



**DEVELOPMENT MANAGEMENT
COMMITTEE**

WEDNESDAY 25 MARCH 2009

ADDENDUM



HARROW COUNCIL

ADDENDUM

DEVELOPMENT MANAGEMENT COMMITTEE

DATE : 25TH MARCH 2009

2/03 Revised landscaping plans received.
REPLACE : Plan no. PH/ 101/ 2008 with PH/ 101/ 2008 REV A.

REMOVE : "new Vehicle Access from Tudor Road" from the development description

2/05 **ADD** the following planning condition:-
The development hereby approved shall not be occupied except in accordance with the definition of affordable housing in London Plan policy 3A.8.
REASON: To ensure provision for affordable housing.

DELETE condition number 8 and replace with the following condition:
8. 'No works or development resulting in any change in the approved levels of the site in relation to the adjoining land and highway(s) shall be carried out without the prior permission, in writing, of the local planning authority.
REASON: To safeguard the amenity of neighbouring residents, and to ensure a satisfactory appearance, drainage, and gradient of access.'

2/07 **RECOMMENDATION**

AMEND Condition 5 to read:

The development hereby permitted shall not be occupied until the two first floor bathroom windows in the east flank wall have:

- a) been glazed with purpose-made obscure glass, and
- b) been 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 from potential overlooking and loss of privacy.

ADD Condition:

The development hereby permitted shall not be occupied until:

1. the west flank ground floor kitchen window has
 - a) been glazed with purpose-made obscure glass, and
 - b) been permanently fixed closed below a height of 1.7 metres above finished floor level, and shall thereafter be retained in that form; and
2. the west flank side door has:

a) been glazed with purpose-made obscure glass, and shall thereafter be retained in that form.

REASON: To safeguard the amenity of neighbouring residents from potential overlooking and loss of privacy.

ADD Condition:

The development hereby permitted shall not be occupied until the retaining wall indicated on the Proposed Landscape Plan - Drawing No. 112UR/PLP05/1009 – at the rear of the house and adjacent to the east rear garden boundary with the driveway to No. 110A Uxbridge Road has been constructed in accordance with details to be first 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 safeguard the character of the locality and the amenity of neighbouring residents.

2/08 **SUBSTITUTE** Plan Nos: 0653/11 Rev C with 0653/11 Rev E

INFORMATIVES

ADD new informative:

The applicant is recommended to install under-sink waste disposal units in each unit to deal with food waste.

Consultations

ADD:

Waste Management Officer: The applicant will need to provide space for 1 no. 1100 litre waste bin and 1 no. 1280 litre blue recycling bin.

The applicant is also recommended to install under-sink waste disposal units in each unit to deal with food waste.

A dropped kerb will need to be provided in the highway to allow access for the bins to the collection vehicle.

The above assumes that garden waste will be removed by the gardening contractor.

2/11 Consultation response received from Rooks Heath School:

The only concern I can express is for the health and safety of the students walking to school, especially at a time when we are trying to encourage walking to school. I see that the proposed driveways for the new houses would cut across the pavement that children and parents use to approach the back entrance.

2/12 **REPLACE** plan number 101A with 101B
The revised plan removes the vehicle access

2/14 Page 113 second notification replies received : None

2/15 **& DELETE condition number 2 on P/0007/09 and P/0008/09 and replace with**
2/16 **the following condition on P/0008/09:**

2. Before the use of No. 10 St. Anns Road hereby permitted begins, details of the window display including lighting thereof, similar to that of a shop shall be submitted to and approved in writing by the local planning authority, and thereafter such a display shall be 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.

3/02 RECOMMENDATION

AMEND Reason for Refusal 1 to read:

“The proposed change of use, by reason of its siting in close proximity to neighbouring residential occupiers, would result in increased disturbance to the amenities of adjoining and nearby residents, contrary to policies C10 and EP25 of the Harrow Unitary Development Plan.”

AMEND second paragraph in INFORMATION to read:

“The application was also deferred to enable discussions with the applicant regarding the terms of a possible legal agreement to restrict the hours of use, opening times and numbers of people present on the property. Although the applicants are willing to enter into the proposed legal agreement, the Council’s legal team have advised that such a legal agreement would be contrary to Circular 05/2005 (Planning Obligations) which advises that a planning agreement should not be used for matters which can be adequately dealt with through the use of planning conditions.”

AMEND Section 6: S17 Crime & Disorder Act to read:

“In exercising its functions under planning legislation to determine this application, the Committee is required to have regard to its duty under the Crime and Disorder Act 1998 to do all that it reasonably can to prevent crime and disorder in its area. The principal pedestrian access to the premises is on the street frontage and accordingly there are considered to be no safety or security issues arising.”

Consultation:

2 further letters of objection received:

Summary of response:-

- parking problems
- noise from people entering Veneto House in the evening

DEVELOPMENT MANAGEMENT COMMITTEE – 25 MARCH 2009

AGENDA ITEM 9

**ADVANCE WARNING GIVEN OF REQUESTS TO MAKE REPRESENTATIONS ON
PLANNING APPLICATIONS**

Application	Objector	Applicant/Applicant's Representative (who has advised that they would wish to reply)
Item 2/07 112 Uxbridge Road, Harrow Weald.	Sandra Hulbert	
Item 2/12 9 Nelson Road	Shirley Gregory	
Item 3/02 Veneto House, Park Drive, Rayners Lane.	Vyan Gresty* *As this item is recommended for refusal, Procedure Rule 18.7 provides that objectors will not be allowed to address the Committee. Procedure Rule 18.5 also provides that the applicant may only make representations after any objector has addressed the Committee. If the Committee are minded to allow the objector and applicant to speak, Procedure Rule 18.5 and 18.7 will have to be suspended in accordance with Procedure Rule 27.1.	Mr Derek Horne / Mr Hashim Nawrozzedeh*