



**DEVELOPMENT MANAGEMENT
COMMITTEE**

WEDNESDAY 19 NOVEMBER 2008

ADDENDUM

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HARROW COUNCIL

ADDENDUM

DEVELOPMENT MANAGEMENT COMMITTEE

19TH NOVEMBER 2008

Section 2

1/01 Plan Nos:

DELETE plan number: PL100 Rev P2 and **REPLACE** with plan number: PL100 Rev P3

DELETE condition number 2 - The condition is not required as the development is 100% affordable and applicants are registered social landlords.

DELETE condition number 4 – This condition is not considered necessary as other conditions will ensure compliance with approved details.

DELETE Informative 6 – Informative would potentially restrict residents parking in newly created spaces on Richards Close as shown in the application drawings.

- 2/01**
1. Revised plan no. DEJ1007/B (Received 18.11.2008) to supersede drawing no. DEJ1007/A. Following consultation with the Vehicles Crossings Officer and re-consultation with the Highways Engineer, the forecourt parking space has been omitted from the proposal. The revised plan shows soft landscaping in place of the off street parking.
 2. **REMOVE** “and new vehicle access” from development description pg. 14
 3. **DELETE** conditions nos.3 (landscaping), 4 (landscaping commencement), 6 (Lifetime Homes), 7 (Disabled parking) and 8 (Hard surfacing).
 4. **DELETE** informative no.5 (permeable paving).
 5. **REPLACE** last bullet point under section c) Proposal Details with:
 - Provision of one off street park space at the rear, accessed from Widdicombe Avenue.
 6. Pg 18 – Under consultation responses, **ADD:**
Highways Engineer: I would be happy to accept the omission of the front parking space on the premise that a space is provided at the rear

7. **REPLACE** second paragraph of section 3) 'Accessible Homes' under the Appraisal Section pg 19 with:
- The proposal as originally submitted sought to provide one off street parking space at the front, which would be capable of extending to 3.3m. However, taking into consideration the site circumstances, in particular with regard to the tree located on the pavement area adjacent to the application site, the proposal has been amended to show no provision for off street parking space at the front. Given that the proposed parking space at the rear would not be fully accessible or practical for future occupiers who may be wheelchair bound or have mobility impairment, it is considered that in these circumstances it would not be feasible to apply Lifetimes Homes/ Accessible Homes standards in this situation.
8. **REPLACE** paragraph under section 4) 'Parking' of the Appraisal Section with:
- Taking into consideration the site circumstances, it would not be possible to approve a vehicle access without requiring a trial excavation prior to any crossing approval, which will help establish if there would be any significant damage/ impact to the tree roots. In view of this, the plans have been amended to show the provision of one off street parking space, which would be located at the rear and proposes to retain the soft landscaping in the front garden. Although Exeter Road is not resident permit restricted, by providing an off street parking and taking into consideration that the net increase in the number of dwellings on this site would be one, it is considered that the proposed development would not adversely impact upon 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 and the Council's Highways Engineer has no objections to this revised arrangement.
9. Two further letters of objection have been received (20.10.2008); the original letter of objection was received by the planning department on 05.08.2008. The comments have been accordingly summarised in the officer's report.
10. Objection letter received, objecting on the following grounds:
- Parking problems associated with the development resulting in additional parking which will either have to be accommodated at the rear or on the public highway at the front.
 - A dangerous precedent in respect of the entire Nash Estate.
 - Noise nuisance to 176 Exeter Road and to a lesser extent 172 Exeter Road.
 - The fact that the flats are likely to be occupied by persons who have less stake in the community and unlikely to live there for any great length of time.
 - The proliferation of wheeled bins at the front of the property.

2/03 Plan Numbers:
Amend 'P-05 Rev C' to read 'P-05 Rev D'
Amend 'P-06 Rev D' to read 'P-06 Rev G'
Amend 'P-07 Rev D' to read 'P-07 Rev F'

- i) Proposed Details
- Grey render finish proposed to external walls

- f) Applicant's Statement
- Property was purchased in early 2005 when ground floor unit was already vacant but being marketed
 - Since then interest received from Paddy Power, Café Nero, Costa Coffee, Bet Fred and for a bathroom showroom use, none of which came to fruition.

2/04 DELETE Original Condition 8
REPLACE with:

"Bins of no larger capacity than 240 litres shall be used in connection with the bin storage area shown on drawing no.1495/1013 Rev B, unless otherwise agreed in writing by the Local Planning Authority.

REASON : To enable the adequate collection of refuse and waste.

2/05 Under Consultations (page 53):

DELETE original response from Hatch End Association and replace with the following:

Hatch End Association: We had reservations about the approved outline application (P/2090/08/DOU) with regard to Loss of Character, Poor Access and Unneighbourliness. This proposal merely accentuates our objections.

In addition, the proposal to link the garage and bungalow with a wall and pitched roof would make the development more obtrusive from views within the adjacent Green Belt. It could also lead to further development by the creation of another room.

Under Notifications (page 54):

DELETE the words 'To be reported' and replace with the number 3.

DELETE – "with linked garage" from development description page 44.

2/06 5) Flooding Issues
Environment Agency has confirmed that Flood Risk Assessment FRA EMAX022 has overcome previous objections.

The FRA has no implications for the design or layout of the proposals.

2/08 3) Flat Conversions
Internal Amenity:

ADD new sentence:

The room sizes for the ground floor flat would be Kitchen 5.72m², Living Room 15.01m², Bedroom 10.86m² and for the first floor flat, Kitchen 5.72m², Living Room 16.34m², Bedroom 10.86m². All room sizes comply with Environmental Health Standards for a Two person, One-Bedroom flat.

2/09 This application has been withdrawn at the request of the Agent.

2/10 1. **DELETE** "Resident Permit Restricted" from the development description.

2. Objection Letter received on following grounds:
- Parking and the fact that some cars will need to be parked on the public highway.
 - Refuse collection. At least six wheelie bins will need to be on the front forecourt.
 - The fact that the development will be out of character with the area.

- 2/11** 1. "Proposal details",
ADD new bullet point between bullet points 2 and 3 at top of page:-
- Existing vehicle access to be relocated 400mm to the south, it would be sited 900mm from the telegraph pole, width of access to remain the same as existing.
2. "Consultations", page 95
ADD – Crossings Officer : Minimum distance from street furniture should be 0.9m but as a last resort, can go to 0.6m in some cases.

2/12 **AMEND** applicant to Harrow Council

2/13 **DEFER** at Officer's request for further consideration and to await further consultation response.

Corrected 1:1250 Site plan attached.

AMEND Condition 3 as follows:-

The window glass of the existing shopfront shall not be painted or otherwise obscured, and the shopfront shall contain a window display, details of which, including lighting, shall be submitted to and approved by the Local Planning Authority before commencement of the use hereby permitted. The display shall be installed as approved, and retained in that form thereafter, unless otherwise agreed in writing by the Local Planning Authority.

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

2/16 **DELETE** – 'Summerhouse' in proposed description
DELETE – 'to date' in notification replies, add "none received".

3/02 INFORMATION
REPLACE: 'This application is reported.....Member'.
with

'This application is reported to Committee as the recommendation for refusal conflicts with the Petition of no objection which has been received.

APPRAISAL

1) Character and Appearance of the Area

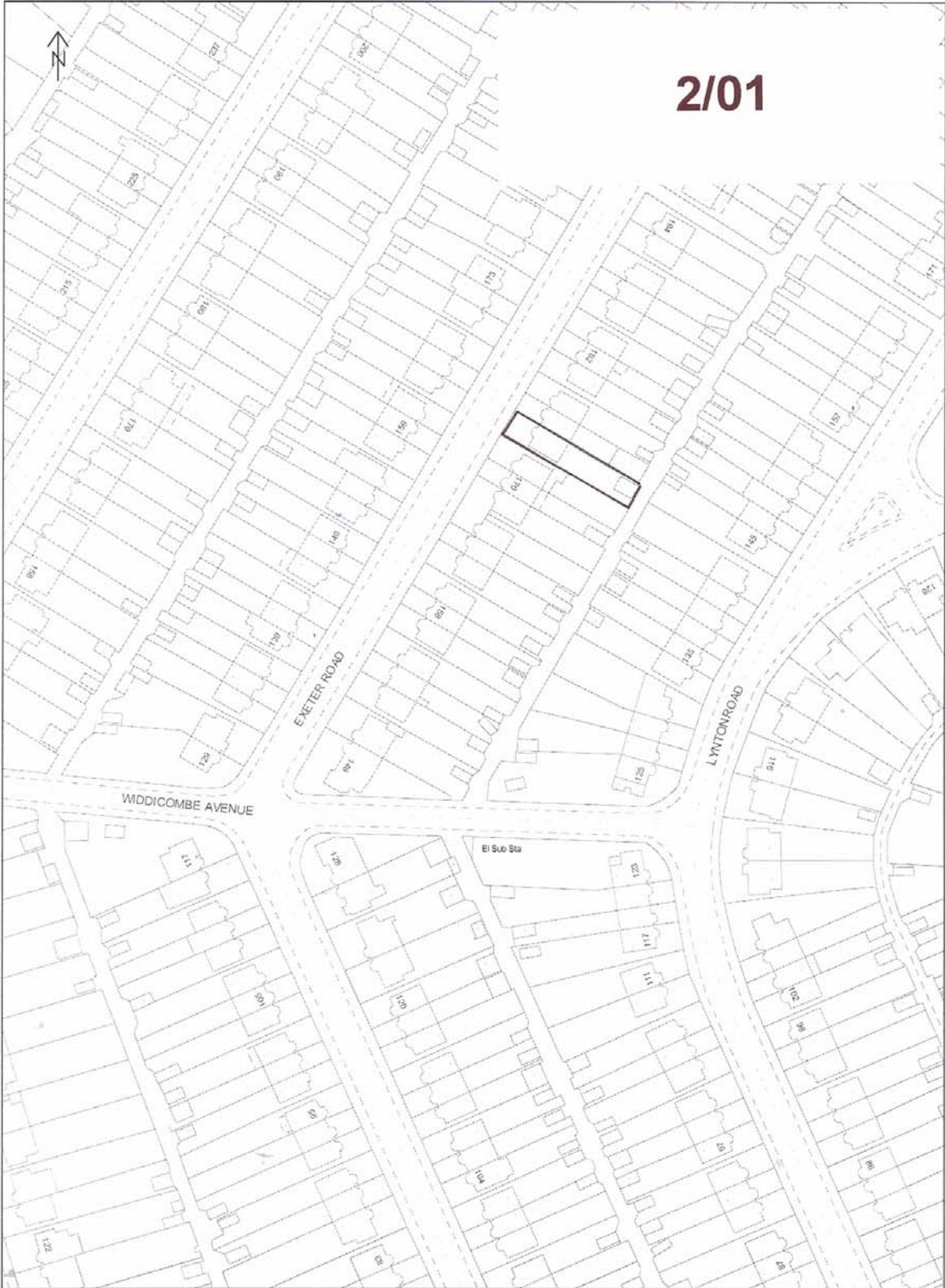
ADD new paragraph 4

A detached refuse storage building is shown at the rear of the car park. As well as being inaccessible when the car park is full, the building could only hold two wheelie bins and a larger bin which is unlikely to be adequate given the scale of the proposed use.

ADD

Reason for Refusal:

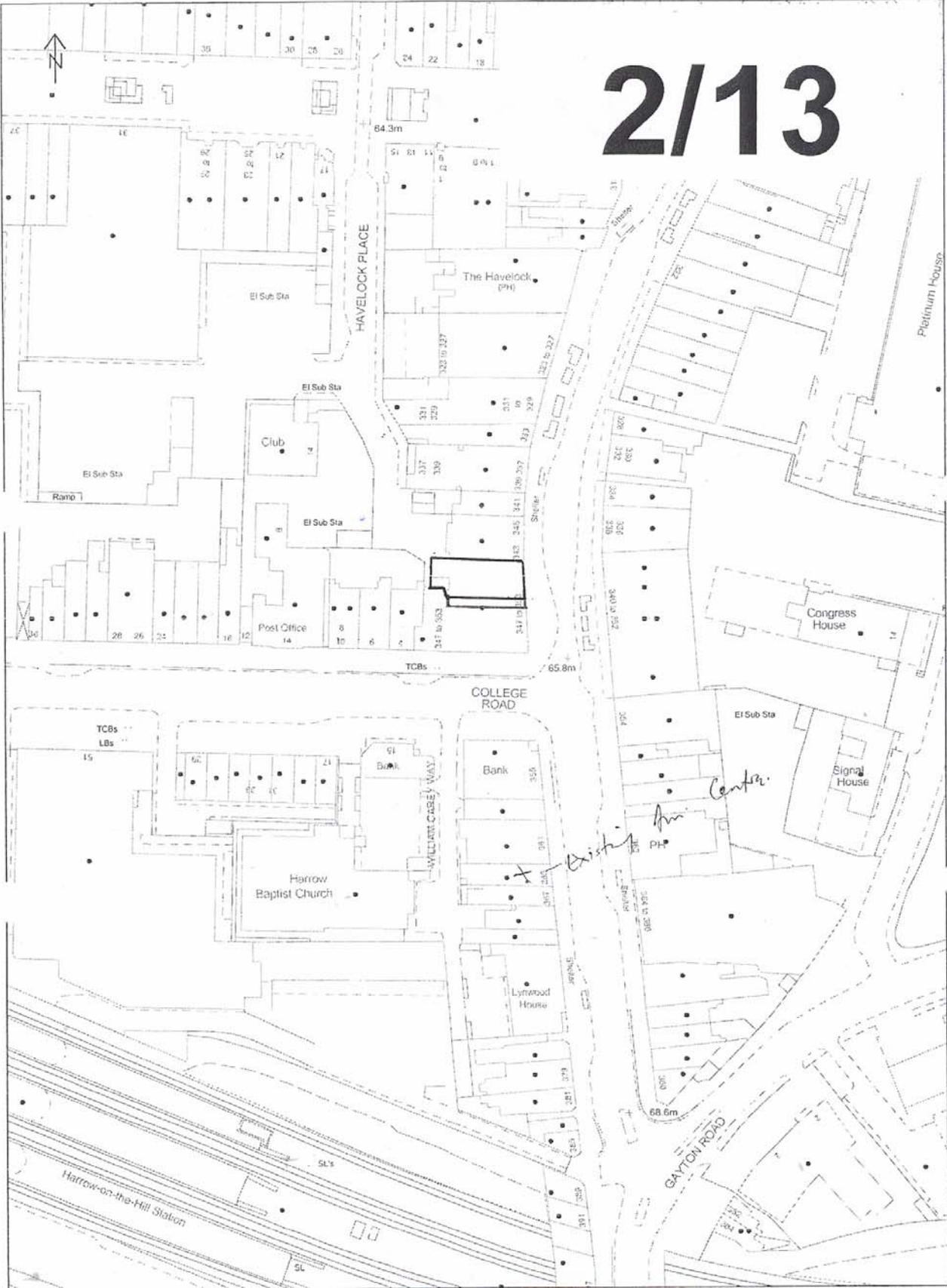
4. The proposed refuse storage building, by reason of inadequate size and inaccessible location, would be unable to satisfactorily accommodate refuse and waste generated by the proposed development, to the detriment of the appearance and character of the area, contrary to Policy D4 of the Harrow Unitary Development Plan (2004).



2/01

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