1622/06/DFU	Redevelopment to provide 2 x two storey detached houses with parking (revised)	REFUSE 26-OCT-06

Reasons for Refusal

1 The proposed development by reason of excessive height, scale, bulk and massing would have an unacceptably over dominant effect on the single storey bungalows in Capuchin Close and have a detrimental impact on the appearance and character of the area.

2 The proposal would represent overdevelopment of the site by reason of excessive site coverage and loss of open characteristic of the original development.

3 The proposal development by reason of excessive bulk would be unduly obtrusive and would have an unacceptable impact on the visual and residential amenities of adjacent residents. The proposed development would detract from the established pattern of development in the streetscene and the character of the locality.

4 One parking space per dwelling would lead to overspill parking in the surrounding Close to the detriment of the amenity of the neighbours.

P/3174/06/DFU	Redevelopment to provide one x detached bungalow and one x two storey detached house, with parking	GRANT 26-JAN-07
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e) Pre Application Discussion

- None.

f) Applicant Statement

- The existing bungalow has no special character or architectural merit. No. 11 addresses Temple Mead Close not Capuchin Close. Adjacent buildings on Temple Mead Close are two-storey terraced houses
- An earlier planning application was approved P/3174/06/DFU, this application had 2 units on the site, 1 bungalow, 1 house
- There are existing TPO's on 2 Whitebeam trees and one Thurja, these are to be retained and protected which will maintain a mature planting aspect to the frontage of the proposed development
- Proximity of the dwelling and the adjacent dwellings is consistent with the pattern of the development on both Temple Mead Close and Capuchin Close whilst still retaining a large degree of planting at the frontage and along Capuchin Close
- The building line at the front has been set back to reflect that of the other houses on Temple Mead Close
- The proposal which includes a single storey side element which reduces the impact on the corner of Temple Mead Close and Capuchin Close
- The single storey element reflects the scale and character of the other bungalows on Capuchin Close whilst the house reflects the other houses further down Temple Mead Close
- The proposal incorporates design features used on the existing house such as window style, layout and front porch detail
- Materials to harmonise with the existing
- The layout is consistent with the layout of Temple Mead Close. The house remains within the 45° splays to ensure adequate light and outlook are maintained
- The proposal provides adequate amenity space with an area specified for refuse storage
- The proposal provides an increase of windows on both Temple Mead Close and Capuchin Close which creates an active frontage street frontage giving more opportunities for natural surveillance which is an improvement from the existing dwelling
- Parking has been provided in accordance with the maximum levels stipulated in the UDP
- The proposal has been designed to comply with Lifetime Homes Standards; wheelchair access to the property with gently sloping paths; disabled parking spaces; level thresholds front and rear; suitable layouts with accessible WC on the ground floor; stair size suitable for future fitting of stair lift; wide door openings

g) Consultations:

1st Notification:

Sent:
23

Replies:
6

Expiry: 17-JUN-08

Summary of Response:

The proposed development will block light and overlook properties; loss of bungalow environment with open plan aspects in Capuchin Close; parking and access is already a problem; the proposed 2 car parking spaces will restrict this further; 2 car parking spaces is excessive and out of character; parking could be relocated to the south and reduced to 1; 1m boundary fence will contribute to a loss of openness and greenery, and is not in keeping with the existing architecture; larger floor plan is out of character with the existing house and surrounding houses and would dominate over the surrounding properties; a door is proposed in the northern flank wall resulting in noise and smell; rear projection would result in a loss of light into the kitchen; height of the proposal should not exceed the height of No. 13 Temple Mead Close; the boundary shown is incorrect between the rear of No. 11 Temple Mead Close and 9 Capuchin Close; the 1.8m high close boarded timber fence to the rear of No. 11 will detrimentally impact on the open plan development of Capuchin Close and the character of the area.

2nd Notification:

Sent:
23

Replies:
3

Expiry: 29-JUL-08

Summary of Response:

Limited parking and Capuchin Close will become overcrowded, difficult for emergency vehicles to access the Close, lack of garage space, siting of the second parking space, impact on light and overlooking.

APPRAISAL

1) Appearance and Character of the Area

This application revises a previously approved scheme for redevelopment to provide one x detached bungalow and one x 2 storey detached house with parking (P/3174/06/DFU). The proposed dwellinghouse would maintain a similar relationship with No. 13 Temple Mead Close under the previously approved scheme, albeit the additional 400mm rearward projection, and a reduced single storey side projection adjoining the northern boundary. Also a single storey element adjacent to Capuchin Close is proposed.

The existing dwelling to be removed, is a single storey bungalow that was built as part of a development resulting in the formation of Capuchin Close and Temple Mead Close, and as such design links exist with these dwellings. The previous decision has established that the removal of this bungalow is not objectionable as it has no special character or architectural merit. The proposed dwelling has been designed to reflect the dwellings in Temple Mead Close and Capuchin Close by incorporating a two storey element which would address Temple Mead Close and a single storey component adjacent to Capuchin Close.

The proposed dwellinghouse has been designed having regard for the surrounding area. Given that the proposal largely maintains the approved footprint of the two-storey dwellinghouse with a single storey side element and includes the deletion of the detached bungalow, the proposal is considered acceptable with regard to bulk, height, scale and massing. This ensures that the proposal is consistent with the character of Capuchin Close and the bungalows within it, while the two storey dwelling would still relate to Temple Mead Close and to the two storey dwellings to the north of the site.

The car parking layout and bin storage has been retained in the approved location and therefore is acceptable. The landscaping has been enhanced under this proposal with site coverage of the proposed scheme having been reduced, particularly along Capuchin Close, which would retain openness to this corner.

Fencing is proposed, including a 1.8m high fence in close boarded timber along the rear boundary with a 1m boundary fence in close boarded timber along Capuchin Close and within the front setback between No. 13 Temple Mead Close and the subject site. Notwithstanding the detail submitted on drawing No. 006D, revision D, a condition is recommended requesting details of fencing to be submitted to and approved by Council prior to commencement of works on site in order that the form of boundary treatment reflects better the character and appearance of the area and creates a safer and more secure environment.

2) Residential Amenity

As detailed above, the proposal largely maintains the approved footprint of the two storey house and bungalow. In addition, the proposal projects an additional 400mm beyond the rear main wall of No. 13 Temple Mead Close, and reduces the single storey projection on the northern elevation.

The dwelling has been sited on the plot to obviate any potential overlooking concerns. The adjoining dwelling No. 13 presents a single storey blank brick wall on the boundary with the proposed house, before stepping in and providing a blank brick wall at first floor level. The proposed dwelling house has been stepped in from the boundary with No. 13 and the use of windows minimised, with one to a utility room, stairwell and an ensuite. Conditions are recommended to ensure that windows remain obscured and fixed. Therefore, no overlooking to the adjoining dwelling No. 13 is anticipated. As detailed within the previous approval, the proposed rear first floor windows would give rise to an increase in overlooking of the rear garden of No. 13 Temple Mead Close and the front garden of No. 9 Capuchin Close however are considered acceptable as they would be no worse than overlooking from any other existing two storey neighbouring dwellings.

The proposal remains well within the 45° splays drawn from both the front and rear main wall, as required by the SPG, which ensures that adequate light and outlook are maintained on the adjacent plots. Noting the footprint of the approved two storey dwellinghouse is largely retained under this planning application and that the front and rear main walls only slightly protrude past those of No. 13, the proposal is acceptable with regards to overshadowing.

Given that the single storey component is set in further from Capuchin Close than the previously approved detached bungalow, and would have a reduced height, the proposed development would be acceptable. As detailed within the previous approval, no overlooking is expected in relation to No. 9 Capuchin Close, given the proposed fencing along the boundary. The fencing would change the outlook from No. 9, however it is not an unacceptable change given the distance between the dwelling and fencing, and that such fencing is a common suburban characteristic.

3) Parking

There is no proposed change to the siting of the two parking spaces as approved under P/3174/06/DFU and the siting of the car spaces would therefore be considered acceptable.

4) Accessibility

The proposal complies in whole with Council's accessibility SPG in relation to Lifetime Homes. The dwelling would be provided with a disabled car parking space with level access into the dwelling (1:20 slope).

5) Impact on Protected Trees

The site has two protected trees to the front of the site, being a *Thuja* and a *Sorbus* and there is a protected *Cedar* located adjacent to the rear boundary of No. 11 Temple Mead Close. The parking spaces and location of rear boundary fencing as shown on the submitted plans is reflective of the approved scheme P/3174/08/DFU and is acceptable subject to the imposition of conditions pertaining to tree protection.

6) S17 Crime & Disorder Act

The proposal includes windows to both street frontages, Temple Mead and Capuchin Close. This would result in an active frontage that creates opportunities for natural surveillance and is an improvement on the streetscene from the existing dwelling.

7) Consultation Responses:

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

- The door on the northern flank wall has been deleted
- There is no change to the height of the two storey component of the dwelling as approved under P/3174/06/DFU and would be acceptable
- The boundary between the rear of No. 11 Temple Mead Close and 9 Capuchin Close has been amended on the revised plans submitted on the 3rd and 7th July 2008

Item 2/11 : P/1807/08/BS continued/...

- The current planning application replicates the approved scheme with regards to parking and these objections are not considered to be material objections.

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.

64 & 66 GORDON AVENUE, STANMORE **Item: 2/12**
P/1552/08/ML1
Ward STANMORE PARK

SINGLE STOREY FRONT, SIDE AND REAR, TWO STOREY SIDE TO REAR
EXTENSION AND REAR DORMER TO BOTH PROPERTIES

Applicant: Mr Ahmed
Agent: G E Pottle
Statutory Expiry Date: 23-JUN-08

RECOMMENDATION

Plan Nos: 2413/01 Rev.A; 2413/02 Rev.A, 2413/03 Rev.A, 2413/04 Rev.A

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

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

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

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

REASON: To safeguard the appearance of the locality.

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

a) be of purpose-made obscure glass,

b) be permanently fixed closed below a height of 1.8 metres above finished floor level,

and shall thereafter be retained in that form.

REASON: To safeguard the amenity of neighbouring residents.

5 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.

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

REASON: To ensure a satisfactory form of development.

INFORMATIVES

1 INFORMATIVE:

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

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

Harrow Unitary Development Plan:

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

Supplementary Planning Guidance: Extensions: A Householders' Guide (March 2008)

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.pdf>

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com

4 INFORMATIVE

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

MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)

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

INFORMATION

This application is brought before the Committee due to the receipt of a 51 signature petition of objection.

a) Summary

Statutory Return Type: Householder Development
Council Interest: None

b) Site Description

- Subject sites are occupied by two adjoining semi-detached properties located on the northern side of Gordon Avenue
- Both application properties have attached garages at the side, No.64 also having a small single storey rear extension.
- The properties are set lower than the carriageway of Gordon Avenue and properties opposite on the southern side of the road.
- The application properties are at the same ground level, their gardens sloping away gently towards the rear.
- No.62 to the east is a large detached house which is set at the same level as the application sites with single and two storey rear extensions.
- The adjacent dwelling at No.68 is set at a ground level approximately 1m lower and has single storey side extensions in the form of an attached garage and a fully glazed conservatory, the latter projecting approximately 0.5m beyond its original rear wall.
- Nos.70 and 72, both on the corners of Gordon Avenue and The Chase, have large two storey side extensions.
- Nos.64 and 66 have original garden depths of approximately 21m.

c) Proposal Details

The following extensions to both properties:

- A 1.05m deep single storey front porch extension linking into a single/two storey side to rear extension
- The single storey side element would project forward of the original front wall by 0.5m and replace the attached garages. The first floor element at the side would be set back by 1m, this setback being covered by a monopitch roof at ground floor level
- The single/two storey side element would be 2.95m wide and project 2.5m beyond the rear of the property, this rear section being 5.5m wide and having a subordinate hipped pitched roof
- At the ground floor the single storey element at the rear would be 3.5m deep at a distance of 1m from the boundary for a width of 5.3m, stepping out to a maximum depth of 4.6m from the rear wall
- The single storey rear element would have a crown roof

Item 2/12 : P/1552/08/ML1 continued/...

- A 1.5m wide rear dormer sited 0.5m from the party wall and 1m up the roof slope
- A rooflight in the original property's front roofslope

Revisions to Previous Application:

Following the previous withdrawn applications (P/0202/08/DFU and P/0200/08/DFU) the following amendments have been made:

- Subordination and setback of two storey side extensions, removal of gable ends
- Reduction from 2 to 1 rear dormers and from 3 to 1 front rooflights on each property
- Reduction and relocation of first floor rear elements from the centre of the properties to the detached sides

d) Relevant History

64 Gordon Avenue

P/0202/08/DFU	Single storey front, single/two storey side and rear extensions, rear dormers	WITHDRAWN 28-MAR-08
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66 Gordon Avenue

P/0200/08/DFU	Single storey front, single/two storey side and rear extensions, rear dormers	WITHDRAWN 28-MAR-08
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e) Pre Application Discussion

- None

f) Applicant Statement

- Intention is simply to extend the two properties and to keep them as family homes – happy to accept a condition preventing future conversion
- Proposal will not be dominant or adversely affect adjacent houses
- Other properties in the locality have larger extensions
- Revised application is well within local policy guidelines
- Rear extensions proposed extend no further than those on other nearby properties and will not eat into green space
- Number of residents and therefore parking will not be increased – two off-street parking spaces per property will be retained
- Applicant wrote to neighbours in order to address concerns relating to multiple occupation
- Petition is based on incorrect assumptions and has had severe financial implications and caused stress to the Applicant's family due to the delays this has resulted in

g) Consultations:

Notifications:

Sent:	Replies:	Expiry:
7	10	09-JUN-08
	+ 51 signature petition of objection	

Summary of Response:

Gross overdevelopment; Would not object to single storey only; Intention to develop two small apartment blocks which would be out of character with the area, despite the Applicant's assurance by letter this is not the case; Loss of light to and outlook from adjacent property at No.66 along with loss of privacy; Single storey extensions are too deep at the rear; Remaining gardens would be too small for the extended houses; Extensions would be dominant, obtrusive and overbearing in relation to Nos.62 and 68 Gordon Avenue; Multiple applications made by same Applicants/Agent; Development would be overly dominant in the area; Would set a precedent which will change the future character of the whole area; Would be detrimental to the quality of life of their neighbours; The conversion of garages into rooms would reduce parking which would be hazardous; Increase in size of properties will increase parking; Stress of applications is impinging on the quality of life of neighbouring residents; Will be visible from the rear of No.7 The Chase; Will look like flats from the rear; Rear extensions should be no more than 3m deep; Would result in overlooking of neighbouring properties; Confusion over ownership of the properties – has the application form been incorrectly completed?

APPRAISAL

1) Character and Appearance of the Area

The proposed extensions are not out of character with development in the area at present and are not considered to represent an overdevelopment of the sites. The proposals comply with the SPG in terms of the first floor setbacks at the front and subordinate roofs. The proposed two-storey side extensions would be in keeping with the character and appearance of the area with no detrimental terracing effect. The proposed single storey front and side extensions would also comply with SPG requirements, the front porches remaining separate to the bay windows and not projecting significantly further forward of these features (0.5m).

The proposed single storey rear extensions would exceed SPG recommendations in terms of their depth along the shared boundary at the rear, but this would be acceptable due to the fact that both developments would be built at the same time (as per the suggested condition) and so would not appear out of character.

The proposed rear dormers comply with SPG recommendations and so would not be deemed to be detrimental to the character and appearance of the area.

With regards to the street scene it is considered that this proposal would not be out of character with the established pattern of development or overly dominant and there is a variety of development in the area. The proposed developments would therefore have no detrimental impacts upon the character and appearance of the area and so would be acceptable.

2) Residential Amenity

The two-storey side extensions proposed would comply with the 45° code in the horizontal plane with regards to both adjacent properties at the rear. The development would be buffered by the adjacent two storey rear extension at No.62 and the approximate 5m wide gap at first floor level between Nos.68 and 66. Significantly, the proposed two storey rear elements would also comply with the 45° code in relation to each other, ensuring there would be no negative impacts upon the future occupiers of these properties.

The only single storey element proposed which would exceed SPG recommendations in terms of height is the gable end mid-point over the single storey front extensions which would be approximately 3.3m. As these elements are sited approximately 1m from the boundary with adjacent properties, the nearest elements of which are garages, there would not be any resultant harm to neighbouring occupiers and this height is therefore acceptable.

The proposed single storey rear extensions comply with the SPG's 'two for one' rule in relation to adjacent properties. As the extensions are proposed to extend to the same depth at both properties at the rear, exceeding the 3m depth is considered to be acceptable, as it would result in no harm to either set of future occupiers. In these regards this proposed development would therefore have no detrimental impacts upon residential amenity and so would be acceptable.

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:

- *Intention to develop two small apartment blocks which would be out of character with the area, despite the Applicant's assurance by letter this is not the case* – The Applicant's Statement addresses this concern, the plans showing no intention to convert the property. Such conversion would require a separate planning permission.
- *Remaining gardens would be too small for the extended houses* – the remaining rear garden areas would be considered adequate for the size of the extended dwellinghouses.
- *Extensions would be obtrusive and overbearing in relation to Nos.62 and 68 Gordon Avenue* – due to compliance of the proposal with the SPG this would not be considered to be the case.

- *The conversion of garages into rooms would reduce parking which would be hazardous; Increase in size of properties will increase parking – the proposed extensions would not be considered to significantly impact upon off-street parking, the loss of the existing garages not being unacceptable.*
- *Will be visible from the rear of No.7 The Chase – this is not detrimental to residential amenity.*
- *Will look like flats from the rear – the proposals clearly relate to houses not flats.*
- *Would result in overlooking of neighbouring properties – the proposal complies with the SPG. It is suggested by condition that flank windows be obscure glazed to protect neighbouring amenity.*
- *Confusion over ownership of the properties – has the application form been incorrectly completed? - The Applicant has confirmed that both properties are in his ownership.*
- *The following are not considered to be material planning considerations: Multiple applications made by same Applicants/Agent; Stress of applications is impinging on the quality of life of neighbouring residents.*

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: 2/13

76 & 78 WELLINGTON ROAD, PINNER

P/2090/08/GL

Ward HATCH END

OUTLINE FOR LAYOUT, SCALE, APPEARANCE & ACCESS: DEMOLITION OF TWO EXISTING DWELLING HOUSES AND REDEVELOPMENT TO PROVIDE THREE DETACHED DWELLING HOUSES (TWO TWO-STOREY HOUSES AND ONE BUNGALOW) ALL WITH ACCOMODATION IN ROOFSPACE; DETACHED GARAGE; ACCESS & PARKING

Applicant: Fusion Residential LLP

Agent: Mr Iain Taylor

Statutory Expiry Date: 11-AUG-08

RECOMMENDATION

Plan Nos: 07/0108-106 Rev B; -107 Rev B; -108 Rev B; -109; Design and Access Statement; Arboricultural Implication Study and Tree Protection Strategy; Bat Survey

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

1 Application for the approval of the reserved matters shall be made to the local planning authority before the expiration of 3 years from the date of this permission. The development hereby permitted shall commence before the expiration of two years from the date of approval of the last of the reserved matters to be approved.
REASON: To comply with the provisions of Section 92 of the Town & Country Planning Act 1990.

2 Approval of the details shown below (the "reserved matters") shall be obtained from the local planning authority in writing before any development is commenced:
a) landscaping
REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

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
(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.

4 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.

5 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 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.

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

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

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

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

9 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.

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

The boundary treatment shall be completed:

a: before the use hereby permitted is commenced

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

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

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

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

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 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.

13 The development hereby permitted shall not commence until a detailed method statement for the demolition of No 76 Wellington Road and a detailed schedule of works of the various demolition and construction phases in relation to tree protection on site has been submitted to, and approved in writing, by the local planning authority. The demolition shall then be carried out in accordance with the approved details.

REASON: To safeguard the mature Wellingtonia in close proximity to that property and to safeguard the trees of significant amenity.

14 The development hereby permitted shall not commence until a tree protection plan indicating the position of the proposed tree protective fencing has been submitted to, and approved in writing by, the local planning authority. The tree protection plan shall be implemented in accordance with the approved details.

REASON: To safeguard the trees of significant amenity value.

15 The development hereby permitted shall not commence until an additional bat survey has been conducted by a suitably qualified ecologist. The development hereby permitted shall not commence until details of bat protection measures have been submitted to, and approved in writing by, the local planning authority. The bat protection measures shall be implemented in accordance with the approved details.
REASON: In the interests of nature conservation.

16 The windows in the flank walls of the approved houses on plots 1 and 2 and on the northern flank wall of the house on plot 3 shall:

- a) be of purpose-made obscure glass,
- b) be permanently fixed closed below a height of 1.8 metres above finished floor level,

and shall thereafter be retained in that form.

REASON: To safeguard the amenity of neighbouring residents.

17 Prior to occupation of the development hereby permitted, 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 installed in accordance with details to be submitted to and approved in writing by the local planning authority. Any such measures should follow the design principles set out in the relevant Design Guides on the Secured by Design website: <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'.

Following implementation the works 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.

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.3 Maximising the potential of sites

- 3A.4 Efficient use of stock
- 3A.5 Housing choice
- 3D.9 Green Belt
- 3D.14 Biodiversity and nature conservation

Harrow Unitary Development Plan:

- D4 Standard of Design and Layout
- D5 New Residential Development - Amenity Space and Privacy
- D10 Trees and New Development
- D20 Sites of Archaeological Importance - Field Evaluation
- D21 Sites of Archaeological Importance - Land Use Management
- D22 Sites of Archaeological Importance - Archaeological Investigation
- EP26 Habitat Creation and Enhancement
- EP27 Species Protection
- EP28 Conserving and Enhancing Biodiversity
- EP29 Tree Masses and Spines
- EP30 Tree Preservation Orders and New Planting
- EP43 Green Belt and Metropolitan Open Land Fringes
- T6 The Transport Impact of Development Proposals
- T13 Parking Standards
- T15 Servicing of New Developments - Council's Adoptable Standards
- Supplementary Planning Guidance: Designing New Development
- Supplementary Planning Guidance: Extensions: A Householders' Guide
- Supplementary Planning Document: Accessible Homes
- Code of Practice for Storage and Collection of Refuse and Materials for Recycling in Domestic Properties (2008)
- PPS1, PPG2

2 INFORMATIVE:

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

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

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

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

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.pdf>

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com

3 INFORMATIVE:

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

4 INFORMATIVE:

The 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:

The applicant is advised to seek a pre-commencement meeting with the Council's Planning Arboricultural Officer to discuss tree protection measures. During the course of construction, period inspections should be made by a qualified Arboricultural Consultant to ensure that all tree protection measures are in place and reports submitted to the Planning Arboricultural Officer.

6 INFORMATIVE:

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

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

MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)

- 1)** Character and Appearance of the Area/ Impact on Adjacent Greenbelt (3D.9) (D4, D5, EP43, PPG2 & SPG)
- 2)** Creation of New Dwellings and Residential Amenity, including Lifetime Homes (3A.5) (D4, D5, SPG, SPD)
- 3)** Highways and Road Safety (D4, T6, T13, T15)

- 4) Trees and Biodiversity (3D.14) (EP26, EP27, EP29, EP30, D10)
- 5) Archaeological Importance (D20, D21, D22)
- 6) Other Material Considerations
- 7) S17 Crime & Disorder Act (D4)
- 8) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type:	Minor Dwellings
Site Area:	0.196 ha
Habitable Rooms:	21
Density:	107 hrph, 15 dph
Car Parking:	Standard: 6 Justified: 6 Provided: 6
Lifetime Homes:	3
Council Interest:	None

b) Site Description

- Two properties on the southern corner of Wellington Road and Woodridings Ave
- The southern house (No. 78) is a chalet style bungalow with a spacious rear garden to the west of the house. The northern house (No. 76) is two storeys with spacious rear garden to the west
- The two houses have a very limited street frontage to the north east of the proposal site
- Other houses in the vicinity follow a similar pattern of development characterised by large houses on spacious plots
- To the south of the proposal site is Pinner Park Farm, which is designated as Metropolitan Green Belt. There is a public foot way serving as an access way to the Park down the eastern flank boundary of the two houses

c) Proposal Details

- Construction of three detached dwellings
- Two two-storey houses, each with four bedrooms on the first floor, in plots adjacent to No. 74 Wellington Road and a single-storey dwelling (with two bedrooms on the ground floor) with a detached garage between the two larger houses and the Green Belt
- All three houses would have accommodation in the roof space
- Amended access from the junction of Wellington Road/Woodridings Avenue junction

Revisions to Previous Application:

Following the previous decision (P/4280/07/COU) the following amendments have been made:

- Block of eight two-bedroom flats replaced with three detached houses

d) Relevant History

P/4280/07/COU	Outline for layout, scale, appearance and access: redevelopment to provide 8 flats in a two storey building with accommodation in the roof space and basement car parking spaces and access	REFUSE 21-FEB-08 APPEAL LODGED
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Reasons for Refusal:

1 The proposed development by reason of its layout, scale, bulk and massing would detract from the existing established pattern of development and would result in an unacceptable visual impact to the detriment of the character and appearance of the locality and the character and openness of the adjacent Metropolitan Green Belt contrary to policies D4, D5 and EP43 of the Harrow Unitary Development Plan (2004); Supplementary Planning Guidance; 'Designing New Development' (2003); Supplementary Planning Guidance; 'Extensions: A Householders Guide' (2003) and PPG2 'Green Belts'.

2 The proposed development by reason of its scale, bulk, massing, lack of adequate amenity space and design would appear unduly bulky and overbearing when viewed from the amenity space of the proposed flats and would result in a cramped and unsatisfactory outlook from that space and would also result in perceived and actual loss of privacy to the occupiers of the ground floor flats and unreasonable disturbance to the detriment of the amenities of future occupiers of the site, contrary to Policies D4 and D5 of the Harrow Unitary Development Plan (2004) and Supplementary Planning Guidance; Extensions: A Householders' Guide (2003).

3 The proposed development by reason of the rear balconies and the layout of the bin store would result in perceived and actual overlooking and unreasonable disturbance to the neighbouring properties to their detriment contrary to Policies D4 and D5 of the Harrow Unitary Development Plan (2004) and Supplementary Planning Guidance; Extensions: A Householders' Guide (2003).

4 The proposed flats would not make a satisfactory contribution to the supply of accessible homes in the Borough and would fail to make adequate provision for persons with disabilities, contrary to the objective of policy 3A.5 of the London Plan (Feb 2008) and the Supplementary Planning Document "Accessible Homes" (2006).

5 The proposed access would be unsatisfactory, inadequate and substandard to service the proposed development and increased intensity of vehicle generation resulting from the proposal would exacerbate traffic movements at the Wellington Road and Woodridings Avenue junction together with an increase in potential conflict with pedestrian users of the adjacent footpath to the detriment of pedestrian and vehicular safety on the public highway contrary to policies D4, T13 and T15 of the Harrow Unitary Development Plan (2004).

The proposed scheme fails to provide sufficient information regarding biodiversity and in the absence of such information and justification the proposed development would be inappropriate and would be potentially harmful to features of nature conservation or ecological value on the site contrary to policies D4, EP26, EP27 and EP28 of the Harrow Unitary Development Plan (2004)

P/2087/08/COU	Outline for layout, scale, appearance & access: redevelopment to provide 8 flats in a two storey building with accommodation in the roof space; basement car parking spaces; access	REFUSE 08-AUG-2008
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Reasons for Refusal:

- The proposed development by reason of its layout, scale, bulk and design and massing would detract from the existing established pattern of development in the area and would result in an unacceptable visual impact to the detriment of the character and appearance of the locality and the character of the adjacent Metropolitan Green Belt, contrary to policies D4, D5 and EP43 of the Harrow Unitary Development Plan (2004); Supplementary Planning Guidance: Designing New Development (2008); Supplementary Planning Guidance: Extensions: A Householders' Guide (2008) and PPG2: Green Belts
- The proposed development by reason of its scale, bulk, massing, lack of adequate setting space and design would appear unduly bulky and overbearing when viewed from neighbouring properties, and would also result in unreasonable levels of disturbance to the detriment of the 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 (2008)
- The proposed access would be unsatisfactory, inadequate and substandard to service the proposed development, and the increased intensity of vehicle generation resulting from the proposal would exacerbate traffic movements at the Wellington Road and Woodridings Avenue junction together with an increase in potential conflict with pedestrian users of the adjacent footpath to the detriment of pedestrian and vehicular safety on the public highway and the amenity of neighbouring occupiers, contrary to policies D4, T13 and T15 of the Harrow Unitary Development Plan (2004).
- The proposed bin store, by reason of excessive height and proximity to a tree of significant amenity value, would be visually intrusive, and would result in tree debris being deposited in and around the bin store, to the detriment of the residential amenities of the future occupiers of the site and of neighbouring occupiers, and could result in post-development pressure to repeatedly lop and top, or even fell the tree, contrary to policies D4 and D10 of the Harrow Unitary Development Plan (2004).

e) Pre Application Discussion

PAM/ENQ/3622/01/04/08

Concerns were raised over principle of flats in this Green Belt fringe. Three dwellinghouses would better reflect the established character of the locality.

ENQ3862/PAT/21/05/08

Principle of three houses considered acceptable. Bungalow would provide a low-key boundary to the Green Belt

f) Applicant Statement

- Design has incorporated changes recommended by Planning Advice Team; design would reflect pattern of development in the locality; each plot would have suitable amenity space; the protection of trees has been integrated into the design and layout; existing access would be used, with no-dig methodology to provide a suitable surface; houses would meet “Lifetime Homes” standards; bat survey has been undertaken; proposal would incorporate principles of secure by design

g) Consultations:

English Heritage: The present proposals are not considered to have an affect on any significant archaeological remains. It is too far away from the Scheduled Ancient Monument of Grim’s Dyke to be of concern in this instance, and historic Ordnance Survey maps show that there was a pond dug on the site in the 20th Century, prior to the present building. I would therefore advise that any requirement for pre- or post-determination archaeological assessment/evaluation of this site in respect to the current application could be waived.

Hatch End Association: Size, bulk and volume of the dwellings would not reflect the character of the modest detached and semi-detached dwellings in this area of Wellington Road and Woodridings Avenue. It would represent cramped development with loss of verdant character with a threat to wildlife such as bats. Although preferable to a proposal for flats; poor access and highway safety problems remain. Plot 1 would be closer to No. 74 Wellington Road than the existing house, resulting in overshadowing and loss of sunlight.

Highways Engineers: No objection

Waste Management: Proposal would need to provide three standard bins for each property

Drainage Engineers: Conditions required

Notifications:

Sent:
37

Replies:
22

Expiry: 21-JUL-08

Summary of Response:

Out of character; road safety and parking; overloading on drainage; over development; potential loss of wildlife; overbearing impact; overlooking; loss of privacy; loss of trees;

APPRAISAL

1) Character and Appearance of the Area/ Impact on Adjacent Greenbelt

This part of Hatch End is characterised by detached and semi-detached family houses. The proposal for the replacement of two detached houses with three is considered acceptable in principle as it would conform to the local context and established pattern of development in the locality.

The proposal is considered to comply with policy D4, which requires development to respect the context, size and scale of surrounding development.

Paragraph 3.15 of PPG2 states that the visual amenities of the Green Belt should not be injured by proposals for development within or conspicuous from the Green Belt. This is reinforced by policy EP43 of the UDP which states that the Council will resist development proposals adjacent or close to Green Belt or Metropolitan Open Land which would have a detrimental visual impact on the open character of that land. It is considered that the use of a single-storey dwelling albeit with habitable roof space in the plot immediately adjacent to the Green Belt would provide a suitable low-key boundary to the Green Belt that is acceptable in terms of its impact on the Green Belt.

2) Creation of New Dwellings and Residential Amenity, including Lifetime Homes

Each of the new houses would have adequate room sizes and circulation areas. They would also comply with "Lifetime Homes" standards, as required by policy 3A.5 of the London Plan.

The houses would each have sufficient private amenity space in accordance with policy D5 of the UDP.

Although the siting of the houses would project further to the rear than neighbouring properties, the layout of the development ensures that the horizontal 45° code is not broken with respect to the neighbouring properties.

The flank wall of plot 1 would be closer to the boundary with No. 74 Wellington Road than the existing house. Although no. 74 has windows on the flank wall, these are secondary windows to a living room and a bedroom, and hall windows. These are therefore not protected windows. The proposal would cause some overshadowing of and loss of light to these non-protected windows. However this would not be significant as a to warrant the refusal of this application particularly as these are not protected windows.

Subject to suitable details of landscaping and arrangements for refuse storage and collection being provided, the proposal is considered acceptable in terms of residential amenities.

Landscaping is a reserved matter, and detailed consideration of the hard and soft landscape works would be assessed when the application for this reserved matter is submitted for determination.

3) Highways and Road Safety

The proposal would provide a total of 6 car parking spaces for the three houses (two spaces each) in garages. The access to the houses would be on the junction of Wellington Road and Woodridings Avenue across the frontage of No. 74.

The highways engineers have no objection on highway safety and transport grounds.

4) Trees and Biodiversity

There is a Spruce tree that is subject to TPO No. 884 at the rear of 76 Wellington Rd. It is not considered that the proposed development would have an unacceptable impact on the wellbeing of the preserved tree. Of note, at the front of the property, is a fine 15m Wellingtonia tree that is, however, only 2m from the existing property. Due to its very close proximity to the existing house and damage to the drive it was not reasonable to include it in the recent revised TPO (cited above).

The applicants have provided an arboricultural method statement detailing some of the tree protection measures proposed. This includes a 'no dig' methodology for providing the vehicular access under the crown of the Wellingtonia.

Subject to a detailed methodology statement for tree protection, the proposal would not adversely affect the root protection areas of the protected tree. The proposed new house in plot 1 would be further from the Wellingtonia than the existing house at No. 76 Wellington Road. Due to this the tree could be included in the TPO once the development is completed.

The applicants have supplied a bat survey indicating that there are no bat roosts on the site. However, the lack of bat evidence does not prove that the property is not used or occupied by bats. The site, based upon this initial survey and the condition of the adjacent habitat, is considered to be of moderate importance to bats.

All bat species are protected under schedule 5 of the Wildlife & Countryside Act 1981. All bats are also included in Schedule 2 of the Conservation (Natural Habitats &c) Regulations 1994, which defines "European protected species of animals". In this interpretation, a bat roost is "*any structure or place which any wild [bat]...uses for shelter or protection*". Because bats tend to reuse the same roosts, legal opinion is that the roost is protected whether or not the bats are present at the time.

It is therefore recommended that additional bat surveys be conducted to establish the true status of potential bat roosts and bat activity at the site and for bat protection measures to be implemented if necessary.

5) Archaeological Importance

It is not considered that the proposals would have an effect on any significant archaeological remains because of the significant distance between the Scheduled Ancient Monument of Grim's Dyke and that there was a pond on the site prior to the construction of the present buildings.

6) Other Material Considerations

The applicant had submitted plans for pre application advice. The considered response highlighted a number of core issues. It was considered that the proposed development would amount to suitable form of development for the site.

7) S17 Crime & Disorder Act.

The applicant has stated that the proposal would be constructed with approved doors and windows. Subject to compliance with the principles and practices of Safer Places and Secured by Design. Favourable consideration will be given to achieving an open frontage of the site to allow natural two-way surveillance from the site and the public footpath.

8) 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.

355-357 STATION ROAD, HARROW

Item: 2/14

P/2367/08/GL

Ward GREENHILL

CONSTRUCTION OF ENLARGED THIRD FLOOR AND TWO ADDITIONAL FLOORS TO PROVIDE SEVEN ADDITIONAL SELF-CONTAINED FLATS (RESIDENT PERMIT RESTRICTED)

Applicant: Mr Ilie Claudiu Gagea

Agent: Ronald Associates

Statutory Expiry Date: 09-SEP-08

RECOMMENDATION

Plan Nos: 826/1A; /2A; /3C; /4C; Design and Access Statement

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)

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

REASON: To safeguard the appearance of the locality.

3 The development hereby permitted, 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 Prior to occupation of the development hereby permitted, 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 installed in accordance with details to be submitted to and approved in writing by the local planning authority. Any such measures should follow the design principles set out in the relevant Design Guides on the Secured by Design website: <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'.

Following implementation the works 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.

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:

2A.9 Town Centres

3A.1 Increasing London's supply of housing

3A.2 Borough housing targets

3A.3 Maximising the potential of sites

3A.4 Efficient use of stock

3A.5 Housing choice

3D.1 Supporting town centres

4B.1 Design principles for a compact city

4B.8 Respect local context and communities

Harrow Unitary Development Plan:

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

EM24 Town Centre Environment

T6 The Transport Impact of Development Proposals

T13 Parking Standards

Supplementary Planning Guidance: Designing New Development (2003)

Supplementary Planning Document: Accessible Homes (2006)

Code of Practice for Storage and Collection of Refuse and Materials for Recycling in Domestic Properties (2008)

2 INFORMATIVE:

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

3 INFORMATIVE:

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.pdf>

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com

4 INFORMATIVE:

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

5 INFORMATIVE:

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

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

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

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

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

MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)

- 1) Principle of Development, Character and Appearance of the Area (2A.8, 3A.1, 3D.1, 4B.1, 4B.8) (D4, EM24, T6, T13, SPG, Code of Practice)
- 2) Residential Amenity, including Lifetime Homes (3A.5) (D4, D5, SPD)
- 3) Transport (T6, T13)
- 4) S17 Crime & Disorder Act (D4)
- 5) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type:	Minor Dwellings
Site Area:	410m ²
Habitable Rooms:	23
Density:	560 hrph, 195 dph

Item 2/14 : P/2367/08/GL continued/...

Car Parking:	Standard:	9
	Justified:	0
	Provided:	0
Lifetime Homes:		9
Council Interest:		None

b) Site Description

- Premises is a four-storey building at the junction of College Road and Station Road in Harrow Metropolitan Centre
- The existing third (top) floor is a slate Mansard roof set behind a prominent parapet
- The premises have commercial uses at ground first and second floors (Barclays Bank and a shop on the ground floor), with residential flats in the third floor
- To the south, along Station Road, is a three-storey with mansard terrace
- The site is bounded to the west by William Carey Way, which provides a service road to the rear of Nos. 355 to 371 Station Road and access to Harrow Baptist Church
- On the west side of William Carey way is a five-storey building used for office purposes

c) Proposal Details

- Provision of new third, fourth and fifth floors to make part five, part six-storey building
- Additional floors would be set in behind the parapet
- The proposal would provide nine flats in all
- The revised third and new fourth floors would each have two two-bedroom flats and two one-bedroom flats with a two-bedroom flat on the fifth floor
- The existing plant room would be rebuilt on the fifth floor

Revisions to Previous Application:

Following the previous decision (P/1905/08/DFU) the following amendments have been made:

- Extent of fifth floor reduced. Fifth floor would previously have incorporated two two-bedroom flats
- Plant room previously proposed on third floor relocated to the fifth floor
- Third floor now has four flats instead of three flats

d) Relevant History

LBH/4928/5	Erect of 4-storey bldg. With basement, comprising shop, offices, & bank with 2 flats over (details pursuant to outline perm. Granted on Appeal Ref. APP/5016/A/77/1233 D/D 15/2/78	GRANT 29-JUN-78
LBH/37799	Alterations to front and side elevations including new entrance door, reglazing existing windows, and new dutch awnings	GRANT 07-APR-79

P/1905/08/DFU Construction of two additional floors to provide seven additional self-contained flats WITHDRAWN 06-JUN-08

e) Pre Application Discussion

PAM/ENQ.3583/05/05/08

Provision of residential accommodation acceptable in principle; provision of additional floor acceptable provided the strong parapet line at second floor level was retained; fifth floor may be acceptable subject to a suitable set back; new flats would have to comply with lifetime homes

f) Applicant Statement

- Site has a good transport links and a good range of local facilities; existing parapet would be retained for townscape reasons; kitchens would have inbuilt waste disposal units; roof deck and windows to be insulated to new housing standards; Secure by Design certification would be applied for

g) Consultations:

Thames Water: No objection with regard to sewerage infrastructure

Highways Engineers: No objection provided "Resident Permit Restricted"

Waste Management: Proposal would need to provide two 1,100 litre bins for general waste and two 1,280 litre bins for recyclable materials. Applicant is advised to install under sink waste disposal units. The refuse storage arrangements would need to be separate from the commercial uses which are collected independently.

Drainage Engineers: Awaited

Notifications:

Sent:
35

Replies:
0

Expiry: 07-AUG-08

Summary of Response:

- N/A

APPRAISAL

1) Principle of Development, Character and Appearance of the Area

The principle of adding an additional (fourth) floor to the building is considered acceptable, provided a strong parapet is maintained at the top of the second floor level to maintain the visual integrity of the building in its location.

Similarly, a partial fifth floor is considered acceptable, provided this additional height is set back from the Station Road frontage to reduce the appearance of bulk when viewed from Station Road.

The proposal under consideration has incorporated these comments from the Planning Advice Team.

The 6.5m set back on the proposed fifth floor from the Station Road frontage would preserve the integrity of the general building heights of adjoining properties when viewed from Station Road. The retained parapet would provide a strong visual break between the brick-built lower part and the mansard style additions.

The total height of the building on the College Way frontage would match the nearby six-storey office building on the other side of William Carey Way.

A condition requiring the materials to be used for the external surfaces of the development to be submitted and approved has been added to ensure that the proposal would respect the local context.

London Plan policies 2A.8 and 3D.1, as well as saved UDP policy EM24 support proposals that integrate mixed uses, including residential, as a suitable technique for preserving and enhancing the vitality of town centres. PPS3 (Housing) notes that the more intensive use of land, especially the upper parts of shops, can be an effective means of providing additional residential accommodation in areas of good public transport accessibility.

An area for the storage and collection of residential waste is indicated on the submitted drawings.

2) Residential Amenity, including Lifetime Homes

The proposed flats each have adequate room sizes and their layouts have been designed with similar uses arranged vertically to reduce the transmission of noise between the flats. The flats would provide a good standard of accommodation, and would comply with the requirements of Lifetime Homes. The central part of the building incorporates a light well. This would assist in providing adequate levels of daylighting, when combined with the three sides of the development fronting onto public highways.

The proposed flats would not be subject to overlooking and would not overlook other properties due to the separation between the proposed new floors and surrounding properties.

Four out of the total of nine flats that would result from this proposal would have balconies, but all of the flats would have access top the fifth floor roof terrace.. Given the town centre location of the site, this level of amenity space provision is considered acceptable.

3) Transport

The proposal site is located in an area with high public transport accessibility levels, with Harrow on the Hill station approximately 500m away, and several bus routes nearby.

At present there is no dedicated parking for the existing residential flats. Given the location of the site in an area of high public transport accessibility, a car-free development with no off-street parking is considered acceptable. To ensure that the proposal would not result in increased parking pressure in the surrounding Controlled Parking Zone, the relevant Traffic Regulation Order will be modified to make the residential occupiers of the development ineligible for residents' parking permits.

This approach is supported by UDP policy T13, which seeks to make appropriate car parking provision. As noted above, in this case a zero provision can be justified.

4) S17 Crime & Disorder Act

The applicant has stated that the proposal would be constructed with approved doors and windows. Subject to the submission of a certificate of compliance with the principles of Secure by Design, it is considered that the proposal would comply with the principles and practices of Safer Places and Secure by Design.

5) 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.

TALBOT HOUSE, 204-226 IMPERIAL P/1565/08/SB5
DRIVE, HARROW

Ward RAYNERS LANE

ROOF EXTENSION TO EXISTING 3 STOREY OFFICE BUILDING TO CREATE 4TH STOREY TO PROVIDE 9 FLATS, NEW ENCLOSED REAR STAIRCASE AND EXTERNAL ALTERATIONS (RESIDENT PERMIT RESTRICTED)

Applicant: Talbot House Business Centre Ltd

Agent: James Ross Architects

Statutory Expiry Date: 23-JUN-08

RECOMMENDATION

Plan Nos: 20435/ 10 A; 11 A; 12; 13; 14 C; 15 C; 16 B; 17 B; 18 A; 19 A; 20 A; Design and Access Statement (Revision B); Unnumbered Photographs (4 Sheets); Supporting Letter Dated 07 April 2008 from Talbot House Business Centre Ltd; Product Details for Bicycle Shelter

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 bicycle store

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, 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.

5 Notwithstanding the details submitted with this application, the use of the Talbot House car parking facilities shall be made available to the future occupiers of the proposed development, hereby approved, between the hours 6pm to 8am Monday to Friday and at all other times on Saturday and Sunday and Bank Holidays.

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

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.3 Maximising the potential of sites

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

T13 Parking Standards

Supplementary Planning Guidance: Extensions: A Householders Guide (2008)

Supplementary Planning Guidance: Designing New Development (2003)

Supplementary Planning Documents: Accessible Homes and Access for All (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:

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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.pdf>

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com

4 INFORMATIVE:

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

5 INFORMATIVE:

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

6 INFORMATIVE:

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.2, 3A.4, 3A.5)
- 4) Parking & Highway Safety (T13)
- 5) Accessible Homes (3A.5)
- 6) S17 Crime & Disorder Act (D4)
- 7) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type:	Minor Dwellings
Site Area:	0.196 ha gross, 0.196 ha net
Habitable Rooms:	18
Density:	91.84 hrph, 45.9 dph

Car Parking:	Standard:	11.4
	Justified:	0
	Provided:	0
Lifetime Homes:		9
Wheelchair Standards:		None
Council Interest:		None

b) Site Description

- Three/four storey terraced office building located on the western side of Imperial Drive
- Main entrance to the building is from Imperial Drive
- Rear parking for offices which is accessible from Village Way East
- Land levels fall from east to west
- To the south of subject building is Rayners Lane Library
- Land to the north is vacant and occupied by the former Rayners Hotel Public House
- Application site falls within Rayners Lane Direct Centre
- Surrounding area is characterised by a mix of 3-5 storey buildings with a variety of commercial and residential uses

c) Proposal Details

- It is proposed to construct an additional floor at roof level to create a fourth floor to provide residential flats
- The proposed extension would be set in by 2m from the perimeters of the building, would have a height of 3.6 above the existing roof level
- The proposed extension would have a flat roof over, which would over hang
- The gap maintained between the proposed structure and the existing roof edge of the building would form a balcony area for the proposed flats
- The proposed development also seeks to construct a new enclosed staircase located at the rear, which would be attached to the southeast corner of the existing building and would be located in front of the existing lower two-storey part of the building; the access to this staircase would be from the rear car park which would also form a secondary access to the flats;
- Access to the proposed flats would be from a main entrance from Imperial Drive, which would be separate to the entrance to the offices
- A new lift is proposed which would serve the proposed new residential floor, this would be accessible at ground floor level from Imperial Drive and from the lower ground floor at the rear
- 9 units are proposed of which 3 flats would be studios, 3 would be 2 person, one bedroom flats and 3 would be 3 person, 2 bedroom units;
- All flats are shown to be Lifetime Homes standards
- A covered bicycle store is proposed at the rear, which would provide 9 spaces
- Refuse storage would be located at the rear
-

Item 2/15 : P/1565/08/SB5 continued/...

- External alterations are proposed to the existing building, which would include removal of the glazed wedge-shaped feature along the front elevation and replacement with conventional flat fronted glazed panels

Revisions to Previous Application:

Following the previous withdrawn application (P/0979/08/CFU) the following amendments have been made:

- Number units proposed reduced from 13 to 9 units;
- New separate entrance and lift for the new fourth floor from Imperial Drive rather than sole access from the rear;
- Habitable room windows removed from the flank elevation;
- Proposed flats shown to be Lifetime Homes standards;
- Clarification on the provision of parking for residents;
- 9 bicycle spaces proposed;
- Privacy screens inserted along the proposed balcony.

d) Relevant History

P/0979/08CFU	Roof extension to existing 3 storey office building to create 4th storey to provide 13 flats and new enclosed rear staircase	WITHDRAWN 08/04/2008
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e) Pre Application Discussion

- None

f) Applicant Statement

- Please refer to Design and Access Statement

g) Consultations:

Crime Prevention Design Advisor (paraphrased):

- Serious concerns about having a shared front entrance between residential and commercial premises;
- There needs to be a clear distinction between public, semi-public and private space;
- The lifts and stairs should provide direct access to the flats on the four floor;
- It is also proposed that outside office hours, residents will use the rear entrance door to gain access to the building – there is very limited natural surveillance from the flats on the fourth floor or adjacent venues – optimum natural surveillance should be incorporated whereby residents can see and be seen;
- No natural surveillance out of office hours – this could invite opportunities for crime and anti-social behaviour;
- This design will invite and provide the opportunity for crime and anti-social behaviour at this site and therefore it would not meet the ‘Secured by Design’ principles.

Notifications:

Sent:
58

Replies:
0

Expiry:15-MAY-08

Summary of Response:

- N/A

APPRAISAL

1) Design and Character of Surrounding Area

This part of Imperial Drive is characterised by 3 to 5 storey high buildings with a variety of commercial and residential uses. The application site is a 1960's office block, constructed of exposed brickwork and rows of glazed panels, with a distinctive wedge shaped glazed feature on the front elevation. The proposed four-floor extension would be set in by 2 metres from the main elevations of the existing building, subject to the use of appropriate materials; it is considered that in terms of mass and scale, the proposed fourth floor extension would form a subservient development against the original building.

The external appearance of the building would use modular rain-screen cladding panels and would be modern in appearance and character in comparison to the exposed brickwork of the original building. It is considered that this modern addition would be a lightweight addition to the existing solid construction and would therefore help to reduce the visual bulk of the proposal. This modern-led approach is further reinforced by policy D4 of the UDP, which seeks ensure that all developments achieve a high standard of layout and design, and recognises that sensitively designed, innovative buildings can fit in well with many settings. This design led-approach encourages innovation and imaginative new buildings that can positively contribute to the local environment. The proposed fourth floor addition is considered to meet the objectives of policy D4 and it is therefore considered to be acceptable.

The proposed enclosed staircase at the rear would be obscured from view of the streetscene. The overall bulk and massing of the staircase would not project beyond the rear building line of the existing building. It is considered that the proposed enclosed staircase would not appear unduly bulky or obtrusive against the character and appearance of the original building.

The proposed development would be located at forth floor and would form an extension to an existing office building. The proposed development would therefore not incorporate any landscaping detail, under these circumstances the proposed development is considered to be acceptable.

The proposed alterations to the external appearance of the building would result in the loss of the wedge-shaped glazed feature on the front elevation. It is considered that the replacement-glazed panel to the front elevation, albeit being subtler in appearance and character would still maintain the visual interest of the building in the streetscene. It is considered that the proposed alterations to the front elevation together with modern addition at fourth floor would not detract from the overall appearance and character of the building or that of the locality.

The proposed refuse storage for the residential development would be located in the car park. It is proposed by the applicants that the new residential units would use a similar compactor skip system as this existing commercial premises and a management system would be introduced to collect the refuse from the flats, from a designated refuse store located at fourth floor, which would then be collected on a regular basis and taken down to the compactor skip.

2) Residential Amenity

Given that the proposed development would be located at fourth floor and forms part of an existing commercial premise, there is no proposed amenity space for the development i.e. garden space. However, the proposed development seeks to provide some form amenity space by the creation of roof top balconies, this would accord with the objectives set out under paragraph 4.28 of the reasoned justification to policy D5. Taking into consideration that the application site is located within walking distance of nearby open spaces and the area offers a wide range of other leisure activities the proposed development is considered to be acceptable.

The application site is not flanked by residential development at either side, with this in mind, the proposed development is not considered to materially harm the residential amenities of the nearby occupiers located further along the terrace. Likewise the proposed roof top balconies would not give rise to any unreasonable overlooking of residential amenity. In this regard the proposed development is considered to be acceptable.

3) Housing Provision and Need

The proposed development would provide 9 flats ranging from studios, one-bed flats and two-bed flats. Although the density of the proposed development in terms of habitable rooms per hectare would be less than that stipulated in the London Plan density matrix, it is considered that as this development relates to an existing commercial premises, the overall use of the site would still be commercial. It is considered that the overall density proposed and the provision of additional housing to the Borough's housing stock is supported and would be in line with the London Plan policies and the relevant Harrow UDP policies.

4) Parking & Highway Safety

The proposed scheme does not show parking provision for the new units. The Council's guidelines set out the maximum standard of parking provision for residential developments, in this case being 11.4. However, taking into account the comments made by the Council's Highway Engineer and that the application site is located within a district town centre, which has a PTAL rating of 4, together with the Council's flexible approach to promoting such developments in sustainable locations and advice contained in PPG13 in terms of access to public transport, it is considered that a parking reason for refusal is not justified. Parking permits for future occupiers of the site would be restricted at the request of the Highway Engineer. In addition to this, the applicant has offered the use of the rear office parking space outside office hours, which would be of benefit to future occupiers of the site and visitors and also proposes to incorporate a secure bicycle storage at the rear.

5) Accessible Homes

The proposed development has been shown to meet Lifetime Homes Standards as stipulated in the Council's Supplementary Planning Document : Accessible Homes. A communal lift would serve the proposed fourth floor extension, which would be access from the front entrance at ground floor level and also from the rear at lower ground floor level. The main front entrance at ground floor level has been shown to be step free, with ease of access to the lift. The proposed development would have level threshold access into the flats, wider corridor and adequate internal door widths. In this regard the proposed development is considered to be acceptable.

6) S17 Crime & Disorder Act

Taking into consideration the comments made by the Crime Prevention Design Advisor, the proposed development has been revised. The main entrance to the proposed flats would be from Imperial Drive and would be dedicated solely to the use of the new residential floor. The proposed development would also have a secondary entrance located at the rear, which would provide entrance for those who may use the car or bicycle parking at the rear. It is considered that the proposed access would be acceptable in this case. It is also noted on plan that the applicant does seek to incorporate security measures to ensure that access is only restricted to the users of the building and that internally the spaces would be defined between the proposed commercial use and the proposed residential use. It is considered that the proposed development would not give rise to community safety issues.

7) 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.

STAG LANE SCHOOL, COLLIER DRIVE **Item: 2/16**
EDGWARE **P/1826/08/NR**

Ward EDGWARE

TWO STOREY EXTENSION TO MAIN CLASSROOM BLOCK

Applicant: London Borough of Harrow
Statutory Expiry Date: 01-AUG-08

RECOMMENDATION

Plan Nos: A101; 270148_A102 Rev A; 240148_A103 Rev A; 280146_A104 Rev A;
280146_A105 Rev A; Design and Access Statement

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

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

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

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

REASON: To safeguard the appearance of the locality.

3 The development hereby permitted shall not 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.

4 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.

5 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:

Harrow Unitary Development Plan:

D4 Standard of Design and Layout

C7 New Education Facilities

T13 Parking Standards

Supplementary Planning Document: Access For All (2006)

2 INFORMATIVE:

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

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

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

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

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

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:

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 Appearance (D4)
- 2) Residential Amenity (D4)
- 3) Education Policy (C7)
- 4) Traffic and Parking (T13)
- 5) Accessibility (SPD)
- 6) S17 Crime & Disorder Act (D4)
- 7) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Minor Development
Council Interest: Council owned school

b) Site Description

- Site comprises first and middle schools, abutting Collier Drive to the north and Cotman Gardens to the west.
- Site abuts the rear of residential properties on Millais Gardens to the south and Constable Gardens to the east.
- The southern portion of the site is a playing field, designated as an Open Space.
- The northern portion of the site is occupied by the school buildings, which comprise a mixture of building styles, and range from 2-4 storeys.
- The original school buildings are of an Art-Deco style and there are 2 1960's two-storey wings to the west of the main building.
- Hard surfaced playgrounds surround the buildings to the west and north.

c) Proposal Details

- Two-storey extension to westernmost classroom block, to provide first school library on ground floor and middle school library on first floor, with associated activity and meeting rooms.
- The proposed extension would project 8.3 metres beyond the southern flank wall of the northernmost of the two 1960's classroom wings, with a width of 16.5 metres, resulting in a projection of 1.8 metres beyond the western flank wall facing Cotman Gardens.
- The extension would have a height of 7.7 metres, adjacent to the existing building, reducing to 6.8 metres in height after 5.5 metres in depth.

Item 2/16 : P/1826/08/NR continued/...

- The extension would incorporate external doors to the playground area and would have corridor links to the school building at ground and first floors.

d) Relevant History

- None

e) Pre Application Discussion

- None

f) Applicant Statement

- Design and Access Statement

g) Consultations:

Notifications:

Sent:
80

Replies:
0

Expiry: 14-AUG-08

Summary of Response:

None received.

APPRAISAL

1) Design and Appearance

The proposed two-storey extension would be sited some 15 metres from the nearest highway, Cotman Gardens. It is considered that the scale of proposed extension would be in keeping with the host building. It is considered that the extension would relate well to the existing classroom wing and the raised section would provide a distinct character for the new building. The proposed overhanging roof design is considered to comply with Policy D4, which states that 'roof designs that create visual interest will be encouraged'. The increased height and forward projection of this part of the extension would create an attractive visual landmark, which would be visible from Cotman Gardens and it is considered that this would improve the appearance of this relatively bland 1960's building.

The use of matching colours and similar fenestration would ensure that the extension fits in well with the existing school buildings and the proposal is therefore considered to have an acceptable appearance.

2) Residential Amenity

The proposed extension would be sited some 35 metres from the front elevations of the nearest residential properties on the west side of Cotman Gardens. Given this separation, it is not considered that the proposed extension would result in an adverse amenity impact to the occupiers of these properties, or to any other dwellings surrounding the site.

3) Education Policy

The proposed extension would accommodate two new libraries, both with floor areas of 66.7m² and four new meeting rooms with floor areas of 9.0m². Given that no additional classrooms are proposed, the number of pupils is not expected to increase as a result of the proposal. The applicants Design and Access Statement states that additional space is required to accommodate facilities that have had to be sacrificed due to internal changes that have recently been made in other parts of the school. In addition, the extension will allow improved facilities for after school activities. In this respect, it is considered that the proposal would be acceptable and would comply with Policy C7.

4) Traffic and Parking

As discussed, it is considered that the proposal would not result in an increase in pupils attending the school. It is considered that there are adequate pick-up and drop-off points around the site to serve the proposed situation. The Council's Highways Engineer raises no objections and the proposal is therefore considered to be acceptable in this regard.

5) Accessibility

The proposed extension would incorporate new level entrance/exit doors onto the existing playground area and the internal door and corridor widths and new toilet facilities would create an inclusive environment. A new lift would be provided within the extension to provide access to both floors. As the extension would link in with the existing corridors of the school building on both floors, it is considered that the introduction of this lift would be extremely beneficial in terms of providing disabled access within the whole school, given that no lift facilities currently exist on the site. The proposal is therefore considered to be acceptable in this regard.

6) 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.

7) 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.

3 AYLMER DRIVE, STANMORE

Item: 2/17

P/1849/08/ML1

Ward STANMORE PARK

VARIATION OF CONDITION 1 OF 'DETERMINATION: DEMOLITION OF DWELLINGHOUSE' APPROVAL P/3599/07/DDO DATED 05-DEC-07 TO EXTEND PERIOD FOR DEMOLITION AND RESTORATION OF THE SITE FROM SIX MONTHS TO TWELVE MONTHS

Applicant: Mr R Kerai

Agent: CKC Architects

Statutory Expiry Date: 18-JUL-08

RECOMMENDATION

Plan Nos: 0508/EX1/001 Rev.A; 0508/EX1/200

GRANT variation of Condition 1 of 'Determination: Demolition of dwellinghouse' approval P/3599/07/DDO dated 05-DEC-07 to read:

'The demolition and restoration of the site hereby permitted shall be completed within twelve months of the date of this approval.

REASON: In the interests of the character and appearance of the area and residential amenity.'

INFORMATIVE

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 The Standard of Design and Layout

D5 New Residential Development – Amenity Space and Privacy

D12 Locally Listed Buildings

MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)

- 1) Character and Appearance of the Area (D4, D12)
- 2) Residential Amenity (D5)
- 3) S17 Crime & Disorder Act (D4)
- 4) Consultation Responses

INFORMATION

This application is brought before the Committee due to the request of a Nominated Member.

a) Summary

Statutory Return Type: Not categorised

Council Interest: None

b) Site Description

- Locally listed detached single-storey gable fronted dwellinghouse known as 'Aylwards Lodge' with rooms in roof and a footprint of 105m², located on the southern side of Aylmer Drive.
- The application property currently has a detached garage adjacent to the detached property at No.5.
- The application property is set approximately 55m back from Aylmer Drive.
- There is a vehicular access to the site via a long driveway from Aylmer Drive.
- There is a path leading to the adjacent Heriots Close on the eastern side of the site.
- There is a row of Sycamore trees that are subject to a Tree Preservation Order adjacent to the property's driveway at the front of the site.
- The site slopes down from Aylmer Drive (north to south).
- The adjacent property at No.5, to the west, is a part two/part three storey detached dwelling set forward in its plot in relation to the application property by 11 m.
- The adjacent property to the east, No.6 Heriots Close, backs onto the application site, with the main rear wall of the property being approximately 11 m from the flank wall of the application property. A third party tree on this property is also located close to the boundary with the application site.
- The south of the site abuts the rear garden of No.12 Old Forge Close.
- The Little Common Conservation Area boundary is located on the northern side of Aylmer Drive, approximately 15 metres from the boundary with the application property.

c) Proposal Details

- Variation of Condition 1 of 'Determination: Demolition of dwellinghouse' approval P/3599/07/DDO dated 05-DEC-07 to read:
'The demolition and restoration of the site hereby permitted shall be completed within twelve months of the date of this approval.
REASON: In the interests of the character and appearance of the area and residential amenity.'

d) Relevant History

P/3599/07/DDO	Determination: Demolition of dwellinghouse.	GRANT 05-DEC-07
P/1338/08/DFU	Replacement single/two storey detached house with basement and rooms in roofspace, retention of existing garage.	REFUSE 19-JUN-08

e) Pre Application Discussion

- None

f) Applicant Statement

- None

g) Consultations:

Stanmore Society – No response.

Notifications:

Sent:
6

Replies:
4

Expiry: 24-JUN-08

Summary of Response:

As a Locally Listed Building it should not be demolished, circumstances have changed since previous application; Demolition and rebuilding should be considered together; Listed Buildings should be retained and maintained according to policy D12; Property has been deliberately run down to appear derelict; adjacent property at No.5 'Linden' is also Locally Listed and there are others nearby; Should retain cottage style; The property is just outside a Conservation Area; No record of the structure or setting of the building, as required by policy D12, was kept at the time of the original application; Covenant held by No.5 requires written permission for alterations or demolition of the application property; This application should be considered in conjunction with the application P/1338/08/DFU for a replacement dwellinghouse; Tree in close proximity to boundary with No.6 Heriots Close should be protected.

APPRAISAL

1) Character and Appearance of the Area

English Heritage carried out an assessment in April this year of whether the building should be statutorily listed but concluded, given the alterations which have been made to the original building, that a statutory listing could not be justified. However, policy D12 of the adopted UDP relates to Locally Listed Buildings and therefore applies to the application site. Although the building has been Locally Listed since the prior approval application P/3599/07/DDO was granted late last year, this status does not afford it protection from demolition. As policy D12 states, Locally Listed Buildings outside of Conservation Areas are not protected from demolition. As required by policy D12, plans detailing the footprint and elevations of the property have been submitted which, along with photographs, will ensure a competent record of the structure and its setting is held by the Council prior to demolition in accordance with policy. Such detail should inform any future application for the redevelopment of the site.

2) Residential Amenity

The method of demolition, the protection of trees on the site and the restoration of the site following demolition of the building are all elements which form part of approval P/3599/07/DDO. In this regard there would be no change in the impact upon the residential amenities of neighbouring occupiers as a result of the proposed extension of the time period allowed for the demolition of the property and restoration of the site.

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, the following issues are not material planning considerations in relation to this application:

- Property has been deliberately run down to appear derelict.
- Covenant held by No.5 requires written permission for alterations or demolition of the application property.

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.

37 HIGH STREET, HARROW ON THE HILL

Item: 2/18

P/1076/08/SB5

Ward HARROW ON THE HILL

EXTERNALLY ILLUMINATED FASCIA SIGN

Applicant: Narshgate Trading Ltd

Agent: Gollings Architects

Statutory Expiry Date: 13-MAY-08

RECOMMENDATION

Plan Nos: 37HS_001; 010; 020 A

GRANT Advertisement Consent for the works described in the application and submitted plans, and subject to the following conditions:

1 The externally illuminated fascia sign hereby approved shall be installed and the development completed within 3 months of the date of this permission.

Reason: To safeguard the Character and Appearance of the Conservation Area and the Locally Listed Building.

2 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.

3 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.

4 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.

5 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.

6 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.

7 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.

8 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.

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:

Harrow Unitary Development Plan:

D4 Standard of Design and Layout

D12 Locally Listed Buildings

D14 Conservation Areas

D15 Extensions and Alterations in Conservation Areas

EP31 Areas of Special Character

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.

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.

MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)

- 1) Amenity (PPG19) (D12, D14, EP31)
- 2) Public Safety (PPG19)
- 3) S17 Crime & Disorder Act (D4)
- 4) Consultation Responses

INFORMATION

This application is being reported to the Development Management Committee at the request of a Nominated Member. This application was deferred by the Committee at its meeting on 4th June 2008 to negotiate a revised colour scheme for the advertisement and to check out photographic records to ascertain status of shopfront and fascia.

The application has been revised to show a timber fascia panel – painted matt black with timber cornice detailing and the lower fascia section will be painted dark green to match the shopfront.

a) Summary

Statutory Return Type: Advertisement
Conservation Area: Harrow on the Hill
Council Interest: None

b) Site Description

- Three storey mid-terrace locally listed building located on the eastern side of the High Street, Harrow on the Hill
- Commercial use located on the ground floor, with residential use above
- The existing façade is black and consists of timber stall riser and 6 large timber framed windows together with 2 doorways
- This part of Harrow does not fall within any designated shopping or business centre
- This stretch of the High Street is characterised by mainly commercial premises with residential uses above
- Harrow on the Hill Conservation Area falls within a designated Area of Special Character

c) Proposal Details

- Externally illuminated fascia sign measuring 10.65m in width and 1.116m in height
- The proposed lettering would be 3mm thick and of polished steel finish. The height to the larger lettering would be no more than 0.3m, whereas the height to the smaller lettering would be no greater than 0.15m
- The background colour would remain black
- Swan neck lighting is proposed only over the proposed lettering and logo

Revisions to Previous Application:

Following the previous decision (P/0409/07/DAD) the following amendments have been made:

Item 2/18 : P/1076/08/SB5 continued/...

- Reduction in the height of the fascia sign from the previously proposed 1.85m to 1.116m
- Reduction in the height of the lettering from 0.5m to 0.3m for large lettering and logo and from 0.25m to 0.15m for the small lettering
- Previously proposed tough lighting across the full width of the fascia has been replaced with swan neck lighting illuminating the lettering and logo only
- Shiny black background replaced with matt black finish

d) Relevant History

LBH/6039	Non-illuminated fascia sign	GRANT 15-MAR-71
LBH/24558	Change of use from shop to restaurant	GRANT 19-JAN-84
LBH/32748	New shop front with projecting sign	GRANT 03-SEP-87
LBH/35933	New shop front (revised)	GRANT 25-JUL-88
P/1755/03/CAD	Retention of back-lit illuminated fascia sign	REFUSE 23-DEC-03

Reason for Refusal

The proposed advertisement, by reason of its design, projection and prominent siting, would be unduly obtrusive, out of character and detrimental to the visual amenity of the Locally Listed Building and fails to preserve the character and appearance of Harrow on the Hill Villager Conservation Area.

P/0409/07/DAD	Externally illuminated fascia sign	REFUSE 02-JUL-2007
		APPEAL DISMISSED 06-DEC-2007

Reason for Refusal

The proposed advertisement, by reason of excessive size and prominent siting would be unduly bulky and visually obtrusive and detracts from the character and appearance of this part of the Conservation Area and the setting of the Locally Listed Building, contrary to Policies SD1, SD2, D4, D12, D14, D25 and D26 of the Harrow Unitary Development Plan (2004).

e) Pre Application Discussion

- None

f) Applicant Statement

- Comprehensive Design and Access Statement
- Supporting letter from agent dated 12th July 2008 outlining the case for the chosen design and colour of the fascia sign (paraphrased):
 - Please note that the fenestration is not black but is in fact dark green;
 - The existing bottom section of the fascia (currently reflective black) is proposed to be painted the same colour as the fenestration, thus reducing and breaking up the depth of the advertisement fascia;
 - Understand the concerns raised regarding how reflective the existing fascia is – in response we have revised the scheme and propose a painted gloss finish onto a timber fascia, as per the treatment of other fascias in this conservation area;
 - The question of the fascia size and width is connected to many issues and must be reviewed in context – main issues relate to the shopfront as whole and which cannot be fully addressed by means of an advertisement consent;
 - Where possible the proposal has tried to echo the previous double fronted shopfront;
 - Fascia colour – it is important to review the merits of black and other colours;
 - Black fascias are common place within this Conservation Area and Victorian settings in general;
 - The use of black is more appropriate than other colours as it is neutral;
 - To propose an alternative colour could result in the fascia standing out more;
 - As proposal has been amended to a painted timber finish I can see no reason why black would not be appropriate.

g) Consultations:

CAAC: No Objections

Harrow on the Hill Trust: No comments received

Advertisement:	Character of Conservation Area	Expiry: 09-MAY2008
	Setting of Listed Building	

Notifications:

Sent:	Replies:	Expiry: 22-APR-2008
11	1	

Summary of Response:

No indication regarding the effect of the illumination of the sign; current arrangements are appalling and the lighting for the existing signage does more to illuminate the entire building than the sign itself; the lighting is extremely intrusive; if proposals mirror the existing arrangements then we would most strenuously object.

APPRAISAL

1) Amenity

This application follows on from a previous application ref: P/0409/07/DAD for an externally illuminated fascia sign, which was refused advertisement consent for the reason stated above. The applicant proceeded ahead with the advertisement and erected the illuminated fascia sign without having the necessary planning permission in place. Following the instigation of enforcement action, the applicant appealed against the Council's decision to refuse advertisement consent under P/0409/07/DAD. The Planning Inspector subsequently dismissed this appeal. In his decision, the Planning Inspector agreed that the fascia sign, by reason of its size and its illumination across the full length of the shop is overbearing and excessive.

This current application has now sought to take into consideration the concerns raised by the Planning inspector and has reduced the overall height of the fascia sign and the size of the lettering. The previously proposed (as existing) through lighting has been replaced with swan neck lighting which is considered to be more in keeping with the style of illumination within this locality. It is considered that the sign would not visually dominate the townscape, as it is in scale and in keeping with the surrounding character, which is of commercial dominance. It is considered that the proposed would not be a detriment to the local amenity or that of the neighbouring occupiers. Notwithstanding this, a condition is suggested to ensure that the fascia sign is not illuminated outside the hours of operation of the premises.

The previous grant of various permissions has resulted in the bay features to the original locally listed building being destroyed and replaced with a conventional shop front, which as existing does not, on its own merits enhance this locally listed building or the conservation area itself. This present application is for the fascia sign only and in terms of its design and appearance in relation to the existing shop front, would not be of a traditional design and appearance, and therefore would not enhance the character or appearance of the conservation area, however, the fascia sign would be in keeping with the modern appearance of the shop front and in terms of its bulk and size, and having regard to other similar fascia signs, it is considered to have a minimal impact upon the conservation area and would preserve the character and appearance of Harrow on the Hill Conservation Area and is therefore considered to be acceptable.

2) Public Safety

The sign would be sited adequately above ground level and would enhance the already illuminated area and contribute to the safety and security of the area to night time visitors. The proposed signage would not be sited near any traffic signals; with this in mind the proposal would have no impact upon the safe use of the highway. Having regard to these factors and subject to relevant conditions, it is recommended that the proposal be granted.

3) S17 Crime & Disorder Act

The proposed advertisement is not considered to have a material impact upon community protection.

4) 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.

139 CANNON LANE, PINNER

Item: 2/19

P/2249/08/HG

Ward PINNER

CERTIFICATE OF LAWFUL PROPOSED DEVELOPMENT: ALTERATION OF ROOF FROM HIP TO GABLE END, REAR DORMER & TWO ROOFLIGHTS ON FRONT OF ROOF

Applicant: Mr Mahesh Mehta

Agent: Mr H Patel

Statutory Expiry Date: 25-AUG-08

RECOMMENDATION

Plan Nos: Site Plan; 139/CL/May/001; 139/CL/May/002; 139/CL/May/003; 139/CL/May/004; 139/CL/May/005 (Received 30.06.08)

GRANT for the following reasons:

- 1 The property is a two-storey end-of-terrace dwelling house. The dwelling has an original front canopy and an outbuilding in the rear garden. The property is not listed and is not located within a conservation area.
- 2 The proposal is for alteration of roof from hip to gable end, rear dormer and insertion of two roof lights on front of roof.
- 3 The existing outbuilding is located in the rearmost section of the garden and would not be located within 5 metres of the proposed extension that is the subject of this application or any other development within the curtilage of the property.
- 4 The proposed rear dormer has a volume of 24.47 cubic metres while the proposed hip to gable roof extension has a volume of 14.72 cubic metres. The proposed extensions would increase the cubic content of the original roof by 39.19 cubic metres.
- 5 The proposed roof extensions would not at any point exceed the highest part of the existing roof and would not extend beyond the plane of any roof slope facing a highway.
- 6 The development will be built entirely within the curtilage of the property and there are no other relevant developments or conditions restricting permitted development.
- 7 The development is within the 40 cubic metres of enlargement of the roof of a terraced dwellinghouse (and within the total enlargement of the dwellinghouse of 50 cubic metres) permitted by Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) Order 1995, and is subject to no encroachment of roof works or guttering into the adjacent property.

8 The insertion of 2 windows in the front roof plane is not a material alteration to the shape of the dwellinghouse and is permitted by Schedule 2 Part 1 Class C of the Town and Country Planning (General Permitted Development) Order 1995.

INFORMATIVES

1 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.

2 INFORMATIVE:

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

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

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

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

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.pdf>

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com

MAIN CONSIDERATIONS AND POLICIES (Town and Country Planning (General Permitted Development) Order 1995)

- 1) Schedule 2 Part 1 of the Town and Country Planning (General Permitted Development) Order 1995

INFORMATION

This application is reported to Committee as the subject property is owned by a member of the Council's staff and their spouse.

a) Summary

Statutory Return Type: Certificate of Lawful Proposed Development

Council Interest: None

b) Site Description

- The property is a two-storey end-of-terrace dwelling house. The dwelling has a front porch and an outbuilding in the rear garden. The property is not listed and is not located within a conservation area.

c) Proposal Details

- The proposal is for alteration of roof from hip to gable end, rear dormer and insertion of two roof lights on front of roof.

d) Relevant History

- None

e) Pre Application Discussion

- None

f) Applicant Statement

- None

g) Consultations:

- Not applicable.

Notifications:

- Not applicable.

Summary of Response:

- Not applicable.

APPRAISAL

1) Schedule 2 Part 1 of the Town and Country Planning (General Permitted Development) Order 1995

The development is within the 40 cubic metres of enlargement of the roof of a terraced dwellinghouse (and within the total enlargement of the dwellinghouse of 50 cubic metres), permitted by Schedule 2 Part 1 Class B of the Town and Country Planning (General Permitted Development) Order 1995, and is subject to no encroachment of roof works or guttering into the adjacent property.

The insertion of velux-type rooflights in the front roof plane is not a material alteration to the shape of the dwellinghouse and is permitted by Schedule 2 Part 1 Class C of the Town and Country Planning (General Permitted Development) Order 1995.

CONCLUSION

For all the reasons considered above, the proposed development is lawful and planning permission is not required.

SECTION 3 – OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

Item: 3/01
LAND FORMING PART OF P/2563/08/SB5
WOODPECKERS, MOSS LANE AND 9
EASTGLADE, PINNER
Ward PINNER

DEMOLITION OF 9 EASTGLADE AND ERECTION OF TWO SINGLE / TWO STOREY DETACHED HOUSES WITH BASEMENTS AND DOUBLE GARAGES, LAYOUT OF ACCESS ROAD AND VEHICULAR ACCESS ONTO EASTGLADE

Agent: Village Homes (Southern) LLP
Statutory Expiry Date: 16-SEP-08

RECOMMENDATION

Plan Nos: 929-SP2; 932/ P4; P5; P6;; Arboricultural Implication Study and Tree Protection Strategy; Highway Survey; Design and Access Statement

REFUSE permission for the development described in the application and submitted plans for the following reason(s):

- 1 The proposed development by reasons of its scale, bulk, massing and layout would be overbearing, visually obtrusive and incongruous and would fail to preserve or enhance the nearby Conservation Area and the Listed Buildings to the detriment of the setting of nearby Listed Buildings and character of the Conservation Area of historic interest contrary to policies D4, D5, D9, D11, D14, D15 and D16 of the Harrow Unitary Development Plan (2004) and Supplementary Planning Guidance; 'Designing New Development' (2003) and Supplementary Planning Guidance; 'Extensions: A Householders Guide' (2008).
- 2 The proposed development by reason of its layout, scale, bulk and massing would be out of character with the existing established pattern of development in the immediate vicinity, and would be overbearing in appearance to the detriment of the character and appearance of the area and neighbouring amenities contrary to policies D4 and D5 of the Harrow Unitary Development Plan (2004) and Supplementary Planning Guidance; 'Designing New Development' (2003) and Supplementary Planning Guidance; 'Extensions: A Householders Guide' (2008).
- 3 The proposed access road would be unsatisfactory and inadequate and substandard to service the proposed development would be prejudicial to highway safety within the site and in the vicinity contrary to policies D4, T13 and T15 of the Harrow Unitary Development Plan (2004).
- 4 The proposal would result in the topping/ lopping and/or the loss of protected trees of significant amenity and landscape value, which would be detrimental to the character, and appearance of the locality, contrary to policies D4, D10 and EP29 of the Harrow Unitary Development Plan (2004).

5 The proposed scheme fails to provide sufficient information regarding biodiversity and in the absence of such information and justification the proposed development would be inappropriate and would be potentially harmful to features of natural conservation or ecological value on the site contrary to policies D4, EP26, EP27 and EP28 of the Harrow Unitary Development Plan (2004).

6 The proposed development would not be fully accessible and would fail to make adequate provision for people with disabilities, contrary to policy 3A.5 of the London Plan and the Supplementary Planning Document: Accessible Homes (2006).

INFORMATIVES

1 INFORMATIVE:

The following policies in the London Plan and/or the Harrow Unitary Development Plan are relevant to this decision:

London Plan:

3A.1, 3A.2, 3A.4, 3A.5

Harrow Unitary Development Plan:

EP20, EP26, EP27, EP28, EP29, EP30, D4, D5, D9, D10, D11, D14, D15, D16, D20, D21, D22, H10, T13, T15

Planning Policy Statement 3: Housing

Supplementary Planning Guidance, Extensions; A Householders Guide (2008)

East End Farm Conservation Area Policy Statement (2003)

Supplementary Planning Guidance, Designing New Development (2003)

Supplementary Planning Document 'Accessible Homes'" (2006)

Supplementary Planning Document 'Access for All'" (2006)

MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)

- 1)** Standard of Design and Layout (D4, D9, SPG)
- 2)** Residential Amenity (D4, D5, SPG)
- 3)** Impact on Conservation Area and Setting of Listed Buildings (D4, D11, D14, D15, D16)
- 4)** Parking Standards (T13)
- 5)** Accessibility (3A.5) (SPD)
- 6)** Trees and Biodiversity (EP26, EP27, EP28, EP29, EP30, D10)
- 7)** Archaeological Importance (D20, D21, D22)
- 8)** Housing Provision and Housing Need (3A.1, 3A.2, 3A.4, 3A.5) (H10)
- 9)** S17 Crime & Disorder Act (D4)
- 10)** Consultation Responses

INFORMATION

It is recommended that this application be reported to the Development Management Committee due to the sensitive nature of the application site.

a) Summary

Statutory Return Type:	Minor Dwellings
Conservation Area:	East End Farm
Tree Preservation Order	880
Car Parking:	Standard: 3.6
	Justified: 4
	Provided: 4
Council Interest:	None

b) Site Description

9 Eastglade

- Two storey detached dwelling located close to the dead end of Eastglade
- Built in the early 1960's
- The dwelling has extended at the side at two storey level
- Land to the north rises
- Large wide wedge shaped rear garden, mainly laid to lawn with mature trees adjacent to the site boundaries
- Neighbouring detached dwelling no.8 is extended at the side at first floor level with a side dormer, which consists of flank windows overlooking no.9
- Neighbouring detached dwelling no.10 is set further forward within the plot and is un-extended.

Woodpeckers

- Part of the rear garden of the modestly sized detached bungalow located on a substantially spacious plot
- Access to this dwelling is via a private access road off Moss Lane
- This dwelling was constructed around the early 1950's and has been extended to include additional living space at roof level
- The vast part of the garden area as existing originally formed part of East End House.
- The dwelling itself is largely screened from view of neighbouring dwellings by dense vegetation along the eastern site boundary.
- Part of the western site boundary adjacent to nos. 4 and 5 Paines Close is of timber board fencing which leaves a clear view of the upper levels of the dwelling houses on these plots. The remaining site boundary adjacent to Paines Lane Cemetery is densely vegetated.
- Land to the south slopes away, a steep ditch adjacent to the southeast site boundary
- The southern boundary treatment adjacent to nos. 8-10 Eastglade is also densely vegetated.
- The site consists of a tennis court and a large pond
- A small strip of land adjacent to the rear site boundary with East End House falls within East End Farm Conservation Area

Overall Site/ Character Analysis

- Eastglade forms part of an established cul-de-sac consisting of 14 detached dwellings that are set back from the main highway.
- The highway itself is relatively narrow and consists of two turning heads, of which one is directly located in front of no.9 Eastglade
- The applicant site largely falls outside East End Farm Conservation Area (sited to the east of the site), which is characterised by 7 principal buildings set on a former farmyard with medieval roots and of which 5 buildings are statutorily listed.
- The western site boundary of Woodpeckers is adjacent to an archaeological priority area and a historically important cemetery
- The site is subject to a Tree Preservation Order (TPO) 880

c) Proposal Details

- Demolition of no.9 Eastglade to form the access road from Eastglade to the proposed development
- The proposed layout of the internal access road would be meandering with an average width of 4.8m reducing down to 3.2m (when entering the site forming part of Woodpeckers)
- Two x two storey detached houses, 5-6 bedroom each, are proposed forming a small irregularly shaped cul-de-sac layout
- The proposed dwellings would be part single and part two storey high with additional living accommodation at basement level
- The proposed dwellings are of an arts and crafts design with a mixture of hipped, half hips and gable roof features, with a number of small dormers along the roof over the single storey part of the dwellinghouses
- Each dwelling would have a detached double garage,
- A combined bin store for both houses is proposed attached to the garage located on Plot 1

Revisions to Previous Application:

Following the previous decision (P/0208/08/DFU) the following amendments have been made:

- Reduction from three houses to two houses
- Reduction in height and design of each proposed dwelling;
- Lifetime homes details shown plan

d) Relevant History

P/2309/07/COU	Demolition of 9 Eastglade and erection of 4 two storey detached houses with accommodation at loft level with double garages, layout of access road and vehicular access onto Eastglade (outline application for layout, access and scale)	REFUSE 01-OCT-07
		APPEAL LODGED

Reasons for Refusal

1 The proposed development by reasons of its scale, bulk, massing and layout would be overbearing, visually obtrusive and incongruous and would fail to preserve or enhance the nearby Conservation Area and the Listed Buildings to the detriment of the setting of nearby Listed Buildings and character of the Conservation Area of historic interest contrary to policies SD1, SH1, D4, D5, D9, D11, D14, D15 and D16 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 proposed development by reason of its layout, scale, bulk and massing would be out of character with the existing established pattern of development in the immediate vicinity, and would be overbearing in appearance and resulting in a potential loss of outlook and privacy to nearby occupiers to the detriment of their amenities contrary to policies SD1, D4 and D5 of the Harrow Unitary Development Plan (2004) and Supplementary Planning Guidance; 'Designing New Development' (2003) and Supplementary Planning Guidance; 'Extensions: A Householders Guide' (2003).

3 The proposed access road would be unsatisfactory and inadequate and substandard to service the proposed development and this together with the existing unsatisfactory sight lines at the junction of Eastglade and Moss Lane would be prejudicial to highway safety within the site and in the vicinity contrary to policies SD1, D4, T13 and T15 of the Harrow Unitary Development Plan (2004).

4 The proposed development by reason of its size, scale and layout would have the potential for severe pruning of the existing trees which could result in the loss of trees of amenity value to the detriment of visual amenity and the character of the area contrary to policies SD1, D4, D10 and EP29 of the Harrow Unitary Development Plan (2004).

5 The proposed scheme fails to provide sufficient information regarding biodiversity and in the absence of such information and justification the proposed development would be inappropriate and would be potentially harmful to features of natural conservation or ecological value on the site contrary to policies D4, EP26, EP27 and EP28 of the Harrow Unitary Development Plan (2004).

P/0208/08	Demolition of 9 Eastglade and erection of 3 single/ two storey detached houses with accommodation at loft level with double garages, layout of access road and vehicular access onto Eastglade	REFUSE 19-MAR-2008 APPEAL LODGED
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Reasons for Refusal:

1. The proposed development by reasons of its scale, bulk, massing and layout would be overbearing, visually obtrusive and incongruous and would fail to preserve or enhance the nearby Conservation Area and the Listed Buildings to the detriment of the setting of nearby Listed Buildings and character of the Conservation Area of historic interest contrary to policies D4, D5, D9, D11, D14, D15 and D16 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 proposed development by reason of its layout, scale, bulk and massing would be out of character with the existing established pattern of development in the immediate vicinity, and would be overbearing in appearance and resulting in a potential loss of outlook and privacy to nearby occupiers to the detriment of their amenities contrary to policies D4 and D5 of the Harrow Unitary Development Plan (2004) and Supplementary Planning Guidance; 'Designing New Development' (2003) and Supplementary Planning Guidance; 'Extensions: A Householders Guide' (2003).
3. The proposed access road would be unsatisfactory and inadequate and substandard to service the proposed development and this together with the existing unsatisfactory sight lines at the junction of Eastglade and Moss Lane would be prejudicial to highway safety within the site and in the vicinity contrary to policies D4, T13 and T15 of the Harrow Unitary Development Plan (2004).
4. The proposal would result in the topping/ lopping and/or the loss of protected trees of significant amenity and landscape value, which would be detrimental to the character, and appearance of the locality, contrary to policies D4, D10 and EP29 of the Harrow Unitary Development Plan (2004).
5. The proposed scheme fails to provide sufficient information regarding biodiversity and in the absence of such information and justification the proposed development would be inappropriate and would be potentially harmful to features of natural conservation or ecological value on the site contrary to policies D4, EP26, EP27 and EP28 of the Harrow Unitary Development Plan (2004).
6. The proposed development would not be fully accessible and would fail to make adequate provision for people with disabilities, contrary to policy 3A.4 of the London Plan and the Supplementary Planning Document: Accessible Homes (2006).

e) Pre Application Discussion

PAT/ENQ/2320/21/06/07

Demolition of 9 Eastglade and erection of 9/10 apartments in the rear garden of Woodpeckers

Comments of Harrow Council's Planning Advice Team

Principle/ Context/ Scale/ Character

- Object to the principle of both the demolition of 9 Eastglade and erection of 9/10 apartments in the garden of Woodpeckers
- The established character of the area consists of single detached dwellinghouses; there are no blocks of flats
- The demolition of the bungalow would detract from the modest domestic character of the cul-de-sac, and represent a significant disruption in this road
- The introduction of an access road in its place would be visually obtrusive and result in disturbance and activity that would be detrimental to the amenity of the residents in Eastglade
- The proposal would be out of context with the character of the locality
- The excessive bulk, scale and massing of the proposed block would be extremely obtrusive in the surrounding area and have a detrimental impact on the appearance of the established semi-rural character of this area
- The proposals would detract from the setting of the listed buildings in the adjacent conservation area

ENQ/3902/PAT/21/05/08

Demolition of 9 Eastglade and Construction of 2 Detached Houses with detached garages

Principle/ Context/ Scale/ Character

- The team compared the previously refused scheme for three houses with your current proposal for two houses
- Notwithstanding your revisions, the team considered that the same objections apply
- In summary the objections include:
 - Excessive scale, bulk and massing with consequent detriment to the adjacent Conservation Area and Listed Buildings, and the established pattern of development in the immediate vicinity
 - Unsatisfactory, inadequate and substandard service road and unsatisfactory sight lines
 - Topping/ lopping and / or loss of protected trees of significant amenity and landscape value;
 - and possible biodiversity issues in respect of features of natural conservation or ecological value on the site.

f) Applicant Statement

- A detailed Design and Access statement has been submitted with the application

g) Consultations:

Highways Engineer: the access road layout has not varied & only use intensity has diminished. The previous highway reason can be applied.

CAAC: Detrimental effect on the skyline and conservation area. The houses would be too high and would have a magnifying effect of infilling the site. They would be even bigger, more visible and prominent. Applicants should submit a long distance view as existing with a view inserting proposals to get a comparison.

Otherwise previous objections stand:

March 2008 meeting:

'Objections: The proposed design would impinge on the Conservation Area and would be twice the size of the Eastglade dwellings. Close proximity to East End House and backs on Paines Lane Cemetery. The proposal would ruin the construction of Eastglade and would upset the balance on the hill in this part of Pinner. Otherwise, reasons from previous application still stand (P/2309/07/COU):

The proposals are for outline permission, which should not be considered in a conservation area.

Objection to the principle of development: By virtue of the scale and the height of proposals, these would detrimentally impact on the conservation area as well as on views into and out of the conservation area. The development would have an overbearing visual impact on the cemetery, which is of historic importance, and would also have an encroaching effect on the historic hamlet of East End Farm.

Objection to the proposed layout, access and scale: The proposed scale of the dwellings is too much. They would be much higher than those of Eastglade and therefore out of context with the area. 2-storey buildings would be much better. The Eastglade cul de sac is a complete development and the removal of one of the houses would alter the character here'.

Advertisement:	Character of Conservation Area Setting of a Listed Building	Expiry: 02-09-2008
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Notifications:

Sent: 244	Replies: Awaited	Expiry: 01-09-2008
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Summary of Response:

- Overdevelopment of the site;
- The proposals are out of keeping in style and size to those in its surroundings;
- Would gradually cause the visual erosion of the area;
- Basement feature will cause subsidence;
- Houses are too large;
- The current house is in good condition and it would almost be a criminal act to demolish it;
- Invasion of privacy and loss of amenity to adjacent houses;
- The proposed development will overlook the historic Pinner cemetery.
- Noise pollution during construction activity
- Exacerbate the drainage problems in the area – soil is impervious
- Increased car parking along the cul-de-sac; traffic is already an issue – increased number of cars on the road
- Limited visibility on Moss Lane, with tight corners
- Eastglade is too narrow to accommodate construction vehicles safely
- Refuse vehicles have to reverse down the close as there is insufficient turning space
- There are numerous mature trees on the site, many protected by Tree Preservation Orders, which should be defended.
- The development will disturb natural habitat, it is likely that any development of the site will seriously degrade it as a stag beetle habitat
- There are natural ponds and several drainage ditches on the site, with the adjacent ground having a history of flooding. Increased run-off from roofs and paving will increase all of these problems.
- The natural pond and the site in general are a haven for many forms of wildlife: rare and protected bird species and bats. Development will disturb and / or remove their natural habitats.

APPRAISAL

1) Standard of Design and Layout

This application follows on from two previous applications for this site P/2309/07/COU and P/0208/08/DFU, for which planning permission was refused for reasons stated above.

Policy D4 states that the Council will expect a high standard of design and layout in all developments in terms of site and setting, context, scale and character, layout access and movement, landscape and open space and adequate refuse storage.

The existing pattern of development in the vicinity is one of detached houses on large open plots, semi rural in appearance with plenty of space around the buildings. The existing properties are of differing styles from Grade II* Listed Tudor cottages to late 20th C build. Policies D4 and D5 aim to protect the character and amenity of the vicinity from any adverse impacts from new developments.

Item 3/01 : P/2563/08/SB5 continued/...

The proposed scheme has been revised from that proposed under P/0208/08/DFU to show two detached houses, with accommodation at basement level. In this application the proposed houses would be lower in height, a difference of 0.8m from that previously proposed under P/0208/08/DFU. In terms of design, the proposal has sought to take on design elements of the arts and crafts movement. Although the proposal is now for two detached houses, the proposal in its revised form is still considered to be excessive in scale and bulk and substantially larger than the properties in the vicinity. Each of the proposed houses has been shown to have up to 5 bedrooms, with the potential to increase this to 6 bedrooms. The proposal therefore by reason of its excessive bulk and scale, would not respect the existing pattern of development. It is considered that this application fails to meet the objectives of policy D4 as the proposed development would be out of keeping with the scale and character of the surrounding environment and would be inappropriate in relation to other buildings adjoining and in the street. Buildings should respect the form, massing, composition and proportion of the surrounding townscape. This proposal would not respect the prevailing urban grain.

The demolition of No. 9 Eastglade would result in a break of the established pattern of development in the cul-de-sac. This would be detrimental to the character and appearance of the street scene and visual amenities of the neighbouring occupiers. The introduction of an access road in its place would be visually obtrusive and resultant disturbance and activity would be detrimental to the amenity of the residents in Eastglade. It is considered that the proposed development, by reason of its layout and its siting within the context of the established row of detached properties with well formed rear gardens, would give rise to an unduly obtrusive form of development and would break the established pattern of development, contrary to policy D4 of the UDP and the Council's SPG on 'New Developments' and 'Extension: A Householders Guide'.

The SPG: Designing New Development requires new development to provide a positive contribution to the public realm. It is considered that the layout of the houses would not provide this positive contribution.. The proposed access road with the landscaped areas surrounding it fails to differentiate between what would be public and private areas.

The scheme has little regard for context or character of the surrounding area and would impact on land that is largely open, historic and semi-rural in form and nature. As such it is considered that the layout of the scheme and the resultant relationship between the houses would be detrimental to the character of the vicinity and to the visual impact of neighbouring occupiers.

It is considered that the proposal would also have poor connectivity by virtue of its cul-de-sac layout, with longer, indirect routes for pedestrians and poor permeability. The development would not encourage pedestrian movement and would therefore favour vehicular movement. The access road into the proposed development is long and exacerbates the scheme's isolation from the surrounding area contrary to policy D4 (paragraph 4.14) and the SPG: Designing New Development 2003 pgs 9 and 10.

2) Residential Amenity

Policy D5 asserts that new residential development should provide amenity space that is sufficient to protect the privacy and amenity of occupiers of surrounding buildings, sufficient as a usable amenity area of the future occupiers and as a visual amenity.

Amenity space can form a 'visual' amenity setting for buildings and/or form a 'usable' amenity area in the form of gardens or private communal areas. The revised scheme shows the proposed houses would have private amenity space allocated to each unit. The proposal has been revised to show the allocation of a 18-20m deep rear garden to each house, in comparison to the 12-18.5 metres rear gardens proposed under P/0208/08/DFU. Policy D5 of the UDP does not impose a minimum or maximum standard for the provision of useable private amenity space, but will assess each case against the standard of amenity in the surrounding area. The surrounding area is characterised by large spacious gardens measuring in excess of 20 metres. It is considered that in this revised proposal the amenity space provided for the proposed dwellings would in principle be considered acceptable. However, the proposal would substantially reduce the available amenity space for the existing property at Woodpeckers, to the detriment of the residential amenities of the neighbouring occupiers at Woodpeckers.

The revised scheme has been revised to show a distance of 20m maintained between the rear elevation of the dwelling on Plot 1 and the rear boundaries of the dwellings at nos. 4 and 5 Paines Close. The proposed dwelling on Plot 2 would maintain a distance of 18.6m between the rear elevation of this dwelling and the site boundary abutting Woodpeckers. It is considered that distance maintained between the proposed dwellings and the site boundaries would mitigate any perceived harm upon nearby properties and therefore a refusal on grounds of overlooking and loss of privacy cannot be substantiated in this case.

The demolition of 9 Eastglade and the creation of a new access road would cut across the full depth of the original plot and would be sited within close proximity of the flank boundary and rear gardens of nos. 8 and 9 Eastglade, it is considered that the proposed layout of this access road would give rise to conditions prejudicial to the amenities of the of existing occupiers of the properties at No.8 and 10 Eastglade due to noise and associated disturbance.

3) Impact on Conservation Area and Setting of Listed Buildings

It is considered that the proposal would detract from the neighbouring Listed Buildings and the adjacent Conservations Area. The conservation area boundary is drawn to include a farmyard with mediaeval roots, containing a total of 7 principal buildings of which 5 are statutorily listed as being of outstanding architectural and historic character. Just as important as the buildings themselves is their layout and disposition, the spaces created between and surrounding openness of large gardens. Such an area is therefore of great importance to the Borough for its historic, social and aesthetic interest. Policy D11, D14, D15 and D16 all express the need to protect the Borough's cultural and historic heritage.

Bulk of the site is currently Woodpeckers' garden, which acts as a visual break between the conservation area and surrounding post-war residential development. The cumulative impact of the scale, layout, massing, proportions of the development would not be respectful to the character of the conservation area or to its constituting historic assets. It would have the effect of substantially increasing the density of surrounding built fabric, and would therefore detrimentally encroach upon the historic farmyard setting. The resultant loss of openness would remove the important reference to past agricultural land and also intrude upon the setting of a number of listed buildings. In addition to this, proposals would be of greater mass and height than all surrounding buildings including East End House. This would therefore be detrimental to the setting of the historically important and Statutorily Listed buildings of East End Farm. This is contrary to policy D11 that states that any development that may adversely affect the character or setting of Listed Buildings will not be permitted.

The proposed development therefore would put excessive pressure on, and be damaging to the character and appearance of the listed buildings and the conservation area, the setting of which it is of vital to protect. Also the height, massing, layout and obtrusive character of the proposed development would adversely affect the views into and out of the neighbouring conservation area contrary to policies D11 and D15.

4) Highways and Parking Standards

The proposed development has shown off street parking for two cars per dwelling which accords with the Council's parking standards maximum requirement, a refusal on grounds of parking could not be substantiated in this case.

However taking into account the comments made by the Highway Engineer the proposed layout of the access road would be inadequate in terms of width and manoeuvrability for refuse vehicles or other larger vehicles of similar size to enter and leave the site without prejudicing the safety of the highway users. In addition to this, the internal access road is primarily designed for vehicular movements and it does not take into account of the needs of pedestrians.

It is considered that the proposed layout of the access road would be unsatisfactory and substandard to service the proposed development and would rise to condition prejudicial to highway safety, contrary to policies D4, T13 and T15.

Under both previous applications, objections were raised in relation to the consequent increase in vehicle movement at the junction of Eastglade and Moss Lane. Given that the proposed development would only result in a net gain of one additional dwelling, it is considered that a refusal on grounds of highway safety in this regard cannot be substantiated in this case.

5) Accessibility

All new build residential developments must fully comply with the Lifetime Homes standards. The applicants design and access statement contends that the houses would be compliant with relevant provisions of the Lifetime Homes standards and under this revised scheme these have been shown on plan. The proposal has shown the location for the future lift in the dining room that leads to an upstairs bedroom. However, the Council's Access Officer considers that the proposed location of the future vertical lift should be relocated to a better location, such as the hallway to ensure that it causes minimum disruption to the home. Furthermore the lift would be located in a bedroom, which has no direct access to bathroom for the potential installation of a ceiling track hoist. Although, this has been shown to be located within Bedroom 3 of each of the dwellings on the opposite site of the dwelling to where the future lift would be located. In addition to this, the proposed ground floor bathrooms to both dwellings would not adhere to the guidance given in the Council's Accessible Homes SPD. The proposed development fails to meet points 1, 2, 6, 10 and 12 of the Lifetime Homes standards stated on pages 8-9 of the Council's SPD.

6) Trees and Biodiversity

Biodiversity

The development proposed on well-established gardens, which in part are adjacent to a Paine's Lane Cemetery and a Site of Local Importance for Nature Conservation, it is acceptable to believe that wildlife is currently using the site and maybe impacted upon by the development. Currently the information provided with this application is insufficient in providing up-to-date information regarding the presence or absence of protected and priority species and also the impact the development would have if any species are found to be present.

PPS9 states that planning decisions should be based upon up-to-date information about the environmental characteristics of the area. It also states that planning decisions should aim to maintain, and enhance, restore or add to biodiversity interest. There are concerns that this application does not meet the requirements of this national guidance or the Harrow UDP policies.

The existing pond within the rear garden of Woodpeckers would be significantly reduced or lost to accommodate the development. Although the site may be poorly maintained which indicates a limited wild life value, the proposal does not assist in any way to preserve or enhance wild life, and the proposal would prejudice nature conservation, contrary to policy EP26 of the Harrow UDP.

Moreover it is possible that protected and priority species are found within the proposed development site, by virtue of the area being gardens, which are partly adjacent to a Site of Local Importance for Nature Conservation. A report 'Preliminary protected species survey at Woodpeckers, Moss Lane and 9 Eastglade Pinner', produced by Halburn Consultants, was submitted in previous planning applications ref.P/2309/07/COU and P/0208/08/DFU. However under this application, no protected species report has been provided. The applicant's Design and Access statement contends that a 'full blown' Species Survey has been commissioned and is near completion and which will be forwarded upon receipt. However, no such report has been received as yet. As such, it is considered that insufficient information has been submitted as part of the application and in the absence of such information, the proposal would be harmful to preservation of nature conservation.

Trees

Many of the on-site/off-site boundary trees are subject to TPO Nos. 369 or 880, or the East End Lane Farm Conservation Area. A tree protection survey has been submitted with this application. In relation to Plot 1, this has been moved away from the Field Maple T24 (subject to TPO 880). Therefore the previous post development pressure on this tree has been addressed. However, in so doing, the north-eastern corner of Plot 1 is now extremely close to the B grade Oak T22 (subject to TPO 880). It is considered likely that this protected tree would have to be removed to facilitate the development. According the Council's Arboricultural Officer, this would be unacceptable.

In regards to Plot 2 (former plot 2 & 3 on the previous application ref. P/0208/08/DFU.). The southwest projection on the previous application, adjacent to T13 (Oak – grade B), has been removed. This has improved the tree to building 'pinch point'. However, given the relative close building distance (7m) from this young Oak that is already 12m high there is still potential for post development pressure (principally dominance). In general the revised plot footprint has been reduced by approx. 1m on the eastern side. This has provided some (limited) extra space between the tree and building line. However, given the potential for these trees to increase in size – they are young Ash & Yew – again there is potential for post development pressure in the future. As these trees are on the southern edge of the proposed Plot 2 this pressure will be in the form of blocking of light to the dining, drawing and bedrooms. Based on the comments made by the Council's Arboricultural Officer, a refusal on tree grounds could be substantiated for post development pressure on retained trees

7) Archaeological Importance

The applicant site falls just outside the archaeological priority area, as shown under text map 8 in the Harrow UDP (2004). The site is adjacent to Paines Lane Cemetery, and taking into consideration the comments made by English Heritage, the site may possibly have archaeological remains. As such in the event of an acceptable proposal, the approval of development on this site could be addressed by an appropriate planning condition to ensure that the implementation of a programme of archaeological work is first submitted to the local planning authority prior to the commencement of development.

8) Housing Provision and Housing Need

PPS3, the London Plan Policies 3A.1, 3A.2 and 3A.4 seeks the provision of additional housing to meet a wide range of housing needs and demand. There is continuing population increase and growth in the numbers of households requiring housing in both in Harrow and London as a whole, The London Plan requires the Borough of Harrow to provide 4000 new dwellings over the next ten years or 400 per year. The applicant's Design and Access Statement contends that "it is evident that Harrow experiences a significant under provision of new housing numbers year upon year... the proposal would assist, albeit marginally, in increasing the number of units built within the Borough". It is considered that this statement holds no weight and is inaccurate. In the financial years 2003/04 to 2006/07, the Council exceeded its target of 400 dwellings per year. There was a slight drop (378 net gain) in this target in the financial year ending 2007/08 therefore on balance it is considered that the Council is on course to reaching its targets.

PPS 3 states *inter alia* that development should create places; streets and spaces, which meet the need of people, are visually attractive, safe and maintain and improve local character. Developments would need to demonstrate how well it integrates with, and complements the neighbouring buildings and local area. As such, there is not a pressing need for the Council to grant permission for additional housing to meet its housing target, particularly when it is considered that the developments proposed are unsatisfactory that would be detrimental to the character of the locality and which clearly fails to meet the policies set out under the Harrow UDP, national and regional policies.

9) S17 Crime & Disorder Act

The proposal would in effect create a new cul-de-sac development. Although cul-de-sacs exist in the vicinity, they lead off existing main routes such as Moss Lane or Paines Lane, and are not formed off existing cul-de-sacs. The proposed layout would result in providing housing that is tucked away and cut off from active routes and frontages. This has significant crime and safety implications, with development that would have little natural surveillance and which would encourage anti-social behaviour (contrary to the assertion in the Design & Access Statement that it would be "well-protected"). It would lead to pressure to gate the street off (as the D&A Statement acknowledges), further isolating the development from its surroundings and damaging the street scene.

10) Consultation Responses:

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

- Material planning considerations 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 refusal.

SECTION 4 – CONSULTATIONS FROM NEIGHBOURING AUTHORITIES

SECTION 5 - PRIOR APPROVAL APPLICATIONS

LAND AT HIGH ROAD, HARROW

Item: 5/01

P/2468/08/KR

Ward HARROW WEALD

PRIOR APPROVAL FOR SITING AND APPEARANCE: 15M HIGH TELECOMMUNICATIONS MAST AND ANTENNAE AND ASSOCIATED EQUIPMENT CABINETS

Applicant: O₂

Agent: Alfred McAlpine-Infrastructure Services

Statutory Expiry Date: 09-SEP-08

RECOMMENDATION

Plan Nos: P/40879A/GEN/050; P/40879A/GEN/051; Site simulation; Technical Justification & Plots; Design, Access & Supporting Statement

1. **PRIOR APPROVAL** of details of siting and appearance is required
2. **GRANT PRIOR APPROVAL** of details of siting and appearance for the development described in the application and submitted plans subject to the following informatives:

INFORMATIVES

1 INFORMATIVE:

The applicant is advised that this decision relates only to the planning requirements imposed by the Town and Country Planning (General Permitted Development) Order 1995.

2 INFORMATIVE:

The applicant is advised that a notification to the local highway authority will be required under the New Roads and Street Works Act 1991 for opening the highway (footway) for installation and any associated ductwork.

MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)

- 1) Compliance with ICNIRP
- 2) Character of Area and Visual/Residential Amenity (D4)
- 3) Telecommunications Development (D24)
- 4) S17 Crime & Disorder Act (D4)
- 5) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Not Categorised
Council Interest: None

b) Site Description

- The site is on the eastern side of High Road and is on the footpath/ verge
- The site is in front of a major retail outlet (Homebase superstore) and car park, and across High Road is the Harrow Weald bus depot
- Surrounding area is primarily commercial
- There are two existing telecommunications masts and associated equipment on the verge located 16m and 30m north of proposed location – belonging to T-Mobile and H3G

c) Proposal Details

- Prior approval for siting and appearance: 15m high telecommunications mast and antennae and associated equipment cabinets
- The proposed telecommunications equipment includes three antennas within the upper section of the mast with equipment cabinets and an electric metre cabinet sited alongside the proposed installation
- The proposal is to be grey in colour

d) Relevant History

EAST/1104/00/DTD	Determination telecom development: 12.5 metre monopole with trisector antennae and equipment cabin	REFUSE 14-DEC-00 APPEAL ON ALLOWED 19-OCT-01
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Reason for Refusal:

The proposed mast, by reason of its height and siting, would be detrimental to the visual amenities of the locality.

P2902/03/CDT	Determination- provision of 12m high ultra slim telecommunication mast and equipment cabinet	REFUSE 19-JAN-04
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Reason for Refusal:

The proposed development, by reason of its proximity to existing similar telecommunications equipment and street furniture, would give rise to a proliferation of such apparatus to the detriment of the visual amenities and appearance of the area.

P/1077/04/CDT	Determination- provision of 12m high ultra slim telecommunication mast and equipment cabinet	REFUSE 14-JUN-04 APPEAL ON ALLOWED 30-JUN-05
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Reason for Refusal:

The proposed development, by reason of its proximity to existing similar telecommunications equipment and street furniture, would give rise to a proliferation of such apparatus to the detriment of the visual amenities and appearance of the area.

P/441/06/CDT Determination: 15 metre high slim REFUSE
line telegraph pole with three 13-APR-06
antennas and one dish and four
equipment cabinets

Reason for Refusal:

The proposed development, by reason of its proximity to existing similar telecommunications equipment and street furniture, would give rise to a proliferation of such apparatus to the detriment of the visual amenities and appearance of the area.

e) Pre Application Discussion

- None

f) Applicant Statement

- There is an operational need for the development. The applicant has provided radio coverage plots and technical justification to illustrate the need for proposed installation
- Alternative sites in the vicinity were examined and were deemed unsuitable
- Existing O₂ site located on the rooftop of 251 High Road has experienced problems and replacement is required
- Proposal complies with ICNIRP

g) Consultations:

Highways engineer:

- No objection to the proposal.

Notifications:

Sent:
42

Replies:
None

Expiry: 07-AUG-08

Summary of Response:

- N/A

APPRAISAL

1) Compliance with ICNIRP

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

2) Character of Area and Visual/Residential Amenity

The Planning Inspectorate has considered the appropriateness of the proposed location on High Road for the erection of a telecommunications mast and equipment in two previous successful appeals, and has concluded that telecommunications equipment would not be out of place in the proposed location on High Road.

The proposed installation would not cause unacceptable harm to the character and appearance of the area. The proposed 15m high telecommunications mast is to be sited 11.5m from the existing street lamp to the south and 16m from the existing T-Mobile telecommunications mast to the north. The proposed location of the telecommunications mast is adjacent to a commercial superstore and opposite the bus depot and Harrow Weald recreation ground. The design and height of the proposal would not be out of place or unduly prominent on the busy road with other street furniture and a mixture of commercial and mixed uses.

Within the context of the surrounding tall trees and commercial buildings as well as existing street furniture and telecommunications equipment including an adjoining mast of similar height, its visual impact would be minimal. It is therefore concluded that due to the existing character of the proposed location on High Road, the installation of the proposal would not be to the detriment of the visual amenity and appearance of the area.

The proposed installation will not adversely impact upon residential amenity as the surrounding area is characterised by predominantly commercial uses. Accordingly, it is recommended that prior approval of the siting and design of the antennae should be granted.

3) Telecommunications Development

Policy D24 of the Harrow UDP outlines that proposals for telecommunications development will be considered favourable subject to six criteria. In accordance with Policy D24, the applicant has provided a list of alternative sites and buildings that were examined and reasons that the alternative sites and buildings are not available or inappropriate. The proposal has been sited and designed to minimise visual impact due to its proximity to existing telecommunications equipment and street furniture with a predominantly commercial area. The proposed location is within a predominantly commercial area, with no detrimental impact on adjoining areas and residential amenity. In terms of any potential health hazards, the applicant has also provided an ICNIRP declaration confirming compliance with the public exposure guidelines.

Therefore, it is considered that the requirements of Policy D24 have been met, and that prior approval of the siting and design of the equipment should be granted.

4) S17 Crime & Disorder Act

This proposal is not considered to have any impact with respect to crime and disorder in the locality.

5) 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.