



**DEVELOPMENT MANAGEMENT
COMMITTEE**

THURSDAY 16 OCTOBER 2008

PLANNING APPLICATIONS RECEIVED

DEVELOPMENT MANAGEMENT COMMITTEE

APPLICATIONS

THURSDAY 16TH OCTOBER 2008

PLANNING APPLICATIONS RECEIVED

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SECTION 2 - OTHER APPLICATIONS RECOMMENDED FOR GRANT

SECTION 3 - OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

SECTION 4 - CONSULTATIONS FROM NEIGHBOURING AUTHORITIES

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BACKGROUND INFORMATION

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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

None

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

Harrow Unitary Development Plan:

C16, D4, D5, D9, H10, T13

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:

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.

3 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.

4 INFORMATIVE:

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

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

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

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

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

MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)

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

INFORMATION

This application is reported to Committee at the request of a nominated member.

a) Summary

Statutory Return Type:	6: Minor Dwellings	
Car Parking	Standard	2.4
	Justified	0
	Provided	0
Lifetime Homes:	None	
Wheelchair Standards:	None	
Council Interest:	None	

b) Site Description

- The subject site is on the southern side of Sherwood Road.
- The site contains a two-storey end of terrace dwelling with original two-storey out-rigger at the rear. The property has not been extended and has a small detached outbuilding in the rear garden.
- The site has pedestrian access to the rear via a shared pedestrian alleyway along the western side boundary.
- The property to the west No. 53 is a two-storey end of terrace dwelling. The dwelling has no extensions.
- The property to the east No. 49 is a two-storey mid-terrace dwelling adjoining the subject dwelling. The dwelling has no extensions.
- The surrounding street is generally characterised by a consistently aligned frontage of terrace dwellings with no off-street car parking and areas of landscaping in the shallow front gardens. The terraces on the southern side of Sherwood Road in the immediate vicinity have two-storey outriggers at the rear.

c) Proposal Details

Single Storey Rear Extension

- The proposal would include a single storey rear extension between the side boundary and the existing two-storey outrigger.
- The extension would have a depth of 2.4 metres and a width of 2.0 metres and abut the eastern side boundary.
- The extension would have a flat roof with a height of 2.8 metres.
- The extension would have one window on the rear elevation facing the rear garden.

Conversion to Flats

- The proposed ground floor flat would consist of one bedroom (11.0m²), a living room (13m²), kitchen area (6.3m²) and a bathroom. The proposed flat would have a total habitable floor area of 30.3m².
- The proposed first floor flat would consist of one bedroom (11m²), a living/ kitchen area (24.0m²) and a bathroom. The proposed flat would have a total habitable floor area of 35m².
-

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- The flats would have a communal entrance to a foyer containing the separate entrances to each flat.
- The rear garden would be divided into two separate gardens, access for the first floor flat would be provided via the shared pathway adjacent to the western side boundary.
- The property has no off street parking.
- Refuse storage is proposed in the rear garden with access for both flats via the existing shared pathway between No. 51 and No. 53.

External Alterations

- The proposal would include a ramped path to the front entrance.

Revisions to Previous Application:

Following the previous decision (P/1048/08/DFU) the following amendments have been made:

- The bedroom for the ground floor flat was increased in size from 9.5m² to 10m².
- The proposed single storey rear extension was removed and a new one proposed between the boundary and the existing two-storey outrigger.

d) Relevant History

P/1048/08/DFU	Single storey rear extension; conversion of dwellinghouse to two self-contained flats with refuse storage at the rear and external alterations.	REFUSED 09-MAY-08
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Reasons for Refusal:

- The proposed rear extension, by reason of excessive bulk and rearward projection, would be unduly obtrusive, 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. 53 Sherwood Road, contrary to Policies D4 and D5 of the Harrow Unitary Development Plan and Supplementary Planning Guidance: "Extensions: A Householders Guide (2003)".
- The proposed ground floor flat, by reason of its unacceptable bedroom size would provide cramped and substandard accommodation to the detriment of the amenities of the 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).

f) Applicant Statement

- See Design and Access Statement.

g) Consultations

Highways Engineer: No objections subject to resident permit restrictions.

Site Notice

Displayed: 27/06/2008

Expiry: 18-JUL-08

Notifications:

Sent: 7

Replies: 1

Expiry: 16-JUL-08

Summary of Responses: Potential damage to adjoining terrace; proposed flats would be too small; sufficient provision of conversions nearby; out of character; potential gas explosions; disturbance due to building works; parking.

APPRAISAL

1) Character and Appearance of the Area, and Amenity

The proposed single storey rear extension with flat roof would be in keeping with the appearance of the dwelling and consistent with the character and appearance of the area.

The proposed depth of the extension would be 2.4 metres beyond the rear alignment of the main rear wall of the dwelling and would be abutting the boundary adjacent to the pathway between No. 51 and No. 53. The extension would be 2.65 metres beyond the nearest rear wall of the adjacent terrace at No. 53. The proposed extension would be set 0.95 metres away from the adjacent terrace and the proposal would therefore comply with the two for one rule of the SPG and would not result in an unreasonable loss of light or outlook for the neighbouring property at No. 53.

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 policies and other material considerations.

Circulation and Layout

It is considered that the proposed flats would be acceptable in terms of vertical stacking. It is considered that the proposed flats would be two person one bedroom flats that would have adequate room sizes and space within each dwelling. It is considered that the overall circulations 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 western side boundary for the first floor flat. The garden for the first floor flat would have an area of 42.4m² and the garden for the ground floor flat would have an area of 46.25m². The quantity of amenity space provided for both flats is considered satisfactory.

Landscape Treatment/ Refuse and Recycling Storage

Paragraph 4.21 of policy D4, recognises the contribution front gardens can make to the character of an area or locality. The LPA will seek their retention, reinstatement and enhancement in proposals as stipulated in policy D9. This is to ensure that the greenery of the front gardens is enhanced to improve the appearance of the development and the street scene. The existing front garden contains landscaping that would be retained under the proposed scheme. 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.

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 in the rear garden and would therefore be screened from the view of the general public. The access to the refuse storage area would be via the shared pathway between No. 51 and No. 53. 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. But it is also acknowledged that number of habitable rooms would remain the same such that the intensity of use on the site would not increase. In addition to this the ambient noise levels in this established residential location and the level of disturbance anticipated with one additional flat, in principle would be acceptable.

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. As the site can provide no off-street parking it is considered that it would not be feasible to apply the standards to the development.

4) Parking

The proposal would provide no off-street car parking. The site is in close proximity to public transport links and as such the Council's Highways Engineer has raised no objections to the lack of car-parking subject to resident permit restrictions.

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

Material planning concerns addressed in the report above. The issues raised in relation to potential for gas explosions and damage to the adjoining terrace due to building works are not material planning considerations. Issues relating to possible construction noise and disturbance are also 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.

CONCLUSION

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

Item: 2/02
BENTLEY WOOD HIGH SCHOOL, P/2737/08/ML1
BINYON CRESCENT, STANMORE

Ward STANMORE PARK
RETENTION OF 3 TEMPORARY MOBILE CLASSROOMS (2 YEARS)

Applicant: Harrow Council - Community Property Development
Statutory Expiry Date: | 16/10/2008

RECOMMENDATION

Plan Nos: EC5746/101A, 102, 103, 104; 20228/01, 02; Design and Access Statement

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

1 The building(s) hereby permitted shall be removed and the land restored to its former condition within two year(s) of the date of this permission, in accordance with a scheme of work submitted to, and approved by, the local planning authority.
REASON: To safeguard the amenity of neighbouring residents and to permit reconsideration in the light of circumstances then prevailing.

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:

Harrow Unitary Development Plan:

EP31, EP32, D4, C7, C16, 'Access for All' Supplementary Planning Document (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.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Character and Appearance of the Green Belt / Area of Special Character (EP31, EP32, D4)
- 2) New Education Facilities (C7, C16, SPD)
- 3) S17 Crime & Disorder Act (D4)

4) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Minor development, all other
Green Belt
Council Interest: Council owned school

b) Site Description

- Site is to the north west of houses on Binyon Crescent and Bridges Road.
- The school is a low-rise brick built structure that is rectangular in shape and has two wings extending westwards at the northern and southern ends of the site.
- The school building is currently undergoing extensive works to repair fire damage.
- There are four mobile classroom units sited on or adjacent to the 'Tennis Courts' on the eastern side of the main building at present, the easternmost of which received planning permission (P/1510/07/DFU) on 26-JUL-2007 for a period of two years.
- All other temporary mobile classrooms have now been removed from the site.

c) Proposal Details

- Retention of three temporary mobile classroom units on the 'Tennis Courts' on the eastern side of the building for a period of two years.
- The two northernmost units had the benefit of a temporary planning permission which expired on 04-JUL-08, whereas the southernmost of the three units has recently replaced a smaller unit in a similar location.
- The southernmost unit is the largest of the three units and contains four classrooms (plus offices), measuring 16m x 21m.
- The middle of the three units is the second largest and contains two classrooms, measuring 24.4m x 9m.
- The northernmost unit is the smallest of the three units and contains one classroom, measuring 15m x 9m.
- All units have both stepped and ramped accesses.

d) Relevant History

P/0707/05/CFU	Single-storey extension to art classroom, with adjacent timber decked area.	GRANT 17-JUN-05
P/1002/06/CFU	Replacement temporary double mobile classroom unit and temporary triple classroom unit (2 years).	GRANT 04-JUL-06

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P/1510/07/CFU	Single storey double classroom teaching unit for temporary two-year period.	GRANT 26-JUL-07
P/3052/07/CFU	Retention of 20 temporary mobile classrooms and generator compound.	GRANT 16-OCT-07
P/3803/07/CFU	Part three / part four storey extension to north wing of school to provide post 16 (sixth form) educational facilities.	GRANT 17-JAN-08
P/3887/07/CFU	One single storey and one two storey portacabin building to provide temporary classrooms and one two storey portacabin building to provide a temporary science block.	GRANT 17-JAN-08
P/1630/08/DFU	Replacement temporary mobile classroom (2 years)	WITHDRAWN 01-AUG-08

e) Pre-Application Discussion

- None.

f) Applicant Statement

- Design and Access Statement submitted.
 - Due to fire damage to the school building temporary classrooms are required.
 - The four mobile classrooms on the 'Tennis Courts' are required until the completion of the 'Post-16' extension, due in December 2008.
 - The most southerly of the units will remain for no longer than two years whilst the school makes internal alterations.

g) Consultations

Notifications:

Sent
37

Replies
0

Expiry:
18/09/08

Summary of Responses: N/A.

APPRAISAL

1) Character and Appearance of the Green Belt / Area of Special Character

The location of the mobile classroom units is within the existing building envelope. Temporary structures such as those proposed to be retained are not considered to be detrimental to the character of the Green Belt and Area of Special Character in the longer term, the openness and character of this area being restored following the removal of these buildings at the expiration of any permission. It is suggested, therefore, that a temporary permission would allow the provision of improved educational facilities, in line with the aims of policy C7, while preserving the longer term character and appearance of this sensitive area.

2) New Education Facilities

Due to fire damage to the main school building temporary classrooms have been required on this site. A number of mobile classrooms have since been removed from the site, the four on the 'Tennis Courts' being the only remaining at the present time, three of which are the subject of this application. It is expected that two of these three units will be removed before the two year permission would expire, following the completion of the 'Post-16' extension which is due in December 2008. The most southerly of the units would then remain for a longer period whilst the school makes internal alterations, the condition suggested permitting the classrooms to remain on site for no longer than two years.

All three mobile classroom units have wheelchair access via external ramps, ensuring access for all in line with the Council's SPD. There are no residential properties close enough to the mobile classrooms to be affected by the retention of these units and therefore this application is not deemed to have any detrimental effects on the amenities of neighbouring occupiers. There are no objections to the proposed retention of the units by the Council's Highways Engineer, the units not being considered to have any detrimental impacts upon the traffic and parking situation locally.

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

N/A.

CONCLUSION

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

Item: 2/03
WAITEMATA, GREEN LANE, STANMORE P/2352/08/GC
Ward STANMORE PARK
DEMOLITION OF EXISTING DWELLING HOUSE, REPLACEMENT TWO STOREY
DWELLING WITH BASEMENT AND ROOMS IN ROOF SPACE

Applicant: Mr Gerard Verdino
Agent: Mr Robert Thickette
Statutory Expiry Date: | 29-AUG-08

RECOMMENDATION

Plan Nos: 07/899-10, 07/899-11 Rev J (received 30/09/2008), 07/899-12 Rev A (received 30/09/08), Survey 1, Design and Access Statement, Site Plan, 5868 Rev 1, Arboricultural Report

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

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

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

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

(a) the extension/building(s)

(b) the boundary treatment

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

REASON: To safeguard the appearance of the locality.

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

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

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

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

5 The Arboricultural Method Statement shall be undertaken as set out in the A Whitehead Associates Arboricultural Report and on the plan 5868 Rev1. The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plan 5868 Rev1 and the A Whitehead Associates Arboricultural Report 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.

6 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.

7 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.

8 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.

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

REASON: To ensure that adequate drainage facilities are provided.

10 The development 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.

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

(a) the frontage.

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

REASON: In the interests of amenity and highway safety.

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

The boundary treatment shall be completed:

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

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

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

132 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.

14 Before the hard surfacing hereby permitted is brought into use the surfacing shall EITHER be constructed from porous materials, for example, gravel, permeable block paving or porous asphalt, OR provision shall be made to direct run-off water from the hard surfacing to a permeable or porous area or surface within the curtilage of the site, in accordance with details to submitted to, and approved in writing by, the Local Planning Authority.

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

REASON: To ensure that adequate and sustainable drainage facilities are provided, and to prevent any increased risk of flooding.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

London Plan:

Harrow Unitary Development Plan:

London Plan 3A.5, D4, D5, D9, D10, D14, D16, T13, SPG - Extensions: A

Householders Guide (2008 and SPD - Accessible Homes (2006)

2 INFORMATIVE:

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

3 INFORMATIVE:

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

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

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

"The Party Wall etc. Act 1996: explanatory booklet" is available free of charge from: Communities and Local Government Publications, PO Box 236, Wetherby, LS23 7NB Please quote Product code: 02 BR 00862 when ordering.

Also available for download from the CLG website:

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com

4 INFORMATIVE:

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

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

5 INFORMATIVE:

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

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

6 Note: guidance on permeable paving has now been published by the Environment Agency on

<http://www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens>

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Character and Appearance of the area (D4, D5, D9 & SPG)
- 2) Residential Amenity (D4, D5 & SPG)
- 3) Effect on Conservation Area (D14 & D16)
- 4) Accessibility (SPD)
- 5) Traffic and Parking (T13)
- 6) Impact on Protected Trees (D10)
- 7) S17 Crime & Disorder Act (D4)
- 8) Consultation Responses

INFORMATION

This application is reported to Committee at the request of a nominated member.

a) Summary

Statutory Return Type:	Minor Dwellings
Conservation Area:	Adjacent to Stanmore Hill Conservation Area
Lifetime Homes	1
Council Interest:	None
TPO	922

b) Site Description

- The site is located on the western side of Green Lane and is currently occupied by a two storey detached dwelling with an existing single storey rear extension and a front projecting attached garage.
- The ground level falls away from the northern side of the property to the southern side.
- The adjacent property at High Trees is a two storey detached dwelling with an existing forward projection with integral garage.
-

- The adjacent property at Ballyculter is a two storey detached dwelling with an integral garage.
- The site has a Tree Preservation Order on an oak tree at the extreme rear of the property, a minimum of 29m from the rear wall of the proposed dwelling.

c) Proposal Details

- Demolition of the existing dwelling and garage.
- Construction of a replacement two storey detached dwelling.
- The property would be a five bedroom dwelling with accommodation in the roof space and a basement garage, gym and servicing facilities.
- The dwelling would have a crown roof over with a dormer in the rear roof slope, two roof lights in the front roof slope and two roof lights on each of the flank roof slopes.
- The dwelling would have a two storey rear projection with a subordinate hipped roof over and front gables over two 900mm forward projections at the front of the house.
- Steps down from the rear garden would access the basement rooms at the rear of the dwelling.

d) Relevant History

HAR/19685	Erect summer house and room	GRANT 17-SEP-62
HAR/19685A	Erect single storey extension	GRANT 12-NOV-62
LBH/9379	Erection of side extension to existing single garage to provide double garage	GRANT 16-AUG-73

e) Pre-Application Discussion

- None

f) Applicant Statement

- See Design and Access Statement

g) Consultations

Highways Engineer: No objection on the premise that the crossing width does not exceed 3.6m.

Drainage Engineer: 3 Conditions suggested.

CAAC: The oak tree in the front garden must be preserved. To remove it would detrimentally affect the appearance and setting of the conservation area. There is therefore an objection to a basement ramp. No objections to the replacement house.

Environment Agency: No Response

Thames Water Utilities: Condition suggested

Stanmore Society: Objection to the basement garage due to the risk of damaging the roots of trees on the property. The Oak in the front garden that has been felled should be replaced by a semi-mature tree of the same or similar species.

Advertisement: | Character of Conservation Area | Expiry: 17-AUG-08

Notifications:

Sent: 10

Replies: 2

Expiry: 08-AUG-08

Summary of Responses:

- Basement garage not in keeping with other garages on neighbouring properties.
- Extensive excavation could have a detrimental impact on the stability of neighbouring dwellings, will cause disturbance to the natural water drainage and water table and neighbouring properties will experience more water retention in the already soggy clay soil.
- More detailed landscaping plans needed to ensure the development will not adversely affect the mature trees that enhance the character of the road and provide screening between neighbouring properties.
- Proposed first floor rear projection will be overbearing and overlook neighbouring property 'High Trees'.
- Construction of terrace steps will mean the removal of established trees and plants that provide screening between two properties.
- Concerns about working hours and Health and safety issues associated with the construction of the development.

APPRAISAL

1) Character and Appearance of the area

The proposed replacement dwelling at Waitemata would be a two storey stone and render construction with a crown roof, a chimney on both flank roof slopes and a 1.3m deep single storey flat roof projection over the front entrance. At the rear there would be a significant two-storey projection, 4.2m deeper than the proposed main rear wall, this element having a hipped pitched roof 0.5m lower than the property's main ridge line. There would be two 900mm two-storey forward projections at either side of the front of the dwelling. The proposed dwelling would be at higher ground level than the adjacent property Ballyculter to the south but lower than High Trees to the north, its main roof ridgeline falling between that at the two houses on either side and matching the height of the ridgeline of the existing dwelling on the property.

Waitemata is part of a group of 5 dwellings on the western side of this part of Green Lane that are of similar design with gabled roofs and brick construction. The adjacent dwellings on either side of the application property have undergone significant alterations in the past that, in addition to works on other properties in the area, have extensively altered the character and appearance of this part of Green Lane. Both Ballyculter to the south and High Trees to the north have large two storey front projections and integral garages in the front elevation. Further up Green Lane Wildings also has a two storey front projection. The properties on the opposite side of the road are located within the Stanmore Hill Conservation Area and are occupied by a various styles of dwellings set back from the road.

While the replacement dwelling would have hips as opposed to the gable ends of the original dwelling and the adjacent properties, the presence of existing alterations to the properties on the west side of Green Lane and the varying styles of dwellings and roof forms on the east side, would mean that the change in roof form would not have a detrimental impact on the character and appearance of the area. The ridge height of the roof would be at the same height as the ridgeline of the existing dwelling and the change from gables to hips would reduce the bulk of the building and its impact on the street scene.

The front elevation of the dwelling would include a gable ended roof over the first floor forward projections on either side of the dwelling. It is considered that this element of the design would be in keeping with similar forward projections on the adjacent properties and is considered to not have a detrimental impact on the street scene. Furthermore, the Juliet Balcony proposed on the first floor of the front elevation above the main entrance would not be obtrusive in the street scene and would not be detrimental to the character and appearance of the area.

The layout of the proposal would not require any alterations to the present access arrangements to the site and sufficient off street parking would be provided within the basement garage. Given the size of the front garden and the set back of the dwelling from the highway, it is considered that a sufficient level of soft landscaping can be provided in conjunction with off street parking, and the proposal is considered acceptable in this regard.

2) Residential Amenity

The footprint of the proposal would occupy a similar footprint to the existing dwelling. In relation to the boundary with the adjacent property to the north, High Trees, the northern flank wall of the dwelling would be set in 1m, the same distance as the northern flank wall of the existing dwelling. The main rear wall would be set back 2.7m beyond the line of the rear main wall of the existing dwelling, with the two storey rear projection being a further 4.2m in depth and a minimum of 1m off the boundary with the adjacent property to the south, Ballyculter.

The development would comply with the horizontal 45° Code in relation to both Ballyculter and High Trees. The northern flank wall of Ballyculter contains a window and door on the ground floor and a large window at first floor level. The window at ground floor does not serve a habitable room and is therefore not considered protected. The window at first floor level is the main window to a bedroom and is therefore considered protected. The proposed dwelling would breach the vertical 45° Code in relation to this protected window by approximately 600mm. However, it is considered that the development would not result in an unacceptable loss of light to the occupiers of Ballyculter. The existing dwelling with gable ends results in a greater loss of light than the replacement dwelling would and as such the proposal could be considered an improvement on the existing situation. Additionally, a secondary window to the bedroom is located in the front wall of the dwelling and in conjunction with the light available to the primary window, it is considered the room would benefit from a sufficient amount of natural light.

The southern flank wall of High Trees contains two windows, both of which are secondary windows to habitable rooms and are not considered protected. The proposal would not give rise to any unacceptable loss of light to the occupiers of High Trees.

The building line at the rear of Ballyculter is staggered at both ground floor and first floor levels. Ballyculter has had previous extensions to the rear of the dwelling which has resulted in the original rear building line having been extended on a somewhat ad hoc basis. The rear wall of the proposed two-storey rear projection at Waitemata would match the rear building line of the single storey rear extension at Ballyculter which abuts the shared boundary. At 1.5m off the shared boundary with Waitemata, the first floor building line of Ballyculter would be set back from the building line of Waitemata by approximately 4.2m. At 5m in from the shared boundary the building line at first floor on Ballyculter steps out by approximately 3m to be set back only 1m from the rear projection at Waitemata. Due to the staggered rear building line at Ballyculter and the presence of the single storey rear extension abutting the boundary shared with Waitemata, it is considered that the rear projection on the proposed replacement dwelling would not be overbearing and would not give rise to an unreasonable loss of outlook or light to the rear of Ballyculter.

The proposed rear projection would be set away from the shared boundary with High Trees by a minimum of 7.6m and it is not considered this element of the proposal would have any detrimental impact on the amenities of the occupiers of High Trees. A door and two windows are proposed at ground floor level of the flank wall of the rear projection. These windows will face the rear of the dwelling at High Trees and subject to a condition requiring the approval of boundary treatments to ensure suitable screening, it is considered these windows and the door would not give rise to an unreasonable level of overlooking to the occupiers of High Trees.

3) Effect on Conservation Area

The application site is located opposite the Stanmore Hill Conservation Area. As mentioned above the properties in this part of the conservation area are of varying styles and appearances and it is considered that the proposed replacement dwelling would not have a detrimental impact on the character and appearance of the conservation area. The Council's Conservation Officer and the Conservation Area Advisory Committee have both assessed the application and have made no objection to the design and appearance of the replacement dwelling but have expressed a concern at the impact the loss of the existing Oak tree at the front of the property will have on the conservation area. At the time of the site visit the oak tree had already been removed but it not the subject of a Tree Preservation Order. A condition has been suggested requiring the submission and approval of a landscape plan in order to ensure that appropriate landscaping is undertaken to preserve the character and appearance of the adjacent conservation area.

4) Accessibility

The proposed replacement dwelling would provide sufficient hard surfacing to ensure a workable accessible parking space adjacent to the dwelling, albeit at basement level. A lift is proposed from basement to ground floor. Doorway and hallway widths meet the requirements of the SPD. Bathrooms compliant with the SPD are provided on the ground floor, as is a study which would be capable of being used as a bedroom if the need arose. Level entrances are indicated, with turning circles possible in all reception rooms. The proposal is therefore considered to comply with the requirements of the 'Accessible Homes' SPD for Lifetime Homes.

5) Traffic and Parking

The Council's Highways Engineer has no objections to the proposed development. The proposal includes a hard surfaced area of approximately 15m x 3.5 to the front of the dwelling. As such the proposal is considered to have sufficient parking provision. The existing vehicle crossing would remain unchanged and as such there are no objections to the access provisions.

6) Impact on Protected Trees

The submitted Tree Protection Plan is considered acceptable and would ensure a minimal disturbance of protected and non protected trees during construction. Conditions suggested by the Council's Arboricultural Officer have been added to this recommendation to ensure the acceptability of the redevelopment in this regard.

7) S17 Crime & Disorder Act

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

8) Consultation Responses

Concerns regarding the proposed basement garage and access ramp have been addressed through the removal of this element from the application. The issues of landscaping and screening between properties, the size of the two storey rear projection and potential for overlooking, and water retention and drainage on the site have been addressed in the report above. The issue of Health and Safety and working hours during the construction of the dwelling are not material planning considerations and therefore have not been addressed in this appraisal.

CONCLUSION

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

Item: 2/04
LAND ADJACENT TO COMPASS HOUSE, PYNACLES CLOSE, STANMORE **P/2323/08/ML1**

Ward STANMORE PARK
DETACHED 3 STOREY BUILDING WITH PARKING, BIN/CYCLE STORAGE AND ENTRANCE ON GROUND FLOOR, AND 2 FLOORS OF OFFICES (CLASS B1) ON UPPER FLOORS, ACCESS FROM CHURCH ROAD.

Applicant: Mr Rolly Ltd
Agent: Mrs Rebekah Jubb - Bell Cornwell
Statutory Expiry Date: | 11-SEP-08

RECOMMENDATION

Plan Nos: 1495/1000 Rev.B; 1495/1008 Rev.B; 1495/1012 Rev.B; 1495/1013 Rev.B; 1495/1014 Rev.B; 1495/1015 Rev.B, 1495/1016 Rev.B, 1495/1017 Rev.B, 1495/1018 Rev.B; 1495/1019 Rev B; 1495/1020 Rev.B; 1495/1021 Rev.B; 1495/1022 Rev.B; 1495/1023 Rev.B; Design and Access Statement; Transport Statement Note

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

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

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

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

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

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

REASON: To safeguard the appearance of the locality.

3 Notwithstanding the detail on the drawing 1495/1019 Rev B, the window(s) in the northern flank wall(s) of the proposed development shall:

- (a) be of purpose-made obscure glass,
- (b) be permanently fixed closed below a height of 1.7m above finished floor level, and shall thereafter be retained in that form.

REASON: To safeguard the amenity of neighbouring residents.

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

The boundary treatment shall be completed:

a: before the building(s) is/are occupied in accordance with a timetable agreed in writing with the local planning authority

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

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

5 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.

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

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

7 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.

8 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.

9 The development hereby permitted shall not be occupied until works for the disposal of sewage have been provided on site in accordance with details to be submitted to, and approved in writing by, the local planning authority. The works shall thereafter be retained.

REASON: To ensure that adequate drainage facilities are provided.

10 The development of any buildings hereby permitted shall not be commenced until 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.

11 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.

12 Before the development hereby permitted is occupied details of any external lighting shall be submitted to and approved by the Local Planning Authority. 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 and 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, D7, EP47, EM4, T13, T15, Supplementary Planning Document 'Access for All' (2006)

London Plan: 3A.5

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:

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) Character and Appearance of the Area (D4, D7, EM4)
- 2) Amenity and Accessibility (D4, EP47, SPD, 3A.5)
- 3) Traffic, Parking and Servicing (T13, T15)
- 5) S17 Crime & Disorder Act (D4)
- 6) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Minor office

Council Interest: None

Car Parking: See report

b) Site Description

- Site is on the north side of Church Road within Stanmore District Centre, 13m to the rear of the 'Spice Rack' Public House/restaurant (formerly a Post office).
- Northern boundary runs alongside Elms Lawn Tennis Club.
- Land is used as a car park serving the offices of Compass House, a detached three storey building that is adjacent to it.
- The nearest residential buildings to the site are at Green Lawns and Green Trees, two x two and three storey blocks of flats on Pynnacles Close, some 50m to the east of the site.
- Ground levels rise up from Church Road to the application site, the adjacent tennis courts to the north being at a ground level approximately 1m higher.

c) Proposal Details

- Detached 3-storey building sited at the rear of 35 Church Road and adjacent to Compass House on an area of land currently used for parking.
- The proposed building would have an irregular footprint and would be a maximum of 21m wide x 13.5m deep (at its western end, reducing to 9m deep at its eastern end).
- The proposed building would be approximately 9.5m high.
- The first and second floors would be set in by 3m on the northern side of the building in comparison with the ground floor.
- Parking for 3 cars, bin and cycle storage and entrance would be located on the ground floor of the building.
- Two floors of offices (Class B1) would be located on first and second floors.
- There would be Juliette Balconies at first and second floor level on the eastern elevation.
- Vehicular access to the ground floor parking would be via a service road leading off Church Road, whereas pedestrian access would be from Pynnacles Close.

Revisions to Previous Application:

Following the previous decision P/0912/08/DFU the following amendments have been made:

- The northern and southern elevational treatments have effectively been switched, with the removal of balconies and clear glazing below 1.8m above finished floor level on the northern side of the building.
- The building has been setback a further 1m away from the boundary with the adjacent tennis courts above ground floor level.
- The building has been set in by 1.5m on all floors on its eastern side.
- Vehicular access has been switch from Pynnacles Close to via an access road from Church Road, the site having been increased accordingly.

d) Relevant History

P/0032/07/CFU	Detached 4-storey building with parking on ground floor, and 6 flats on upper floors, 4 wind turbines and garden on roof, access from Pynnales Close.	REFUSED 06-MAR-07 APPEAL DISMISSED 28-JAN-2008
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Reasons for Refusal:

1. The proposed development, by reason of its backland location, excessive size and bulk, and inadequate space about the building, would be incongruous, cramped, visually obtrusive and overbearing, give rise to overdevelopment of the site and detract from the established pattern of development in the area and the character of the locality to the detriment of the character and appearance of the area and the visual amenity of near by residential occupiers, contrary to policies SH1, SD1, D4 and D5 of the Harrow Unitary Development Plan (2004)
2. The proposed development, by reason of excessive size and bulk, and prominent siting in relation to the northerly site boundary, would be unduly obtrusive and overbearing and harmful to the setting and visual amenity of adjacent tennis courts, contrary to policies SD1, D4 and EP47 of the Harrow Unitary Development Plan (2004)
3. The proposed development, by reason of backland location and poor outlook, would provide unsatisfactory residential accommodation for the future occupiers of the flats, contrary to policies SD1, D4 and D5 of the Harrow Unitary Development Plan (2004).
4. The proposed development, by reason of unsatisfactory design and inappropriate location, would give rise to fear, by future occupiers of the flats, about security and safety, to the detriment of the amenities of those occupiers, contrary to the requirements of Policy D4 of the Harrow Unitary Development Plan (2004).

P/1587/07/CFU	Detached 4 storey building with parking, bin storage and entrance on ground floor and three floors of offices (Class B1) on upper floors, access from Pynnales Close.	REFUSED 06-SEP-2007 APPEAL DISMISSED 28-JAN-2008
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Reasons for Refusal:

1. The proposed development, by reason of its backland location, excessive size and bulk and inadequate space around the building, would be incongruous, cramped, visually obtrusive and overbearing, give rise to overdevelopment of the site and detract from the established pattern of development in the area, contrary to policies SH1, SD1, D4 and D5 of the Harrow Unitary Development Plan (2004).
2. The proposed development, by reason of excessive size and bulk and prominent siting in relation to the northern site boundary, would be unduly obtrusive and overbearing and harmful to the setting and visual amenity of the adjacent tennis courts, contrary to policies SD1, D4 and E47 of the Harrow Unitary Development Plan (2004).

3. The proposed development, by reason of unsatisfactory design and inappropriate location, would give rise to fear, by future users of the building, of crime and disorder contrary to the requirements of Policy D4 of the Harrow Unitary Development Plan (2004).
4. The proposed development would result in an over provision of off street car parking spaces contrary to the maximum standard set out in Policy T13 of the Harrow Unitary Development Plan (2004).

P/0912/08/DFU	Detached 3 storey building with parking, bin storage and entrance on ground floor, and 2 floors of offices (Class B1) on upper floors, access from Pynnacles close	REFUSED 30-APR-08
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Reason for Refusal:

The proposed development, by reason of excessive size, bulk, inadequate space around the building and prominent siting in relation to the northern site boundary, would be incongruous, cramped, visually obtrusive and overbearing, give rise to overdevelopment of the site, and detract from the established pattern of development in the area to the detriment of the character and appearance of the locality and the setting and visual amenity of the adjacent tennis courts, contrary to policies D4, D7 and EP47 of the Harrow Unitary Development Plan (2004).

e) Pre-Application Discussion

- None.

f) Applicant Statement

- Design and Access Statement submitted.
 - Site is surplus to parking requirements of Compass House, redundant brownfield site.
 - Poor quality architecture surrounds the site, no particular style.
 - Windows relocated to northern side to meet Building Regulation requirements, obscure glazed to ensure no overlooking of Tennis Courts.
 - Development will promote and sustain the health of the town centre by improving the vitality and viability.
 - Building is materially smaller than the adjacent Compass House and at a lower land level than the adjacent tennis courts.
 - Security measures to be taken are outlined including CCTV, fob key access and audio and visual entry phone systems.
 - Previous objections raised by Inspector at appeal have been fully addressed.
- Transport Statement submitted.
 - Access road from Church Road (under Compton House) serves several other car parks to the rear of Church Road
 - Parking standards would allow for 1 parking space due to the site area, but 3 can be justified as two floors of office space are being provided.

- Good public transport accessibility in a town centre location.
- Although there would be a reduction in Compass House's parking by 12 spaces (a net loss of 9 spaces due to the 3 proposed), parking standards would still be met by both developments.

g) Consultations

- *Drainage Engineer* –
CONDITION:

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.

CONDITION:

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.

COMMENTS:

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.

- *Pynnacles Close Residents Association* – Object to general appearance and design; Size, height and scale; Potential noise and disturbance from traffic and parking; Impact upon the amenity and character of the area, particularly relating to the access from Church Road which is also used by The Pynnacles flats, The Elms Tennis Club and the existing building at Compass House.
- *Ray Court Residents Association Limited* – No reason for another office block to be built, object to application. Many offices to let in Stanmore, thousands of square feet available to rent. Why should residents of Ray Court be forced to undergo associated noises and light pollution to intrude on quality of life?
- *Stanmore Society* – No response.

Advertisement: | General Notification | Expiry: 21-AUG-08

Notifications:

Sent	Replies	Expiry:13-AUG-08
131	3	

Summary of Responses:

Additional vehicles will exacerbate the already difficult traffic and parking situation; The building will block a much used pedestrian route and create a visual obstruction to the tennis court and car park areas; Parking has increased due to use of Compass House; Problems with 'Crazy Horse'; Property values will reduce along with the exclusivity of the road; Traffic will increase; Residents do not want to live near a building site; Insufficient parking already; Van drivers park in Pynnales Close and eat take-away lunch whereas residents who park in the road get a parking ticket or are clamped.

APPRAISAL

1) Character and Appearance of the Area

In terms of the impact of the development on the character and appearance of the area the Inspector's recent decision stated that the previously proposed building would be at least one storey higher than nearby buildings and on land which is at a higher level, and that apart from the access road, the building would cover the whole site and so would appear as a cramped development and over dominant in the local context. The application P/0912/08/DFU which was refused planning permission subsequent to the Inspector's decision still considered that the proposed building would have been a cramped and over dominant development in the local context. Revisions to that application as part of this current application are, however, considered to address these objections with the building having been setback by a further 1m above ground floor level, to bring it 3m from the adjacent tennis courts, and setback on all floors by 1.5m on its eastern side versus the previously refused scheme. This, along with the 2.9m (one storey) reduction in height versus the appeal scheme, is considered to address previous objections in terms of the size, bulk and space around the building and is therefore to be considered acceptable in terms of the character and appearance of the area. In terms of the use of the building, it is considered to be appropriate to its location within Stanmore District Centre and the Inspector had no objection to the proposed use or the construction of a modern building on the site, the proposed design of the building therefore being considered to be acceptable.

2) Amenity and Accessibility

The Inspector's recent appeal decisions concluded that the previously proposed schemes would be overbearing from adjoining properties and would therefore be detrimental to amenity in this regard. The application P/0912/08/DFU which was refused planning permission subsequent to the Inspector's decision still considered that the proposed building would be visually obtrusive, overbearing and harmful to the setting and visual amenity of the adjacent tennis courts.

This revised application, however, sets the building a further metre away from the tennis courts above ground level and, in combination with the 2.9m reduction in height and the 1.5m narrowing of the building on all floors on the eastern side versus the appeal scheme, and the proposed ground level which would be approximately 1.5m below the adjacent tennis courts, it is considered that the scale and bulk of the proposed building has been reduced to a point where its impacts upon this adjacent recreational facility would be acceptable.

Obscure glazing below 1.8m above finished floor level on the northern elevation would ensure no detrimental overlooking of the adjacent tennis courts. There would not be considered to be any detrimental impacts upon the occupiers of neighbouring residents as a result of the development, overall the redevelopment of this back land site being considered to improve the quality of the local environment.

The proposed development is shown to be accessible to all, including provision for a disabled parking space, lift access to all floors and accessible WCs. The proposed scheme is therefore considered to be acceptable in this regard.

3) Traffic, Parking and Servicing

The Inspector's appeal decisions discounted the Council's previous reason for refusal which had argued that there would have been an over provision of off-street parking spaces in the previous scheme, the six spaces previously proposed having now been reduced to three (including one wheelchair accessible space). The Inspector's appeal decision states that they consider the location to be sustainable as it is within the town centre and close to public transport and so, although the appeal decisions accepted six spaces, it is considered that the reduction to three spaces as part of this current scheme is acceptable and there was no objection to this arrangement in the recently refused scheme P/0912/08/DFU. The Council's Highways Engineer notes the net loss of parking spaces serving Compass House as a result of the proposed redevelopment of the site, but also deems this to be acceptable given the sustainable location and has not raised any other objections on traffic or parking grounds. The proposed vehicular access is considered to be workable, the small number of parking spaces proposed not significantly increasing the use of this access road from Church Road.

4) S17 Crime & Disorder Act

The Inspector's appeal decisions discounted the Council's previous concerns in regard to safety and security, stating that any concerns relating to an acceptable scheme could be addressed by the implementation of a planning condition. As the proposed Design and Access Statement details security measures to be taken, however, and now that residential accommodation is no longer proposed on the site, it is not considered that this application would have any detrimental impacts upon community safety and so is acceptable in this regard.

5) Consultation Responses

- *Will block a much used pedestrian route; No reason for another office block to be built; Many offices to let in Stanmore, thousands of square feet available to rent; Why should residents of Ray Court be forced to undergo associated noises and light pollution to intrude on quality of life? Potential noise and disturbance from traffic and parking – In light of the Inspector's comments in the recent appeal decisions the proposed office use and associated impacts on local residential amenity in terms of noise, disturbance and activity are deemed to be acceptable.*
- *Problems with 'Crazy Horse'; Property values will reduce along with the exclusivity of the road; Residents do not want to live near a building site; Van drivers park in Pynacles Close and eat take-away lunch whereas residents who park in the road get a parking ticket or are clamped – these are not considered to be material planning considerations with reference to this application.*
- 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 comments received in response to notification and consultation as set out above:
this application is recommended for grant.

64 & 66 GORDON AVENUE, STANMORE **Item: 2/05**
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, and was deferred at the Development Management Committee on 3rd September 2008 for a Member site visit that took place on 26th September 2008.

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
- 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:
7

Replies:
10
+ 51 signature petition
of objection

Expiry: 09-JUN-08

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.

50 SOUTH HILL AVENUE, HARROW

Item: 2/06

P/2200/08/MRE

Ward HARROW ON THE HILL

VARIATION OF CONDITION 2 OF PERMISSION P/2969/07/DFU TO ALLOW SUBMISSION OF DETAILS BEFORE THE DEVELOPMENT IS OCCUPIED

Applicant: Mr Charles Anyia

Agent: Mr Lee Pitters

Statutory Expiry Date: | 20-AUG-08

RECOMMENDATION

Plan Nos: N/A

GRANT variation of condition as described in the application, as follows;

1 The development hereby permitted shall not be occupied 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 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.

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:

Harrow Unitary Development Plan:

D4, D9

2 INFORMATIVE:

The applicant is advised that all other conditions and informatives pursuant to planning permission P/2969/07/DFU are still valid.

MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)

- 1) Standard of Design (D4, D14, D15)
- 2) S17 Crime & Disorder Act (D4)
- 3) Consultation Responses

INFORMATION

a) Summary

This application is being reported to the Development Management Committee as a petition of 6 signatures has been received.

Statutory Return Type: Minor Dwellings
Council Interest: None

b) Site Description

- The subject site is situated on the on the eastern side of South Hill Avenue.
- Site comprises a semi-detached two-storey dwelling, currently undergoing building works relating to planning permission ref: P/0681/08DFU, for the conversion of the house to two flats.

c) Proposal Details

- The proposal comprises variation of condition 2 from:

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 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.

To

The development hereby permitted shall not **be occupied** 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 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.

d) Relevant History

P/2969/07/DFU	External alterations and conversion of dwellinghouse to two flats; retention of rear dormer & one off-street parking space & ramp at front and bin store at side (resident parking restricted)	GRANTED 19-DEC-07
P/0747/08/DDP	Details of hard and soft landscape works pursuant to condition 2 of planning permission p/2969/07/dfu for a conversion of dwellinghouse to 2 flats.	REFUSED 15-APR-08

Reason for Refusal:

The submitted details provide insufficient and unsatisfactory information to assess the merit or otherwise of the proposed hard and soft landscape works pursuant to Condition 2 of planning permission P/2969/07/DFU, contrary to policies D4 and D9 of the Harrow Unitary Development Plan (2004).

e) Pre-Application Discussion

- None

f) Applicant Statement

- None

g) Consultations

Site Notice

Expiry:
21-JUL-08

Notifications:

Sent: 6

Replies: 1 (6 x signature
petition)

Expiry:
21-JULY-08

Summary of Responses:

Property is already occupied by various businesses; building works deviate from approved plans

APPRAISAL

1)

The proposed variation to condition 2 to modify the timeframe for approval of hard and soft landscape works details is considered acceptable. The approval condition 2 relating to planning permission ref: P/0681/08/DFU will now be required to be approved prior to the occupation of the development.

2) **S17 Crime & Disorder Act**

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

3) **Consultation Responses**

Property is already occupied by various businesses: This occupation of the property does not relate to the approved development.

Building works deviate from approved plans: Building works are not yet completed and the matter has been resolved by the council's Enforcement Division.

CONCLUSION

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

39 KINGSFIELD AVENUE, HARROW

**Item: 2/07
P/2826/08/GL**

Ward HEADSTONE SOUTH
CONVERSION OF DWELLINGHOUSE TO TWO FLATS; SINGLE/TWO STOREY
SIDE TO REAR & SINGLE STOREY FRONT EXTENSIONS; REAR DORMER
WITH JULIET BALCONY; EXTERNAL ALTERATIONS

Applicant: Mr Wayne Mertins-Brown

Agent: C & S Associates

Statutory Expiry Date: | 17-OCT-08

RECOMMENDATION

Plan Nos: CS/MB/01 Rev A; /02 Rev A; /03; /04 Rev A (received 01/10/08); /05
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, as detailed in the submitted and approved drawings, shall be built to Lifetime Home Standards, and thereafter retained to those standards.

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

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

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

5 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 Before the hard surfacing hereby permitted is brought into use the surfacing shall EITHER be constructed from porous materials, for example, gravel, permeable block paving or porous asphalt, OR provision shall be made to direct run-off water from the hard surfacing to a permeable or porous area or surface within the curtilage of the site, in accordance with details to submitted to, and approved in writing by, the Local Planning Authority.

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

REASON: To ensure that adequate and sustainable drainage facilities are provided, and to prevent any increased risk of flooding.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

London Plan policies 3A.1, 3A.2, 3A.3, 3A.4, 3A.5;

UDP policies D4, D5, D9, H10, T6, T13; Supplementary Planning Guidance, Extensions: A Householder's Guide (2008); 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 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 relevant traffic order will impose a restriction making residential occupiers of this building ineligible for residents parking permits in the surrounding controlled parking zone.

5 INFORMATIVE:

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

6 INFORMATIVE:

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

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

7 INFORMATIVE

Note: guidance on permeable paving has now been published by the Environment Agency on

<http://www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens>

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Character and Appearance of the Area (D4, D5, D9, SPG)
- 2) Creation of New Dwellings and Residential Amenity, including Lifetime Homes (3A.1, 3A.2, 3A.3, 3A.4, 3A.5, D4, D5, H10, SPG, SPD)
- 3) Highways and Road Safety (D4, T6, T13)
- 4) S17 Crime & Disorder Act (D4)
- 5) Consultation Responses

INFORMATION

This application is referred to Committee at the request of a nominated members.

a) Summary

Statutory Return Type: Minor Dwellings
Lifetime Homes: 1
Wheelchair Standards: 0
Council Interest: None

b) Site Description

- Property is a two-storey semi-detached house on the south side of Kingsfield Avenue
- Property has not previously been extended
- Property has a 6m deep front garden and a 28m deep rear garden

c) Proposal Details

- Two-storey side to rear extension; first floor element would be set back from the front elevation by 1m. Two-storey rear extension would be 3m deep and 4m wide and would be set 5m from shared boundary with No. 41 Kingsfield Avenue and 0.9m from boundary with neighbouring unattached dwelling, No. 37 Kingsfield Avenue. The side extension would have a subordinate roof, and the two-storey rear extension would have a gabled roof.
- Rear dormer, set 0.7m from party wall, m from roof verge and 1m from eaves (measured along the roof slope).
- Single-storey front extension linked to two-storey side to rear extension, incorporating front porch. Extension would project 1.2m beyond front building line and would be separated from the bay window by approximately 0.25m.
- Conversion of extended property into two self-contained flats: One two-bedroom flat on the ground floor and one three-bedroom maisonette on the first floor and loft space.
- Rear garden would be divided between the two flats.
- One parking space would be provided in the front garden.
- Refuse storage in rear garden.

d) Relevant History

- None

e) Pre-Application Discussion

- None

f) Applicant Statement

- Hardstanding at the front would be retained; extensions would match existing dwelling

g) Consultations

Highways Engineers: Ideally two parking spaces should be provided.

Site Notice: | | Expiry: 17-SEP-08

Notifications:

Sent: 10

Replies: 4

Expiry: 12-SEP-08

Summary of Responses:

Inappropriate development; out of character; would set precedent; parking pressure; light and noise pollution; garden is now a jungle; Harrow becoming inner-city slum; Council motivated by financial gain; policy only allows conversions in designated roads.

APPRAISAL

1) Character and Appearance of the Area

Kingsfield Avenue is characterised by two-storey semi-detached dwellings. The proposed extensions would be typical forms of householder extensions that would comply with the requirements of the Supplementary Planning Guidance and would not be detrimental to the character or appearance of the area.

The proposed conversion would retain a single front door, thereby maintaining the appearance of a traditional dwelling in the streetscene.

It is considered that the proposed conversion of the property into two self-contained flats would not result in an excessive level of activity at the site and is appropriate in this location.

The bins for both flats would be stored at the rear of the property, which would not introduce additional visual clutter in the street scene.

Subject to a suitable landscaping scheme being implemented in the front garden, this would enhance the level of forecourt greenery at this property, in line with policy D9 of the UDP.

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

The proposed conversion of the property into two flats would result in one two-bedroom flat on the ground floor and a three-bedroom maisonette on the first floor and the roof space.

The proposed room sizes of these flats would be adequate for dwellings of these sizes. The layouts would have similar room uses arranged vertically to help reduce noise transmission between the flats.

The Council now requires ground floor flats, as far as practical, to comply with the minimum standards of Lifetime Homes as set out in the adopted SPD "Accessible Homes".

In this particular instance there is a dedicated car parking space capable of enlargement to the Lifetime Homes standard available in the front garden. The proposal would comply with the Lifetime Home standards and this is considered acceptable in this case.

The property has a 28m deep rear garden, which would be divided between the two flats. This level of amenity space is considered adequate for the proposed flats.

The proposed extensions, including the single-storey front extension and two-storey side to rear extension, would comply with the requirements of the Supplementary Planning Guidance on householder extensions. The side extension would be subordinate to the main dwelling and would allow for a 900mm wide passage at the side of the property to allow access to the rear garden and refuse storage area. Because of the siting and orientation of the property with respect to neighbouring properties, the two-storey rear extension would comply with the 45° code with respect to both the attached neighbouring property (No. 41 Kingsfield Avenue) and the unattached neighbour (No. 37 Kingsfield Avenue), the rear main wall of which is set approximately 4m from the shared boundary.

3) Highways and Road Safety

Although the Highways Engineers would have preferred two off-street parking spaces for this property, that would have resulted in an excessive amount of hardstanding being retained at the front of the property, which would be contrary to the aims of policy D9, which seeks to enhance levels of streetside greenery when conversions are carried out.

Although the proposal could increase levels of parking stress in the area, this is considered not to be a sufficient reason to warrant refusal of the scheme.

4) S17 Crime & Disorder Act

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

5) Consultation Responses

Garden is now a jungle – garden maintenance is not a material planning consideration

Harrow becoming inner-city slum – the conversion of a house into two flats does not create slum conditions

Council motivated by financial gain – not a material planning consideration

Policy only allows conversions in designated roads – no such policy in UDP

CONCLUSION

For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations including comments received in response to notification and consultation as set out above:

this application is recommended for grant.

3 ASHRIDGE GARDENS, PINNER

Item: 2/08

P/2251/08/EJ

Ward PINNER SOUTH

SINGLE & TWO STOREY SIDE EXTENSION

Applicant: Mr Summit Pukayastha

Statutory Expiry Date: | 25-AUG-08

RECOMMENDATION

Plan Nos: SP/PA08/100 (received 30 June 2008) SP/PA08/101A, SP/PA/08/102C
(received 14 August 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 materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

REASON: To safeguard the appearance of the locality.

3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no window(s)/door(s), other than those shown on the approved plan nos.SP/PA08/101A and SP/PA/08/102C 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, D5, Supplementary Planning Guidance: Extensions a Householders Guide (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.

5 INFORMATIVE:

The applicant is advised that the permitted development rights for hardsurfacing for driveways and patios etc was amended on 1st October 2008. Such areas exceeding 5m² need to be permeable or have suitable drainage.

MAIN CONSIDERATIONS AND POLICIES (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 committee following the receipt of a petition in objection to the proposal containing six signatures.

a) Summary

Statutory Return Type: Householder Development

Council Interest: None

b) Site Description

- The subject site is a wedge shaped plot located on the western side of Ashridge Gardens on the bend of the road, the property is a two storey semi detached dwelling with an attached car port
- The neighbouring property to the south, no. 1 Ashridge Gardens is a two storey semi detached dwelling and shares a party wall with the subject site
- The neighbouring property to the north, no. 5 Ashridge Gardens is a two storey semi detached property
- The surrounding residential area is characterised by two storey semi detached dwellings

c) Proposal Details

- To construct a single and two storey side extension
- The proposed side extension would have a width of 3.5m
- The first floor side extension would be set back 1m from the main front wall of the dwelling and would extend the depth of the original dwelling, finishing flush with the rear building line and have a subordinate hipped roof
- The single storey side extension would project from the proposed flank wall of the two storey side extension with a width of 2.7m and would have a flat roof with a height of 2.8m. It would have a depth of 5.5m and contain a garage
- A minimum distance of approximately 7m would be maintained between the proposed flank elevation and the site boundary adjacent to no. 5 Ashridge Gardens

d) Revisions to Current Application

- The width of the two storey side extension has been reduced from 4.3m to 3.5m and the first floor level has been set back 1m from the front wall and a subordinate hipped roof provided over
- The width and depth of the proposed garage (single storey side extension) has been reduced from 4m to 2.7m

e) Relevant History

- None

f) Pre Application Discussion

- None

g) Applicant Statement

- None

h) Consultations:

Environment Agency: This application has a low environmental risk

1st Notification:

Sent:

3

Replies:

4

Expiry: 25-JUL-08

Plus one petition containing a total of six signatures objecting to the proposed development

Summary of Response:

Overdevelopment; double footprint of original dwelling; excessive scale; unsympathetic design; poor design for site circumstances; vehicle access arrangement would compromise highway safety; garage cannot accommodate vehicle; garage could be used for habitable rooms; loss of trees; loss of amenity; overshadowing and loss of light to properties across the street; potential drainage problems.

2nd Notification:

Sent:

14

Replies:

3

Expiry: 25-SEPT-08

Plus one letter from the applicant containing the signatures of two nearby occupiers stating they wish to withdraw their original objection

Summary of Response:

Revised plans do not address concerns raised previously; vehicle access arrangement would compromise highway safety; garage cannot accommodate vehicle; unsympathetic design; poor design for site circumstances; loss of trees; potential drainage problems.

APPRAISAL

1) Character and Appearance of the Area

It is considered that the proposed single and two storey side extension would not have a detrimental effect on the character and appearance of the area.

The Council's Supplementary Planning Guidance (SPG) recognises the particular importance of irregular site boundaries that form part of an original street pattern and that the resultant space between the houses can often provide an important visual break and add to the quality of the established character and pattern of development in the street.

The SPG outlines the importance to maintain space around the building and to avoid any terracing effect in the street scene. It suggests that the preferred option would be an 'appropriately sized extension designed with walls that are parallel to the existing house walls.'

The proposed single and two storey side extension would comply with the SPG guidelines and it is in keeping with the scale with the original dwelling house. Approximately 7m of space would be retained between the dwelling and the boundary, the proposed first floor element is adequately set back from the main front wall of the dwelling and would appear subordinate.

The proposal would comply with the SPG and UDP policies, and therefore it is considered that the proposal would not have a material impact on the character and appearance of the area.

2) Residential Amenity

It is considered that the proposal would not have an unreasonable effect of the neighbouring property to the west, No.5 Ashridge Gardens as both dwellings are sited away from the shared site boundary with a separation distance of approximately 8m between the two dwellings, also the dwelling at no. 5 does not have any protected windows that would be affected. The proposal would not result in any overlooking or loss of privacy and amenity to the dwelling at no 5.

The proposed extension would not extend forward of the main front wall of the dwelling and it is considered that there would be no unreasonable effects in terms of amenity on the adjoining dwelling at no. 1 Ashridge Gardens.

The proposed extension would sited approximately 20m from the dwellings across the road and therefore would not result in an unreasonable level of overshadowing or loss of light to these properties.

It is considered that the proposal would have no material effect on the residential amenities of the neighbouring properties, and that the proposal would be compliant with the policies of the Harrow UDP and SPG.

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:

- The proposed vehicle access arrangement is not dissimilar to the existing situation and is not considered to be unreasonable
- It is possible the garage may not be used to accommodate vehicles
- The forecourt can accommodate a vehicle
- The garage would not be able to be used as a bedroom without planning permission
- Regarding drainage concerns, the Environment Agency assessed the application as having a low environmental risk

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.

66 BECMEAD AVENUE, KENTON

Item: 2/09

P/2355/08/NR

Ward KENTON WEST

ALTERATIONS TO HEIGHT AND SHAPE OF ROOF INCLUDING PROVISION OF FRONT GABLE FEATURE AND REAR DORMERS, SINGLE STOREY FRONT AND REAR EXTENSIONS, EXTERNAL ALTERATIONS.

Applicant: Mrs Gloria Beevay

Agent: Mr Dominic Boutall

Statutory Expiry Date: | 01-SEP-08

RECOMMENDATION

Plan Nos: GAB/01P; GAB/03[P].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 & 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 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:

London Plan:

Harrow Unitary Development Plan:

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

Supplementary Planning Guidance: Extensions: A Householder Guide (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

MAIN CONSIDERATIONS AND POLICIES (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 reported to the Committee because of a petition from local residents.

a) Summary

Statutory Return Type: Householder

Council Interest: None

b) Site Description

- Two-storey detached property on the north side of Becmead Avenue.
- The application property currently has an original front gable roof design, a single storey rear extension and a two-storey side to rear extension.
- The adjacent property at No.64 currently has a single-storey front to side extension, a rear canopy abutting the single-storey rear extension on the application property and a single-storey rear conservatory extension.
- The site abuts Kenton Recreation Ground to the east.

c) Proposal Details

- Roof alterations incorporating removal of existing roof and replacement with new hipped, pitched roof comprising habitable rooms, with front gable feature over bay and two rear dormers.
- Rear dormers with a width of 1.3 metres, situated on the resulting rear roofslopes, set 500mm from the roof edges, 1.0 metre up the roof slopes from the eaves and below the height of the ridge.
- Single-storey rear extension with a rearward projection of 3.0 metres aligned with the main eastern flank wall of the property, set 5.5 metres from the boundary with No.64, with a pitched roof to a height of 3.5 metres to the mid point.
- Single-storey front extension extended the existing front extension by 500mm and incorporating the conversion of the original integral garage to a habitable room, replacing garage door with a wall and window.

d) Relevant History

LBH/12749	Erection of extension to front of existing garage and single storey side and rear extension to dwellinghouse	GRANT 15-JUL-77
LBH/15818	Erection of single/two storey rear and 2-storey side extension to dwellinghouse incorporating new front entrance porch	GRANT 26-OCT-79
LBH/28258	1st Floor Rear Extension	GRANT 28-AUG-85
EAST/981/00/FUL	Alterations to roof to raise ridge, provide gable to rear, side dormer & bay roof at front	REFUSE 03-NOV-00

Reason for Refusal:

1) The proposed side dormer, by reason of its design and siting, would appear as an obtrusive, discordant and unsightly feature when viewed in the streetscene of Becmead Avenue and Kenton Recreation Ground, to the detriment of the visual amenities and character of the locality.

EAST/767/01/FUL	Alterations to roof to raise ridge, side & rear dormers & bay roof at front	REFUSE 19-SEP-01
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Reason for Refusal:

1) The proposed dormer windows and roof alterations, by reason of their design and siting, would appear as obtrusive, discordant and unsightly features in relation to Becmead Avenue and Kenton Recreation Ground, to the detriment of the visual amenities and appearance of the area.

EAST/561/02/FUL	Alterations to provide new roof & two rear dormers	GRANT 26-JUN-02
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P/1502/08/DFU	Alterations to height and shape of roof including formation of end gables and rear dormers, single storey rear extension, conversion of garage to living accommodation, external alterations	WITHDRAWN 30-MAY-08
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e) Pre Application Discussion

- None

f) Applicant Statement

- None

g) Consultations:

Notifications:

Sent:
6

Replies:
1
(petition of 8
signatures)

Expiry: 30-JUL-08

Summary of Response:

Petition of 8 signatures from local residents, concerns that the proposal has been described incorrectly, that the proposal would constitute overdevelopment, adverse impact on surrounding properties, traffic and parking, potential use of property as a business.

APPRAISAL

1) Character and Appearance of the Area

The application proposes a new roof treatment by replacing the original roof which has front and rear gables and a subordinate two-storey side extension, with a pitched, hipped roof with crown top over the whole roof, incorporating a front gable feature over the front bay. It is considered that the existing roof design does not contribute positively to the street scene and the proposal would represent an improvement to the appearance of the property. The proposed roof arrangement would harmonise better with the surrounding properties, which are characterised by pitched, hipped roofs, albeit to a ridge. The proposed front gable feature would also relate well to similar features on surrounding properties and would improve the appearance of the application building. The proposed new roof would have an eaves to ridge/crown height of 2.7 metres, compared to the existing front and rear gable height of 3.1 metres. It is acknowledged that the height over the two-storey side extension would be increased by 1.4 metres, although the overall bulk of the roof would be reduced by the removal of the front and rear gable features.

It is proposed to insert two dormers in the resulting rear roofslopes. The proposed dormers would be identical in size and would be set in from the roof verges by 500mm, would be set down from the ridge by 300mm and would be set up the roofslope by 1.0 metre from the eaves. The dormers would be centrally placed within their respective host roofslopes and as there would be a clearly visible section of roof around all sides of the dormers, they would be visually contained within the roofslope and would therefore not be out of character with the property or the area and would comply with Policy D4.

The proposed single-storey front extension would extend the existing front extension by 500mm and would not project forward of the front bay window. The replacement of the existing garage door with a wall and window is not considered objectionable and this could otherwise be carried out under permitted development rights. This part of the proposal is therefore considered to have an acceptable appearance.

The proposed single-storey rear extension would be visible from Kenton Recreation Ground. The proposed extension would however be a modest feature, in keeping with the application property in terms of scale. The proposals are therefore considered to comply with Policy D4 and would have an acceptable appearance.

2) Residential Amenity

There are no protected windows on the flank wall of No.64 that would be adversely affected by the proposed roof alterations. It is considered that the proposed rear dormers would only result in oblique overlooking, similar to the level of overlooking from a first floor window. In this respect, the dormers would not result in a significant amount of overlooking or loss of privacy to neighbouring properties. The proposed single-storey front extension would also not have any adverse amenity impact on neighbouring properties.

The proposed single-storey rear extension would have a rearward projection of 3.0 metres and a height of 3.5 metres to the mid point with a pitched roof. The proposed extension would be sited 5.5 metres from the boundary with No.64. It is considered that this separation distance coupled with the siting to the north-east of the neighbouring property would be sufficient not to cause an unacceptable level of overshadowing to No.64 and the proposal is therefore considered acceptable under 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:

- Proposal has been described incorrectly: The description on the application form accurately reflects the proposed developments as represented on the drawings. This is also reflected in the Council's description.
- Potential use of property as a business: The application relates to a householder extension and a further application would be required for any material change of use of the 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.

24-28 CHURCH ROAD, STANMORE

Item: 2/10
P/3809/07/NR

Ward STANMORE PARK

THIRD FLOOR EXTENSION TO PROVIDE OFFICES (CLASS B1), CHANGE OF USE OF NO.24 FROM RETAIL TO RESTAURANT/CAFE (CLASS A1 TO A3), EXTRACT DUCT AT REAR, REFUSE ENCLOSURE WITHIN PEDESTRIAN WALKWAY

Applicant: R & C Pankhania
Agent: Christopher Watts
Statutory Expiry Date: | 29-JUL-08

RECOMMENDATION

Plan Nos: E-01 Rev B; E-02 Rev B; E-03 Rev B; E-04 Rev B; E-05 Rev B; E-06 Rev B; E-07 Rev B; P-01 Rev D; P-02 Rev C; P-03 Rev C; P-04 Rev D; P-05 Rev C; P-06 Rev E; P-07 Rev D; P-08 Rev C; P-09 Rev D; 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 glazed balustrading

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 The use hereby permitted shall not be open to customers outside the following times:-

10.30 hours to 23.00 hours, Monday to Saturday inclusive, and 10.30 hours to 22.30 hours on Sundays, without the prior written permission 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:

London Plan:

4B.1 Design principles for a compact city

4B.6 Safety, Security and fire prevention and protection

Harrow Unitary Development Plan:

D4 Standard of Design and Layout

D7 Design in Retail Areas and Town Centres

SEM2 Hierarchy of Town Centres

EM15 Land and Buildings in Business, Industrial and Warehousing Use - Outside Designated Areas

EM17 Change of Use of Shops - Secondary Shopping Frontages

EM25 Food, Drink and Late Night Uses

EP25 Noise

T13 Parking Standards

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

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

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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.

5 INFORMATIVE:

The applicant's attention is drawn to the Council's policy to encourage developers to provide facilities for the separate storage and collection of different colour bottles for the purpose of recycling. The applicant should also note that such collections are carried out free of charge by the Council. Storage arrangements should be agreed with the Council's Cleansing and Transport Services Manager.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Character and Appearance (4B.1) (D4, D7, SPG)
- 2) Residential Amenity (D4, EP25)
- 3) Retail and Employment Policy (SEM2, EM15, EM17)
- 4) Food, Drink and Late Night Uses (EM25)
- 5) Traffic and Parking (T13)
- 6) Accessibility (D4, SPD)
- 7) S17 Crime & Disorder Act (4B.6) (D4)
- 8) Consultation Responses

INFORMATION

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

a) Summary

Statutory Return Type: Minor Retail, Distribution and Service
Council Interest: None

b) Site Description

- Three-storey commercial building on the south side of Church Road, within Stanmore District Centre.
- The ground floor is currently occupied by two retail units, entrance doors for access to the upper floors and a pedestrian walkway from Church Road to the rear service road.
- One of the existing retail units is currently vacant, the other is occupied by a hairdresser.

- The retail frontage forms part of the designated Secondary Frontage in the District Centre, within the parade 2-36 Church Road.
- The first and second floors of the building are in use as offices.
- The neighbouring property to the east, No.30 is a four storey building comprising retail uses at ground floor, with offices on the first floor and residential flats on the second and third floors.
- The neighbouring property to the west, No.22, is a three storey building with retail/food and drink uses at ground floor with residential flats on the first and second floors.
- To the rear of the property is a service road, serving the parade and Sainsbury's supermarket, which is located beyond the service road.

c) Proposal Details

- Third floor extension to provide additional office space (292m²).
- Extension would be set back 3.0 metres from the main front wall of the building, with the exception of a 4.5 metre wide section accommodating the lift lobby, which would be set 1.5 metres back from the main front wall, and set in 7.4 metres from the boundary with No.22.
- The extension would be set back 3.2 metres from the main rear wall of the building, adjacent to the boundary with No.30 and 1.5 metres adjacent to the boundary with No.22.
- The extension would have a height of 3.0 metres above the existing roof height at the eaves and 4.2 metres at the ridge height, including a roof plant area.
- The remaining flat roof areas at third floor would be used as roof terraces for the offices, with glazed balustrading along the top of the existing walls of the building, to a height of 1.0 metre above the existing eaves height.
- Change of use of the ground floor retail unit (No.24-26) from retail (A1) to restaurant/café (A3).
- Extract duct to rear elevation, running up the rear wall of the central stairwell.
- Refuse storage area within undercroft pedestrian walkway, lining up with the main rear wall of the central stairwell.

d) Relevant History

LBH/17480	Demolition of existing and erection of new shop unit with two floors of office over and provision of car parking spaces at rear (outline)	GRANT 06-MAY-82
P/1114/05/DFU	Change of use: class A1 (retail) to class A2 (licensed bookmakers)	GRANT 24-JUN-05

e) Pre Application Discussion

- None

f) Applicant Statement

- Design and Access Statement.

**g) Consultations:
Notifications:**

Stanmore Society: No need for more office accommodation in Stanmore, addition of two extra floors on Fountain House was an aberration and application proposal seeks to repeat the same eyesore, concerns over parking, consideration currently being given to the LDF core strategy that shows Stanmore as only a satellite to the principle area of development, Church Road should not be built up to five storeys high.

1st Round:

Sent:	Replies:	Expiry:
99	4	30-JUN-08

2nd Round:

Sent:	Replies:	Expiry:
99	2	16-SEP-08

Summary of Response:

Impact on character and amenity of area, too many restaurants in Stanmore at the moment so no need for more, will take business away from existing cafes, should not be allowed in current economic climate, need to retain retail, will end up being a club, concerns over noise and disturbance from building works.

APPRAISAL

1) Character and Appearance

Policy D4 states that 'buildings should respect the form, massing, composition, proportion and materials of the surrounding townscape'. Policy D7 states that 'buildings should create interest and maintain a scale complementary to the town centre'. London Plan Policy 4B.1 seeks to maximise the potential of sites and promote high quality, inclusive design. Stanmore District Centre incorporates a variety of building styles and heights. The buildings fronting the south side of Church Road, including the application property, are predominantly three or four storeys, with a strong vertical emphasis. The proposal would add a third floor to this commercial building, at a similar height to the adjoining building at No.30. The third floor extension would be set back 3.0 metres from the main front wall of the building, lining up with the third floor front wall of No.30. This set back results in the extension being subservient to the host building and it is considered that the extension would be visually acceptable when viewed from the street. The more prominent section, which would accommodate the lift lobby, is also considered acceptable, as it would line up with the concrete front elevation treatment on the existing building and would therefore relate well. A similar set back is provided at the rear and the appearance from the rear service road and Sainsbury's car park is also considered to be acceptable.

It is proposed to install glazed balustrading along the front and rear of the building to enclose the roof terraces. The residential flats at No.30 have similar features and it is considered that this addition would improve the appearance of the building.

It is proposed to construct the extension in a white render finish with metal composite pitched roofs. This is similar to the neighbouring building at No.30, although it is considered necessary to impose a condition requiring materials to be approved, including the glazed balustrade, prior to the commencement of the development, in order to ensure an acceptable appearance.

The proposed high level extract duct at the rear of the property would be sited to minimise its visual impact, being partly screened by the existing three-storey rear projection. The proposed duct would finish 400mm below the height of the proposed third floor extension and would therefore not be an overly prominent feature. Such extract ducts are common features at the rear of commercial properties and therefore given the location, this part of the proposal is considered to have an acceptable appearance.

The proposed refuse storage area to be located within the existing pedestrian walkway would be a modest feature, which would not detract from the character and appearance of the building or the area. The refuse area would enable the additional refuse bins required by the additional office space and proposed restaurant use to be stored in a concealed manner, thereby reducing the visual clutter of additional bins at the rear of the building.

2) Residential Amenity

The proposed third floor extension would not project beyond the front and rear walls of the adjoining residential flats at No.30 and would therefore not result in loss of light or outlook to the occupiers of those residential properties.

The proposed roof terraces at third floor level would be side by side with the residential balconies at No.30, although a drop in levels of approximately 1.0 metre to the application property would mean that the residential properties would not be directly overlooked. It is considered that a similar level of privacy as is currently enjoyed by the occupiers of these flats would be maintained. It is not considered that the roof terraces at the rear would result in unacceptable overlooking of neighbouring properties, as Stanmore Towers is located approximately 22 metres from the nearest roof terrace and the nearest residential properties on Elm Park are some 60 metres away.

The proposed extract flue would be located 9.8 metres from the boundary with the residential flats at No.30 Church Road and 11.4 metres from the boundary with the residential flats at No.22 Church Road. These distances are considered to be adequate to ensure that no adverse impacts will occur to the occupiers of these flats in terms of noise and disturbance or fumes and smells from the extract duct.

3) Retail and Employment Policy

The proposal seeks the change of use of the ground floor of No.24 from retail to restaurant/cafe. The property is located within the secondary frontage of Stanmore District Centre. The Council's shop front figures for the secondary frontage show that 53.58% of the secondary frontage is currently occupied as non-retail use. Policy EM17 states that a change of use from retail (A1) to non-retail uses will only be permitted if the length of frontage in non-retail use does not exceed 50% of the total. However, the property currently benefits from an extant un-implemented permission for a change of use from retail (ref P/1114/05/DFU) and is therefore represented in the Council's figures as a non-retail use. Were this proposal granted, the figures would therefore be unaffected. An uninterrupted row of five retail units would remain to the west of the application property and it is therefore considered that a harmful concentration of non-retail uses would not result.

Criteria A, B and C of Policy EM17 requires that the use is appropriate to a town centre, is primarily for visiting members of the public and requires an accessible location. Policy SEM2 states that 'town centres are not purely retail centres' and a diversity of uses should be encouraged. It is considered that a restaurant use is appropriate to the District Centre and the proposal is also considered to comply with Criteria B and C. It is considered that a window display appropriate to the shopping area would be provided and the service road to the rear of the property would be adequate to serve the proposed use. It is therefore considered that the proposal complies with Criteria A-G of Policy EM17.

Policy EM15 seeks to resist the loss of land or buildings from business use. The proposed office extension would result in an additional 292m² of office space and would consolidate the employment use on the site by providing additional business use space.

4) Food, Drink and Late Night Uses

As discussed above, it is considered that the proposed restaurant/café use would be appropriate to this town centre location. Given the location, it is not considered that the residential flats on the upper floors of No.22 would be unduly affected in terms of noise and disturbance. As discussed it is considered that the proposed use would be adequately serviced without causing harm to neighbouring amenity. The site is reasonably well served by public transport and there is an adequate level of car parking in Stanmore District Centre to serve the proposed use. The Council's Highways Engineer raises no objections in this regard.

The proposed elevations indicate that an extract flue would be installed on the rear elevation of the ground floor unit at No.22, approximately 4.5 metres above ground level and 3.6 metres from the flank wall facing No.22. This location is considered acceptable in principle, subject to a condition requiring the details of the extract flue to be approved prior to commencement of the development.

5) Traffic and Parking

It is considered that there would be adequate car parking provision within Stanmore District Centre to serve the proposed development. The site is reasonably well served by public transport and there are robust parking controls in the area. Given the location, the proposal is therefore considered to be acceptable on parking grounds.

6) Accessibility

The proposal would incorporate internal ramped access from the street to the offices, with a short stair lift to a lift providing access for the upper floors of offices. The internal alterations would remove the division between No.24-26 and No.28, ensuring that wheelchair access would be provided throughout the building.

7) S17 Crime & Disorder Act

It is proposed to retain the use of the existing entrance to No.28, adjacent to the pedestrian walkway, as B1 offices. The upper floor offices would then be accessed via the main entrance on Church Road, with internal access between the two buildings (No.24-26 and No.28) being provided on the upper floors. This would result in a self-contained ground floor office unit, which would have a partial frontage onto the pedestrian walkway. Policy D4 states that 'solutions that increase surveillance and public usage' will be encouraged. It is considered that the use of this unit would provide an 'active frontage' to the pedestrian walkway and would be likely to increase public usage of the walkway, if only during office hours. This part of the proposal is therefore welcomed.

8) Consultation Responses:

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

- Too many restaurants in Stanmore: As discussed above, the proposal complies with the Council's retail policy and a restaurant is considered an appropriate use in this town centre location. It is not considered that a harmful concentration of restaurants would occur as a result of the proposal.
- Will take business away from existing cafes/should not be allowed in the current economic climate: These are not material planning considerations.
- Premises will become a club at a later date: Further planning permission would be required to change the use of the property into a drinking establishment (A4) or a nightclub (Sui Generis).
- Consideration currently being given to the LDF core strategy that shows Stanmore as only a satellite to the principle area of development: This document has not been formally adopted and so does not form part of the development plan.
- Church Road should not be built up to five storeys high: The proposal would result in a four storey building and it is considered that this is acceptable in this location.

Item 2/10 : P/3809/07/NR continued/...

- No need for more office accommodation in Stanmore: This is a commercial decision by the applicant and would not be grounds to refuse a planning application.
- Noise and disturbance from building works: This is 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.

CANONS HIGH SCHOOL, SHALDON ROAD, EDGWARE

Item: 2/11

P/2590/08/NR

Ward **QUEENSBURY**

RETENTION OF TEMPORARY MOBILE CLASSROOM FOR THREE YEAR PERIOD

Applicant: Harrow Council

Agent: MHK Fairbairn Chartered Architects

Statutory Expiry Date: | 01-OCT-08

RECOMMENDATION

Plan Nos: 2567-103 Rev C; 01; 02; 03; 04; Design and Access Statement

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

1 The building hereby permitted shall be removed and the land restored to its former condition within three years of the date of this permission, in accordance with a scheme of work submitted to, and approved by, the local planning authority.

REASON: To safeguard the amenity of neighbouring residents and to permit reconsideration in the light of circumstances then prevailing.

2 The teaching units shall be for school use only, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To prevent and over-intensive use 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:

Harrow Unitary Development Plan:

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

C16 Access to Buildings and Public Spaces

T13 Parking Standards

Supplementary Planning Document: Access For All (2006)

MAIN CONSIDERATIONS AND POLICIES (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

Floor Area 120m²

a) Summary

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

b) Site Description

- Site comprises a school, with access from Shaldon Road, to the north of the site.
- Site abuts the rear of residential properties on Dale Avenue to the east and Teignmouth Close, St Austell Close and Coombe Close to the south.
- The western portion of the site is a playing field, designated as an Open Space.
- The eastern portion of the site is occupied by the school buildings, which comprise a mixture of building styles, and range from 2-4 storeys.
- Hard surfaced playgrounds surround the buildings to the south.
- Three temporary mobile classrooms occupy part of the hard surfaced area, one being the subject of this application.
- The site benefits from planning permission for a redevelopment to provide a new post 16 centre and construction of a three-storey extension to an existing school building.

c) Proposal Details

- Retention of temporary mobile classroom building for a 3 year period.
- The subject building is sited to the south of the site, between 9 and 10 metres from the rear boundaries of the residential properties on Teignmouth Close, that back onto the site.
- The building has a width of 8.0 metres, a length of 15 metres and a height of 3.6 metres to the ridge of the roof.
- The extension would provide two classrooms and would incorporate external ramps to the hard surfaced area.

d) Relevant History

P/3556/06/CFU	Construction of three storey extension to school in two phases to provide sixth form teaching block	GRANT 19-APR-07
P/1614/07/DFU	Two single storey triple classroom units with entrance ramp and platform for temporary two year period	GRANT 07-SEP-07
P/0716/08/CFU	Redevelopment to provide new three-storey post-16 centre including classrooms, science facilities and study areas	GRANT 04-JUL-08

e) Pre Application Discussion

None

f) Applicant Statement

- Design and Access Statement

g) Consultations:

Notifications:

Sent:	Replies:	Expiry: 28-AUG-08
13	0	

Summary of Response:

None received

APPRAISAL

1) Design and Appearance

The subject building is of a similar design to the existing temporary classrooms on the site and match in terms of colour and materials. The building is not visible from the street and given that a temporary permission is sought, the appearance is considered acceptable.

2) Residential Amenity

The subject building is sited some 9 metres from the rear boundaries of the residential properties on Teignmouth Close, some 25 metres from the main rear walls of these properties. The building is single-storey and of a modest size and given the separation between the building and the neighbouring properties, it is not considered that an unacceptable level of overshadowing or overbearing affect has occurred. It is also considered that the windows in the rear elevation do not result in an unacceptable level of overlooking to the occupants of the properties on Teignmouth Close.

3) Education Policy

The building comprises two classrooms, an office and storage facilities. The applicants Design and Access Statement states that the additional space is required to accommodate classrooms that have been displaced due to changes that have recently been made in other parts of the school in connection with the redevelopment works that are about to begin. In this respect, it is considered that the proposal would be acceptable and would comply with Policy C7.

4) Traffic and Parking

It is considered that the subject building has not resulted 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 situation. The Council's Highways Engineer raises no objections and the temporary building is therefore considered to be acceptable in this regard.

5) Accessibility

The subject building incorporates a gently sloping external ramp from ground level and 1.0 metre wide classroom doors. The building is therefore considered to be provide adequate provision for disabled access and is 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.

9 DENNIS LANE, STANMORE

Item: 2/12

P/2372/08/NR

Ward STANMORE PARK

REDEVELOPMENT TO PROVIDE REPLACEMENT TWO STOREY HOUSE WITH SINGLE STOREY REAR PROJECTION AND FRONT AND REAR DORMERS; FORECOURT PARKING. (REVISED)

Applicant: Mr John Feeney

Agent: Mr Alan Cox

Statutory Expiry Date: | 02-SEP-08

RECOMMENDATION

Plan Nos: 338807 Rev B; Site Plan; Design and Access Statement; Arboricultural Statement; Appendices to Arboricultural 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.

3 The first floor 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 1.7 metres above finished floor level, and shall thereafter be retained in that form.

REASON: To safeguard the amenity of the occupiers of No.7 Dennis Lane.

4 The roof area of the single storey rear projection 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.

5 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, B, D, E and 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 by buildings in relation to the size of the plot.

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

8 The development hereby permitted shall not be commenced until detailed drawings showing the ground beam (on the pile and beam foundation) along the south-east flank elevation to be constructed above ground level. The ground beam shall be constructed in accordance with the approved drawing and thereafter retained in that position.

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

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

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

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

REASON: To safeguard the appearance of the locality.

10 The development hereby permitted shall not be occupied until the forecourt car parking area shown on the approved plans has been constructed and surfaced with permeable materials, or drained in accordance with details submitted to and approved by the Local Planning Authority. The area shall be used for no other purpose at any time without the prior written permission of the Local Planning Authority.

REASON: To ensure the adequate provision of parking areas and in the interests of highway safety.

11 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.

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

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

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

a: the frontage

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

REASON: In the interests of amenity and highway safety.

14 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:

b: 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.

15 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.

16 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.

17 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.

18 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.5 Housing Choice

Harrow Unitary Development Plan:

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

D9 Streetside Greenness and Forecourt Greenery

D10 Trees and New Development

T13 Parking Standards

Supplementary Planning Guidance: Extensions: A Householders' Guide (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.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Character and Appearance of the Area (D4, D9, D10, SPG)
- 2) Residential Amenity (D5, SPG)
- 3) Trees and New Development (D10)
- 4) Traffic and Parking (T13)
- 5) Accessible Homes (SPD)
- 6) S17 Crime & Disorder Act (D4)
- 7) Consultation Responses

INFORMATION

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

a) Summary

Statutory Return Type: Minor Dwellings

Council Interest: None

b) Site Description

- The application site is located on the west side of Dennis Lane, a residential road characterised by mainly detached dwellings of varying designs and sizes, set back from the road in substantial plots.
- The site is currently occupied by a detached two-storey dwelling with a mansard roof and integral garage.

- The front garden of the property is well screened by mature boundary trees and vegetation. The site is covered by a Tree Preservation Order (No.521).
- The slopes down from the front building line towards the back of the site.
- There is also a drop in levels between the application site and No.7.
- The adjacent property at No.7 is a large two-storey dwelling, with a single-storey side garage on the flank elevation fronting the application property.
- The adjacent property at No.11 is a single-storey cottage style dwelling with habitable roofspace, incorporating front side and rear dormers.

c) Proposal Details

- Demolition of existing detached dwelling.
- Construction of two-storey detached dwelling, with single-storey rear element, integral garage and habitable roofspace, incorporating front and rear dormers.
- The proposed dwelling would occupy a similar position within the site as the existing building, although it would align more with the front boundary.
- The proposed building would be sited 1.9 metres from the boundary with No.7, 1.4 metres from the boundary with No.11 with a depth of 13 metres from the main front wall to the main rear wall.
- The additional single-storey rear projection would have a depth of 3.0 metres, aligned with the eastern flank wall and set 5.7 metres from the western flank wall.
- Access would be via the existing crossover.
- The proposed dwelling would have seven bedrooms, a study and four reception rooms.

Revisions to Previous Application (P/3484/07)

It is noted that the Inspector, in dismissing this appeal, cited the potential loss of the protected trees as being the only reason for dismissing the appeal. The proposed new dwellinghouse has been re-sited an additional 500mm from the boundary with No.7 Dennis Lane, to avoid damage to protected trees.

d) Relevant History

P/2173/06/DFU	Demolition of existing house, erection of two storey house with accommodation in roofspace, basement and forecourt parking	GRANT 11-OCT-06
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Item 2/12 : P/2372/08/NR continued/...

P/2240/07/DFU	Detached double garage on front forecourt in association with detached dwelling house authorised by planning permission p/2173/06/dfu	REFUSED 06-SEP-07 APPEAL DISMISSED 26-JUN-08
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Reasons for Refusal:

- 1) The proposed detached garage in the front forecourt by reason of its scale, size and siting would be overbearing, unduly obtrusive and would therefore detract from the appearance of the building and the street-scene and would be harmful to the visual and residential amenities of the occupiers of the adjacent properties, and the open character of the locality, contrary to policies SD1 and D4 of the Harrow Unitary Development Plan and Supplementary Planning Guidance: Designing New Development.
- 2) The proposal, by reason of its siting in close proximity to protected trees on the site and the neighbouring property, would result in a potential threat to the future protection and health of the trees, which are of significant amenity value, contrary to policies SD1, D4 and D10 of the Harrow Unitary Development Plan.

P/3484/07/DFU	Redevelopment to provide replacement two storey house with single storey rear projection and front and rear dormers; forecourt parking	REFUSED 17-DEC-07 APPEAL DISMISSED 08-MAY-08
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Reasons for Refusal:

- 1) The proposed development, by reason of its size and cramped relationship with No. 7 Dennis Lane, would be unduly overbearing and obtrusive in the streetscene, with inadequate space about the building, and, result in loss of privacy, light and overshadowing to the occupiers of No. 7 Dennis Lane to the detriment of the visual and residential amenities of the occupiers of the adjacent property, and the character and appearance of the locality, contrary to policies D4 and D5 of the Harrow Unitary Development Plan (2004).
- 2) The proposed development, by reason of excessively close proximity to adjacent protected trees at No. 7 Dennis Lane, would prejudice the survival of those trees which have significant amenity value, to the potential detriment of the character and appearance of the area, contrary to policies D4 and D10 of the Harrow Unitary Development Plan (2004).
- 3) The proposed development would not be fully accessible and would fail to make adequate provision for people with disabilities, contrary to London Plan policy 3.A4 (2004) and Supplementary Planning Document - "Accessible Homes" (2006).

e) Pre Application Discussion

- None

f) Applicant Statement

- Design and Access Statement.

g) Consultations:

Stanmore Society: No existing plans or previously approved plans included with application, no bathroom facilities proposed for the three bedrooms in the roofspace, roof is too bulky, proximity and overlooking, increase in bulk from previous appeal scheme, loss of space about the building.

Notifications:

Sent:
12

Replies:
1

Expiry: 30-JUL-08

Summary of Response:

Concerns about proximity to neighbouring properties and trees, original overall structure not in keeping.

APPRAISAL

1) Character and Appearance

The proposal seeks the demolition of the existing two-storey dwelling on the site and the construction of a replacement two-storey dwelling with habitable roofspace. The existing building is not of particular architectural merit and so the loss of this building is not considered objectionable.

Dennis Lane is characterised by detached dwellings of varying designs and sizes, on generally large plots. Space around the dwellings and mature vegetation are important characteristics of the area. The site has a significant slope down from the front building line towards the rear of the site, resulting in the building level of the dwelling being 700mm (at the front building line) and 1.8 metres (at the rear building line) above the site level of No.7. Given the established pattern of development in the area and the width and slope of the site, it is considered necessary to maintain space around the building, in order to preserve the character of the area.

The proposed dwelling would be sited 1.9 metres from the neighbouring boundary with No.7 and 1.4 metres from the neighbouring boundary with No.11. The building would be 15 metres wide and 13 metres deep and the height at the front of the building would be between 6.0 and 6.2 metres to the eaves, with the ridge height being an additional 3.7 metres. The previously approved dwelling on the site (ref P/2173/08/DFU) proposed a separation of 2.4 metres between the new dwelling and the boundary with No.7. The previously submitted scheme (ref P/3484/07/DFU) that was refused and then dismissed on appeal, proposed a separation distance of 1.4 metres. The proposed dwelling would increase this separation distance to 1.9 metres as discussed and would have a similar scale front elevation to the approved scheme, with the overall roof height actually being lower than approved.

The neighbouring dwelling at No.7 would not project up to the boundary with the application site at first floor and it is considered that there would be adequate separation between the proposal dwelling and neighbouring properties. It is also considered that the proposed dwelling would not be more overbearing or obtrusive in the street scene than the permitted dwelling and this is in line with the Inspector's decision on the previous, larger scheme.

The proposed dwelling would incorporate a single-storey rear projection that would be in keeping with the scale of the building. The proposed front and rear dormers would comfortably comply with SPG requirements and would be modest features, symmetrically located on the roof slopes and in keeping with the scale of the roof. The proposed dwelling would therefore not be out of character with the area and would comply with Policy D4.

It is proposed to hard surface an area of the front forecourt to provide parking for the proposed dwelling. This is considered acceptable, as the mature vegetation at the front of the property would be retained, thereby preserving the character of the area. It is considered that an acceptable refuse storage arrangement could be achieved by condition. The proposal is therefore considered to comply with Policy D9.

2) Residential Amenity

The appeal site is between 700mm and 1.8 metres higher than the site level at No.7, due to the slope of the site. The proposal building would comply with the 45 degree code from No.7 and would therefore not result in an unacceptable level of overshadowing to that property. A flank wall kitchen window at ground floor level would face No.7, although it is considered that this would not unacceptably overlook any windows on the facing flank wall of that property.

The proposed dwelling also complies with the 45 degree code from the neighbouring property at No.11. Given the step down of approximately 1.0 metre from No.11 to the application property and the proposed separation between the two properties, it is not considered that any adverse amenity impacts would occur to the occupiers of that property as a result of the proposal. It is therefore considered that the proposal would not result in an unacceptable impact on the amenity of the occupiers of neighbouring residential properties and would be acceptable in this regard. This is consistent with the Inspector's decision on the previous scheme.

3) Trees and New Development

As discussed, the trees at the front of the site make an important landscape contribution and are characteristic of the area. They would also serve to largely screen the proposed building from the street. It is considered that the proposal would not adversely affect these trees.

There is a ground of substantial Cypress trees along the boundary with No.7, which are subject to a Tree Preservation Order. These trees are of significant amenity value and also serve to screen the proposed dwelling from No.7. The application does not propose a basement and it is proposed to use a pile and beam foundation. The Council's Tree Officer considers that the 1.9 metre separation between the proposed building and the boundary would be adequate to ensure that the protected trees would not be adversely affected. It is suggested that a condition be imposed requiring that the ground beam on the pile and beam foundation be constructed above ground level, to ensure that the root protection area of the trees are not adversely affected. The proposal is therefore considered to safeguard the protected trees and protect the character of the area and to comply with Policy D10.

4) Traffic and Parking

The proposal scheme provides adequate off-street parking space to serve the proposed dwelling, as well as an integral garage. The Council's Highways Engineer raises no objections and the proposal is therefore considered to be acceptable on highway grounds.

5) Accessible Homes

The Inspector, in dealing with the previously refused scheme, commented that 'the failure of the proposed development to meet these standards does not carry sufficient weight on its own to justify refusal of planning permission'. Level access is demonstrated to the front door of the proposed dwelling. It is considered that Lifetime Homes Standards can be met within the property and the usual condition is imposed.

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:

- No existing plans or previously approved plans included with application: The previously approved scheme is super-imposed in red on the proposed front elevation, showing the change in height. Given the extensive recent planning application and appeal history on the site, it is not considered that existing plans are necessary.
- No bathroom facilities proposed for the three bedrooms in the roofspace: This is a decision by the applicant about internal arrangements and would not be grounds to refuse a planning application.

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: 2/13
P/1416/08/NR**

Ward STANMORE PARK

CONTINUED USE AS TWO FLATS WITH REVISED INTERNAL LAYOUT AND ALTERATIONS; SINGLE AND TWO STOREY REAR EXTENSION, CONVERSION OF LOFT TO HABITABLE ROOM

Applicant: Mr L Lubas
Agent: Mrs Angelika Worthington
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.

8 The development hereby permitted shall not be occupied until the forecourt car parking area shown on the approved plans has been constructed and surfaced with permeable materials, or drained in accordance with details submitted to and approved by the Local Planning Authority. The area shall be used for no other purpose at any time without the prior written permission of the Local Planning Authority.

REASON: To ensure the adequate provision of parking areas and in the interests of highway safety.

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 (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. The application was deferred from the Development Management Committee on the 3rd September 2008, for a members site visit, that took place on the 26th September 2008.

a) Summary

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

b) Site Description

- Two-storey semi-detached property on the west side of Masefield Avenue
- The application property is currently arranged as two flats and 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
- The use as two flats (non self-contained) has commenced.
- Alterations and conversion of property into two self-contained two bedroom flats, with revised internal layout

Item 2/13 : P/1416/08/NR continued/...

- 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 would be via the front door in the front porch extension, with entrance doors to the proposed two flats provided internally

d) Relevant History

P/2436/08/DCP	CERTIFICATE: SINGLE STOREY REAR EXTENSION, REAR DORMER	REFUSE 12-SEP-08
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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
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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 revise the existing internal layout of the two flats. Both resulting proposed self-contained 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. Masefield 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.

174 EXETER ROAD, RAYNERS LANE

Item: 2/14

P/2384/08/SB5

Ward RAYNERS LANE

**SINGLE STOREY FRONT EXTENSION; EXTERNAL ALTERATIONS AND
CONVERSION TO TWO FLATS AND NEW VEHICLE ACCESS**

Applicant: Mr Dejo Abolade

Agent: Mr Clive Powell

Statutory Expiry Date: | 02-SEP-08

RECOMMENDATION

Plan Nos: DEJ1001; 002; 003; 005; 004; 006; 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 development hereby permitted shall not commence until there has been submitted to, and approved by, the local planning authority, a scheme of hard and soft landscape works for the forecourt of the site. Soft landscape works shall include: planting plans, and schedules of plants, noting species, plant sizes and proposed numbers / densities.

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

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

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

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

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

6 The 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.

8 Before the hard surfacing hereby permitted is brought into use the surfacing shall EITHER be constructed from porous materials, for example, gravel, permeable block paving or porous asphalt, OR provision shall be made to direct run-off water from the hard surfacing to a permeable or porous area or surface within the curtilage of the site, in accordance with details to submitted to, and approved in writing by, the Local Planning Authority.

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

REASON: To ensure that adequate and sustainable drainage facilities are provided, and to prevent any 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

D5 New Residential Development - Amenity Space and Privacy

D9 Streetscene Greenness and Forecourt Greenery

H10 Maintenance and Improvement to Existing Housing Stock

T13 Parking Standards

The London Plan

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

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

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.

5 Note: guidance on permeable paving has now been published by the Environment Agency on

<http://www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens>

MAIN CONSIDERATIONS AND POLICIES (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 reported to Committee as a petition containing 31 signatures objecting to the proposal has been received.

a) Summary

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

b) Site Description

- Two-storey end of terrace dwelling located on the eastern side of Exeter Road;
- The dwelling house has been extended at the rear with a single storey rear extension;
- Existing front garden is mainly soft landscaped;
- A gap of 1.1m separates the dwelling house and the flank site boundary adjoining no.105;
- Both neighbouring houses are single-family dwellings.

c) Proposal Details

- It is proposed to construct a single storey front extension forming part of the porch entrance to the proposed flats;
- This extension would measure 1.1m in depth, 2.2m in width and 2.8m in height;
- The proposed extension would have a flat roof over;
- Conversion of dwelling house to provide two one-bed self-contained flats.
- Rear garden sub-divided to provide rear amenity space to both flats
- Access to the garden for the first floor flat via the side passage way.
- Ground floor flat will have a widened corridor and openings to allow wheelchair access.
- Kitchen and bathroom shown to meet the minimum 1.5m turnaround.
- Level access leading from the front garden into the property.
- Forecourt area would be landscaped
- Provision of off street parking shown at front, and one further space at the rear accessed via Widdicombe Avenue

Revisions to Previous Application:

- N/A

d) Relevant History

LBH/15478	Erection of single storey extension to rear of dwellinghouse	GRANT 14-MAR-80
LBH/40047	Single-storey rear extension	GRANT 05-FEB-90

e) Pre-Application Discussion

- None

f) Applicant Statement

Please refer to Design and Access Statement

g) Consultations

- None

| Site Notice

| Expiry: 21-AUG-08

Notifications:

Sent: 7

Replies: 2
+ 1 petition with 31
signatures

Expiry: 06-AUG-08

Summary of Responses:

- Out of keeping with the character of family housing in the area;
- Problems with noise and parking with other similar flat conversions in the road;
- Will end of looking like West Harrow where nearly all the houses are flats and parking is nose to tail;
- Families will cease to live here and the area will become a transient population;
- Severe lack of parking space on the street currently;
- Potential damage to the tree at front;
- Noise.

APPRAISAL

1) Character and Appearance of the Area, and Amenity

The proposed front porch would be in accordance to the Council's SPG guidance set out for such development and it is therefore considered acceptable. It is considered that there would no by any material harm to neighbouring residential amenity by this proposed porch.

2) Conversion of Buildings to Flats

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

The proposed development would provide amenity space for both dwellings by sub-dividing the existing rear garden. The bin storage for both proposed dwellings would be located at the rear and would therefore be obscured from view of the streetscene. Based on these factors the proposed amenity space and bin storage is considered acceptable. In addition, the proposal seeks to enhance the front garden by introducing a soft landscaping scheme. This is in accordance with the reasoned justification paragraph 6.54 following Policy D9, which recognises the contribution which front gardens can make to the character of the area and the streetscene, and therefore the proposed is considered to be acceptable.

It is acknowledged that the conversion may increase residential activity on the site, expressed through comings and goings to the property. However, given the modest size of the proposed flats, it is not considered that this proposal would be detrimental to the amenity of neighbouring occupiers or the character of the locality.

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 and Wheelchair Standard Homes.

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

4) Parking Standards

The proposal seek to provide one off-street parking space at the rear that can be accessed via the service road and a further space at the front. Although Exeter Road is not resident permit restricted, by providing off street parking the proposed development would not adversely impact upon the local traffic and parking. The proposed parking arrangement is also shown to comply with the parking standard specified in Schedule 5 of the Harrow UDP.

5) S17 Crime & Disorder Act

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

6) Consultation Responses

Dealt with above.

CONCLUSION

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

49 WESTWOOD AVENUE, HARROW

Item: 2/15

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/4 rev F, E/5 rev F, E/6 rev F, P/1/1 rev I, P/1 rev I, P/2 rev H, P/3 rev H, P/4 rev H, P/5 rev H, P/6 rev H, P/7/1 Rev I, 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 Before the hard surfacing hereby permitted is brought into use the surfacing shall EITHER be constructed from porous materials, for example, gravel, permeable block paving or porous asphalt, OR provision shall be made to direct run-off water from the hard surfacing to a permeable or porous area or surface within the curtilage of the site, in accordance with details to submitted to, and approved in writing by, the Local Planning Authority.

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

REASON: To ensure that adequate and sustainable drainage facilities are provided, and to prevent any increased risk of flooding.

4 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.

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 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.

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

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

8 The development hereby permitted shall not 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.

5 Note: guidance on permeable paving has now been published by the Environment Agency on
<http://www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens>

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. The application was deferred by Committee on 3rd September that took place on 26th September 2008.

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)
- 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
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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:

Highways: No objection

Notifications:

Sent:
11

Replies:
4 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; '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'

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.

TALBOT HOUSE, 204-226 IMPERIAL DRIVE, HARROW

Item: 2/16

P/1565/08/SB5

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 1.7m 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:

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.

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

This application was deferred by Committee on 3rd September 2008 to clarify refuse management. The applicant has submitted the following information:

- Refusal disposal will be on a daily basis [except weekends] from the designated 4th floor refuse sub-store area;

- Disposal would be undertaken by the buildings cleaning contractors who are employed on a daily basis to clean all offices and common areas.
- This work would just be an extension of their current cleaning contract to finally dispose of such refuse within sealed compactor units, located within the car park area.

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
- 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-APR-08
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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 fourth 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.

Item: 2/17

**NOWER HILL HIGH SCHOOL, P/2491/08/LM
GEORGE V AVENUE, PINNER**

Ward HEADSTONE NORTH

TWO STOREY EXTENSION TO SCHOOL TO PROVIDE ADDITIONAL TEACHING FACILITIES

Applicant: Mr Allen Gibbons

Agent: Wintersgill LLP

Statutory Expiry Date: | 23-SEP-08

RECOMMENDATION

Plan Nos: 1136.3/P100, 1136.3/P101, 1136.3/P102, 1136.3/P103, 1136.3/P104, 1136.3/P105, 1136.3/P106, Site Plan and Design and Access Statement (received 17 July 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 development hereby permitted shall not commence until samples of the materials to be used in the construction of the external surfaces noted below have been submitted to, and approved in writing by, the Local Planning Authority:

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

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

REASON: To safeguard the appearance of the locality.

3 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 thereafter shall be retained.

REASON: To ensure that adequate drainage facilities are provided.

4 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 thereafter shall be retained.

REASON: To prevent the increased risk of flooding.

5 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.

6 The development hereby permitted shall not be occupied until a revised Green Travel Plan has been submitted to and approved in writing by the Local Planning Authority.

REASON: To safeguard the amenity of neighbouring residents, and in the interests of highway safety.

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: 4A.1, 4A.3, 4A.4, 4A.7, 4B.1, 4B.5 and 4C.8

Harrow Unitary Development Plan (2004): C7, D4, D5, EP12, EP25, T6 and T13

2 INFORMATIVE:

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

3 INFORMATIVE:

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

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

4 INFORMATIVE:

There may be public sewers crossing / adjacent to the site, so no building will be permitted within 3m of the sewers. The applicant should contact the Area Service Manager, Mogden, at Thames Water Utilities at the earliest opportunity, in order to establish the likely impact of this development upon the sewerage infrastructure. Tel: 0645 200 800

5 INFORMATIVE:

The applicant is reminded of the duties set out in the Disability Discrimination Act 1995 with regard to employment and service provision. An employer's duty to make reasonable adjustment is owed to an individual employee or job applicant. However, the responsibility of service providers is to disabled people at large, and the duty is anticipatory. Failure to take reasonable steps at this stage to facilitate access will therefore count against the service provider if or when challenged by a disabled person from October 2004. The applicant is therefore advised to take full advantage of the opportunity that this application offers to improve the accessibility of the premises to people with mobility and sensory impairments.

6 INFORMATIVE:

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

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

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Character and Appearance of the Area (4A.1, 4A.3, 4A.4, 4A.7, 4B.1) (C7 and D4)
- 2) Residential Amenity (D5 and EP25)
- 3) Access for All (4B.5) (C16)
- 4) Parking and highway Safety (T6 and T13)
- 5) Surface Water Runoff and Drainage (4C.8) (EP12)
- 6) S17 Crime & Disorder Act (D4)
- 7) Consultation Responses

INFORMATION

The application is reported to Committee because the Council is the applicant.

a) Summary

Statutory Return Type: Minor Development, all others
Council Interest: Council Owned
Floor Area: 395m²

b) Site Description

- The site is adjacent to George V Avenue, with frontages to both George V Avenue and Pinner Road
- The original school was built in 1929 and since then has been extended over the years.
- The school is made up of a number of buildings 2-4 stories in height, mainly located to the south of the site. Playing fields and games courts are located to the north of the site.
- The site is accessed from both George V Avenue and pinner Road
- Part of the site is designated open space

c) Proposal Details

- Two-storey extension to provide dedicated Science Laboratory to serve new sixth form and Year 7 students.
- Extension will link with original school building and existing science suite and sited east of adjacent Fire Station Cottages
- Upgrading of existing 2 storey flat roofed extension
- Contemporary design reflecting recently granted post 16 extension at north end of school (P/1179/08)
- 12 additional cycle spaces

d) Relevant History

P/1438/08/CFU	One temporary building for two classrooms (two years) in courtyard at southern end of school (this is almost completed on the site)	GRANTED 05-JUN-08
P/1179/08/CFU	Three-storey extension to school to provide post-16 education facility and associated works	GRANTED 09-JUN-08

e) Pre-application Discussion

A Pre Application Meeting (PAM) was held on the 03/07/08 regarding the proposed 2-storey extension. A subsequent letter was issued on the 23/07/08 outlining the following:

Principle / Character / Design / Amenity Issues

Principle of design is considered agreeable

- Suggested use of obscure glazing to large panels with openable mechanical ventilation
- Incorporation of rooflights to create additional lighting, ventilation stacks, aim for 20% on-site renewable energy - solar power to heat water and electricity
- Surveillance issue raised with enclosure of central courtyard from private houses - Caretaker on site but regular patrols of school not carried out
- Alarm system in place - suggested alarm boxes be placed on every face of building

- Doors to be PAS 24 standard with 6.4mm minimum thickness of laminated glass in vision panels
- Travel Plan to be updated - additional cycle provision will be upgraded to 1/15 for Year 7 intake
- All mobile units to be removed from site upon completion of Post 16 and Year 7 extensions

f) Applicant Statement

- Schools Sixth Form opened in 2006 and currently has 125 of these students.
- No dedicated areas or facilities exist for sixth form and students are spread throughout the main school and other temporary accommodation on the site, most of which do not comply with the curriculum requirements for this age group.
- Planning approval P/1179/08 granted on 12/06/08 for new 3 storey element at north end of main building to cater for dedicated accommodation and facilities for sixth form.
- This development would replace the temporary accommodation constructed under planning permission ref: P/1438/08/CFU which was granted on 9 June 2008.
- Application proposes dedicated science lab to serve new sixth form and Year 7 students scheduled to transfer from existing middle schools by 2010.
- Proposed location in order to ensure that the accommodation will form a coherent part of existing science suite and will connect with existing two storey flat roofed extension.
- The proposal would not affect the existing on site parking facilities or the available green amenity space.
- No trees to be felled and no impact on existing hedgerows.
- Site is known as contaminated. Recent site investigation recommends removal of top 300mm of soil.
- No works required to vehicular or pedestrian access.
- Application P/1179/08 provided for cycle storage for 15 additional (total 55). 12 additional spaces (total 67) proposed as part of this application. Materials and design similar to existing
- These proposals offer a sustainable, accessible, dynamic scheme, which meets the requirements of the school, and will enhance the schools image.

g) Consultations

Highways Engineer - No Objection

Drainage Engineer - To the best of our knowledge, the position shown on the sewer map is accurate but should be checked on site by developer before construction begins. Three conditions have been requested.

Environmental Health - Construction phase is likely to be of significant duration and close enough to neighbouring properties to warrant a number of conditions to control any disturbance. Concerns raised about hours of operation, bonfires and minimising dust emissions. These are all Environmental Health issues and are also addressed in the Considerate Contractor Code of Practice.

Notifications:

Sent: 22

Replies: 0

Expiry: 22/08/09

Summary of Responses:

N/A

APPRAISAL

1) Design and Character of the Area

The proposal represents a modern addition to the existing school buildings. It would be a two-storey structure with the northern elevation clad in terracotta panels that would reference the colour and material of the original school buildings. The building would benefit from large window apertures (consistent with the design of the original school building) and flat metal roofing. The east internal courtyard elevation would contain a large area of glazing and external materials of a neutral coloured render. The west elevation would have a reduced glazing area. In terms of design, it is considered that the proposed additions would make a positive and modern contribution to the character and appearance of the school and would be consistent with the objectives of the Policies 4A.1, 4A.7 and 4B.1 of the London Plan, Policy D4 of the HUDP and Supplementary Planning Guidance: Designing New Development (March 2003).

The proposed development would remove a portion of hardstanding open space on the site. However, it is considered that the operational use of the school is a predominant factor over this area of hardstanding open area. Furthermore, the area designated open space in the form of playing fields and games area would still be maintained. It is considered that the area of open space retained is adequate when viewed in relation to the operational use of the site.

2) Residential Amenity

The proposed development would be visible from the neighbouring residential properties to the west. The proposed development would be 22m long. The applicant has attempted to reduce the potential for a monotonous façade by incorporating mixed design elements such as glazing, terracotta panels and neutral rendering. Furthermore the proposed building would be setback from the rear gardens of adjoining neighbouring properties by between 7 and 8 metres.

Policy C7 of the HUDP seeks to ensure that the Council, as a Local Education Authority, discharges its statutory responsibilities in relation to student population growth. The proposed scheme is required to meet the needs of this growth. The amenities of the adjoining residential properties have been taken into account in the proposal. The teaching accommodation on each floor has been arranged so as to have a minimal impact on them. Five small windows and one large one are proposed on the ground floor and one small and one large window on the first floor of the west elevation which backs onto the rear gardens of the adjoining residential properties which are between the school premises and the fire station. The first floor glazed element would be high level to avoid loss of privacy to neighbours. This design would ensure that the proposal would result in minimal overlooking or loss of privacy particularly as the boundary treatment would screen at the ground floor windows. Furthermore, this proposal would generally be in line with the existing building lines of the property it would be attached to. Generally it would have the same impact as the existing buildings although it would affect four more properties from the existing situation.

It is considered that the proposed scheme, when also taking into consideration the context of continued effective operational capabilities and demand for satisfactory educational requirements, would not give rise to significant impact on the visual and residential amenities of the surrounding properties and that the proposed scheme would be consistent with the objectives of Policies D5 and EP25 of the HUDP.

3) Access for All

The proposed development seeks to accommodate people with disabilities by providing level access to the ground floor of the building. The above measures are considered acceptable and the proposed development is therefore considered to comply with Policy C16 of the HUDP and Access for All Supplementary Planning Document (April 2006).

4) Parking and Highway Safety

The proposal does not involve any increase in pupil/staff numbers, simply an improvement in existing facilities.

The proposal would incorporate a further 12 spaces for cycle storage in addition to the approved 55 under P/1179/08. No details have been provided in respect of these additional cycle spaces. In principle, it is considered that these additional cycle storage areas would not have a detrimental impact on the internal and external traffic movements in the site and would be consistent with the objectives of Policies T6 and T13 of the HUDP.

Council's Highways Engineers has not raised any objections or issues with the proposal.

5) Surface Water Runoff and Drainage

The Council Drainage Engineers have reviewed the information submitted and have recommended conditions to be included on the decision, if approved, requiring further details in relation to surface water attenuation and drainage. It is considered that these requirements would adequately satisfy any potential impacts of surface water run off.

6) S17 Crime & Disorder Act

This development has been designed to minimise any potential for crime and disorder.

7) Consultation and Notification Responses

See above appraisal.

CONCLUSION

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

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

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

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

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

7 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.

8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no windows or doors other than those shown on the approved plans shall be installed in the first floor elevations and roof of the development hereby permitted without the prior written permission of the local planning authority.

9 The development hereby permitted shall not be occupied until works for the disposal of sewage have been provided on site in accordance with details to be submitted to, and approved in writing by, the local planning authority. The works shall thereafter be retained.

REASON: To ensure that adequate drainage facilities are provided.

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

REASON: To ensure that adequate drainage facilities are provided.

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

REASON: To prevent the increased risk of flooding.

12 Before the hard surfacing hereby permitted is brought into use the surfacing shall EITHER be constructed from porous materials, for example, gravel, permeable block paving or porous asphalt, OR provision shall be made to direct run-off water from the hard surfacing to a permeable or porous area or surface within the curtilage of the site, in accordance with details to submitted to, and approved in writing by, the Local Planning Authority.

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

REASON: To ensure that adequate and sustainable drainage facilities are provided, and to prevent any 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 Policies

D4 - Standard of Design and Layout

D5 - New Residential Development - Amenity Space and Privacy

D14 - Conservation Areas

D15 - Extensions and Alterations in Conservation Areas

EP 25 - Noise

EP 43 - Green Belt and Metropolitan Open Land Fringes

T6 - The transport Impact of Development Proposals

T13 - Parking Standards

London Plan Policies

3A.1, 3A.2, 3A.3, 3A.5, 3A.6

Supplementary Planning Documents 'Access for All' (2006) and 'Accessible Homes' (2006)

Supplementary Planning Guidance 'Extensions: A Householders Guide' (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.

4 INFORMATIVE:

Note: guidance on permeable paving has now been published by the Environment Agency on <http://www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens>

5 INFORMATIVE:

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

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

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

INFORMATION

a) Summary

This application is reported to Committee as a petition of more than 6 signatures has been received.

Statutory Return Type: Minor Dwellings
Conservation Area: West Drive
Council Interest: None

b) Site Description

- The new site is to be formed from part of the original curtilage of 3 West Drive Gardens
- The boundaries of the proposed wedge shaped plot are yet to be agreed
- The rear boundary of no.3 abuts the Green Belt, Area of Special Character and the Site of Nature Conservation Importance as designated in the UDP
- The east end of West Drive Gardens comprises substantial detached dwellings on wedge shaped plots spread around the head of the cul-de-sac.

c) Proposal Details

- Two storey detached dwelling with single storey front and rear elements; Pitch roof over front and cat slide roof over the rear of the proposed dwelling
- The dwelling would comprise of five habitable rooms, with a foot print of approximately 80m²
- West flank wall set minimum of 1 metre from the west site boundary
- Eastern front corner of dwelling set 1 metre from the eastern boundary
- Distance of approximately 14 metres between proposed front main wall of the dwelling and the front wall of the property
- Gravel hard surfacing proposed on front garden and provision for parking for 2 vehicles; approximately half of the front garden would be soft landscaping
- The rear garden would have a minimum depth of 23 metres; the rear site boundary abuts the flank of the rear garden of no. 11 West Drive
- All two storey elements of the proposed dwelling would respect 45o horizontal planes drawn on plan from the nearest first floor corners of adjacent dwellings
- An area is designated for the storage of refuse bins to the west of the proposed dwelling

Revisions to Previous Application:

Following the previous decision (P/2337/05) the following amendments have been made:

- Footprint of the previous proposed dwelling has remained the same, although the orientation has been amended
- The single storey elements of the previously proposed dwelling have been reduced at the front and the rear.
- A ground floor east facing window has been added.

d) Relevant History

P/2337/05/DFU	Two storey detached house (revised)	REFUSED 15-MAR-06 APPEAL ALLOWED 09-JUL-07
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Reason for Refusal:

The design and appearance of the proposal will be detrimental to the visual and residential amenities of the neighbouring properties by reason of the scale and siting of the proposed house.

P/0527/08DFU	Two storey three, three bedroom detached dwellinghouse with new vehicular access	WITHDRAWN
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e) Pre-Application Discussion

N/A

f) Applicant Statement

Discussed in the report

g) Consultations
Highways Engineer
No Objection

CAAC

Objection: The gap will be in filled between the properties and so view of open green land will be lost. It would destroy the rhythm to the spacing. It would be too wide for the plot and if it went any narrower it would be out of character and against the urban grain.

Drainage Engineer

The position shown n the sewer map is accurate but should be checked on site by the developer before construction begins. Conditions should be imposed on the approval of this proposal.

Advertisement: Character of Conservation Area Expiry: 14-AUG-08

Notifications:

Sent: 53 Replies: 25 Expiry: 18-AUG-08
One petition letter signed
by 10 neighbours

Summary of Responses:

- The proposed footprint appears to be larger than the previous scheme
- The design of the proposal differs from the previous plan
- The proposal will affect the character of the area and not be in keeping with the surrounding developments
- The development would be visually obtrusive to neighbouring occupiers as well as when viewed from the street scene
- The development would be severely detrimental to traffic movement in the cul-de-sac
- Any development would be detrimental to the open character of the adjacent Green Belt
- The proposed new and existing boundary lines are encroaching on no. 1 West Drive Garden
- The dwelling would be sited closer to no.1 than the previous scheme
- The site is not intended to support two houses and there is a restrictive covenant on the property
- Consideration should be taken of the recently approved extensions to no. 3 West drive Gardens and should be taken into account when considering the proposal for the new dwelling

APPRAISAL

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

In principle, the provision of an additional detached dwelling within the curtilage of 3 West Drive Gardens has been established on appeal. The only differences between the appeal and this scheme are a revised orientation and a reduction to the single storey elements.

The proposal depicts the dwellinghouse, which would be sited away from its side boundaries with separation distances of approximately 3.8 metres and 2.3 metres, which are shown between the new house and the adjacent houses at No.1 and 3 West Drive Gardens. It is considered that these gaps would be adequate to maintain the character of this cul-de-sac.

The proposed front and rear garden depths of 14 and 23 metres respectively would provide sufficient space to protect the visual amenities of the street scene and also the Green Belt which is located beyond the rear of the site.

The proposed frontage is to be part hard surfaced with satisfactory provision for the parking of two vehicles. The Council's Highways Engineer has no objections to the proposal on highways grounds.

It is considered that the implementation of the proposal would not detrimentally affect the character of the Green Belt or harm the character and appearance of the West Drive Conservation Area.

2) Residential Amenity

The existing dwelling on the site, 3 West Drive Gardens, is a detached two-storey house with ground floor and first floor windows to the front and rear, which wrap around the facing flank walls.

The front corner of the proposed new dwelling would be sited approximately 2.3 metres from the front corner of no. 3 and the flank wall would splay away from no. 3 towards the rear as in the appeal scheme. The forward projections of the single storey front elements have been reduced in width and are considered acceptable, as these elements are fairly small and would not be detrimental to the character of the streetscene.

Similarly, the reduction in width of the single storey rear projection is also considered to be acceptable.

No two-storey element of the new dwelling would transgress the 45° splays taken from the adjacent front and rear corners of no.3. Given the oblique angle of the facing flank walls, there would be no unreasonable level of overshadowing or loss of outlook to the occupiers of no.3 as a result of the new dwelling. There is only one flank window proposed on the eastern flank wall facing no.3. This ground floor window would not have a detrimental impact on the neighbouring occupiers as it would have a minimum distance of 3 metres between the flank walls of the buildings and would be sited at a splayed angle so as to mitigate direct overlooking into the neighbouring property's living room and is conditioned to the obscure glazed and un-openable below 1.7m.

In terms of private amenity space this would remain the same as the appeal scheme.

3) Trees and Landscaping

Various trees to the north east of the existing dwelling are subject to TPO 680. The above trees would not be affected by the proposal. A refusal on tree grounds could not be substantiated. A condition would require the submission of a landscape plan showing at least two small/medium sized amenity trees at the front and one large maturing tree for the back of the garden.

4) S17 Crime & Disorder Act

It is considered that the proposal would not have any detrimental impact on this act.

5) Consultation Responses

As discussed in the appraisal

CONCLUSION

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

9 NIBTHWAITE ROAD, HARROW

Item: 2/19

P/2829/08/JB1

Ward **MARLBOROUGH**

CONVERSION OF DWELLING HOUSE TO TWO FLATS; ALTERATIONS TO FORM END GABLE & REAR DORMER; EXTERNAL ALTERATIONS (RESIDENT PERMIT RESTRICTED)

Applicant: Pink Tower Ltd

Agent: Pink Tower Ltd

Statutory Expiry Date: | 22-OCT-08

RECOMMENDATION

Plan Nos: RnM/PA08/100; RnM/PA08/101; RnM/PA08/102; Design and Access Statement Received 13 August 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 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 approved drawings; 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 front garden of the site and boundary treatment for the whole of the site. Soft landscape works shall include: planting plans, and schedules of plants, noting species, plant sizes and proposed numbers / densities.

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

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

REASON: To safeguard the amenity of neighbouring residents.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the 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:

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 of Existing Housing Stock

T13: Parking

London Plan 2008 Policies: 3A.1, 3A.2, 3A.3, 3A.4, 3A.5

SPG Extensions: A Householders Guide (2008)

Accessible Homes Supplementary Planning Document (2006)

Code of practice for domestic refuse (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:

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.

5 INFORMATIVE:

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

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

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

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Character and Appearance of the Area (D4, D5, London Plan policies 3A.1, 3A.2, 3A.5, SPG Extensions: A Householder Guide
- 2) Conversion to flats (D5, D9, T13, EP25, SPG Extensions: A Householder Guide (2003), Accessible Homes SPD (2006) and Conversion of Dwellinghouses to Flats – Informal Guidance (2007))
- 3) S17 Crime & Disorder Act (D4)
- 4) Consultation Responses

INFORMATION

This application is reported to Committee at the request of a nominated member.

a) Summary

Statutory Return Type: Minor Development
Council Interest: None

b) Site Description

- Semi-detached dwelling on the northern side of Nibthwaite Road
- A single storey rear extension was added to the house in 2001.
- Neighbouring property to the east benefits from a single storey rear extension and the dwelling has been converted into flats
- The adjoining property to the west has its original single storey extension which is set away from the boundary with No. 9

c) Proposal Details

- The existing house would be converted into one self contained 2 bed ground floor flat and one self contained 2 bed first floor and loft flat
- The rear amenity space would be divided between the two units with the first floor flat having access to the rear space via the side passageway. Bin stores would be at the rear

d) Relevant History

P/1426/07/DFU	Conversion of dwellinghouse into two residential units; Roof alterations to provide gable end; Rear dormer window extension and velux windows on front roofslope.	WITHDRAWN 16-AUG-07
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P/2982/07/DFU	Conversion of dwellinghouse into two residential units; Roof alterations to provide gable end; Rear dormer window extension and velux windows on front roofslope.	WITHDRAWN 29-OCT-07
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e) Pre-Application Discussion

- None

f) Applicant Statement

Refer to Design and Access Statement received on 13 August 2008

**g) Consultations
Highways Engineer**

No objection with application of a resident permit restriction

Site Notice: Posted on site Expiry: 06-OCT-08

Notifications:
Sent: 9 Replies: 0 Expiry: 17-SEP-08

APPRAISAL

1) Character and Appearance of the Area

The building would retain its principal entrance via the existing front door, with a shared internal lobby, which would provide separate access to each flat. This is considered acceptable, as the building would retain its appearance as a traditional dwelling in the street-scene.

The proposal would provide for soft landscaping of at least 50 per cent of the front garden, which is supported in order to maintain the visual amenity of the site and the street scene. A standard condition is recommended requiring further details of proposed hard/soft landscaping including planting details prior to commencement of works.

The bins for refuse and recycling materials would be stored within an enclosure located at the side of the private rear amenity space of the ground floor flat. The bins would then be taken along the side passageway (forming part of the subject site) to the front on collection days only. This arrangement would avoid bin storage in the front garden, reducing the potential for negative impacts on the visual amenity of the street scene.

The dwellinghouse would be extended to include a gable end and a rear dormer would be constructed. The rear dormer would be set below the ridge, set in 1m from the roof edge, 1m above the rear roof eaves, and 0.5m from the party wall. The proposed hip to gable end extension and rear dormer would comply with paragraph D.4 of the SPG's preferred method for altering roofs for a semi-detached building.

The roof extension is not considered to result in an obtrusive or overbearing development and would therefore not adversely impact on the proportions of the original dwelling and the visual amenity of the street scene.

2) Conversion to Flats

Private Amenity Space

The rear garden would be subdivided into two separate amenity areas. The ground floor flat would have a 2.6meter deep patio together with the garden, and gain access thereto directly from its rear door. The rear amenity space for the ground floor flat would be 47sqm. The first floor flat would access its rear garden (50sqm) via the side passageway. It is considered that the two flats would have sufficient amenity space.

Side Passageway

Access into the rear private amenity space and to the bin storage location would occur via a side passageway between the subject property and flank wall of No. 7 Nibthwaite Road.

Vertical Stacking

The suitability of the proposed flats in terms of the vertical stacking of rooms is considered satisfactory in terms of minimizing the potential for noise transmission between neighbouring units with bedrooms above bedrooms.

Minimum Room Sizes

The Council's Conversion of Dwellinghouses to Flats – Informal Guidance (3 October 2007) provides guidelines for assessing the adequacy of habitable floor areas of converted accommodation in regard to room sizes. The proposed ground and first floor flats would meet the total habitable floor area guidelines under this guidance.

Lifetime Home Standards

There would be insufficient space in the front garden to provide a disabled parking space, and Lifetime Home Standards are not therefore required.

Parking

Nibthwaite Road is within a controlled parking zone, and there are no opportunities available for provision of on-site parking. This lack of on-site parking would be supported considering the site's central location close to a variety of public transport and shopping facilities in the Harrow Metropolitan Centre. The Council's Highways Engineers does not object to the proposal, subject to a resident parking permit restriction.

Single Storey Rear Extension

The proposal would not result in an unreasonable intensification in use of the site, or adversely impact on the amenity of occupiers of neighbouring properties with regard to loss of light, outlook or privacy. The proposal would maintain reasonable internal amenity for future occupiers of both flats.

3) S17 Crime & Disorder Act

There are no material planning concerns regarding this application and the above Act.

4) Consultation Responses

None

CONCLUSION

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

33 ELMWOOD AVENUE, HARROW

Item: 2/20

P/2489/08/KR

Ward GREENHILL

SINGLE STOREY REAR EXTENSION

Applicant: Mr D Haththotwu

Agent: Mr John Feeney

Statutory Expiry Date: | 11-SEP-08

RECOMMENDATION

Plan Nos: Site plan, Block Plan, 08.2490.01a, 08.2490.02a

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 side elevation wall(s) of the development hereby permitted without the prior permission in writing of the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

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.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

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

INFORMATION

This application is reported to Committee as the applicant is a Council employee.

a) Summary

Statutory Return Type: Householder
Council Interest: None

b) Site Description

- The site has a two storey detached dwelling located on the north western side of Elmwood Avenue.
- The site has a significant slope to the rear of the site with raised patio levels to the rear of the dwelling.
- The surrounding area is characterised by two storey detached dwellings.

c) Proposal Details

- The proposal is for a single storey rear extension.
- The proposal is for a conservatory that would measure 3m in depth, 6m in width and 3m in height at the midpoint of the pitched roof.
- The proposal would have solid white PVC panels to the side elevation adjoining 35 Elmwood Avenue and the remainder of the structure would have translucent glazing.

d) Relevant History

LBH/23746	Single storey side extension with roof extension over	GRANT 14-JUL-83
EAST/919/02/FUL	Alterations to roof to form end gable & front & rear dormers	GRANT 10-SEP-02
P/1617/04/DFU	Alterations to roof to raise ridge, form end-gable and front and rear dormers	GRANT 21-JUL-04

e) Pre-Application Discussion

- None

f) Applicant Statement

- None

g) Consultations

Site Notice: Expiry: 11-AUG-08

Notifications:
Sent: 2 Replies: 0 Expiry: 11-AUG-08

APPRAISAL

1) Character and Appearance of Area

The proposed single storey rear extension would be proportionate to the existing dwelling and would not be out of character with the surrounding development.

The Supplementary Planning Guide states that a single storey rearward projection adjacent to a boundary, of up to 3 metres beyond the main rear wall of adjacent detached houses would normally be acceptable. The proposed single storey rear extension would comply with the 3m depth, with the existing rear main wall at 33 Elmwood located behind the rear main wall of the neighbouring properties.

The Supplementary Planning Guidance (SPG) outlines that the finished height of a single storey rear extension should be a maximum of 3 metres for a pitched roof at the midpoint. The proposal would comply with the SPG with a pitched roof measuring 3m at its midpoint.

2) Residential Amenity

It is considered that the proposal would not adversely impact upon the amenity of the adjoining properties. The proposed rear extension would be located away from the adjoining property at 31 Elmwood Avenue with a minimum setback of 8m from the boundary. Privacy would be maintained to the adjoining property at 35 Elmwood Avenue with the use of solid white PVC panels on the side elevation. The proposal would therefore not result in loss of privacy or perceived overlooking.

3) S17 Crime & Disorder Act

There are no material planning concerns regarding this application and the above Act.

4) Consultation Responses

None.

CONCLUSION

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

371 HARROW VIEW, HARROW

Item: 2/21

P/1875/08/KR

Ward HEADSTONE NORTH

CHANGE OF USE OF RETAIL SHOP (CLASS A1) TO TATTOO STUDIO (SUI
GENERIS)

Applicant: Mr Mark Jerrom

Statutory Expiry Date: | 02-SEP-08

RECOMMENDATION

Plan Nos: Location 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 use hereby permitted shall not be open to customers outside the following times:-

The use hereby permitted shall not be open to customers outside the following times:-

a: 11am hours to 6:30pm hours, Monday to Saturday inclusive, except Bank Holidays

without the prior written permission of the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

INFORMATIVES

1 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:

EM20, T13

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

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

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Change of Use of Shops Outside Town Centres (EM20)
- 2) Residential Amenity (D5)
- 3) Car Parking (T13)
- 4) S17 Crime & Disorder Act (D4)
- 5) Consultation Responses

INFORMATION

The application is reported to Committee at the request of a Nominated member.

a) Summary

Statutory Return Type: Change of use

Council Interest: None

b) Site Description

- The site is located on the eastern side of Harrow View, in a row of shops known as The Rise.
- According to the Council's mapping system, it appears that the subject site is also known as 3 The Rise.
- The surrounding area is characterized by residential and industrial land uses.
- The site is currently vacant and according to existing signage, was formally occupied by a printing company.
- There are five shops within the row at The Rise. A recent site visit indicates that 375 Harrow View is occupied by a computer and printing shop, 373 Harrow View is occupied by a tutoring business, 371 and 369 Harrow View are currently vacant and 367 Harrow View is occupied by a furniture shop.

c) Proposal Details

- The proposal is for a change of use of retail use (A1) to tattoo studio (Sui Generis).
- There is no change to existing floorspace.
- The proposed hours of use are Monday to Saturday, 11am- 6:30pm, closed on Sundays and bank holidays.

d) Relevant History

LBH/20024/W	Change of use from shop to manufacture of plastic ear moulds	GRANT 15-OCT-81
LBH/24901	Change of use from light industrial to retail	GRANT 14-FEB-84
LBH/41951	Change of use from shop (class A1) to take-away food shop (class A3)	REFUSE 08-JAN-91

Reason for Refusal:

The proposed development is likely to lead to increased kerbside parking on the adjoining highway to the detriment of the free flow of traffic and public safety.

e) Pre-Application Discussion

- None

f) Applicant Statement

- Shop has been vacant for extended period and in run down condition.
- Tattoo Studio will be run on appointment only system.
- Tattoo Studio will be run in accordance with Health and Safety requirements of Harrow Council.

g) Consultations

Highways Engineer: As the establishment is relatively small scale with limited opening hours, there is no objection as vehicular movements are likely to be spread out throughout the day outside peak rush hours.

Notifications:

Sent: 5

Replies: 0

Expiry: 31 July 2008

APPRAISAL

1) Change of Use of Shops Outside Town Centres

Policy EM20 outlines that the Council will normally permit changes of use from retail shops (A1) outside town centres if the proposal would not result in the loss of necessary local retail provision; parking is provided in accordance with the Council's standards and the premises can be adequately serviced without causing harm to highway safety and convenience.

In accordance with EM20, the proposed change of use would not result in the loss of necessary retail provision. The subject site is currently vacant and is part of a row of existing local shops. The row of shops is not characterised by local convenience shopping.

The proposed use is sui generis and the Council's parking standards in Schedule 5 do not contain numeric standards for the proposed use but refer to PPG13. The existing car parking and vehicular access are considered adequate for the proposed use in accordance with the guidance provided by PPG 13 and the Council's Highways Engineer. No external alterations are proposed as part of the application.

2) Residential Amenity

The proposal would not change the character of The Rise as a non-designated parade and would not adversely impact upon residential amenity. A condition restricting hours has been recommended to ensure that the nearby residential amenity is safeguarded. It is considered that the proposed tattoo shop would be different from the existing use in terms of impact to the surrounding areas particularly in regards to traffic movements within the locality. In addition, most visitors to the proposed tattoo shop would come on an appointment based system. This would limit the number of patrons and possibly reduce any adverse impact of the use.

3) Car Parking

There is no objection as vehicular movements would be likely to be spread out throughout the day outside peak rush hours.

4) S17 Crime & Disorder Act

It is considered that the proposed change of use would not lead to an increase in perceived or actual threat of crime.

5) Consultation Responses

See appraisal.

CONCLUSION

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

SECTION 3 – OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

None

SECTION 4 – CONSULTATIONS FROM NEIGHBOURING AUTHORITIES

None

SECTION 5 - PRIOR APPROVAL APPLICATIONS

Item: 5/01
JUNCTION OF ROXBOROUGH PARK & P/2986/08/KR
LOWLANDS ROAD, HARROW

Ward GREENHILL

PRIOR APPROVAL FOR SITING AND APPEARANCE: REPLACEMENT OF 12.5m 2G MAST WITH 12.5m 2G AND 3G MAST AND ONE ADDITIONAL EQUIPMENT CABINET

Applicant: O2 (UK) Ltd
Agent: Mason D Telecoms
Statutory Expiry Date: | 24-OCT-08

RECOMMENDATION

Plan Nos: P/16503E/GEN/050 A, P/16503E/GEN/050 A, Supporting Statement, Supporting Information, Technical Justification & Plots, site plan

- 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 (2004 UDP)

- 1) Compliance with ICNIRP
- 2) Telecommunications Development (D24)
- 3) S17 Crime & Disorder Act (D4)
- 4) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Not Categorised
Council Interest: None

Item 5/01 : P/2986/08/KR continued/...

b) Site Description

- The subject site is located on the verge on the northern side of Lowlands Road, a busy distributor road.
- The subject site has an existing 12.5m high grey telecommunications mast and equipment cabinet.
- The site adjoins the railway road to the north, a major roundabout junction to the west and is surrounded by large advertisement hoardings.
- The surrounding area is characterised by residential and commercial uses.

c) Proposal Details

- The proposal is for the replacement of the 12.5m 2G mast with grey a 12.5m 2G and 3G mast and one additional equipment cabinet.
- The proposed green equipment cabinet would measure 1.5m high by 1.48m wide and 0.352m deep.
- The proposed location of the mast would be 8m northwest from the existing street lamp and 5m to the east of an existing equipment cabinet, adjoining the railway line. The equipment cabinet would be located 2.5m west of the mast.

d) Relevant History

P/1118/06/CDT	Prior approval determination: 12.5m column with 3 antennas and ground based equipment cabinet	REFUSED 07-JUN-2006 APPEAL ALLOWED 21-NOV-06
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Reason for Refusal:

The proposal, by reason of its prominent siting and unsatisfactory appearance, would be visually obtrusive and unduly prominent to the detriment of the appearance of character of the locality.

e) Pre-Application Discussion

- None

f) Applicant Statement

- The proposed structure has been selected as there are no rooftop sites available and there is sufficient space on the pavement for the cabinets without causing a hindrance to pedestrians.
- There is currently a deficiency in the network in the residential and commercial areas around the proposed site.
- No alternative sites were considered, as this is a replacement of an existing site.
- It can be confirmed that should the structure become redundant, the proposed development (including cabinets) should be removed.
- Confirmation of ICNIRP guidelines.

g) Consultations

Notifications:

Sent: 23

Replies: 0

Expiry: 26-SEP-08

Item 5/01 : P/2986/08/KR continued/...

APPRAISAL

1) Compliance with ICNIRP

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

2) Telecommunications Development

The Planning Inspectorate has considered the appropriateness of the proposed location on Lowlands Road for the erection of a telecommunications mast and equipment in a previous successful appeal, and has concluded that telecommunications equipment would not be out of place, unduly prominent or visually obtrusive and would not cause significant harm to the appearance or character of the area.

The proposed replacement of the telecommunications mast would not cause unacceptable harm to the character and appearance of the area. The proposal seeks to replace the existing telecommunications mast with a telecommunication mast of the same appearance and height in the same location as the existing. The existing telecommunications mast and the proposed location is 8m north east of the existing street lamp and 5m east of the existing equipment cabinet. The proposed equipment cabinet would be located 2.5m west of the telecommunications mast and would not be out of place or unduly prominent within the context of existing telecommunications equipment, the adjoining railway line and advertisement hoardings. It is therefore concluded that due to the existing character of the proposed location on Lowlands Road and that the proposal is for the replacement of an existing telecommunications mast, the installation of the proposal would not be to the detriment of the visual amenity and appearance of the area.

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

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.