

Planning Committee

ADDENDUM 2

DATE: Wednesday 21 November 2018

HARROW COUNCIL

SUPPLEMENTAL ADDENDUM

PLANNING COMMITTEE

DATE: 21st November 2018

<p>2/05</p>	<p><u>Item 1</u></p> <p>Within the application fact sheet to include/amend the following: Parking controls are as follows: CPZ Hours 8:30am – 18:30pm Monday to Saturday Zone D ends at number 8 Harrow View, HA1 1 RG</p> <p>Housing Density:</p> <table border="1" data-bbox="225 882 1366 1715"> <thead> <tr> <th colspan="3" style="background-color: #cccccc;">Housing</th> </tr> </thead> <tbody> <tr> <td rowspan="4">Density</td> <td>Proposed Density hr/ha</td> <td>2.7</td> </tr> <tr> <td>Proposed Density u/ha</td> <td>104</td> </tr> <tr> <td>PTAL</td> <td>6</td> </tr> <tr> <td>London Plan Density Range</td> <td>70 -130</td> </tr> <tr> <td rowspan="12">Dwelling Mix</td> <td>Studio (no. 1/ %)</td> <td>20%</td> </tr> <tr> <td>1 bed (no. 1/ %)</td> <td>20%</td> </tr> <tr> <td>2 bed (no. 3/ %)</td> <td>60%</td> </tr> <tr> <td>3 bed (no. / %)</td> <td>0</td> </tr> <tr> <td>4 bed (no. / %)</td> <td>0</td> </tr> <tr> <td>Overall % of Affordable Housing</td> <td>N/A</td> </tr> <tr> <td>Social Rent (no. / %)</td> <td>N/A</td> </tr> <tr> <td>Intermediate (no. / %)</td> <td>N/A</td> </tr> <tr> <td>Private (no. / %)</td> <td>100%</td> </tr> <tr> <td>Commuted Sum</td> <td>N/A</td> </tr> <tr> <td>Comply with London Housing SPG?</td> <td>YES</td> </tr> <tr> <td>Comply with M4(2) of Building Regulations?</td> <td>YES</td> </tr> </tbody> </table>	Housing			Density	Proposed Density hr/ha	2.7	Proposed Density u/ha	104	PTAL	6	London Plan Density Range	70 -130	Dwelling Mix	Studio (no. 1/ %)	20%	1 bed (no. 1/ %)	20%	2 bed (no. 3/ %)	60%	3 bed (no. / %)	0	4 bed (no. / %)	0	Overall % of Affordable Housing	N/A	Social Rent (no. / %)	N/A	Intermediate (no. / %)	N/A	Private (no. / %)	100%	Commuted Sum	N/A	Comply with London Housing SPG?	YES	Comply with M4(2) of Building Regulations?	YES
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<p>2/01</p>	<p><u>Conditions (Page 77)</u></p> <p>Add the following conditions:</p> <ul style="list-style-type: none"> • Prior to the occupation of the extension hereby permitted, a Phase 1 habitat survey shall be undertaken of the whole school site and submitted to and 																																					

approved in writing by the Local Planning Authority. The survey shall provide recommendations with regards to delivering the national curriculum and mitigations measures immediately adjacent to the proposed extension, as set out in a strategy based on the findings of the survey work undertaken.

Reason: To ensure that the development makes appropriate provision for the protection, enhancement, creation and management of biodiversity within the site and surrounding area in accordance with Policy 7.19 of The London Plan (2016) and Policy DM 22 of the Harrow Development Management Polices Local Plan (2013).

- Prior to the occupation of the extension hereby permitted, five bat boxes (Two Schwegler 1FS and Three Schwegler 1 FF) shall be installed in locations to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the development makes appropriate provision for the protection, enhancement, creation and management of biodiversity within the site and surrounding area in accordance with Policy 7.19 of The London Plan (2016) and Policy DM 22 of the Harrow Development Management Polices Local Plan (2013).

- No removal of trees/scrub/hedges shall be carried out on site between 1 March and 31 August inclusive in any year, unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that the development makes appropriate provision for the protection, enhancement, creation and management of biodiversity within the site and surrounding area in accordance with Policy 7.19 of The London Plan (2016) and Policy DM 22 of the Harrow Development Management Polices Local Plan (2013).

- Any external illumination or light spill from the modified building should be mimimised and so designed as to avoid disturbance to commuting or foraging bats and their prey.

Reason: To ensure that the development makes appropriate provision for the protection, enhancement, creation and management of biodiversity within the site and surrounding area in accordance with Policy 7.19 of The London Plan (2016) and Policy DM 22 of the Harrow Development Management Polices Local Plan (2013).

Informatives (Page 78)

Add the following informative:

Informative: The submitted PEA shall be supplied to GiGL with full who, what, where and when details before work proceeds beyond the footings level.

Addendum Item 1:**Planning Conditions Update (Page 201)****Amend Condition 1 (approved drawing and documents) as follows:**

The development hereby permitted shall be carried out in accordance with the following approved plans and documents: 1126_PL_002 (Site Location Plan); 1126_PL_003 Rev. B (Proposed Site Plan); 1126_PL_004 Rev. B (Proposed Lower Ground Floor Plan); 1126_PL_005 Rev. B (Proposed Upper Ground Floor Plan); 1126_PL_006 Rev. C (Proposed First Floor Plan); 1126_PL_007 Rev. C (Proposed Second Floor Plan); 1126_PL_008 Rev. C (Proposed Third Floor Plan); 1126_PL_009 Rev. C (Proposed Fourth Floor Plan); 1126_PL_010 Rev. A (Proposed Fifth Floor Plan); 1126_PL_011 Rev. A (Proposed Basement Floor Plan); 1126_PL_012 (Existing Site Plan); 1126_PL_013 (Existing Ground Floor Plan); 1126_PL_014 (Existing First Floor Plan); 1126_PL_015 (Existing Roof Plan); 1126_PL_016 (Existing Elevations - North and West); 1126_PL_017 (Existing Elevations - South and East); 1126_PL_019 (Roof Plan); 1126_PL_200 Rev A (Block A Elevations); 1126_PL_201 Rev. C (Block B Elevations); 1126_PL_202 Rev. A (Block C Elevations); 1126_PL_203 (Block D Elevations); 1126_PL_204 (Sections - Block C); 1126_PL_223 (3b/5p House Elevations - Block D); 1126_PL_224 (4b/7p House Elevations - Block D); 1126_PL_250 Rev. B (Site Sections AA & BB); 1126_PL_251 Rev. B (Site Sections CC & DD); 1126_PL_252 (Site Sections EE & FF); 1126_PL_500 Rev. E (Phase 1 and Temp. Car Park), Technical Note (dated 17/09/2018),

Reason: For the avoidance of doubt and in the interests of proper planning.

Amend Condition 13 (construction method statement and logistics plan) as follows:

The development shall be carried out in accordance with the submitted Construction Management Plan (dated 10/10/18)

Reason: To minimise the impacts of construction upon the amenities of neighbouring occupiers, in accordance with Policy DM1 of the Local Plan, and to ensure that development does not adversely affect safety on the transport network in accordance with Policy 6.3 of the London Plan and Policy DM43 of the Local Plan

Add the following condition:

Construction Traffic Management Plan

The development of any buildings hereby approved shall not be commenced until a construction traffic management plan which details vehicular movements within the site has been submitted to, and approved in writing by the local planning authority. The works shall be carried out in accordance with the approved details or any amendment or variation to them as may be agreed in writing by the local planning authority

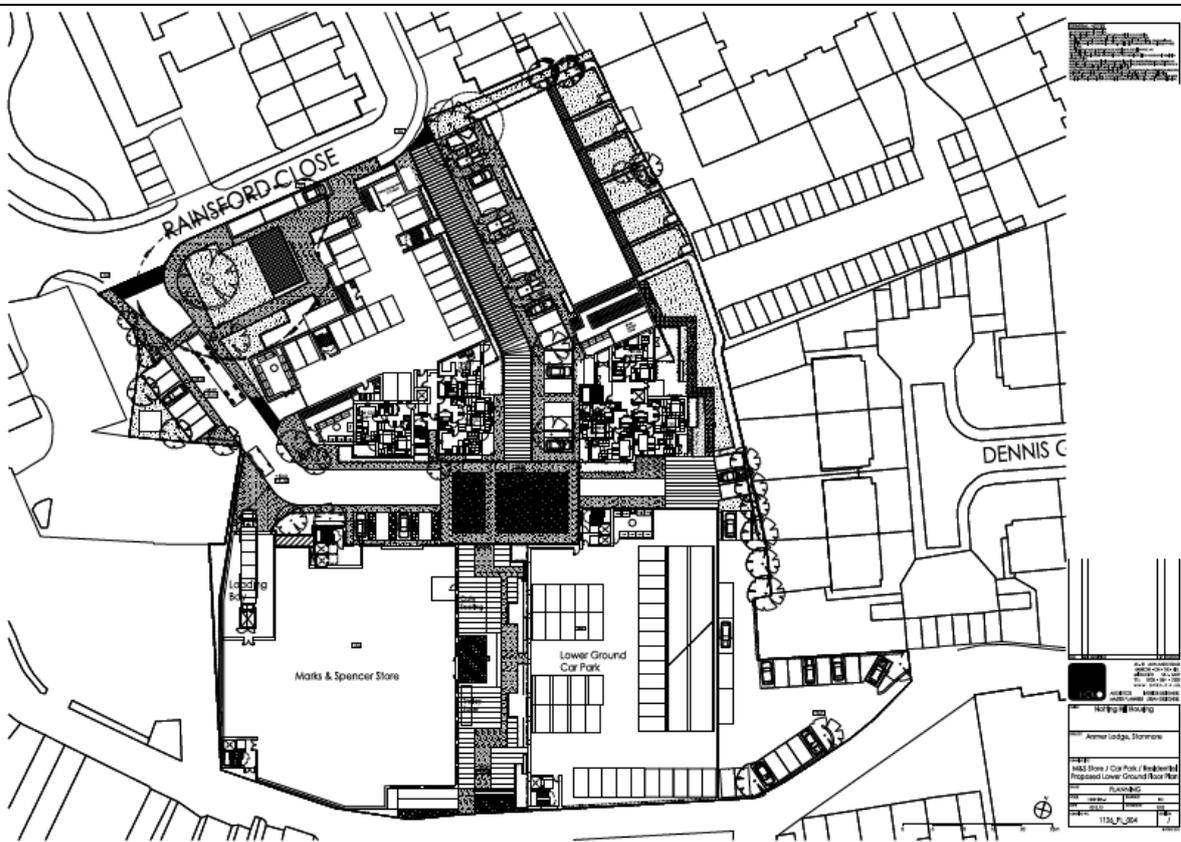
Reason: To minimise the impacts of construction upon the amenities of neighbouring occupiers, in accordance with Policy DM1 of the Local Plan, and to ensure that development does not adversely affect safety on the transport network in accordance with Policy 6.3 of the London Plan and Policy DM43 of the Local Plan

What about the report approved in this application.

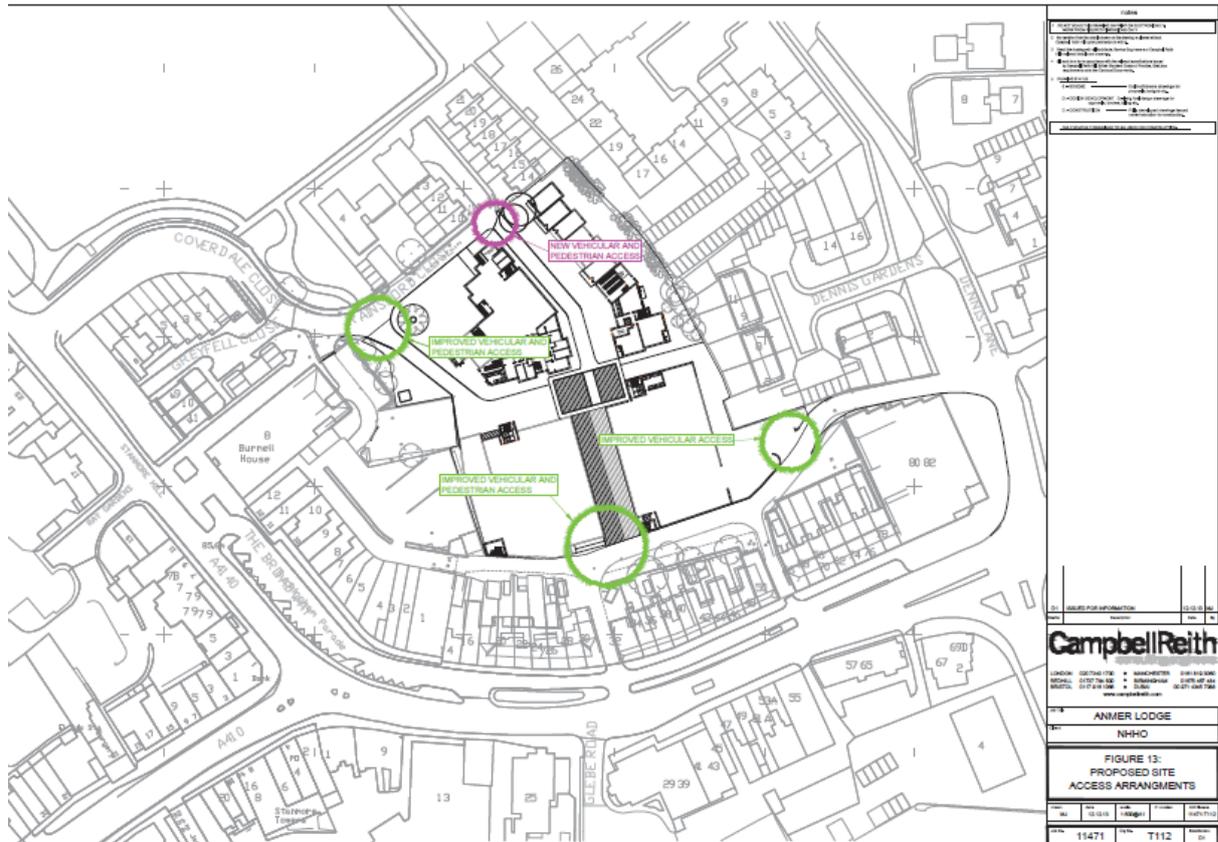
Add the following Informative:

Protection of Highway

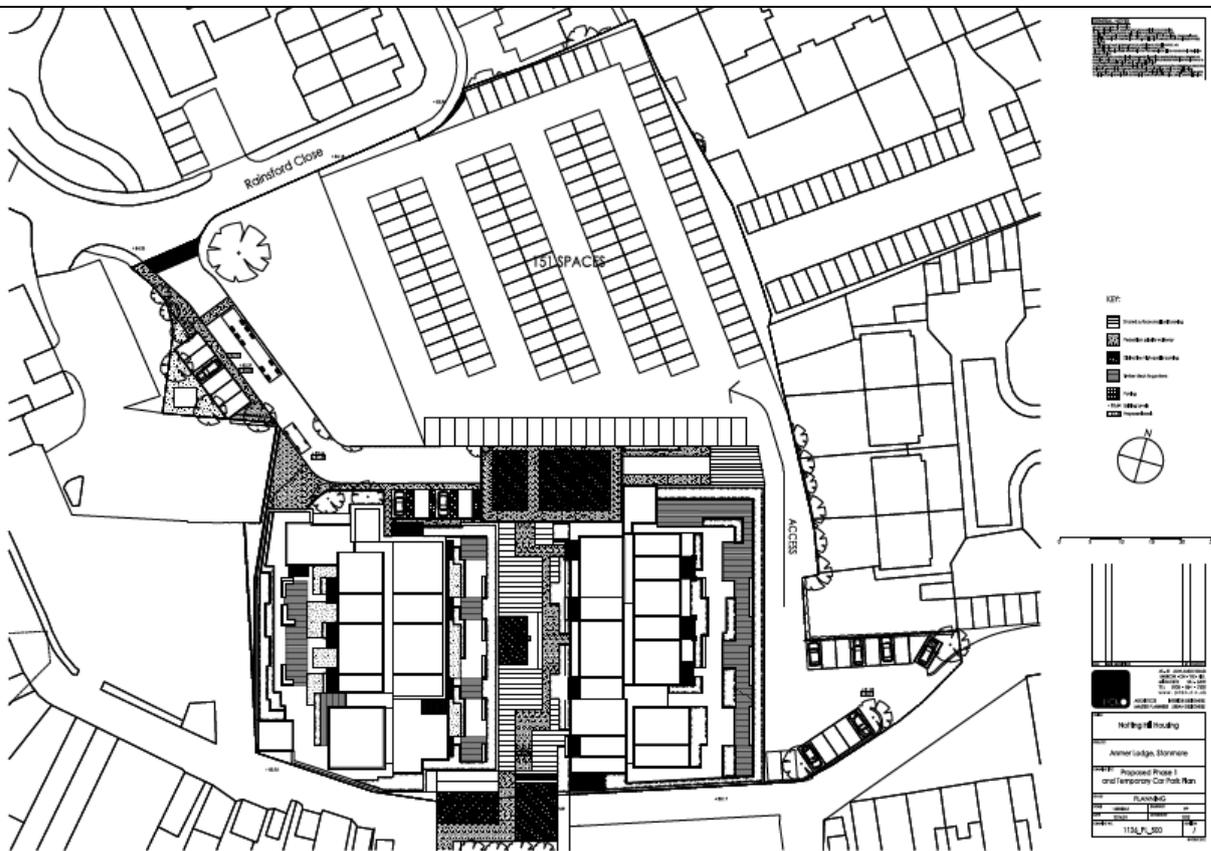
The applicant is advised to ensure that the highway is not interfered with or obstructed at any time during the execution of any works on land adjacent to a highway. The applicant is liable for any damage caused to any footway, footpath, grass verge, vehicle crossing, carriageway or highway asset. Please report any damage to nrswa@harrow.gov.uk or telephone 020 8424 1884 where assistance with the repair of the damage is available, at the applicants expense. Failure to report any damage could result in a charge being levied against the property.



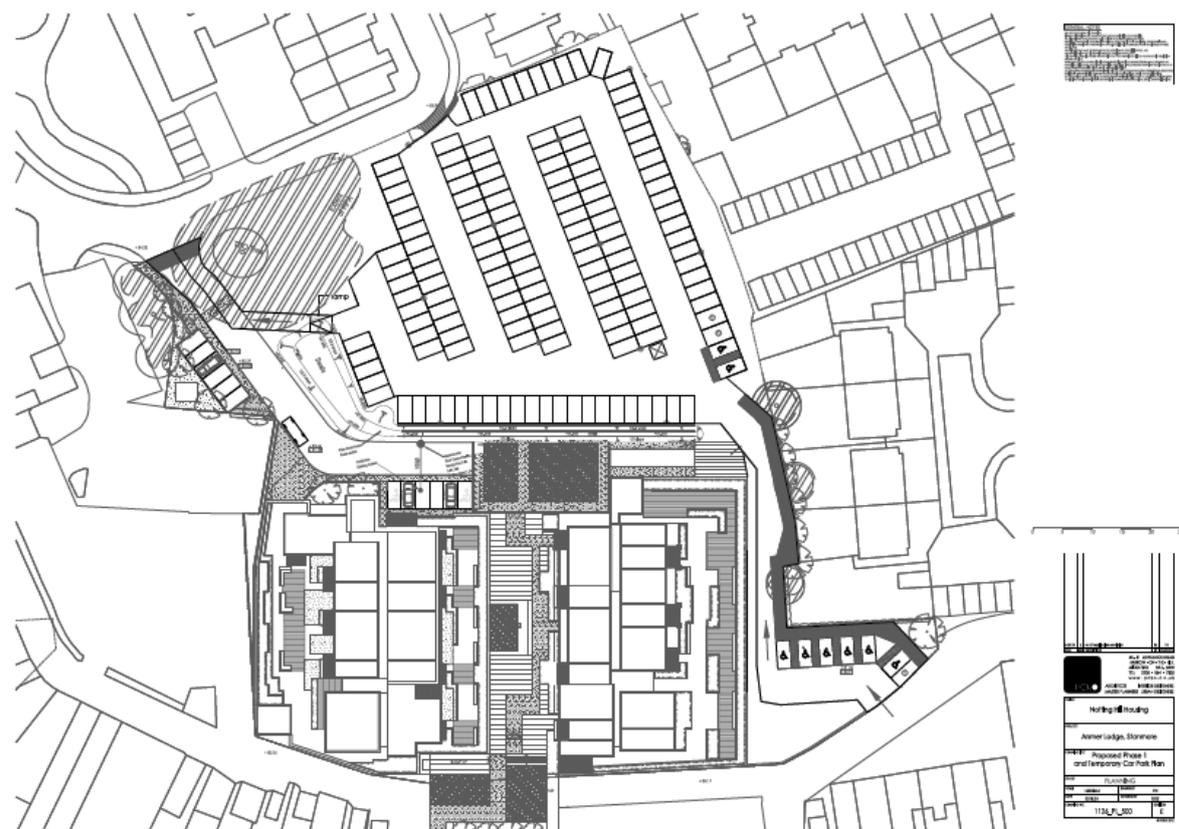
Approved layout for the whole site



Approved layout for the whole site showing improved vehicular access in green and new vehicular access in purple



Approved phase 1 and temporary car park plan



Proposed temporary car park plan

2/07

Item 1

An email was received from the neighbour at number 119 Rowlands Avenue citing

inaccuracies within the report. The matters raised are addressed below and the email is attached as an appendix:

1. The statement at Section 2.5 which reads: *'There would be a 0.75 metre gap for pedestrian access between the flank elevation of the two storey side extension and the shared boundary with No. 119'* is incorrect and should read as follows:

'There would be a gap of 1.0m as per approved application P/3509/14'

Whilst that statement and correction is correct, it does not change the fact that the extension has been pushed inwards in order to protect the hedging and therefore reducing the passageway to 0.75m. The approved scheme did not take account of the hedging.

2. Boundary line shared with number 121 is drawn incorrectly.

This boundary line is correct as per the location plan.

3. Fence has not been erected within 121 to protect greenery. Architect has provided inaccurate information in order to justify a larger extension and this should be removed from the report.

During a site visit it was noted that if the fencing had been built right on the boundary, the hedging would have to be removed. The fence has been erected further into the applicant's site and consequently set of what is deemed as the curtilage boundary. The extension as built is set at least a minimum distance of 0.75m from this newly erected fencing and not the boundary line of the curtilage, which if taken into account would provide a greater separation distance.

4. The dense vegetation is a hedge and as such does not block light.

The issues relating to neighbour amenity have been addressed in the report under section 6.3

5. The statement that the gap separating the two properties is largely the same as before is incorrect.

No figure is put on that statement but rather it simply implies that there is still a sufficient gap to mitigate any harm. Besides, the photographs submitted to assert the above comment are taken from different angles.

6. There are no large amounts of open space around the buildings

In comparison to most suburban areas the space around buildings within Rowlands Avenue is considered to be generous.

7. The arguments used to justify approving this scheme are subjective because 20 neighbours did not support the scheme.

The Council applies its adopted policies guidance and officer judgement in order to make recommendations on applications. Such recommendations

	<p><i>take into account all material site considerations and representations made against the proposal. Officers also have to balance the weight of refusing an application and subsequently being able to defend the Council's decision on appeal. The Officer in this case has made a 'on balance' recommendation based on the site circumstances.</i></p>

Harrow Planning Committee AGENDA (scheduled for Wed 21st Nov at 6.30pm)

Reference Application Number: P/1472/18 to grant retrospective planning permission 121 Rowlands Avenue. We object to the following points within the sections listed below:

2.5 Approved:

The two storey side extension would have a width of 1.65 metres and would measure 10.67 metres in depth. It would have a roof that would continue in line with the main roof of the existing dwelling.

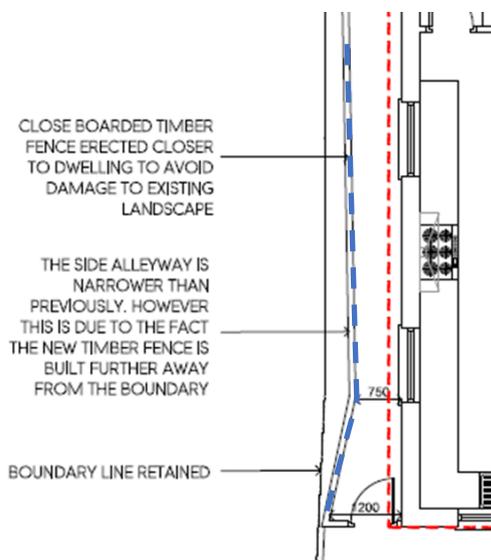
There would be a 0.75 metre gap for pedestrian access between the flank elevation of the two storey side extension and the shared boundary with No. 119.

Correction - Should read '*there would be a 1 metre gap*' as per approved plan P/1472/18

This element has not been built in accordance with the approved plans. The side wall has been set in from the boundary shared with number 119 by approximately 0.22m. In addition the fencing has been moved from the actual boundary and erected within number 121 to protect the greenery and this has resulted in the reduction in width of the pedestrian access.

Correction

The 'boundary line retained' is drawn incorrectly. The blue dashed line superimposed on the drawing below and white line on the aerial photo is the true boundary. The 'boundary line retained' as marked on the submitted drawing would cut through our downstairs toilet and side gate clearly displayed on the photo. We request a site visit to confirm the boundary error and correct (accurate) drawings submitted by 121 to enable 119 to retain the correct boundary line between properties before any decision is made.



Downstairs Toilet

Side gate

The fence has not been erected within 121's land to protect greenery. The reduced width of the passageway is as a direct result of the size of the extension. The hedge is and has always been within 119's land. This is inaccurate information provided by the architect. It is hearsay and needs removing from the report.

4.5 A summary of the responses received along with the Officer comments are set out below:

Details of Representation	Summary of Comments	Officer Comments
Impact of two storey side extension	Objects to the application due to: two storey side extension too close to the neighbour at number 119 and as such is contrary to the SPD in terms of the	This part of the proposals as built is actually set in than the approved plans and as such the impact of this element is considered to have been sympathetically designed due to it being set away from the boundary. As such the proposed extension would not be overbearing or result in loss of outlook as explained in section 6.4.3 of the report under neighbour amenity.

Correction - The officers comments are inaccurate as stated above. The officer has misquoted the approved distance as 0.75 m instead of 1.0m and therefore it is not set away from the boundary.

Loss of light to bedroom window at number 119	Due to a mistake on a previous application the built structure has resulted in loss of light	The mistake on the side elevation and floor plan is noted, however it is considered that due to dense vegetation along this shared boundary the bedroom in question received limited light. Furthermore, it is noted that adjoining property to south, no. 119, is a two storey detached dwellinghouse, which has been extended at the rear with a two storey
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Correction - The 'dense vegetation' is a hedge. It is below the level of the window and therefore has no impact whatsoever on the light coming through the window. This is factually inaccurate as confirmed with the photograph below showing the view out of the bedroom window.



		<p>rear extension. Plans held by the Council show that prior to the two storey rear extension, bedroom 3 had dual aspect windows, with the primary window located at the rear elevation. As a result of the extension to this property directly at the rear of bedroom 3, the only window serving this bedroom is located in the flank elevation facing number 121's flank wall. As such this new situation would not exacerbate the existing situation. The gap separating the two buildings is largely the same as before the extensions were built.</p>
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Correction *'The gap separating the two buildings is largely the same as before the extensions were built'* is inaccurate. A review of the original building location and the size of the side extension reveals a substantial difference and is not *'largely the same'*. The following before and after photographs show how the gap has been considerably reduced therefore this statement will need to be amended to reflect this position.



Above an aerial photo of original 121 house. Below a similar aerial position after the new 121 house was built. It shows quite clearly how the new 121 dwelling has encroached on the gap separating the two houses.



6.2.1 The character of the area is pre-dominantly made up of detached buildings of differing designs and sizes and sitting on large plots. Therefore the street has no clear pattern of development, however it consists of evenly spaced houses at first floor. In this context there are relatively large amounts of open space either side of No 121 .

Correction - There is no '*large amounts of open space either side of 121*'. The build at 121 abuts the adjacent Saddlers Mead boundary and is less than 0.75m from 119 boundary as demonstrated by the officers own photographs below. This is factually incorrect and should be amended.



121 boundary with Saddlers Mead property.



121 boundary with 119

6.2.3 Extension of Front Garage

Whilst the footprint and height of the garage would be greater than that approved under P/3509/14, it is considered that the garage as built would still remain subordinate to the existing dwelling and as such is considered to remain a proportionate addition to the original dwellinghouse . It would have no negative impact on the street scene as it remains set away from the street by a distance of approximately 25m.

6.2.4 Front and side fenestration

It is considered that due to the detached nature of the building, its position being set away from the street and neighbouring buildings together with the varied character and appearance along Rowlands Avenue, the fenestration detail is acceptable in terms of its appearance and character .

6.2.5 Roof and set in from boundary shared with number 119. It is considered that the marginal deviation from the approved plans would still ensure that the proposals do not materially alter the approved scheme and as such considered acceptable.

6.2.6 The roof of the house has been built 0.6m higher than what was previously approved. The increase to the main roof ridge height would be acceptable in terms of its impact on the streetscene .

The raising of the roof is also considered acceptable due to the fact that there is a variation in roof forms and height with those of neighbouring properties . No increase in width is proposed. It is considered that the additional modest additional height of the new roof as built would not be noticeable within the street scene and nor would it appear out of context within the streetscene.

Correction – Terms such as *‘no negative impact on the street’* (6.2.3), *‘the fenestration detail is acceptable in terms of its appearance and character’* (6.2.4), *‘The increase to the main roof ridge height would be acceptable in terms of its impact on the streetscene’* and *‘The raising of the roof is also considered acceptable due to the fact that there is a variation in roof forms and height with those of neighbouring properties’* (6.2.6) are subjective arguments.

All 20 people living near 121 who posted objections to the retrospective planning application did not support any of these views and were diametrically opposed in these opinions.