



**DEVELOPMENT MANAGEMENT
COMMITTEE**

WEDNESDAY 19 NOVEMBER 2008

PLANNING APPLICATIONS RECEIVED

DEVELOPMENT MANAGEMENT COMMITTEE

APPLICATIONS

WEDNESDAY 19TH NOVEMBER 2008

PLANNING APPLICATIONS RECEIVED

SECTION 1 - MAJOR APPLICATIONS

SECTION 2 - OTHER APPLICATIONS RECOMMENDED FOR GRANT

SECTION 3 - OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

SECTION 4 - CONSULTATIONS FROM NEIGHBOURING AUTHORITIES

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BACKGROUND INFORMATION

All reports have the background information below.

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

Individual file documents as defined by reference number on Reports

Nature Conservation in Harrow, Environmental Strategy, October 1991

Harrow Unitary Development Plan, adopted 30th July 2004

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

Section 17 of the Crime & Disorder Act 2004

DEVELOPMENT MANAGEMENT COMMITTEE

WEDNESDAY 19TH NOVEMBER 2008

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CHANGE OF USE FROM
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(CLASS B8 TO D2/B2),
WITH EXTERNAL
ALTERATIONS
INCLUDING AN EXTRACT
FLUE

SECTION 1 – MAJOR APPLICATIONS

Item: 1/01

1-16 CHALLINER COURT; 1-12 FERN COURT; 1-12 PRICE COURT; 1-12 HINES COURT, RICHARDS CLOSE, HARROW

Ward GREENHILL

DEMOLITION OF 55 DWELLINGS AND CONSTRUCTION OF 47 UNIT 'EXTRA CARE' SCHEME AND 29 FLATS, LANDSCAPING AND WORKS

Applicant: Octavia Housing & Care

Agent: Ms Sheelagh McManus

Statutory Expiry Date: | 13-NOV-08

RECOMMENDATION

Plan Nos: PL01 Rev P2, PL02 Rev P4, PL03 Rev P3, PL100 Rev P2, PL101 Rev P2, PL102 Rev P2, PL103 Rev P1, PL104 Rev P1, PL200 Rev P2, PL201 Rev P2, PL210 Rev P1, 2130-GMP-01 Rev A, J38.14/01 Rev B, J38.14/02.

Planning Statement

Design and Access Statement

Affordable Housing Statement

Sustainable Design and Construction Statement

Daylight and Sunlight Indicative Analysis Report

Report on Phase 1 Desk Study

Report on Phase 2 Site Investigation

Outline Flood Risk Assessment and Sustainable Drainage Strategy Report

Arboricultural Implications Assessment

Landscape Strategy

Extended Phase 1 Habitat Survey

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 shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex B of PPS3 or any future guidance that replaces it. The scheme shall include:

a) the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than X% of housing units/bed spaces;

- b) the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
- c) the arrangements for the transfer of the affordable housing to an affordable housing provider[or the management of the affordable housing] (if no RSL involved) ;
- d) the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- e) the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

3 Prior to occupation of the development hereby permitted, measures to minimise the risk of crime in a visually acceptable manner and meet the specific security needs of the application site / development shall be installed in accordance with details to be submitted to and approved in writing by the local planning authority. Any such measures should follow the design principles set out in the relevant Design Guides on the Secured by Design website: <http://www.securedbydesign.com/guides/index.aspx> and shall include the following requirements:

- 1. all main entrance door sets to individual dwellings and communal entrance door sets shall be made secure to standards, independently certified, set out in BS PAS 24-1:1999 'Security standard for domestic door sets';
- 2. all window sets on the ground floor of the development and those adjacent to flat roofs or large rainwater pipes (downpipes) shall be made secure to standards, independently certified, set out in BS.7950 'Security standard for domestic window sets'.

Following implementation the works shall thereafter be retained.

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

4 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.

5 The development hereby permitted shall not commence until details of all homes within this scheme, built to 'Lifetime Home' and / or 'Wheelchair' standards, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied or used until the homes have been completed in accordance with the approved details and thereafter retained.

REASON: To ensure that, where the development is capable of meeting 'Lifetime Home' or 'Wheelchair' Standards, the development complies with the policies of the Harrow Unitary Development Plan.

6 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.

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

REASON: In the interests of amenity and highway safety

8 The access carriageway shall be constructed to base course in accordance with the specification and levels agreed before works commence on the building(s) hereby permitted, and the carriageway and footways completed before any building is occupied in accordance with details to be submitted to, and approved by, the local planning authority. The development shall thereafter be retained.

REASON: To ensure that the traffic generated by the building operations will not interfere with the free flow of traffic on the public highway and that the road and footway shall be of an adequate specification for the anticipated traffic.

9 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 at a scale of 1:100, and schedules of plants, noting species, plant sizes and proposed numbers / densities including total plant numbers of each species. Hard landscape works shall include: details of any gates, fences, walls paving, external lighting cycle stores and external binstores.

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

10 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.

11 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 be 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.

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

a: the extension / building(s)

b: the ground surfacing

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

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

REASON: To ensure that adequate drainage facilities are provided.

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

REASON: To ensure that adequate drainage facilities are provided.

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

REASON: To prevent the increased risk of flooding.

16 The development hereby permitted shall not commence beyond ground level damp proof course until details of sustainable water use measures including, but not limited to, rain water harvesting, low flow taps, dual flush toilets and low flow shower heads to be installed in each of the 76 units have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and shall thereafter be retained.

REASON: To reduce overall water consumption from the development, to ensure a sustainable form of development and to comply with policy 4A.16 of the consolidated London Plan.

17 The approved energy efficiency measures and onsite renewable energy provision showing at least a 20% reduction in carbon emissions from onsite energy sources and passive design measures shall be implemented in accordance with the Sustainable Design and Construction Statement dated 4 August 2008 and retained for so long as the development shall exist except to the extent approved in writing by the local planning authority.

REASON: To ensure consistency with London Plan policies 4A.3 and 4A.7.

18 Notwithstanding details showing on drawing number PL201 Rev P2 the windows at 1st and 2nd floor levels shown on 'Elevation F' 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 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: 3A.1, 3A.2, 3A.3, 3A.5, 3A.9, 3A.10, 3A.11, 4A.1, 4A.2, 4A.7, 4A.14, 4A.16, 4B.1

Harrow Unitary Development Plan:

S1, EP15, EP20, EP25, D4, D5, D9, D10, T6, T13, H7, H10, H11, H14, H17

Supplementary Planning Guidance: Providing for Children and Young People's Play and Informal Recreation (March 2008)

Supplementary Planning Guidance: Designing New Development (March 2003)

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

Accessible Homes Supplementary Planning Document (April 2006)

2 INFORMATIVE:

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

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

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

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

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

3 INFORMATIVE:

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

4 INFORMATIVE:

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

Tel:- 08459 200800.

5 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

6 INFORMATIVE:

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

7 INFORMATIVE:

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

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

8 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.

9 INFORMATIVE:

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

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

10 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.

11 INFORMATIVE:

The applicant is advised to install under sink waste disposal units in all kitchens within the approved development to reduce overall food waste collection.

12 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)** Design & Character of Area (4B.1 & S1, D4, D9, D10)
- 2)** Residential Amenity (D5, EP25)
- 3)** Affordable Housing, Housing Provision & Density 3A.1, 3A.2, 3A.3, 3A.9, 3A.10, 3A.11 & H7, H10, H11)
- 4)** Provision of Care Facilities (H14, H17)

- 5) Renewable Energy & Sustainability (4A.1, 4A.7, 4A.14, 4A.16 & EP15, EP20, D4)
- 6) Parking and Highway Safety (T6, T13)
- 7) Accessible Homes & Access for All (3A.5 & D4)
- 8) S17 Crime & Disorder Act (D4)
- 9) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Small-scale major dwellings

Site Area: 0.67 ha

Density: 298 hrph
121dph

Car Parking: Standard: Residential: 35 (maximum)
Extra Care Units: assessed on own merits

Justified: 25

Provided: 25

Lifetime Homes: 76

Wheelchair Standards: 7

Council Interest: None

b) Site Description

- Existing 1970's purpose built sheltered accommodation incorporating 55 self-contained units in four 2-storey blocks;
- Located in western end of Richards Close around 1km from Harrow Town Centre and Kenton Lane high street;
- To the southern boundary are allotment gardens;
- To the northern boundary are the rear garden areas of 2-storey terraced houses on Elmgrove Crescent;
- To the west are a mixture of residential properties off Becket Fold and Duffield Close;
- To the east are two-storey terraced and semidetached residential properties off Hill Crescent and Hill Road;
- General character of surrounding is a suburban residential area;

c) Proposal Details

- Redevelop existing site to increase capacity of affordable housing provision;
- Demolish existing single storey and 2-storey buildings 46 bedsits and 9x1 bedroom flats;
- Provision of 2 new blocks ranging in height from 2 to 4 storeys;
- Provision of 76 residential units split between 47 extra care units and 22 shared ownership units and 7 social rented wheelchair units;
- Realignment of existing footpath leading to Becket's Fold;
- Resurfacing of Richards Close;
- Provision of cycle store facilities to accommodate 22 bicycles;
- Parking for 25 cars including 7 disabled spaces;

- 33% reduction in carbon emissions from onsite energy sources (inclusive of CHP)

d) Relevant History

None Relevant.

e) Pre Application Discussion

The applicant has used the Council's Planning Advice Meeting (PAM) on the 9th of October 2007 and Planning Advice Team (PAT) service on the 24th of July 2008 prior to the formal submission of the current planning application. The key points raised through the pre-application process were:

- 4-storeys considered to be the most controversial element;
- Consideration must be given to the overall design regarding overshadowing and overlooking of Elmgrove Road properties;
- 20% reduction in carbon emissions from onsite renewable sources required by London Plan policy 4A.7;
- The use of green roofs would be welcomed;
- Highest quality of design and sustainability is recommended.

f) Applicant Statement

- Development complies with relevant London Plan and HUDP policies.
- Current accommodation layout on site does not allow for full access for less mobile residents;
- The high number of bedsit accommodation does not provide quality living space;
- Standards of accommodation would be substantially improved;
- The site is well located to public transport links and town centre services;
- The proposed redevelopment represents an more efficient use of the site;
- The scheme will discourage 100% car ownership by providing cycle store areas and encouraging the use of sustainable modes of transport

g) Consultations:

Environment Agency: No objection

Thames Water: Surface water to be attenuated. No building works within 3m of public sewer without permission from TW.

Crime Prevention Design Advisor: No response

Advertisement: | Major Development | Expiry: 11-SEP-08

Notifications:

Sent: 88

Replies: 1

Expiry: 08-SEP-08

Summary of Responses: 4-storey building would be overbearing on the landscape and spoil views, existing buildings in good condition and question the need to redevelopment them, existing buildings house elderly and concerned that younger people with families will result in increase in traffic and parking problems, development would cram too many people into too small a site.

APPRAISAL

1) Design & Character of Area

The character of the surrounding area is residential in a suburban setting. Architecturally the surrounding area is made up of 2-storey terraced and semi detached residential dwelling houses, single storey bungalow style terraces and 3-storey blocks of flats.

The proposed development would represent 2 residential blocks ranging between part 2, part 3 and part 4-storeys in height. The lower 2-storey elements would be on the elevations facing the rear garden areas of Elmgrove Crescent. The four storey element of the development would be on the extra care block facing the properties at 9-14 Becket Fold.

Although it is considered the building would have a dominant effect on these properties, they are earmarked for redevelopment within the next 10 years so the impact is likely to be short term only. This point is considered to be a material consideration which outweighs the immediate concerns with this aspect of the development.

Although the highest point of the development would be four storeys this part of the development is mostly facing the southwestern part of the site, which is further away from neighbouring properties with the exception of the Becket Fold properties. Furthermore with regards to height the redevelopment is not noticeable different to the neighbouring 3-storey blocks of flats on the 45-67 Elmgrove Crescent and the 3-storey blocks of flats at 13-18 and 19-24 Duffield Close on the north western corner of the site. It is considered the height would not result in adverse effect on the surrounding skyline.

The design of the building represents a modern housing development which seeks to reflect the built footprint of the existing building. Given the mixed architecture of the surrounding area the proposed development is not considered to adversely affect the character or appearance of the surrounding area.

The proposed development would be larger and accommodate more units onsite than the existing buildings. This aspect is supported in principle insofar as it would fully utilise the sites development potential.

Overall the proposal is considered to represent an effective and efficient use of this brown field site and would comply with policies 4B.1 of the London Plan 2008 and D4, and EP20 of the HUDP 2004.

2) Residential Amenity

The development represents an increase in built form and intensity of use for the site compared with the existing situation, therefore careful consideration must be given to both the amenity of neighbouring and future occupants.

The applicant has submitted a daylight and sunlight report in support of the application. The findings show that although there would be an impact on daylight and sunlight from the development on some of the surrounding properties the majority of them would still receive amounts above the minimum British Research Establishment (BRE) Guidelines. The notable exceptions are the properties at 9-14 Becket Fold which are within the application site boundary. The findings of the daylight and sunlight study show that the amount daylight in particular would fail to achieve the minimum amount recommended in the BRE Guidelines. However this is not considered to warrant a reason for refusal in this instance for two reasons. Firstly the existing relationship with the properties at Becket Fold and the existing building Challiner Court already result in non-compliance with the BRE Guidelines with regard to daylight levels. Secondly the windows to the rear of these properties are not to habitable rooms and therefore concerns with daylight are not considered relevant in planning terms.

Subject to the suggested condition it is considered that there would not be any issues with regards to loss of privacy of overlooking from the proposed development. Windows to the rear facing Elmgrove Crescent are positioned in such a way as to avoid any direct overlooking of neighbouring gardens, further distances between habitable rooms are over 18m away.

On site amenity space provision is considered adequate for a higher density residential development of this nature. Given that the majority of residents will be elderly residents there is less of a requirement for useable green space / amenity area. The access to the site is not a through route and some benefit derives from the open space allotment gardens to the south.

It is anticipated that the development would be likely to accommodate no more than 9 children based on the GLA's SPD calculations. Therefore there is no requirement to provide on-site childrens' amenity space.

Although the proposal is considered to have an impact on the existing properties at 9-14 Becket Fold these properties are within the application site and there are plans to redevelop these properties within the next 10 years so any impact of the new buildings would only be short term.

It is considered that the housing benefits of the proposal (discussed in more detail below) outweigh other immediate concerns with the proposal.

Overall the proposed development is considered to comply with policies D5, D10, EP20 and EP25 of the HUDP 2004

3) Affordable Housing, Housing Provision & Density

The proposed development would result in the redevelopment of existing social housing facilities of 46 bedsits and 9x1 bedroom flats with 76 new affordable units. This represents a 100% affordable housing development with a 71% to 29% split between social rent and intermediate housing.

The proposed development is considered to comply with policies 3A.9, 3A.10 and 3A.11 of the London Plan 2008 and policies H7 and H11 of the HUDP 2004.

4) Provision of Care Facilities

The existing site is used as extra care housing for the elderly accommodating 55 units. Most of these units are bedsits with the remainder as 1 bedroom flats. The redevelopment would re-provide 47 units however these would be larger than the existing units with 13 x 2 bedroom flats and 34 x 1 bedroom flats. This would provide much needed modern extra care housing for the boroughs affordable housing stock.

The proposed development is therefore considered to comply with policies H14 and H17 of the HUDP 2004.

5) Renewable Energy & Sustainability

The proposed development would result in an overall annual reduction in CO2 emissions by 71 tonnes per year representing a 33% reduction in CO2 emissions beyond current building regulations requirements. This reduction would be achieved through a combination of solar thermal panels, photovoltaic panels, a combined heat and power system (CHP) and passive design measures.

The development would aim achieve Code for Sustainable Homes Level 3 rating and also aims to reduce overall water consumption on site through the possible implementation of a range of water efficiency measures. This could possible bring it up to a Level 4 rating.

Given the above the proposed development would represent an efficient and sustainable design approach and compliant with policies 4A.1, 4A.7, 4A.16 of the London Plan 2008.

6) Parking & Highway Safety

The proposed parking allocation is considered acceptable for a development of this nature in this location. The proposed scheme would provide 25 parking spaces overall with 1 space being used for temporary parking outside the front of the extra care units, 7 spaces for disabled badge holders and 17 spaces for the affordable housing units.

The site currently provides 24 car parking spaces therefore it is considered that there would not be a noticeable increase in traffic movements to and from the site as a result of the proposal. The surrounding streets are located within a CPZ and future occupants would be ineligible to apply for residents parking permits to park on the street therefore it is considered the proposal would not lead to an increase in on street parking.

The applicant proposes to provide cycle store for 22 bicycles on a one to one ratio with the 22 shared ownership units. This is in line with policy and promotes the use of sustainable modes of transport.

Given the site has a PTAL rating of 3 (medium) and within walking distance to the town centre and good public transport links the provision of 25 onsite parking spaces is considered appropriate and consistent with policies T6 and T13 of the HUDP 2004.

7) Accessible Homes & Access For All

The applicants planning statement states that all the units will be designed to meet the lifetime homes standards and be fully wheelchair accessible. On closer inspection of the plans the units appear to generally comply with the Harrow Council SPD on Accessible Homes. There would be 7 units across the development that would be allocated to Wheelchair users meeting the 10% requirement. To ensure all points in the SPD are addressed a condition is attached to this report requiring further details.

Overall the proposal is considered to comply with policy 3A.5 of the London Plan 2008.

8) S17 Crime & Disorder Act

The proposed development appears to incorporate the basic principles of secured by design into its overall design approach. There is natural surveillance to most elevations and where there is none access is restricted through secured fencing. With the appropriate condition attached to this report the development is considered to provide a safe and secure environment and would comply with policies 4B.1 of the London Plan 2008, and D4 of the HUDP 2004.

9) 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.

SECTION 2 - OTHER APPLICATIONS RECOMMENDED FOR GRANT

174 EXETER ROAD, RAYNERS LANE

Item: 2/01

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. The application was deferred by the Committee on 16th October 2008 for a Member Site visit that took place on 15th November 2008.

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 Expiry: 06-AUG-08
+ 1 petition with 31 signatures

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.

66 BECMEAD AVENUE, KENTON

Item: 2/02

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

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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. The application was deferred from the Development Management Committee on the 16th October 2008, for a member's site visit, that took place on the 15th November 2008.

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 roofslopes 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
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

e) Pre Application Discussion

- None

f) Applicant Statement

- None

g) Consultations:

Notifications:

Sent:	Replies:	Expiry: 30-JUL-08
6	1 (petition of 8 signatures)	

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: 2/03

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

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 E; P-02 Rev C; P-03 Rev C; P-04 Rev D; P-05 Rev C; P-06 Rev F; 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. The application was deferred from the Development Management Committee on the 16th October 2008, for a member's site visit, that took place on the 15th November 2008.

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.

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:

99

Replies:

4

Expiry: 30-JUN-08

2nd Round:

Sent:

99

Replies:

2

Expiry: 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.

A refuse storage area was originally proposed within the pedestrian walkway. Further investigation has revealed that this would have been located on highways land and on a public right of way, thereby requiring a 'stopping up' procedure. In order to avoid this lengthy procedure and given that there are no other potential locations within the application site, it is considered that the revised arrangement to store the additional refuse bins resulting from the proposed change use and third floor office extension in the rear service road. This is the current arrangement for the majority of properties in this parade and the proposed arrangement is therefore considered to be acceptable.

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.

As discussed above, it is considered that the proposed arrangements for fume extraction are acceptable. It is therefore considered that the proposal complies with Policy EM25.

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.
- 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.

Item: 2/04

**LAND ADJACENT TO COMPASS HOUSE, P/2323/08/ML1
PYNNALES CLOSE, STANMORE**

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

(a) be of purpose-made obscure glass,

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

REASON: To safeguard the amenity of neighbouring residents.

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.

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:

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 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)
- 4) S17 Crime & Disorder Act (D4)
- 5) Consultation Responses

INFORMATION

This application was deferred at the Development Management Committee on 16th October 2008 for a Member site visit that took place on 15th November 2008.

a) Summary

Statutory Return Type: Minor office
Council Interest: None

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 Pynacles 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 Pynnales 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 Pynnales 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.	REFUSE 06-MAR-07 APPEAL DISMISSED 28-JAN-08
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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 Pynnales Close	REFUSED 30-APR-2008
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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 Pynnacles 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 to be 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.

76 & 78 WELLINGTON ROAD, PINNER

**Item: 2/05
P/3281/08/GL**

Ward HATCH END

REDEVELOPMENT TO PROVIDE THREE DETACHED DWELLINGHOUSES (TWO TWO STOREY HOUSES AND ONE BUNGALOW WITH LINKED GARAGE); ALL WITH ACCOMMODATION IN ROOFSPACE; ACCESS AND PARKING

Applicant: Fusion Residential LLP
Statutory Expiry Date: | 17-NOV-08

RECOMMENDATION

Plan Nos: 07/0108-201 Rev B; -202; -203; -204 Rev B; Design and Access Statement; Arboricultural Implication Study and Tree Protection Strategy; Bat Survey; Bat Emergence Survey

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 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 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, 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 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.

5 The refuse bins shall be stored at all times, other than on collection days, in the designated refuse storage area, as shown on the approved drawing.

REASON: to safeguard the appearance of the locality.

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

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

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

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

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

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

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

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

10 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

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

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

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

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

REASON: To ensure that adequate drainage facilities are provided.

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

REASON: To prevent the increased risk of flooding.

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

REASON: To safeguard the mature Wellingtonia in proximity to that property.

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

REASON: To safeguard the trees of significant amenity value.

15 All contractors shall be made aware of the potential presence of bats, of their legal protection and the requirement to contact Natural England if they are found during works. If bats are found during the works, works shall cease immediately and Natural England must be contacted. Should the demolition occur during the winter months, the works must be supervised by a qualified ecologist during the key stages of demolition. Should the demolition occur in the spring, a further morning swarm survey be undertaken on the morning of demolition to confirm that the properties are not used as bat roosts. Should the presence of bat roosts be established, work should cease immediately and Natural England contacted for advice. Should the demolition be scheduled for any time after 10 September 2009, an additional bat survey must be conducted to establish the true status of potential bat roosts and bat activity at the site and for bat protection measures to be implemented if necessary.

REASON: To safeguard a statutorily protected species.

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

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

REASON: To safeguard the amenity of neighbouring residents.

17 Prior to occupation of the development hereby permitted, measures to minimise the risk of crime in a visually acceptable manner and meet the specific security needs of the application site / development shall be installed in accordance with details to be submitted to and approved in writing by the local planning authority. Any such measures should follow the design principles set out in the relevant Design Guides on the Secured by Design website: <http://www.securedbydesign.com/guides/index.aspx> and shall include the following requirements:

1. all main entrance door sets to individual dwellings and communal entrance door sets shall be made secure to standards, independently certified, set out in BS PAS 24-1:1999 'Security standard for domestic door sets';
2. all window sets on the ground floor of the development and those adjacent to flat roofs or large rainwater pipes (downpipes) shall be made secure to standards, independently certified, set out in BS.7950 'Security standard for domestic window sets'.

Following implementation the works shall thereafter be retained.

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

18 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:

3A.1, 3A.2, 3A.3, 3A.4, 3A.5, 3D.9, 3D.14

Harrow Unitary Development Plan:

D4, D5, D10, D20, D21, D22, EP26, EP27, EP28, EP29, EP30, EP43, T6, T13, T15. SPG, Designing New Development, SPG, Extensions: A Householder's Guide, SPD, Accessible Homes, Code of Practice for Storage and Collection of Refuse and Materials for Recycling in Domestic Properties (2008), PPS1, PPG2

2 INFORMATIVE:

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

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

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

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

Also available for download from the CLG website:

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com

3 INFORMATIVE:

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

4 INFORMATIVE:

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

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

5 INFORMATIVE:

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

6 INFORMATIVE:

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

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

7 INFORMATIVE:

Natural England can be contacted on 0845 600 3078. www.naturalengland.org.uk

8 INFORMATIVE:

Please note that 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/ Impact on Adjacent Greenbelt (3D.9, D4, D5, EP43, PPG2 & SPG)
- 2) Creation of New Dwellings and Residential Amenity, including Lifetime Homes (3A.5, D4, D5, SPG, SPD)
- 3) Highways and Road Safety (D4, T6, T13, T15)
- 4) Trees and Biodiversity (3D.14, EP26, EP27, EP29, EP30, D10)
- 5) Archaeological Importance (D20, D21, D22)
- 6) Other Material Considerations
- 7) S17 Crime & Disorder Act (D4)
- 8) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type:	Minor Dwellings
Site Area:	0.196 ha
Habitable Rooms:	24
Density:	122 hrph, 15 dph
Car Parking	Standard 6
	Justified 9
	Provided 9
Lifetime Homes:	3
Wheelchair Standards:	0
Council Interest:	None

b) Site Description

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

c) Proposal Details

- Construction of three detached dwellings
- Two two-storey houses, each with eight rooms, five bedrooms on the (four on the first floor & one in the loft), in plots adjacent to No. 74 Wellington Road and a single-storey dwelling (with three bedrooms) with a linked garage to its front
- Each of the three houses would have one additional room in the roof space
- Amended access from the junction of Wellington Road/Woodridings Avenue junction

Revisions to Previous Application:

Following the previous decision (P/2090/08/COU) the following amendments have been made:

- Application for full rather than outline permission
- The house on plot 1 (closest to No. 74 Wellington Road) would be approximately 0.5m closer to the site boundary.
- The houses on plots 1 and 2 (two-storey houses) would be approximately 0.5m and 1.2m deeper than the approved scheme respectively.
- The internal layouts of each of the houses would allow for one habitable room and an entertainment room in the roof space rather than the one bedroom in the previous scheme.

d) Relevant History

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

- The proposed development by reason of its layout, scale, bulk and massing would detract from the existing established pattern of development and would result in an unacceptable visual impact to the detriment of the character and appearance of the locality and the character and openness of the adjacent Metropolitan Green Belt contrary to policies D4, D5 and EP43 of the Harrow Unitary Development Plan (2004); Supplementary Planning Guidance; 'Designing New Development' (2003); Supplementary Planning Guidance; 'Extensions: A Householders Guide' (2003) and PPG2 'Green Belts'.
- The proposed development by reason of its scale, bulk, massing, lack of adequate amenity space and design would appear unduly bulky and overbearing when viewed from the amenity space of the proposed flats and would result in a cramped and unsatisfactory outlook from that space and would also result in perceived and actual loss of privacy to the occupiers of the ground floor flats and unreasonable disturbance to the detriment of the amenities of future occupiers of the site, contrary to Policies D4 and D5 of the Harrow Unitary Development Plan (2004) and Supplementary Planning Guidance; Extensions: A Householders' Guide (2003).
- The proposed development by reason of the rear balconies and the layout of the bin store would result in perceived and actual overlooking and unreasonable disturbance to the neighbouring properties to their detriment contrary to Policies D4 and D5 of the Harrow Unitary Development Plan (2004) and Supplementary Planning Guidance; Extensions: A Householders' Guide (2003).
- The proposed flats would not make a satisfactory contribution to the supply of accessible homes in the Borough and would fail to make adequate provision for persons with disabilities, contrary to the objective of policy 3A.5 of the London Plan (Feb 2008) and the Supplementary Planning Document "Accessible Homes" (2006).
- The proposed access would be unsatisfactory, inadequate and substandard to service the proposed development and increased intensity of vehicle generation resulting from the proposal would exacerbate traffic movements at the Wellington Road and Woodridings Avenue junction together with an increase in potential conflict with pedestrian users of the adjacent footpath to the detriment of pedestrian and vehicular safety on the public highway contrary to policies D4, T13 and T15 of the Harrow Unitary Development Plan (2004).
- The proposed scheme fails to provide sufficient information regarding biodiversity and in the absence of such information and justification the proposed development would be inappropriate and would be potentially harmful to features of nature conservation or ecological value on the site contrary to policies D4, EP26, EP27 and EP28 of the Harrow Unitary Development Plan (2004)

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

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

P/2090/08/COU	Outline for layout, scale, appearance & access: demolition of two existing dwelling houses and redevelopment to provide three detached dwelling houses (two two-storey houses and one bungalow) all with accommodation in roofspace; detached garage; access & parking	GRANTED 04-SEP-08
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e) Pre-Application Discussion

PAM/ENQ.3622/01/04/08

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

ENQ3862/PAT/21/05/08

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

f) Applicant Statement

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

g) Consultations

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

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

Highways Engineers: No objection

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

Drainage Engineers: Conditions required

Site Notice: | Posted: 13-Oct-08 | Expiry: 03-NOV-08

Notifications:
Sent: 40 Replies: To be reported Expiry: 30-OCT-08

Summary of Responses:

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

APPRAISAL

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

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

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

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

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

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

The houses would each have rear gardens of approximately 260m². This is considered to provide sufficient private amenity space in accordance with policy D5 of the UDP.

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

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

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

3) Highways and Road Safety

Potentially, the proposal would provide a total of 9 car parking spaces for the three houses (three spaces each). Of these three spaces per house, two would be in garages and one would be outside, but off the highway. The access to the houses would be on the junction of Wellington Road and Woodridings Avenue across the frontage of No. 74.

However, full details of landscaping have not been submitted with this application, and would therefore need to be approved at a later stage. Detailed consideration of the hard and soft landscape works would be assessed when the application for the discharge of the appropriate condition is submitted for determination.

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

4) Trees and Biodiversity

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

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

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

The applicants have supplied a bat survey indicating that there are no bat roosts on the site. They have supplied a further bat emergence survey which indicates that the site is used for foraging by bats. Notwithstanding the lack of evidence that the properties are used by bats as roosts, this does not prove that the property is not used or occupied by bats. The site, based upon these surveys and the condition of the adjacent habitat, is considered to be of moderate importance to bats.

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

It is therefore recommended that should the demolition occur during the winter months, the works be supervised by a qualified ecologist during the key stages of demolition. Should the demolition occur in the spring, it is recommended that further swarm surveys be undertaken on the morning of demolition to confirm that the properties are not used as bat roosts. Should the presence of bat roosts be established, work should cease immediately and Natural England contacted for advice.

Should the demolition be scheduled for any time after 10 September 2009, an additional bat survey should be conducted to establish the true status of potential bat roosts and bat activity at the site and for bat protection measures to be implemented if necessary.

5) Archaeological Importance

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

6) Other Material Considerations

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

7) S17 Crime & Disorder Act

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

8) 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.

Item: 2/06

**BAKKAVOR PIZZA/KATIES KITCHEN, P/2351/08/NR
CHRISTCHURCH INDUSTRIAL ESTATE
FORWARD DRIVE, HARROW**

Ward KENTON WEST

RETENTION OF SINGLE -STOREY STORAGE AND COLD STORE UNITS WITH
CORRIDOR LINKS TO EXISTING BUILDINGS; CONSTRUCTION OF SCREEN
WALLS TO FRONT AND REAR ELEVATIONS

Applicant: Bakkavor Pizza

Agent: Mr Jack Carter

Statutory Expiry Date: | 29-AUG-08

RECOMMENDATION

Plan Nos: L080013 01; 02 Rev A; 03; 04; Site Pre Spacer; Site Post Spacer;
Design and Access Statement; Flood Risk Assessment EMAX0222

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

1 The screen walls hereby permitted shall be constructed within 3 months of the date of this permission, and shall be retained as permitted thereafter.

REASON: To ensure the acceptable appearance of the building.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

London Plan:

Harrow Unitary Development Plan:

D4 Standard of Design and Layout

T13 Parking Standards

EM14 Land and Buildings in Business, Industrial and Warehousing Use - Designated Areas

EP11 Development within Floodplains

2 INFORMATIVE:

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

MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)

- 1) Employment Policy (EM14)
- 2) Design and Appearance (D4)
- 3) Residential Amenity (D4)
- 4) Traffic and Parking (T13)
- 5) Flooding Issues (EP11)
- 6) S17 Crime & Disorder Act (D4)
- 7) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Minor General Industry, Storage and Distribution
Floor Area: 630m²
Council Interest: None

b) Site Description

- Industrial site located between Masons Avenue to the north and the Euston mainline railway to the south, with access from Forward Drive.
- Site is located within the Christchurch Industrial Estate, which is a designated Industrial and Business Use Area.
- Site is currently occupied by Bakkavor Pizza who are manufacturers of food products.
- The application site comprises several single and two-storey buildings used for offices, manufacturing and storage, with a large car park at the front of the site.
- An electricity sub-station also occupies part of the western area of the site.
- Council depot and Forward Drive abuts the eastern boundary.
- Residential properties in Herga Road abut the western boundary.

c) Proposal Details

- Retention of existing single-storey cold store units, linking two warehouses on the site.
- The subject building consists of a link structure between two production areas.
- It is proposed to construct screen walls to the front and rear elevations of the building.
- Buildings provided on a temporary basis pursuant to the 2003 permission, but now required on a permanent basis.

d) Relevant History

LBH/28740	10 industrial/warehouse units with access roads and car parking	GRANT 09-DEC-86
EAST/336/00/FUL	Redevelopment, alterations and extensions to provide manufacturing space with ancillary storage and facilities; parking and loading space	GRANT 25-APR-02
P/904/03/CFU	Single storey temporary storage & cold store units with corridor linked to existing buildings	GRANT 15-SEP-03
P/2419/07/CCO	Retention of single storey temporary storage and cold store units with corridor links to existing buildings	GRANT 19-DEC-07

Subject to a condition:

The building(s) hereby permitted shall be removed and the land restored to its former condition within 9 months 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.

e) Pre Application Discussion

- None

f) Applicant Statement

- Design & Access Statement

g) Consultations:

Environment Agency : Flood Risk Assessment required.

Notifications:

Sent:	Replies:	Expiry: 30-JUL-08
30	0	

Summary of Response:

- N/A

APPRAISAL

1) Employment Policy

The site is located within the Christchurch Industrial Estate, which is allocated for B1, B2 or B8 uses. The proposal would comply with policy EM14 and would consolidate the employment use of the site.

2) Design and Appearance

The loading bay of the building is constructed with metal panels that match a number of buildings on site, including the storage buildings to the north of the site. The rest of the structure has a very temporary appearance, with external trusses supporting the roof. It is proposed to install screen walls to the front and rear elevations, which would screen the building, giving it a more permanent appearance. These screen walls would match the materials used in the loading bay section of the subject building and would therefore match a number of buildings on the site. Subject to the installation of these screen walls, the design and appearance of the building is considered acceptable.

3) Residential Amenity

The building is located around 25 metres from the boundaries of the nearest residential properties on Herga Road. In view of this distance, the modest height of the structure and the proposed screen walls, it is considered that the proposal would not be detrimental to the residential amenity of neighbouring occupiers.

4) Traffic and Parking

Parking for about 30 cars is provided at the front of the site, adjacent to the main office buildings. It is considered that adequate car parking is provided on site, given that only one or two staff are working in the subject building at any one time. It is also noted that there is no car parking around the production areas of the site for health and safety reasons, parking being confined to the front of the site. No objection is raised by the Highways Engineer and it is therefore considered that the building would not have an unacceptable impact on parking and is acceptable in this regard.

5) Flooding Issues

A Flood Risk Assessment has been submitted in response to a request from the Environment Agency. The Agency has indicated to the applicant that consequently it has no objection to the proposals. Formal confirmation of this is awaited from the Agency.

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.

53 BRANCKER ROAD, HARROW

Item: 2/07

P/2713/08/GC

Ward KENTON EAST

SINGLE/TWO STOREY SIDE AND REAR EXTENSIONS

Applicant: Mr M Hirani

Agent: K Sisodia

Statutory Expiry Date: | 30-SEP-08

RECOMMENDATION

Plan Nos: KS/01/07 Rev C (received 30/09/2008), Site Plan

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

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

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

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

REASON: To safeguard the appearance of the locality.

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

REASON: To safeguard the amenity of neighbouring residents.

4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no window(s)/door(s) 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 -
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

T13

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

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

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

INFORMATION

This application is reported to Committee as a petition of objection has been received.

a) Summary

Statutory Return Type: Householder

Council Interest: None

b) Site Description

- Two storey, end of terrace dwelling located on the eastern side of Brancker Road.
- The property has an existing single storey rear extension, an existing single storey front porch extension and an attached garage to the side, abutting the flank boundary shared with No.51.
- The adjacent property at No. 51 has an existing single storey rear extension and a detached garage abutting the flank boundary with No.53.
- The adjacent property at No.55 has an existing single storey rear extension.

c) Proposal Details

- Single storey side extension to a width of 3m and a depth of 1m with a mono-pitched roof over, linking into the front of the proposed two storey side extension.
- Two storey side extension to a width of 3m abutting the boundary with No.51, and projecting to a depth of 5.65m, linking into the rear aspect of the proposal, and with a subordinate pitched roof over.
- Two storey rear extension projecting to a depth of 2m, a width of 4m abutting the boundary with No.51 and with a pitched roof over.
- Single storey rear extension to a height of 3m with a flat roof over.
- The single storey rear extension would project to a depth of 4m for a width of 5.8m from the boundary with No.51, at which point the rear building line would be stepped in to project 3m in depth for a width of 3.05m from the boundary with No.55.

Revisions to Previous Application:

Following the previous decision (P/1252/08/DFU) the following amendments have been made:

- The proposed single storey front extension has been deleted.
- The proposed two storey side extension has been set back from the main front wall of the dwelling by 1m with a single storey side extension occupying the space between the main front wall of the dwelling and the two storey side extension.
- The depth and the width of the two storey rear extension have been reduced.
- The depth of the single storey rear extension abutting the boundary with No.51 has been reduced by 0.8m.

d) Relevant History

P/1252/08/DFU	Single storey front and rear, two storey side to rear extensions	REFUSED 18-JUN-2008
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Reasons for Refusal:

The proposed extensions, by reason of their siting, excessive scale and bulk, and forward and rearward projection, would be unduly dominant, obtrusive and overbearing, to the detriment of the visual and residential amenities of the occupiers of the adjoining properties and the character and appearance of the property and the area, contrary to Policies D4 and D5 of the Harrow Unitary Development Plan (2004) and the provisions of Supplementary Planning Guidance 'Extensions: A Householders Guide' (2008).

e) Pre-Application Discussion

- None

f) Applicant Statement

- None

g) Consultations

- None

Notifications:

Sent: 8

Replies: 1 petition with 6 signatures
Expiry: 04-SEP-08

Summary of Responses:

The property is rented out and is likely to be made into 6 bedrooms rather than the 4 proposed on the plans, with more need for car parking, but less car parking available, further worsening an already problematic overcrowded parking and traffic congestion situation. Vehicles associated with the construction will clog up roads and driveways which is unsafe and dangerous for emergency services. Tenants have no or little consideration for families in the area. Skips and rubbish associated with these rebuilds affects everyone within 4-5 houses on either side with wind blown rubbish and construction noise 7 days a week and blocking driveways, restricting access to property.

APPRAISAL

1) Character and Appearance of the Area

The front wall of the proposed single storey side extension would continue the line of the front wall of the existing dwelling and would run to a depth of 1m with a monopitched roof over, linking into the proposed two storey side extension. The extension would include a window in the front elevation in place of the garage door of the existing detached garage. This element of the proposal is considered to have no detrimental impact on the character and appearance of the dwelling and the street scene.

Council's SPG states that two storey side extensions attached to end of terrace properties are normally acceptable without a set-back or subordinate roof as a reflection of the established character of the dwelling. As such, the 1m setback of the proposed two storey side extension and the subordinate pitched roof over are considered to have no detrimental impact on the street scene or the existing dwelling and are acceptable in terms of appearance.

The proposed two-storey rear extension would have a subordinate pitched roof over and with a width of 4m and a depth of 2m, this element of the proposal is considered sufficiently subordinate in size to respect the original dwelling and would not be considered excessively bulky in appearance.

The single storey rear element of the proposal is of a standard design and is considered to have no detrimental impact in terms of the character and appearance of the original dwelling and the locality.

2) Residential Amenity

There is one window at first floor level in the flank wall of No.51. This window serves a staircase so is therefore not a protected window, and being set away 3.25m from the flank boundary, would not suffer an unreasonable loss of light as a result of the proposed two storey side extension.

The proposed single storey rear extension would project 4m beyond the rear wall of both No.51. However, No.51 has an existing attached garage sited along the boundary shared with No.53.

This garage projects 4.7m beyond the rear main wall of the dwelling. The rear wall of the proposed single storey rear extension at No.53 would project no further than the rear wall of the garage on No.51, and as such would not result in an unreasonable impact on the amenities of the occupiers of No.51.

The single storey rear extension would project 3m beyond the rear main wall of the adjacent property at No.53. This would be 600mm more than the 2.4m suggested by the Council's SPG for single storey rear extensions on terraced dwellings, however, the extension would match the depth of the existing single storey rear extension at No.55 and is therefore considered to have no detrimental impact on the amenities of the occupiers of No.55. Furthermore, the building line of the rear wall of the proposed single storey rear extension would be stepped out to a depth of 4m at a point 3.05m off the flank boundary with No.55, thereby complying with the '2 for 1' rule under paragraph C.5 of the SPG.

The proposed two-storey rear extension would project 2m beyond the rear main wall of adjacent dwellings. The extension would not interrupt the 45° horizontal splay from either of the adjacent properties. Although the extension would abut the flank boundary with No.51 with which it is sited directly south of, there would be a separation distance of 3.1m between the extension and the adjacent dwelling. Given the separation distance and the relatively shallow depth of the extension, this element of the proposal would not be obtrusive and overbearing and is not considered to have an unreasonable impact on the visual or residential amenities of the occupiers of No.51.

3) Parking

The proposal would result in the existing garage being replaced by a habitable room in the new side extension. As a result, off street parking would need to be provided within the hardsurfaced front garden of the site. The proposal would allow for a hardsurfaced forecourt area 5m in depth from the front wall of the dwelling to the back of the footpath, and a width of 9m. It is considered that there is adequate space for a car to be parked in a front to back arrangement in front of the dwelling without encroaching on the public footpath.

It is considered that the loss of the garage would not have a detrimental impact on parking, as adequate parking provision for the development would remain on site.

4) S17 Crime & Disorder Act

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

5) Consultation Responses

While the consultation responses suggest that the dwelling may eventually be used as a 6 bedroom dwelling, this application shows a four bedroom single-family dwellinghouse only. The issue of car parking has been dealt with in the report above.

The issues of negligent refuse storage and construction impacts are not material planning considerations and therefore have not been considered as part of 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.

62 WESTBERE DRIVE, STANMORE

Item: 2/08

P/2674/08/GC

Ward CANONS

CONVERSION OF DWELLING HOUSE TO TWO FLATS WITH EXTERNAL ALTERATIONS; BIN STORE & CYCLE STORE AT SIDE

Applicant: Mr M Ismail

Agent: Home Plans

Statutory Expiry Date: | 25-SEP-08

RECOMMENDATION

Plan Nos: 1333/1 Rev B, 1333/2, 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 refuse bins shall be stored at all times, other than on collection days, in the designated refuse storage area, as shown on the approved drawing.

REASON: To safeguard the appearance of the locality.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

London Plan: 3A.5

Harrow Unitary Development Plan:

D4, D5, D9, H10, T13SPD - Accessible Homes (2006) Conversion of dwellinghouses to flats - Informal Guidance (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.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Character and Appearance of the Area (D4 & SPG)
- 2) Residential Amenity (D4, D5 & SPG)
- 3) Flat Conversions (London Plan Policy 3A.5, D4, D5, D9, H10, T13, SPD – Accessible Homes)
- 4) S17 Crime & Disorder Act (D4)
- 5) Consultation Responses

INFORMATION

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

a) Summary

Statutory Return Type: **Minor Dwellings**

Council Interest: None

b) Site Description

- Two-storey semi detached dwelling located on a corner site on the southern side of Westbere Drive near the junction with Pangbourne Drive and Morecambre Gardens.
- The dwelling is part of a group of similar semidetached dwellings on the southwestern side of Westbere Drive that are set back from the highway with a large central green open space to the front.
- The site is boarded to the rear by a pedestrian access way to the school located to the south of the property.

c) Proposal Details

- Conversion of the existing 3 bedroom single-family dwellinghouse to 2 x 1 bedroom flats.
- Both units would have access from the existing front entrance, with separate accesses to each flat provided from a common lobby inside the main front entrance. The existing entrance would be enlarged by approximately 450mm to accommodate the internal lobby.

- Both units would have separate rear amenity space with the ground floor unit's space accessed via the existing door in the rear elevation, while the first floor's space would be accessed via a gate at the side of the dwelling.
- A bicycle and refuse bin storage space would be provided at the side of the dwelling behind the existing brick fence along the front boundary.

d) Relevant History

- N/A

e) Pre-Application Discussion

- None

f) Applicant Statement

- See Design and Access Statement

g) Consultations

Highways Engineer: No objection

Access Officer: London Plan Policy 3A.5 (Housing Choice) and the Council's SPD – Accessible Homes (2006) should be referred to when assessing and deciding whether or not Lifetime Homes Standards should be incorporate in to the design.

Notifications:

Sent: 9

Replies: 1

Expiry: 29-AUG-08

Summary of Responses:

- Lack of parking.

APPRAISAL

1) Character and Appearance of the Area

The proposal includes the enlargement of the front door by approximately 450mm in order to accommodate the proposed internal access lobby to both flats. This alteration is not considered significant and would not have a detrimental impact on the appearance of the dwelling in the street scene. The proposal would maintain the appearance of a single-family dwellinghouse and would respect the existing character and appearance of the area.

No other extensions or external alterations are proposed and the development is considered acceptable in terms of appearance.

2) Residential Amenity

No extensions are proposed as part of this application with one external alteration in the form of widening the front door in the front elevation. The proposal would not significantly alter the appearance of the dwelling and is not considered to have any detrimental impact on the residential or visual amenities of the occupiers of any neighbouring properties.

3) Flat Conversions

Internal Amenity

The suitability of the proposed flats in terms of the vertical stacking of rooms is considered satisfactory to minimize the potential for noise transmission between units.

It is considered that the internal layout and room sizes for the ground floor flat would provide satisfactory accommodation for a two person, one bedroom flat.

It is also considered that the internal layout and room sizes for the proposed first floor flat would be provide satisfactory accommodation for a two person, one bedroom flat.

Lifetime Home Standards

It is considered that the site has no road frontage and could not accommodate an accessible car parking space adjacent to the front of the property. As such, Lifetime Home Standards have not been applied.

Private Amenity Space

Rear amenity space of some 60m² has been provided for each of the ground floor and first floor units and adequate access has been provided to gain access to this space. The ground floor flat has access internally while the first floor flat has access via a gate at the side of the dwelling.

It is considered that sufficient private amenity space has been provided for both flats and therefore, the proposal would comply with policy D5 of the Harrow UDP 2004 in this regard.

Refuse Storage Area

It is proposed to store the refuse bins for each unit within the common area to the side of the dwelling. This area would be located behind the existing 2.3m high brick wall along the front boundary and would not be visible from the street. The bin storage area is considered to be of sufficient size to accommodate the storage of the minimum of five refuse bins associated with the development. The proposal is not considered to have no detrimental impact on the visual or residential amenities of neighbouring properties in this regard.

Traffic and Parking

The existing 3 bedroom dwelling does not currently have its own allocated off street parking space and as such no provision has been made for off street parking for the two one bedroom flats. Council's Highways Engineer has considered the proposal and has raised no objection to the absence of off street parking provision. The proposal is therefore considered acceptable in terms of traffic and parking.

Impact on Neighbours and the Locality

The proposal would result in four habitable rooms, and would divide the rear garden into two separate amenity areas. This number of habitable rooms would be one less than that contained in the existing single family dwellinghouse and would not give rise to excessive levels of activity.

4) S17 Crime & Disorder Act

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

5) Consultation Responses

The issue of parking provision has been dealt with in the report above.

CONCLUSION

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

32 OAKHILL AVENUE, PINNER

Item: 2/09

P/2567/08/MT

Ward PINNER

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

Applicant: Mr Anwar Hasham

Agent: Mr Stephen Coulson

Statutory Expiry Date: | 14-OCT-08

RECOMMENDATION

Plan Nos: 1269 11 Rev K (received 1st October 2008)
1269 12 Rev F (received 26th September 2008)
1269 OS2 E; 1269 OS3 (received 30th July 2008)
Design and Access Statement (received 22nd 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)

(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 window(s) in the first floor flank wall(s) of the approved 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 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 and the amenity of neighbouring residents.

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

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

7 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 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.

9 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.

10 The refuse bins shall be stored at all times, other than on collection days, in the designated refuse storage area, as shown on the approved drawing.

REASON: to safeguard the appearance of the locality.

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

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

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

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

13 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.

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

REASON: To ensure that adequate drainage facilities are provided.

15 The development 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 hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers [1269 11 Rev K; 1269 12 Rev F; 1269 OS2 E; 1269 OS3].

REASON : To ensure a satisfactory form of development.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

London Plan:

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

3A.2: Borough housing targets

3A.3: Maximising the potential of sites

3A.5: Housing choice

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

Supplementary Planning Guidance: Designing New Development (2003)

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

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

2 INFORMATIVE:

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

3 INFORMATIVE:

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

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

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

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

Also available for download from the CLG website:

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com

4 INFORMATIVE:

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

5 INFORMATIVE:

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

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

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

6 INFORMATIVE:

The applicant is advised that there are public sewers crossing this site, and no building works will be permitted within 3.0 metres of the sewers without Thames Water's approval. Should a building over / diversion application form, or other information relating to Thames Water assets be required, you should be advised to contact Thames Water Developer Services on 0845 850 2777.

7 INFORMATIVE:

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

8 INFORMATIVE:

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

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Design and Character of Surrounding Area (D4, D5, D9)
- 2) Residential Amenity (D5)
- 3) Parking & Highway Safety (T13)
- 4) Accessible Homes (3A.5)
- 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:	Minor Dwellings	
Car Parking	Standard	3.2
	Justified	4
	Provided	4
Lifetime Homes:	Two	
Council Interest:	None	

b) Site Description

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

c) Proposal Details

- Demolition of existing bungalow and splitting of site into two sites – northerly and southerly.
- Northerly site to comprise a 4 bed detached house with a front gabled feature and one front dormer with matching gable; house would have a width of 9.6m and a maximum height of 8.9m, and with an approximate rear garden area of 201m².
- Southerly site to comprise a 4 bed detached house with a front gabled feature and one front dormer with matching gable; house would have a width of 9.6m; and a maximum height of 8.9m, and with an approximate rear garden area of 182m².
- Both dwellings would have a basement level providing storage, w/c and a den.
- New vehicle access to serve each house and new front garden layouts proposed.

Revisions to Previous Application:

Following the previous decision (P/0326/08) the following amendments have been made:

- The houses have been revised to be the same style, design and size, with the same internal layouts.
- The houses would have a basement level

d) Relevant History

P/0102/07	Demolition of existing dwelling and redevelopment to provide 2 x two storey detached dwellings with integral garage, new vehicular accesses	REFUSE 30-MAR-07
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Reasons for Refusal:

- The proposed dwellings by reason of their layout, bulk, height and staggered siting would give rise to unsatisfactory relationship between the proposed houses and the existing adjacent dwellings in the vicinity having an unacceptable overbearing, enclosing and overpowering impact on the nearby existing houses and the proposed house (southern side) resulting in a loss of outlook and amenities to future occupiers of the site and the adjacent occupiers. The proposal would also be visually intrusive, overbearing and dominant on the street scene to the detriment of the character of the area contrary to policies SD1, SH1, D4, D5 and D9 of the Harrow Unitary Development Plan (2004) and Supplementary Planning Guidance; `Designing New Development` (2003) and Supplementary Planning Guidance; `Extensions: A Householders Guide` (2003).
- The proposal has failed to demonstrate adequate provision for people with disabilities, compliance with Lifetime Homes Standards and adequate and satisfactory provision for refuse storage to the detriment of the amenities of future occupiers of the site provision for refuse storage contrary to policies SD1, D4, D5, D8, D9 and H18 of the Harrow Unitary Development Plan (2004), and Supplementary Planning Document; `Accessible Homes` (2006) and Supplementary Planning Document; `Access for All` (2006).

P/0326/08 Demolition of existing dwelling house and REFUSE
 redevelopment to provide 2 x 2 storey 12-MAY-08
 detached dwellings with integral garages
 and new vehicular accesses

Reason for Refusal:

- The proposed development, by reason of poor design and layout, particularly of the three bedroom house, would appear to be incongruous and unbalanced in the street scene and would give rise to a loss of residential and visual amenity to the neighbouring properties to the detriment of the character of the area, contrary to HUDP policy D4.

e) Applicant Statement

- See Design and Access Statement.

f) Consultations

Thames Water : The applicant is advised that there may be public sewers crossing / adjacent to the site, and no building works will be permitted within 3.0 metres of the sewers. You 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. Tel: 08459 200 800.

Site notice: | Displayed: 04-SEP-08 | Expiry: 25-SEP-08

Notifications:

Sent: 50 Replies: 18 objections and one Expiry: 30-SEP-08
 letter of support

Summary of Responses:

Supporting response: Generous gaps between proposed and existing buildings; Dwelling could reasonably be larger; Optimal design with little need for future extensions; Reasonably set back from the road; Generous landscaped gardens; Modest size of dwellings detracts from efficient use of land

Objecting responses: Overbearing; Excessive bulk; Height of new dwellings; Layout; Proximity of new dwellings to each other and to neighbouring boundaries; Loss of light, visual amenity and views; Overlooking and loss of privacy; Out of keeping with the character of Oakhill Avenue; Inadequate number of bins; Pressure on existing drainage facilities; Increased run-off and flooding; Increased traffic; Increased noise; Parking; Damage to road; Owners of 32 not contributing to resurfacing of the road; Subsidence and effect on neighbouring footings due to excavation; Identical design of proposed houses; Overdevelopment and over-intensive use; Disruptions and access problems during construction; Demand for homes for the disabled and elderly, specifically bungalows; The current occupiers of the plot attempt to stop the grass verge being used as a footpath and construction of a road side fence, jeopardising the safety of the road; Harassment of neighbours through numerous planning applications; Size of houses – insufficient rooms sizes; Potential damage to manholes; Burning timber from the existing structure onsite; Precedent; Type error in the Design and Access Statement, referring to No. 20 instead of No. 30; Possible covenants

APPRAISAL

1) Design and Character of Surrounding Area

Dwellings

Oakhill Avenue has no single distinct style of architecture, rather the street is characterised by a number of differing styles of dwelling, both single and two storey. The prevailing character of the road is defined by each dwelling being detached and set within relatively wide sites. It is considered that the provision of two houses on the site would be acceptable in principle. The site is to an existing width of over 25m and the splitting of the site into two would result in two sites of comparable widths to that within the locality.

The previously refused application (P/0326/08) was considered to be of a poor design and layout, particularly in relation to the proposed dwelling adjacent to 'Darlands' and that this would appear to be incongruous and unbalanced in the street scene. The proposed dwelling in question was a contemporary design with a low sloping roof running down its southerly flank. The proposed dwellings in this instance are identical and of a traditional architectural style, providing a balanced appearance in the street. The dwellings feature front gable features on the left and one front dormer on the right. It is considered that the overall architectural style of the houses would overcome the previous reason for refusal and would not be harmful to the character and appearance of the area and is therefore considered to be acceptable.

The siting of the houses would see the southern house positioned 2.215m from the boundary shared with the neighbouring bungalow at Darlands. The northern house would have a wider gap to the northern boundary at 2.8m at the front, reduced down to 2.345m toward the rear. The spacing between the proposed houses would be 2.0m. The separation of the houses would be acceptable. Nearby two storey houses have similar gaps and so this close proximity of the houses would not be out of character in the street. The relationship between the proposed houses and the respective adjacent houses is considered to be comparable to the pattern of development in Oakhill Avenue. The large open flank side of No.34 together with a maximum 2.6m spacing of the northerly proposed house would ensure a wide spacing between these dwellings. The proposed southern house would be sited 4.745 metres forward of the corner of 'Darlands'. It would however be set behind the level of the existing bungalow and the provision of a low-sloping roof to the front of the dwelling on this side, only reaching full ridge height some 6.3m back from the front wall adjacent to 'Darlands', is considered to remove a sufficient amount of bulk and reduce the prominence of the dwelling to an acceptable level in the streetscene. The proposal would therefore not have any further impact on Darlands compared to the existing situation. Further to this it is considered that the layout would be consistent with the staggered building line on this slight bend in the road. The proposal is therefore considered to acceptable in terms of the character and appearance of the area.

Forecourt Treatment

Policy D9 states that the Council will seek to achieve and retain a high quality of street side greenness and forecourt greenery in the borough. The amount of streetside greenness and forecourt greenery is an important determinant of the character of Oakhill Avenue and surrounding streets. The proposed forecourt would have provision for 4 car parking spaces 1 in each of the integral garages and 1 in each of the driveways. The 2 external spaces would be capable of being widened to 3.3m to accommodate disabled parking spaces.

As noted, D4 states that the Council will expect a high standard of design and layout in all developments including adequate refuse storage. The proposed bin store for the northern house would be located on the northern boundary at the side of the dwelling. The proposed bin store for the southern house would be located on the southern side of the dwelling. The location of these would not be highly visible thus preserving the street scene. The front garden layout displays sufficient potential for adequate levels of soft landscaping. This element of the proposal is considered to be acceptable with the attachment of a landscaping condition to supplement the landscaping in accordance with policy D9.

2) Residential Amenity

The siting of the southerly proposed house would not encroach over the level of the protected window in the flank wall of 'Darlands' and therefore would not interrupt an upward 45° plane from the window. It is therefore considered that no harmful impact would be imposed on 'Darlands' in this respect.

The rear wall of 'Darlands' would project 7.2m beyond the rear of the southerly proposed house. This difference in rear building line would result in the proposed dwelling being almost entirely obscured from view from the rear garden of 'Darlands' and it is therefore considered that the proposed house would not appear visually obtrusive or overbearing as viewed from this adjacent rear garden.

The front corner of the southerly proposed house would not transgress a 45° splay taken from the relevant corner of 'Darlands', as this side of 'Darlands' already has an integral garage projecting forward of the principal front wall of the bungalow, which blocks its outlook. It is therefore considered that the forward projection of the proposed southerly house would not have any harmful impact on the frontage of 'Darlands'. This element was accepted in the previous application.

The large vacant side plot at No. 34 combined with the set in of the proposed northerly house will ensure a generous spacing between this northerly proposed house and this adjacent house. No.34 has numerous facing flank windows but it is considered that with a 10m spacing between the dwellings no adverse impact would be imposed on this dwelling in terms of overshadowing or loss of outlook. The flank wall of the northerly proposed house would be spaced 2.345m to 2.8m from the shared boundary. The side garden at No.34 slopes down to the subject site which would serve to reduce the perceived bulk of the proposed house. It is considered that this difference in levels together with the spacing of the proposed house from the shared boundary would adequately reduce the perceived bulk of the new dwelling as viewed from this adjacent garden and would not appear visually obtrusive or overbearing as viewed from the garden of No.34. The proposed northerly house would have two bathroom windows and one window to the staircase in the facing flank wall it is recommended that a condition be attached requiring these to be obscure and non-openable below 1.7 meters. Subject to a condition there would be no unreasonable overlooking issues onto the side garden of No.34.

The rear wall of the northerly proposed house would be spaced a minimum of 15.8m from the rear of the flatted block at No's.7-12 Burhill Grove. This spacing together with existing dense trees and vegetation around the shared boundary which would serve as partial screening and would result in there being no unreasonable overshadowing or loss of privacy issues for this flatted block.

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

3) Parking & Highway Safety

As noted above there is provision for 4 car parking spaces which would be achieved through creating two new vehicular accesses, each 2.8 metres wide. The number of parking spaces would be 0.6 above the requirements of T13 and Schedule 5 of the Council's UDP. The Council's Highways Engineer did not raise any objection to the scheme and it is therefore considered that the proposal would not be detrimental to the free flow and safety of vehicular traffic and pedestrians on the highway. It is further considered that the site is near a variety of public transport options including buses around the District Centre as well as Pinner Station within easy walking distance.

4) Accessible Homes

As this is a new development it is considered reasonable to expect the new dwellings to comply with Lifetime Home Standards as found within the 'Accessible Homes' SPD. It is considered that these standards have been complied with and the proposal is considered to be acceptable in this respect.

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 following issues as raised in objections are not material planning considerations in this instance: Damage to road; Owners of 32 not contributing to resurfacing of the road; Subsidence and effect on neighbouring footings due to excavation; Disruptions and access problems during construction; The current occupiers of the plot attempt to stop the grass verge being used as a footpath and construction of a road side fence, jeopardising the safety of the road; Harassment of neighbours through numerous planning applications; Potential damage to manholes; Burning timber from the existing structure onsite; Precedent; Covenants

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 HIGH WORPLE, HARROW

Item: 2/10

P/2851/08/SB5

Ward RAYNERS LANE

CONVERSION TO TWO FLATS; CONVERSION OF PART OF THE GARAGE TO HABITABLE ROOM; EXTERNAL ALTERATIONS (RESIDENT PERMIT RESTRICTED)

Applicant: Mr G Sidhu

Agent: The White House Design Ltd

Statutory Expiry Date: | 10-OCT-08

RECOMMENDATION

Plan Nos: RP/ 39/ 08 A (Received 10.10.2008)

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 details shown on drawing no. RP/39/08A (Received 10.10.2008), 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, front boundary treatment 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.

9 The refuse bins shall be stored at all times, other than on collection days, in the designated refuse storage area, as shown on the approved drawing.

REASON: to safeguard the appearance of the locality.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

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)

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

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.

6 INFORMATIVE:

Please note that 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) Conversion of Buildings to Flats (D4, D5, D9, H10, EP25)
- 2) Accessible Homes (SPD, London Plan 3A.5)
- 3) Parking Standards (T13)
- 4) S17 Crime & Disorder Act (D4)
- 5) Consultation Responses

INFORMATION

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

a) Summary

Statutory Return Type:	Minor Dwellings	
Car Parking	Standard	2.6
	Justified	1
	Provided	1
Lifetime Homes:	One	
Council Interest:	None	

b) Site Description

- Two storey semi-detached dwelling located on the northern side of High Worple;
- The dwelling has an integral garage located at the side with a first floor side extension over (allowed on appeal);
- The existing front garden is partly soft landscaped with a high hedge fronting the highway and off street parking for one car;
- Both neighbouring dwellings are single-family dwellings;
- High Worple has controlled parking.

c) Proposal Details

- Conversion of dwelling house to provide two self-contained flats;
- 2 person, one bedroom flat is proposed at ground floor level;
- 4 person, two bedroom flat is proposed at first floor;
- 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 would have sufficient openings to allow wheelchair access;
- Kitchen and bathroom capable of meeting 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;
- The refuse and recycling bins would be located in a designated store built within part of the original garage.

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 within a designated storage area located within the garage and would be obscured from view of the streetscene. It is noted that only two bins per dwelling has been shown on plan. However, it is considered that there is sufficient space within the garage to accommodate the required number of bins, this being 3 per dwelling, and this can be subject to a suitable condition. 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 proposal 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 considered that this proposal would not be detrimental to the amenity of neighbouring occupiers or the character of the locality.

2) Accessible Homes

The London Plan policy 3A.5 (Housing choice) and the Councils 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 the relevant criteria set out for lifetime homes, including provision of sufficient space in the bathroom and kitchen, capable of meeting the minimum 1.5m turnaround, 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.

3) Parking Standards

The proposal seeks to provide one off street parking at the front. Taking into consideration that High Worples falls within a controlled parking zone and that the subject site is located within walking distance of Rayners Lane underground station and bus services, it is considered that the level of parking proposed would be acceptable. The proposed parking arrangement is also shown to comply with the parking standard specified in Schedule 5 of the Harrow UDP. The Council's Highway Engineer has raised no objections to the proposal, subject to resident permit restriction.

4) S17 Crime & Disorder Act

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

5) Consultation Responses

- Material planning considerations dealt with above;
- Issue relating to construction traffic and pollution, overcrowding and attraction of non-family households fall out the remit of planning.

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.

11 RAYNERS LANE, HARROW

Item: 2/11
P/2955/08/EJ

Ward ROXBOURNE

CONVERSION TO TWO FLATS, RESITING OF VEHICLE ACCESS, PARKING AT FRONT AND REAR; EXTERNAL ALTERATIONS

Applicant: Mrs Jassette Sue-Patt

Agent: PSD Architects

Statutory Expiry Date: | 22-OCT-08

RECOMMENDATION

Plan Nos: HJ/1001, HJ/1002, HJ/1003, HJ/1004, HJ/1005, HJ/1006, HJ/1007
(received 27 August 2008) and Design and Access Statement

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

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

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

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

REASON: To safeguard the appearance of the locality.

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

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

5 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building(s), or the completion of the development, whichever is the sooner.

Any existing or new trees or shrubs which, within a period of 2 years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season, with others of a similar size and species, unless the local authority agrees any variation in writing.

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

6 The refuse bins shall be stored at all times, other than on collection days, in the designated refuse storage area, as shown on the approved drawing.

REASON: to safeguard the appearance of the locality.

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.

9 The window(s) in the flank wall(s) 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 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: 3A.1, 3A.2, 3A.3, 3A.4, 3A.5

Harrow Unitary Development Plan:

D4, D5, D9, H10, EP25, 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 (Version 2.2, 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:

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:

Please note that guidance on permeable paving has now been published by the Environment Agency on

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

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

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, EP25)

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

INFORMATION

The application is reported to Committee as a petition objecting to the proposal has been received.

a) Summary

Statutory Return Type:	Minor Dwellings
Car Parking:	Standard: 1.8
	Justified: 2
	Provided: 2
Lifetime Homes:	1
Wheelchair Standards:	None
Council Interest:	None

b) Site Description

- The subject site is on the western side of Rayners Lane, the property is a two storey semi detached dwelling.
- The dwelling has a single storey rear extension to a maximum depth of 3.9m
- There is a service road to the rear of the property
- The property to the north of the subject site is No. 13 Rayners Lane. The property contains a two-storey semi detached property
- The property to the south of the subject site is No. 9 Rayners Lane. The property contains a two-storey semi detached dwelling and shares a party wall with the subject dwelling and has a rear dormer extension.
- The surrounding residential street is characterised by two-storey semi detached dwellings.

c) Proposal Details

Conversion into 2 Flats

- It is proposed to convert the extended dwelling house into two self-contained flats.
- The proposed ground floor flat would consist of one bedroom (13.52m²), a combined living room (15.61m²) and kitchen/diner (15.80m²) and would have a total habitable floor space of 57.97m²
- The proposed first floor flat would consist of one bedroom (14.75m²), a living room (13.83m²) and a kitchen (5.60m²). The total habitable floor space of the flat would be 42.465m².
- Access to these flats would be from a communal entrance on the front elevation of the building, which would lead to two separate entrances within the lobby.
- Two stairs and a platform with handrails would provide access to the front entrance of the property.

- Separate garden areas of 50.0m² and 57m² are proposed for Flat A and B, respectively. Access to the rear gardens would be via the rear of the dwelling of flat A and via the side of the dwelling or the rear service road for Flat B.
- A refuse and recycling area for 6 bins would be provided within the rear garden area. Access to the refuse storage area would be via the side of the dwelling.
- One off-street car-parking space would be provided in front of the dwelling. The space would have a minimum width of 3.3 metres.
- One off street car parking space would be provided to the rear, in the rear garden which would be accessed by the service road. The space would have a minimum width of 2.5m.
- The front garden layout would include an area of soft landscaping.
- Two windows would be constructed into the side elevation of the property to serve the bathrooms at ground and first floor level.

d) Relevant History

App. No.	Description	Decision / date
LBH/22203	Single storey rear extension	GRANTED 2-NOV-82

e) Pre Application Discussion

- None.

f) Applicant Statement

See Design and Access Statement

g) Consultations:

Highways Engineer: No objections.

Notifications:

Sent: 11 Replies: 2 and a Expiry: 18-SEP-08
 petition containing: 35
 signatures

Summary of Response:

- Overlooking from proposed flank windows; Increasing the number of residents would affect the character of the area and may set a precedent for other properties; Increase for demand in parking; Rear parking space would be 15mins drive from the front of the property; Rear parking would cause damage to boundary fence; Use of rear service lane would increase crime; Removal of trees in rear garden may result in flooding.

APPRAISAL

1) Character and Appearance of the Area, and Amenity

There would be no physical changes in the way of extensions made to the building therefore the proposal would retain the existing appearance of the property in the street scene. Two windows would be constructed in the northern flank wall, they would serve the proposed bathrooms at ground and first floor level. It is considered that there would be no loss of privacy or overlooking to the dwelling at No.13 as there are no habitable room windows on the facing flank wall, furthermore a condition of this consent would require the windows to be obscure glazed, and unopening below 1.7m as a measure go protect neighbouring amenities.

It is recognised that the activity associated with the property would be likely to intensify with the conversion of the dwellinghouse into two flats however it is considered that the effect would result in no harm to the character of the area and the amenity of neighbouring properties.

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

Access to Amenity Space

The 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 side access provided for the first floor flat. The gardens for the proposed flats would be 50.0m² for the ground floor flat and 57.0m² for the first floor flat. 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 proposed layout of the front garden would include one off-street parking space, access to the dwelling entrance and an area of soft landscaping. It is considered that the proposed landscaping would be sufficient to enhance the appearance of the property and the streetscene and would therefore meet the objectives of policies D4 and D9.

Conditions have been included requiring details of the landscaping to be approved by the Council prior to the commencement of the development and requiring implementation of the approved landscaping following occupation of the development.

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 space which would be accessed via the side access path and would be screened from the view of the general public. The size of the bin storage area would be adequate for the storage of 6 bins as required by the Council's Waste Management Policy. The proposed storage of refuse is therefore considered satisfactory.

Impact on Neighbouring Amenity

It is acknowledged that the conversion would increase residential activity on the site, through comings and goings to the property and internally generated noise/disturbance. However given the ambient noise levels in this established residential location and the level of disturbance associated with one additional unit, in principle it is considered acceptable.

3) Accessible Homes

The Council's adopted supplementary planning document (SPD) on 'Accessible Homes' seeks to ensure that new homes can be adapted to meet Lifetime Home standards. It is recognised that in the conversion of an existing building to flats that it is unlikely for a building to be fully Lifetime Homes compliant, but it is considered that this proposal should strive to meet as many of the Lifetime Homes standards as possible.

It is considered that the proposed ground floor flat would meet or be adaptable to meet the following points of the Lifetime Homes criteria stated on pages 8-9 of the Council's SPD: 1, 2, 4, 6, 7, 8, 9, 10, 11, 14 and 16.

Although Lifetime Homes the dwelling is raised, two steps with handrails to provide access to the communal entrance. It is recognised that the site level constraints prohibit the implementation of full lifetime home standards.

The internal layout for the proposed ground floor flat including the width of doors and circulation areas and the dimensions of the bathroom would meet the standards of the SPD in relation to Lifetime Homes.

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

4) Parking Standards

11 Rayners Lane is within walking distance to good public transport links. It is approximately 150m to the bus stop along Eastcote Lane, which is on routes H10, H12, 114 and 383 and is approximately 0.5m from South Harrow tube station.

Furthermore, it is considered that some on-street car parking is available in the vicinity of the site. According to Schedule 5 of the Harrow UDP, the maximum car parking standard for the proposal would be 1.8 spaces. The applicant has shown one parking space in the forecourt which would allow the remainder of the front garden to be landscaped in accordance with our requirements. And one car space to the rear of the dwelling which would gain access via the existing service lane. The Council's Highways Engineer has not raised any objection to the proposal and it is therefore unlikely that this would result in any unreasonable impacts to the traffic and parking situation in the area.

5) S17 Crime & Disorder Act (D4)

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

6) Consultation Responses

Material planning concerns addressed in the report above.

CONCLUSION

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

NOWER HILL HIGH SCHOOL, GEORGE V AVENUE, HARROW

P/2645/08/LM

Ward HEADSTONE NORTH

RETENTION OF TWO TEMPORARY CLASSROOMS FOR TWO YEARS TO NORTHERN SIDE OF SCHOOL

Applicant: Mr Allen Gibbons

Agent: Mr Tom Frowde

Statutory Expiry Date: | 03-DEC-08

RECOMMENDATION

Plan Nos: 840.05.NH.10 and 03 (received 29 October 2008)

GRANT permission for the development described in the application, 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:

Harrow Unitary Development Plan:

C16, D4, D5, EP47, 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:

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 200800

4 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.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) New Education Facilities (C7)
- 2) Effect on Open Space (EP47)
- 3) Residential Amenity (D5)
- 4) Access for All (C16)
- 5) Traffic and Parking (T6 and T13)
- 6) S17 Crime & Disorder Act (D4)
- 7) Consultation Responses

INFORMATION

This application is referred to the Committee because the Council is the applicant.

a) Summary

Statutory Return Type: Minor Development, all others
Council Interest: Council Owned

b) Site Description

- The site is adjacent to George V Avenue, with frontages to both George V Avenue and Pinner Road.
- Two existing portakabins are located on the northern boundary of the school grounds adjacent to George V Avenue and located within part of the site designated open space within Council Planning Maps
- 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

c) Proposal Details

Retention of two temporary classrooms for a further two years from the decision date 31/07/2006 for P/1003/06/DFU.

d) Relevant History

P/1003/06/DFU	Two Temporary Classrooms for 2 years to northern side of existing school	GRANT 26-JUL-06
P/1438/08CFU	One temporary building for two classrooms (two years) in courtyard at southern end of school	GRANT 05-JUN-08
P/1179/08CFU	Three storey extension to school to provide post-16 education facility and associated works	GRANT 09-JUN-08
P/2491/08	Two storey extension to school to provide additional teaching facilities	GRANTED 20-OCT-08

f) Applicant Statement

- N/A

g) Consultations

Highways Engineer

- No Objection

Notifications:

Sent: 6

Replies: 0

Expiry: 28/08/09

Summary of Responses:

- N/A

APPRAISAL

1) New Education Facilities

Policy C7 of the HUDP requires that Council will seek to ensure that appropriate facilities are provided. Following the granting of post 16 extensions, these portakabins are required to house the students for the duration of the building works. It is considered that the proposal would be consistent with Policy C7 of the HUDP.

2) Effect on Open Space

The two portakabins are adjacent to George V Avenue. There is a portakabin located to the south of the existing portakabins granted permission in 1976 and retained thereafter. The northern located portakabins are 18m long, 8.6m wide and 3.6m high and are situated along the edge of the school playing field.

Policy EP47 recognises the importance of protecting Educational Open Space. The portakabins are located alongside the playing fields and would cover an approximate area of 300m². The portakabins have been granted permission on the premise that they have been sited in the least obtrusive position to minimise the impact on the open space.

It is considered that this situation has not changed and the portakabins are still considered to be in accordance with Policy EP47.

3) Residential Amenity

The portakabins are located approximately 33m from the nearest residential property boundary, across George V Avenue. This distance, in conjunction with the road buffer, from residential properties is considered adequate in mitigating any negative impacts on these properties.

4) Accessibility

The proposed portakabins have accommodated persons with disabilities by providing level access to the ground floor of the building. The above measures are still in place and are therefore considered acceptable and is in compliance with Policy C16 of the HUDP and Access for All Supplementary Planning Document (April 2006).

5) Parking and Highway Safety

The Council's Highways Engineer has not raised any objections or issues with the retention of the portakabins

It is considered that pupil numbers would not increase as a result of the retention of these portakabins. As such it is therefore considered that the proposed retention of these two portakabins for a further two years would not give rise to adverse traffic or parking effects and would be consistent with the objectives of Policies T6 and T13 of the HUDP.

6) S17 Crime & Disorder Act (D4)

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

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.

347-349 STATION ROAD, HARROW

Item: 2/13

P/2444/08/LM

Ward GREENHILL

CHANGE OF USE FROM BANK (USE CLASS A2) TO ADULT GAMING CENTRE (SUI GENERIS)

Applicant: Mr Amarjit Mann

Agent: Mr Robert Gillard

Statutory Expiry Date: | 07-OCT-08

RECOMMENDATION

Plan Nos: AB-HAR-347-001A and AB-HAR-347-002A and Design and Access Statement

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

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

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

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

(a) 10.00 hours to 22.00 hours, Monday to Saturday inclusive,

(b) 10.00 hours to 18.00 hours on Sundays,

without the prior written permission of the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

3 The use hereby permitted shall not commence until details of the window display, including lighting thereof, have been submitted to, and approved by, the local planning authority, and thereafter such a display shall be installed, and retained in that form.

REASON: To ensure that the unit does not detract from the vitality of the shopping parade/centre by its appearance in the street scene.

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, D7, D12, EM16, EM26, 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 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) Amenity and Change of Use (D4, D5, D7 and EM16, EM26)
- 2) Character and Appearance and Design of Listed Building (D12)
- 3) Traffic and Parking (T13)
- 4) S17 Crime & Disorder Act (D4)
- 5) Consultation Responses

INFORMATION

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

a) Summary

Statutory Return Type: Change of Use
Building Status: Locally Listed Building
Council Interest: None

b) Site Description

- Use would consist primarily for amusement with prize machines (fruit machines).
- The site is located in the Harrow Metropolitan Town Centre within a secondary shopping frontage
- Three-storey building on the western side of Station Road and a locally listed building
- Ground floor of No. 347 is currently vacant, but was last used as a bank (Class A2 use).
- In the immediate vicinity of the subject site the ground floor commercial uses are predominately a mixture of classes A1 (shops), A2 (financial and professional services) and A3 (cafes and restaurants). There also include an A4 (pubs and bars) use.

- An adult gaming centre is located at 8 St Anns Road (Primary Shopping Frontage) allowed on appeal and 259 Station Road (Secondary Shopping Frontage)

c) Proposal Details

- The proposal would involve the change of use from Class A2 (Bank) to Sui Generis (Adult Gaming Centre)
- There would be no external alterations except for two retail window displays which would be created on either side of the central access.
- Opening hours proposed for Mon – Sat 1000 hours until 2200 hours; Sunday and Bank Holidays 1000 hours until 1800 hours.
- The use would consist primarily of fruit machines.

d) Relevant History

LBH/42109	Change of Use from retail (Class A1) to financial and/professional services (Class A2)	GRANT 07-FEB-91
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f) Applicant Statement

- Building currently vacant and no serious offers within last year
- Essential that this facility is located in reasonably good pedestrian flows in shopping centres
- Used by shoppers in course of shopping trip
- Premises to be soundproofed and rated for persons over-18 only
- Would not affect the vitality and viability of town centre and would function and bring in shoppers in much same way as retail may

g) Consultations

- Traffic and parking – No Objection
- Conservation – No Objection
- Policy and Research – No Objection
- Conservation and Design – No Objection

Notifications:

Sent: 26

Replies: 2

Expiry: 05-SEP-08

Summary of Responses:

- Harrow already has a number of premises and plenty of floor space dedicated to adult gaming in St Anns Road and on Station Road
- Additional gaming premises will not attract families, new shoppers or visitors to the town centre
- There needs to be more diversity in Harrow town centre rather than more of what is there already. These premises should be used for other purposes which would be useful to residents and which might attract other shoppers to Harrow e.g. butcher, pet shop, specialist food, sports goods etc.
- Introduction of this use would exceed the 50% frontage permitted within a Secondary Frontage under Policy EM17 within the HUDP.

- Change of use would create a harmful concentration of non retail uses contravening Policy EM17
- Gaming centre would be in close proximity to Harrow Baptist Church and would contravene Policy EM26 that states such uses should not be located near religious buildings.
- Façade would not be in keeping with character of surrounding retail area.

APPRAISAL

1) Amenity and Change of Use

The use of the subject commercial unit is currently classified as Class A2 and although currently vacant, was a Bank. The proposed change would be to a Sui Generis use, an adult gaming arcade.

Policy EM26 states that amusement centres would normally be acceptable only in secondary frontages of Harrow Metropolitan Centre and of the District Centres, subject to criteria a) – g) as set out in Policy EM17 and the following additional criteria:

- a) The premises should not be located in conservation areas or within close proximity to schools, religious buildings, clinics or other health facilities, or hotels; and
- b) The proposed use should not have an adverse impact on the amenity of neighbouring or nearby residential occupiers.

Policy EM17 of the Harrow Unitary Development Plan (2004) normally allows the change from Class A1 to non retail uses provided that:

- a) The use is appropriate to a Town Centre
- b) The use is primarily for visiting members of public
- c) The use requires an accessible location
- d) The length of the secondary frontage in non retail use at street level in the centre (including any outstanding permissions) would not exceed 50% of the total
- e) The premise can be adequately serviced without causing harm to highway safety and convenience
- f) A window display or other frontage appropriate to the shopping area is maintained; and
- g) A harmful concentration of non retail uses is not created or added to

In instances where the long term vacancy rate exceeds 10% the Council will normally allow any Town Centre use subject to compliance with d) – g) above.

It is considered that the use would be appropriate for the town centre as it would be primarily utilised as an ancillary stop for shoppers and this type of use would fulfil an associated role to the retail function of the shopping area. This matter has been recognised in previous planning appeal decision relating to adult gaming centres within retail areas, specifically relating to the Harrow Metropolitan Centre in Planning Inspectorate Appeal Reference APP/M5450/A/03/1136623 (London Borough of Harrow reference P1314/03/DFU).

The site is able to be adequately serviced and would not cause adverse impacts to pedestrian traffic or pedestrian levels within the area. The use would be able to provide a window display area across the frontage of the building. A condition (No. 3) has also been attached to ensure that this would be maintained.

Policy EM17 of the Harrow Unitary Development Plan (2004) states that the length of secondary frontage in non-retail use at street level in the Harrow Metropolitan Centre should not exceed 50% of the total. Currently the figure for non-retail use within the Harrow Metropolitan Centre is 50.67%. The proposed use would not change the overall percentage of non-retail frontage, as the permitted use of the building is Class A2, which is non-retail use. Therefore, the proposed use would comply with this policy, as no loss of retail frontage would result from this application.

At present, there are at least four other adult gaming centres located within the Harrow Metropolitan Centre at 8 St Anns Road and 259, 312 and 365 Station Road. Further non retail use (gaming centre) in conjunction with the non retail frontage exceeding the maximum of 50%, could provide for material harm to the centre in the form of a general predominance of non retail frontages, particularly a saturation of gaming centres within relative close proximity to each other. However, it is considered that there is considerable retail uses interspersed amongst the non-retail gaming centres to a degree that would mitigate any potential concentration of these centres.

Policy EM26(A) states that Amusement Centres should not be located within close proximity to Religious Buildings. Harrow Baptist Church is located on the opposite side of College Road to the site down a small alleyway (William Carey Way) behind buildings fronting College Road. The Church is located approximately 70 metres from the corner of College and Station Road and approximately 90 metres from the premises. It is considered that the proposed change of use would not have a detrimental effect on this church due to these distances.

The opening hours are listed as 1000 until 2200 Monday to Saturday and 1000 until 1800 on Sundays and Bank Holidays. It is considered that these times are in keeping with the opening times of the varied uses within the vicinity of the premises and it is considered that the opening hours proposed would not have an adverse impact on the amenities of the adjoining occupiers within the vicinity.

Overall, it is considered that the proposed change of use would not have a detrimental impact on the character and vitality of the shopping centre. Although the 50% threshold for non-retail frontages within the Secondary Shopping Frontage has been slightly exceeded, considering the former use of the building was non retail, it is considered that the proposal would not have an adverse effect on the vitality of the Harrow Metropolitan Town Centre and as such would comply with Policy EM26 of the Harrow Unitary Development Plan (2004)

2) Character and Appearance and Design of Locally Listed Building

The Council Conservation and Design Team have not raised any objection to the proposal. As no external works are proposed and the ground floor façade would be in keeping with the retail use of the building, it is considered that the proposal would not adversely impact on the design of the locally listed building and would be consistent with the objectives of Policy D12 of the HUDP.

3) Traffic and Parking

The premises are located within the Harrow Metropolitan Town Centre approximately 200 metres from the Harrow Bus Centre and the Harrow on the Hill Underground Station and from the St Georges parking building. It is considered that the proposed change of use would not give rise to any traffic increase or parking pressures given the area is well serviced by public transport and stringent parking restrictions apply. It is also considered that there would not be a significant rise in additional traffic as the premise would be utilised as a stopover on a shopping trip and would not directly attract single visits from most customers.

4) S17 Crime & Disorder Act

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

5) Consultation and Notification Responses

- Matters raised have been addressed in the appraisal.

CONCLUSION

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

31 HONISTER GARDENS, STANMORE **Item: 2/14**
P/2973/08/RD
Ward BELMONT
SINGLE STOREY FRONT; SINGLE/TWO STOREY SIDE TO REAR; SINGLE
STOREY REAR EXTENSIONS

Applicant: Mr & Mrs V & M Chokshi
Statutory Expiry Date: | 27-OCT-08

RECOMMENDATION

Plan Nos: 31HG01/08/01, 02, 03, 05A, 11, 12A, 13B, 14A, 15, 16A

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

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

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

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

REASON: To safeguard the appearance of the locality.

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

REASON: To safeguard the amenity of neighbouring residents.

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:

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) 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 at the request of a Nominated Member.

a) Summary

Statutory Return Type: 21- Householder Development

Council Interest: None

b) Site Description

- Rectangular shaped plot on the east side of Honister Gardens near the northern end of a cul-de-sac
- Occupied by a two-storey semi - detached dwellinghouse with original gable ended roof, a front porch and an attached garage with store and utility room at the rear
- Front garden paved and provides car parking area, and rear garden laid to lawn with depth of 11.5-12.5m
- Semi detached houses on each side of the site, and rear garden of 3 Acorn Close behind the site

c) Proposal Details

- Single storey front, single/two storey side to rear and single storey rear extensions.
- Front extension would line up with existing porch, with 1m front projection and matching pitched roof
- Single/two storey side to rear extension adjacent to no. 29 would replace existing garage, utility and store rooms
- 1m set back at first floor level from the front main wall, with subordinate gable ended roof
- Two storey rear element would project 2.275m beyond the main rear wall with a width at the rear of 5.6m, and hipped ended roof over
- Single storey rear extension with depth of 3m adjacent to No. 33, stepping out a further 350mm to a depth of 3.35 m a distance of 3.6m from the boundary
- 3m projection beyond the adjacent garage structure at No. 29
- Pitched roof finish with parapet and hipped element adjacent to No.33

d) Relevant History

HAR/3689/B	Erection of a semi-detached dwelling house	GRANT 12-JAN-53
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e) Pre Application Discussion

- None

f) Applicant Statement

- None

g) Consultations:

- None

Notifications:

Sent:	Replies:	Expiry:
6	2	23-SEP-08

Summary of Response:

overdevelopment relative to the size of the garden; loss of garage would exacerbate parking problems within the street, to the detriment of pedestrians; proposed rear projection would be dominant, completely overshadowing the kitchen and breakfast room, especially as garden is south facing; would result in loss of light; potential encroachment, access problems and risk of damage to garage at No. 29 during construction period, out of character

APPRAISAL

1) Character and Appearance

The proposed single storey front extension would match the existing front porch in terms of forward projection, height, and roof design. It would also maintain the same forward projection as the garage belonging to Nos. 29 Honister Gardens. Several similar developments already exist along the street. Therefore it is considered that the proposed front extension in combination with existing front porch would be appropriate and would comply with policy D4 and the SPG.

The depth of the proposed two-storey side to rear extension has been revised. The proposal is considered to be of an acceptable design which includes a 1m first floor front set back and subordinate gable ended roof to complement the original roof design. Its 2.275 rearwards projection (reduced from 2.7m) would be of an acceptable depth, design and height. The proposed single storey rear projection would be of an appropriate design and size in compliance with the SPG guidance for rear extensions in relation to semi-detached houses.

A rear garden depth of 8.5-9.5m would result with an adequate area of some 90m² so that it is considered that an excessive site coverage or overdevelopment would not result.

2) Residential Amenity (D5, SPG)

In terms of no. 29, the habitable part of this property is sited some 2.5m away from the application site, and is separated by the rear element of the garage structure which projects some 0.5m beyond the house itself, and the main rear wall of No. 31. Given this relationship, the proposed two storey rear element would project about 1.75m beyond the adjacent rear wall of No, 29, and would more than comply with the 45 degree horizontal code. In addition, its siting due north of No. 29 would obviate the possibility of overshadowing. The rear wall of the proposed single storey rear element would project 3m beyond the adjacent rear walls of Nos. 29 and 33 with a height of 3m along the boundary, complying with the SPG and providing an acceptable impact.

First floor windows in the rear wall of the two storey rear element would be almost 10m from the boundary with 3 Acorn Close to the rear, and would face the rear part of its back garden, at least 20m from the house itself. It is therefore considered that undue loss of privacy would not result, and that, overall, the proposals would provide acceptable relationships with surrounding properties.

3) S17 Crime & Disorder Act (D4)

The proposal would not have any implications for this Act.

4) Consultation Responses

- Loss of garage would exacerbate parking problems within the street, to the detriment of pedestrians – one parking space would remain in the front garden
- Potential encroachment, access problems and risk of damage to garage at No. 29 during construction process – these are issues between the residents themselves, and for the Party Wall Act
- Other considerations discussed in report

CONCLUSION

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

439 ALEXANDRA AVENUE, HARROW

Item: 2/15

P/2701/08/SB5

Ward RAYNERS LANE

UPPER GROUND AND LOWER GROUND FLOOR REAR EXTENSION (TWO STOREY EXTENSION WITH SINGLE STOREY PROJECTION), NEW EXTRACT FLUE AT REAR, 6 x AIR CONDITIONING UNITS ON ROOF OF SINGLE STOREY PROJECTION WITH SCREEN AROUND ROOF EDGE

Applicant: Mr Josh Arora

Agent: GA&A Design

Statutory Expiry Date: | 24-OCT-08

RECOMMENDATION

Plan Nos: 12314_01_PES; PL/030/100 REV D; PL/030/110 REV B; PL/030/111 REV D; Design and Access Statement; Transport Assessment

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 Any plant and machinery, including that for fume extraction, ventilation, refrigeration and air conditioning, which may be used by reason of granting this permission, shall be so installed, used and thereafter retained as to prevent the transmission of noise, vibration, and odour/fume into any neighbouring premises.

REASON: To ensure that the proposed development does not give rise to noise and odour/fume nuisance to neighbouring residents.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

Harrow Unitary Development Plan:

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

D14 Conservation Areas

D15 Extensions and Alterations in Conservation Areas

EP25 Noise

- T13 Parking Standards
C17 Access to Leisure, Recreation, Community and Retail Facilities Supplementary Planning Document '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:

In June 2006 Harrow Council adopted two Supplementary Planning Documents: "Access for All" and "Accessible Homes", containing design guidelines for the provision of safe and convenient access for all disabled groups. Both documents can be viewed on the Planning pages of Harrow Council's website:

Access for All: http://www.harrow.gov.uk/downloads/AccessforallSPD_06.pdf

Accessible Homes: <http://www.harrow.gov.uk/downloads/AccessibleHomesSPD.pdf>

5 INFORMATIVE:

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

Tel:- 08459 200800.

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 and Impact on Conservation Area (D4, D9, D14, D15, SPG)
- 2) Residential Amenity (D4, D5, EP25)
- 3) Parking Standards (T13)
- 4) Accessibility (C17, SPD)
- 5) S17 Crime & Disorder Act (D4)
- 6) Consultation Responses

INFORMATION

This application is reported to the Development Management Committee as petition against the proposed development has been received.

a) Summary

Statutory Return Type: Minor Retail and Distribution Services
Conservation Area: Rayners Lane
Council Interest: None

b) Site Description

- Three/ four storey mid-terrace building located on the western side of Alexandra Avenue;
- The lower and upper ground floors forms part a restaurant premises (Class A3); the upper two floors are residential;
- The restaurant premises is unextended and has an existing extraction duct at the rear which is sited on the southern flank elevation of the three storey rear projection;
- The residential unit above has direct access from the front and a secondary means of access at the rear;
- The existing rear yard is used or off street parking for the restaurant and the adjacent neighbouring premises at no.437;
- Parking in the are is controlled, the hours of control vary along the adjacent High Worple;
- Application site falls within Rayners Lane District Centre and this stretch of Alexandra Ave fall within a primary frontage designation;
- The application site also falls within Rayners Lane Conservation Area.

c) Proposal Details

- Single and two storey rear extension to existing restaurant premises;
- The proposed single storey element of the extension would abut and run parallel with the southern site boundary for a depth of 19.45m;

Item 2/15 : P/2701/08/SB5 continued/...

- The extension would have a width of 5.15m and would maintain a gap of 0.85m from the northern site boundary;
- A minimum distance of 4m would be maintained between the proposed rear elevation of the extension and the rear site boundary;
- The proposed two storey element of the extension would be set back 4.55m from the ground floor element;
- The refuse storage for the commercial premises would be incorporated into the proposed extension;
- The refuse storage for the flat above would be site adjacent to the fire escape stairs to this flat;
- Replace existing extract duct; the new system which would extend along the proposed northern flank elevation of the extension, along the flat roof over the extension and extend along the southern flank elevation of the three-storey rear projection and finish above the roof level of this projection;
- 6 new air condenser units are proposed on the rooftop of the single storey element of the extension;
- A screen is proposed around the condenser units.

Revisions to Previous Application:

Following the previous withdrawn application (P/1966/08DFU) the following amendments have been made:

- Reduction in the bulk and scale of the proposed rear extension to allow sufficient area at the rear for parking and servicing of the premises;
- Details of air conditioning units and extraction flue submitted.

d) Relevant History

LBH/31361	Change of use from shop to restaurant	REFUSE 08-JAN-87 ALLOWED ON APPEAL 13-JUL-88
LBH/34454	Extract duct at rear	GRANT 24-FEB-88
P/1966/08DFU	Upper ground and lower ground floor rear extension (two storey) and external alterations	WITHDRAWN 30-JUL-08

e) Pre-Application Discussion

- None

f) Applicant Statement

- Please refer to Design and Access Statement

g) Consultations

CAAC: This provides opportunity to tidy up the rear. A condition could be added to subsequent planning approval to ensure all existing flues are removed. Otherwise comments as before, at July 2008 meeting, which were:
'No objections'

Highways Engineer: No objections

Environmental Health: No objections – if possible it would be of benefit to place a condition on the proposal to ensure that the extract is installed and maintained to ensure it does not cause any noise or odour issue to surrounding premises.

Waste Management: The applicant will need to provide storage capacity for the following:

- Recyclable waste
- Residual waste
- Food waste (at some point in the future)
- The above bins should be 1100 litre capacity each;
- 240 litre blue and residual waste bins should be provided for each flat;
- Storage arrangements need to be clarified;
- All waste collections will be chargeable.

Advertisement: | Character of Conservation Area | Expiry: 02-OCT-08

Notifications:

Sent: 16

Replies: 3

Expiry: 24-SEP-08

+ 1 petition with 20 signatures

Summary of Responses:

- Objection on size;
- Will reduce the amount of available parking;
- Increase volume of traffic, congestion and the need for parking spaces;
- Increase the level of noise and disruption for residents and adjoining business;
- Rayners Lane has so many food outlets and restaurants that it has far exceeded saturation point;
- Impact on the structure of the building;
- Concerns about drainage;
- Overshadowing of neighbouring business.

APPRAISAL

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

In terms of design and layout within the context of the commercial/ residential area, the proposed single and two storey rear extension would be obscured from view of the streetscene and would be in keeping with similar developments within the locality, it is not considered that the proposed development would appear unduly bulky or obtrusive to the detriment of the character and appearance of the locality and would preserve the character and appearance of the conservation area.

The applicant has show refuse storage for the restaurant premises and the first floor flat at the rear, which would be accessed from the rear service road, this is considered acceptable in terms of provision and location.

The proposal seeks to replace the existing extract duct with a new system and install 6 new air condenser units on the rooftop of the proposed single storey element of the proposal. The proposed extract duct would be similar in appearance to that of the existing. As for the extension of the extraction flue along the rooftop and the northern flank elevation of the proposed extension, it is considered that this element of the proposal would not be out of character with the existing pattern of development in this commercial location and its impact on the conservation area would be minimal. In addition to this, the proposed screening of the air condenser units on the rooftop would mitigate the visual impact of these units. Based on these factors, the proposed extract duct and air condenser units are considered to be acceptable.

2) Residential Amenity

In assessing the impact on residential amenity the applicant site is flanked at ground floor level by commercial premises at either side and therefore the proposed extension is not considered to materially impact upon the amenities of the occupiers/ users of these premises. Similarly it is considered that there would be no material impact upon the amenities of the residential occupiers of the first floor flat above.

Policy EM25 of the Harrow UDP (2004) seeks to ensure that proposals for food and drink uses and any late night uses do not have a harmful effect on residential amenity, and particular regard will be given *inter alia* to flats above the premises and arrangements for fume extraction, or any other plant or machinery. The latter being further exemplified in Policy EP25.

The applicant site is located centrally within the District Centre and there are existing A3 uses along this particular parade, the extension of this existing premises would increase the pedestrian and vehicle activity to the area but in context of District Centre location associated activity and disturbance is considered to be acceptable.

The proposed extract duct would be located adjacent to existing residential development located above the commercial premises and would replace an existing extraction duct. The Council's Environmental Health officer has raised no objections to the proposed extract duct and the air condenser units subject to a condition to ensure that the extract duct and air condenser units are maintained to ensure it does not cause any noise or odour issue to surrounding premises.

3) Parking Standards

Servicing would be done through the rear service road, which is accessible from High Worple and therefore the proposal would not be detrimental to the free flow of traffic along Alexandra Avenue.

Due to its locality, the site is well serviced by public transport and 'pay and display' on street parking, to which customers can use, which stated above are both factors that favour the proposed application. Coupled with this, the parking restrictions are such that after 6.30pm customers of the proposed establishment should be able to park within close proximity of the site. As well as this, there are no objections on highway or parking grounds by the highways department.

4) Accessibility

The proposed development would not involve any alterations to the shop front entrance to the existing restaurant premises. However, the proposal has shown a disabled WC at entrance level, which is considered to be acceptable. Notwithstanding this, an informative is suggested to give further advice on this.

5) S17 Crime & Disorder Act

The proposed development relates to an extension to an existing premises 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.

**WHITE COTTAGE, 2 WHITEHALL ROAD,
HARROW**

**Item: 2/16
P/2583/08/KR**

Ward GREENHILL
RETENTION OF OUTBUILDINGS (SUMMERHOUSE / GAZEBO AND ENCLOSED
OUTBUILDING) IN REAR GARDEN

Applicant: Pacelands Estates LTD
Agent: Mark Taylor
Statutory Expiry Date: | 28 October 2008

RECOMMENDATION

Plan Nos: Design and Access Statement (received 24 October 2008), 08/459 & 08/460 (received 6 August 2008) and Site Plan, Location Plan, 08/3904 & 08/390 (received 5 November 2008)

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

1. The outbuildings hereby permitted shall only be used for purposes incidental to the enjoyment of the dwelling house.

REASON: To accord with the terms of the application and to safeguard the amenity of neighbouring residents.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the 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, D5 D14, D15 and SPG - 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:

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Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com

MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)

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

INFORMATION

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

a) Summary

Statutory Return Type: Householder

Conservation Area: Roxborough Park and The Grove

Council Interest: None

b) Site Description

- Irregular shaped site on the western side of Whitehall Road in close proximity to its intersection with Lowlands Road;
- Two-storey detached building (known as The White Cottage) with attached single storey building (known as The Studio);
- The White Cottage and The Studio are for use as a single occupancy residential dwelling and are currently vacant.
- The gazebo is located in the southwest corner of the garden and the outbuilding is located adjacent to The Studio.
- To the north are shops fronting Lowlands Road;
- To the south are the rear gardens of Nos. 47 and 49 Roxborough Park, with No. 4 Whitehall Road beyond being a large detached dwelling;
- To the north-west is a residential property known as No. 53 Roxborough Park with its rear garden adjoining the boundary of the subject site;
- To the west is No. 51 Roxborough Park (Hale Lodge) containing 12 flats with its parking area along the boundary with the subject site;
- To the east are properties facing Lowlands Road.

c) Proposal Details

- The proposal is for the retention of outbuildings (summerhouse/ gazebo and enclosed outbuilding) in the rear garden.

Gazebo

- The gazebo is constructed of timber and measures 1.5m in depth and width.
- It has a pitched roof and reaches 3m at its midpoint.

Item 2/16 : P/2583/08/KR continued/...

- The gazebo is located 0.3m from the southern boundary adjoining 49 Roxborough Park, 0.3m from the western boundary adjoining Hale Lodge and 5.2m south west of 'The Studio'.

Enclosed outbuilding

- The outbuilding measures 1.1m in depth and 1.2m in width.
- The outbuilding has a flat roof measuring 2.5m in height.
- The outbuilding is located 0.95m from the northern boundary adjoining 53 Roxborough Park, 2.7m from the western boundary adjoining Hale Lodge and 1.1m west of 'The Studio'.
- The outbuilding is constructed of materials that match the adjacent 'Studio'.

d) Relevant History

LBH/1937/1	Erect 9 flats/garage (outline)	REFUSED 25-SEP-67
WEST/45024/92/FUL	Conversion to three flats and construction of new detached garage with access onto Whitehall Road	REFUSED 25-AUG-92 DISMISSED ON APPEAL 27-JAN-93
WEST/323/93/FUL	Conversion to three flats, construction of new detached garage and two off-street parking spaces	GRANTED 03-AUG-93
P/2141/06/DFU P/2446/03/CFU	Erection of garage Detached garage, conversion of existing garage to habitable room, new front wall and gates	INVALID GRANTED 13-FEB-04
P/2856/06/CFU	Change of use to residential care home together with extensions and alterations	WITHDRAWN
P/0306/06/CCA	Demolition of single storey side/rear extension, garage and shed	WITHDRAWN
P/0313/06/CFU	Alterations and extension to dwellings and change of use to residential care home	WITHDRAWN
P/0555/07	Detached two storey dwelling house	REFUSED 08-MAY-07 DISMISSED ON APPEAL 14-JAN-08
P/3072/07/DCP P/3233/07	Single storey rear extension Single storey rear extension, re-roofing of dwelling house and the ancillary 'studio'.	WITHDRAWN WITHDRAWN

e) Applicant Statement

- Design and Access Statement dated September 2008

- f) **Consultations**
CAAC
No objection.

Site Notice | Character of Conservation Area | Expiry: 02-OCT-08

Notifications:
Sent: 22 | Replies: None to date | Expiry: 02-OCT-08

APPRAISAL

1) Character and Appearance of the Area

The gazebo and enclosed outbuilding are not considered to adversely impact upon the character and appearance of the area. The Council's Conservation Area Advisory Committee (CAAC) and Conservation and Design Officers raise no objection to the proposal in regards to its impact on the conservation area. The enclosed outbuilding located behind the studio and the dwelling, is not visible from the street scene. Only the roof of the gazebo is visible from Whitehall Road and is not out of character with the surrounding development. The bulk and scale of the enclosed outbuilding and the gazebo are in keeping with the surrounding development and would not exceed development standards for householder applications in terms of height. The materials used for the enclosed outbuilding reflect the adjoining 'Studio' and timber used for the gazebo is in keeping with the surrounding garden setting.

2) Residential Amenity

The existing gazebo and enclosed outbuilding are not considered to adversely impact upon the amenity of the adjoining properties. The existing enclosed outbuilding adjoins the existing studio and is set away from the shared boundaries and adjoining residential dwelling. The gazebo is located away from the adjoining residential dwellings, and the adjoining garages at Hale Lodge to the rear of the site. Furthermore, the overall bulk and scale of the outbuildings are considered acceptable and are not obtrusive or overbearing in relation to adjoining residential properties.

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.

SECTION 3 – OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

15 BROMEFIELD, STANMORE

Item: 3/01

P/3249/08/ML1

Ward BELMONT

FIRST FLOOR SIDE EXTENSION

Applicant: Mr David Singh

Agent: Michael Burnand

Statutory Expiry Date: | 24-NOV-08

RECOMMENDATION

Plan Nos: 3004/3, 4, 5 (all received 14-OCT-08)

REFUSE permission for the development described in the application and submitted plans, for the following reason:

1 The proposed first floor side extension by reason of excessive size and bulk would be overbearing and obtrusive in the streetscene, and be incompatible with the pattern of development and the character and appearance of the area and the property itself, contrary to the provisions of policy D4 of the Harrow Unitary Development Plan (2004), and Supplementary Planning Guidance 'Extensions: A Householders Guide (2008).

INFORMATIVES

1 INFORMATIVE:

FAST TRACK HOUSEHOLDER APPEAL PILOT SCHEME

The PLANNING INSPECTORATE (PINS) launched a Pilot scheme to Fast Track Householder Appeals (FTHA) from January 2008. The aim is to dramatically shorten the length of time it will take you to receive a decision on any Householder appeal.

At the moment PINS can take around 20 weeks to determine an appeal. PINS is committed to making the appeals process as quick and efficient as possible. With a number of key changes to the way they administer the process and the way you and Harrow Council take part, PINS are aiming to decide 'Householder' appeals in 12 weeks - a reduction of about 8 weeks.

CAN I TAKE PART?

Harrow Council is one of a number of pilots for this scheme. If you would like to take part you need to agree to the following:

- Use the 'written representation'* method to appeal
- PINS are also looking wherever possible to communicate with you by email - whilst this is not essential, they would be grateful if you could provide an email address for them and the council to use

*This is the method currently used by 90% of people choosing to appeal in Householder appeals.

HOW CAN I FIND OUT MORE INFORMATION ABOUT THE PILOT?

Visit the Planning Portal at www.planningportal.gov.uk, contact PINS on 0117 372 6372, or contact Harrow Council, Planning Development & Enterprise, on 0208 8424 1441.

PLEASE REMEMBER!

An appeal should only be a last resort. With only 36% of appeals being allowed, you should look carefully at the reasons for refusal before you submit an appeal to PINS. In some instances you may be able to negotiate a revised scheme with Harrow Council.

2 INFORMATIVE:

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

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' (2008)

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

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

INFORMATION

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

a) Summary

Statutory Return Type: Householder Development

Council Interest: None

b) Site Description

- Two storey detached property on the south eastern side of Bromefield, on a wedge shaped site on the southern corner of its junction with Maychurch Close
- The property has single and two storey side and rear extensions
- The adjacent property at No.17 has a single storey rear extension
- The property on the opposite corner of the junction with Maychurch Close, No.13 Bromefield, has single storey side and rear extensions

c) Proposal Details

- A 6.1m deep, 2.7m wide first floor side extension adjoining the existing two storey side extension, set 4.9m back from the property's original front line and to the same depth as the existing two storey rear extension

d) Relevant History

LBH/8189	Erection of a 2-storied side extension to provide dining-room with bedroom over	GRANT 13-NOV-72
LBH/8189/1	Erection of domestic garage at side	GRANT 19-JUL-74

Item 3/01 : P/3249/08/ML1 continued/...

LBH/19481/E	Single storey extension to side and rear of dwellinghouse to provide garage and kitchen addition	GRANT 12-AUG-81
P/0411/08/DFU	First floor side, single and two storey rear extension.	GRANT 04-APR-08

e) Pre Application Discussion

- None

f) Applicant Statement

- None

g) Consultations:

Notifications:

Sent:
4

Replies:
0

Expiry: 22-OCT-08

Summary of Response:

- N/A

APPRAISAL

1) Character and Appearance of the Area

The proposed first floor side extension would further increase the size of this dwellinghouse which has already been significantly extended at both ground and first floor levels. Although setback from the front of the property the proposed first floor side extension would be highly visible in the streetscenes of both Bromefield and Maychurch Close, and would project significantly beyond the front building line of the latter.

This additional element would also result in the provision of cumulative side extensions which are wider than the original property, and in this way the extensions would not be subordinate as required by the SPG. The extensions would therefore result in an enlarged property which would be bulky, overbearing and obtrusive in the streetscene on this prominent corner site, in this way being detrimental to the character and appearance of both the property itself and the wider area.

2) Residential Amenity

The proposed first floor side extension is considered not to have a detrimental impact upon the residential amenities of neighbouring occupiers due to its siting away from surrounding properties and adjacent to existing and recently implemented extensions on site. As the extension would not extend beyond those previously approved at the rear it would not result in any overlooking of neighbouring properties.

3) S17 Crime & Disorder Act

It is considered that this application would not 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 any comments received in response to publicity and consultation, as set out above this application is recommended for refusal.

**OLIVER HOUSE, BERNVILLE WAY,
HARROW**

**Item: 3/02
P/2312/08/ML1**

Ward KENTON EAST

CHANGE OF USE FROM WAREHOUSE TO FUNCTION HALL AND
COMMERCIAL KITCHEN (CLASS B8 TO D2/B2), WITH EXTERNAL
ALTERATIONS INCLUDING AN EXTRACT FLUE

Applicant: Mr Ajit Pagaria
Agent: Mr Magan D Solanki
Statutory Expiry Date: | 23-SEP-08

RECOMMENDATION

Plan Nos: KnR/A/P1 Rev.B, P2 Rev.D, P3 Rev.C; Design and Access Statement;
Letter from Agent (dated 17/09/08)

REFUSE permission for the development described in the application and submitted plans, for the following reason:

1 The proposal, by reason of the nature of the uses proposed, the backland location of the site in close proximity to residential and commercial properties and the failure of the applicant to demonstrate that the loss of the majority of the building from employment use would not be detrimental in employment terms, would be inappropriate and detrimental to both neighbouring residential amenity and the character of the area by means of increased activity and associated disturbance, contrary to policies D4, EM15, EM22, EM25 and EP25 of the Harrow Unitary Development Plan (2004).

2 The increased intensity in the use of the building would encourage additional vehicular movement and injudicious on street parking to the detriment of the free flow and safety of vehicular traffic and pedestrians on the public highway, contrary to policies EM22, EM25 and T13 of the Harrow Unitary Development Plan (2004).

3 The proposed extract flue, by reason of its siting, design and appearance, would be visually obtrusive and would detract from the character of the locality and neighbouring residential amenity, contrary to policies D4, EM22, EM25 and EP25 of the Harrow Unitary Development Plan (2004).

INFORMATIVES

1 INFORMATIVE:

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

Harrow Unitary Development Plan: SEM2, EP25, D4, EM15, EM22, EM25, T13,
Supplementary Planning Document 'Access for All' (2006)

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.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Character and Appearance of the Area (SEM2, D4, EM15, EM22)
- 2) Residential Amenity and Accessibility (EP25, D4, EM22, EM25)
- 3) Parking and Accessibility (T13, D4, SPD)
- 4) S17 Crime & Disorder Act (D4)
- 5) Consultation Responses

INFORMATION

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

a) Summary

Statutory Return Type:	Minor Development, all other	
Car Parking	Standard	B2: 1 D2: On its own merits
	Justified	See report
	Provided	13
Council Interest:	None	

b) Site Description

- The site is on the northern side of Kenton Road behind residential and commercial properties, a service road running in-between the site and these adjacent properties
- The site is within Kingsbury District Centre
- The site is occupied by a single storey flat roofed prefabricated type building of 245m² which was last in B8 warehouse use but is at present vacant
- At either end of the building are parking areas with access from Orchard Grove and Kenton Lane
- To the north of the site is the Territorial Army Centre and a residential property Kenton Grove House
- The rear of two storey residential properties on Kenton Road line the western end of the site, the three storey buildings making up the commercial parade with two floors of residential above being immediately to the south of the site
- There are large trees and bushes at the western end of the site
- There is an Iceland supermarket fronting Honeypot Lane and a Cash & Carry fronting the junction of Honeypot Lane and Kenton Road in the immediate vicinity

c) Proposal Details

- Change of use from warehouse to function hall and commercial kitchen (Class B8 to D2/B2)
- The function hall would operate 10:00 – 23:00 Monday to Friday, 10:00 – 00:00 Saturday and 10:00 – 22:00 Sunday
- The commercial kitchen would operate 09:00 – 22:30 Monday to Friday, 09:00 – 23:30 Saturday and 09:00 – 21:30 Sunday
- The function hall would have a maximum capacity of 75 people, the commercial kitchen would not exceed 10 staff

- 13 parking spaces would be provided, 12 at the western end of the building and 1 wheelchair accessible space at the eastern end of the building
- Motorcycle parking and refuse storage would be located at the western end of the building, a cycle stand being located at the eastern end of the building
- A ramp would provide level access to the building from the eastern end.
- It is proposed that the function hall would be used for celebratory functions including Christening, Birthday and Engagement parties
- An extract flue projecting 3m above the roof of the building is proposed on the northern side of the building, approximately 5m from its western end
- Means of access as existing from Orchard Grove and Kenton Road

d) Relevant History

LBH/24511	Change of use from warehouse to photographic laboratory and photodecor gallery	GRANT 08-DEC-83
EAST/184/96/FUL	Change of use: Class B1/B8 to Class D1 (business storage & distribution to day nursery)	WITHDRAWN 03-MAY-96

e) Pre Application Discussion

- None

f) Applicant Statement

- The proposal would put a vacant premises to gainful use and would provide some employment and a recreational facility for local residents.

g) Consultations:

- Brent Council – The Council is minded to object to the proposal on the basis that existing parking problems in the locality could be exacerbated by the proposal if a high volume of parking is needed during a function, which could lead to overspill parking putting increased pressure on nearby roads within the boundaries of Brent Borough and excessive vehicular movements onto Kenton Road, which is designated as a Strategic Road, to the detriment of the free flow of traffic and vehicular and pedestrian safety in the locality.

Advertisement: General Notification Expiry: 28-AUG-08

Notifications:

Sent: Replies: Expiry: 22-AUG-08
61 9

Summary of Response:

8 signature petition of no objection (superseding earlier petition of objection) providing that:

- a) The Council looks at existing parking with a view to restricting parking by early morning commuters and cars left for sale,
- b) Proper street lighting is installed in Bernville Way,

- c) The Landlords undertake that the service road will be kept clear at all times
 - d) Excessive noise will not come from the function hall use;
- Rear of pharmacy on Kenton Road must be kept clear for important deliveries of controlled substances; Noise and traffic will be detrimental to the amenities of occupants of Kenton Grove House; Problems with access and parking; Will result in early morning and late night deliveries; Smells and waste associated with large scale food preparation; Already a portable kitchen on site attracting rats.

APPRAISAL

1) Character and Appearance of the Area

Policy EM15 of the UDP resists the loss of buildings from B8 and B2 use. This proposal involves a retention of one of these uses, however it is noted that the loss of the major part of the building from a Class B8 use has not been justified in the terms required by policy EM15. In this way the change of use fails to meet the requirements of Policy EM15 and so can be considered inappropriate development, the proposed D2 use not being demonstrated to improve the amenities of neighbouring residents.

Policy EM22 of the Council's UDP considers the impact of B2 uses and considers their potential impact on the character of the area in terms of the types of activity carried out, any emissions and the impact on traffic. The proposed D2 use would also be considered in the same way. The proposed change of use from warehousing to a function hall and commercial kitchen is considered to considerably increase the intensity of use of the site. The use of the function hall by up to 75 people at any one time, along with traffic and servicing generated by the proposed commercial kitchen would be detrimental to the character and appearance of this backland site, at odds with its position subordinate to the commercial units directly fronting Kenton Road and Honeypot Lane. The proposed change of use would therefore lead to increased levels of activity on the site and associated disturbance, along with increased levels of parking, traffic and comings and goings, and so would be detrimental to the character of the area and contrary to policies D4, EM22, EM25 and EP25 of the Harrow Unitary Development Plan (2004).

The proposed extract flue would project significantly beyond the roofline of the property and would be prominent when viewed from adjacent residential and commercial properties. Its design would be at odds with the low level extract flues to units fronting Kenton Road and so, by reason of its siting, design and appearance, would be visually obtrusive and would detract from the character of the locality, contrary to policies D4 and EM22 of the Harrow Unitary Development Plan (2004).

2) Residential Amenity

Policy EM25 of the adopted UDP states that proposals for food, drink and late night uses should not have a harmful effect on residential amenity, with particular regard to a number of specific issues including the proximity of residential properties, the hours of operation and parking arrangements.

The proposed change of use by reason of the nature of the uses proposed and the backland location of the site which is adjacent to a service road and residential and commercial properties would be detrimental to neighbouring residential amenity, leading to increased activity on the site and associated disturbance from comings and goings, contrary to policies EM22, EM25 and EP25 of the Harrow Unitary Development Plan (2004).

The proposed extract flue, by reason of its siting, design and appearance would be visually obtrusive when viewed from neighbouring residential properties and so would be contrary to policies D4, EM22, EM25 and EP25 of the Harrow Unitary Development Plan (2004) and an unacceptable part of the scheme in this regard.

3) Parking and Accessibility

With regards to parking and traffic in the locality, the proposed change of use has raised concerns both from the Council's Highways Officer and the adjoining LPA, Brent Council. It is noted that traffic in the area is busy and on street parking is often limited, a number of supermarkets being located in close proximity to the application site. It is therefore considered that despite the number of parking spaces proposed in the service road, the increased intensity of use associated with the B2 and D2 uses proposed would encourage additional vehicular movement and injudicious on street parking to the detriment of the free flow and safety of vehicular traffic and pedestrians on the public highway, contrary to policies EM22 and T13 of the Harrow Unitary Development Plan (2004). The proposal is therefore unacceptable in this regard.

With regards to the accessibility of the unit the Council's Highways Officer has stated that the proposed facility will be subject to the Disability and Discrimination Act 1995 as it would provide a service to the public. A ramp is proposed to provide level access to the building, along with a wheelchair accessible parking space and WC. Compliance with the Council's 'Access For All' SPD would be sought as part of any acceptable scheme, or could be secured by condition.

4) S17 Crime & Disorder Act

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

5) Consultation Responses:

- 8 signature petition of no objection (superseding earlier petition of objection) providing that a) The Council looks at existing parking with a view to restricting parking by early morning commuters and cars left for sale, b) Proper street lighting is installed in Bernville Way, c) The Landlords undertake that the service road will be kept clear at all times d) Excessive noise will not come from the function hall use – The Council can attach relevant conditions to any future acceptable scheme.

Item 3/02 : P/2312/08/ML1 continued/...

- Rear of pharmacy on Kenton Road must be kept clear for important deliveries of controlled substances – This is not considered to be a material planning consideration in relation to this site.
- Smells and waste associated with large scale food preparation; Already a portable kitchen on site attracting rats – There has been no specific objection to the application from Environmental Health in this regard.
- All other issues addressed by 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 refusal.

SECTION 4 – CONSULTATIONS FROM NEIGHBOURING AUTHORITIES

None.

SECTION 5 - PRIOR APPROVAL APPLICATIONS

None.