

RECEIVED: 19 January, 2006

WARD: Northwick Park

PLANNING AREA: Wembley Consultative Forum

LOCATION: John Lyon Ph, 231 Watford Road, Harrow, HA1 3TU

PROPOSAL: Replacement and extension of side boundary fencing, installation of timber decking area to existing side patio area, new playground equipment to rear, extension of existing rear patio area with loss of one car-parking space and erection of fencing to rear of public house

APPLICANT: Greene King Pub Co.

CONTACT: Nova Design Partnership

PLAN NO'S: NDP/811.1: Existing site plan, NDP/811.2: Proposed site plan, NDP/811.3: Proposed play equipment, NDP/881.4: Site location plan, computer-generated 3D image of play equipment entitled: "Action Station 7"

RECOMMENDATION

Grant Consent

EXISTING

The site is the John Lyon Public House located on the northwest corner of the Watford Road and Sudbury Court Drive roundabout. The 1930s property is a two-storey, brick-and-tile building with several additions. The building abuts the northern boundary with car-parking to the front, side and rear. Vegetation is limited to the side and rear property boundaries.

To the North are commercial uses along Watford Road, with residential uses to the South and rear. The Sudbury Court Conservation Area is located on the opposite side of Watford Road.

PROPOSAL

The application seeks planning permission for the erection of timber decking on top of a pre-existing patio at the front of the site, and the creation of a fenced children's play area and associated play equipment.

HISTORY

87/2515 – Erection of single-storey side and rear extension to form toilets, conservatory and enlarged kitchen; erection of entrance canopy and 4 flagpoles on frontage – Granted 22/12/1987.

P2101 1738 – Construction of car park for 27 bays – Granted 27/07/1966.

91665 B503 – Substation on northwest corner of land around public house – Granted.

E4381 6788 – Erection of single storey restaurant extension – Granted 05/02/1974.

POLICY CONSIDERATIONS

Brent Adopted Unitary Development Plan 2004

BE2 Townscape: Local Context & Character
BE6 Public Realm: Landscape Design
BE7 Public Realm: Streetscape
BE9 Architectural Quality
TRN22 Parking Standards – Non-Residential Development
TRN26 Re-Use of Surplus Car Parking

SUSTAINABILITY ASSESSMENT

N/A

CONSULTATION

The occupiers of 10 properties in Amery Road, 5 in Sudbury Court Drive, 11 in Watford Road, 1 in The Crescent and the Sudbury Court Residents' Association were notified of the proposal. Two objections from residents of properties in Amery Road at the rear were received on the grounds of potential noise disturbance from the proposed play area and loss of privacy affecting the use and enjoyment of their gardens. There is presently noise generated from children playing, with children climbing fences to retrieve balls and damaging fences. There are already problems of noise from music, shouting patrons, cars revving in the car park, the worst it has been in 21 years.

Advice from Landscape Design highlighted a number of safety issues associated with the children's play area that need to be brought to the attention of the applicant. The safety surfacing needs to extend 1.75 metres beyond the equipment. A bouncy castle alongside the picket fencing is unsafe. Picket fencing is not robust enough and a steel hairpin type would be better and safer. Landscape Design consider it unlikely that any effect of the works on the roots of the adjacent conifers will be significant. The site also has adequate landscaping.

Transportation offered support for the proposal. Only one space is affected in a car park of 44.

The Sudbury Court Residents' Association also indicated no objection to the proposal, however, it expressed concerns about the northern area of timber decking being susceptible to mildew and suggested construction in concrete or less vulnerable material. There was also mention that the electrical substation should present no hazard to the users of the proposed playground. The children's play area was also suggested to be supervised at all times when in use.

REMARKS

There are two elements to this application. The first is the installation of a raised timber decking area at the front northern corner of the site. The second is the creation of an enclosed children's play area to the rear of the building to include play equipment.

The raised timber decking, will have a minimal material impact to the front elevation of the building. The decking is to be raised 300mm from ground level to match the internal floor level from which there will be access. Steps will be incorporated to the frontage (east) and to an access into the pub to the west of the decking. Although this addition to the front of the site is relatively minor, the Sudbury Court Conservation Area is located directly opposite. Samples of the materials proposed for this addition will be required, should planning permission be granted, to ensure a satisfactory appearance in the streetscape. A 1.8-metre-high, close-boarded fence along the northern boundary is to be replaced in association with these works.

The children's play area at the rear of the site currently exists as a paved patio area, with relatively minimal landscaping. The proposal will extend this area through the loss of a car-parking space. The proposal, if implemented, will be enclosed from the car park, with a 1-metre picket fence proposed. The scheme involves the erection of a low-level linked slide, walkway and climbing structure with 2 roofed areas sited on safety matting, surrounded by a hardsurfaced patio area on which a bouncy castle would be placed next to the car park. Conifers along the northern boundary would have their lower branches removed and height reduced by 30%.

This aspect of the proposal has raised two objections from neighbouring properties, both relating to the potential for noise disturbance. Although the primary source of these noise complaints is to do with the crowds and music within the bar itself, a children's play area has the potential to cause additional noise-related problems. Both objections refer to existing issues with children's activities at the rear of the building, namely noise, damage and trespass. Although the addition of a children's play area will not alleviate these problems, an approval of the scheme may assist in controlling the situation by conditions. The specific site of the play area is at least 7 metres away from the neighbouring residential properties and is enclosed within fencing. The hours of operation can also be controlled by an appropriate condition.

The proposal also makes mention of an alteration to the boundary conifer trees, specifically to reduce their height and to raise the canopy in order to fit the play equipment. The property that is directly adjacent to this line of conifers is a commercial garage and is unlikely to be affected by any privacy issues. Other residential properties are at a distance that would not be affected by the reduction in foliage. There are no objections to the proposed works to these trees.

Advice received from the Council's Landscape Design Team indicates that there are a number of safety issues regarding safety surfacing around the play equipment, bouncy castle and picket fence. Although these safety issues are not necessarily planning-related, they will be brought to the attention of the applicant by way of an informative note.

Although the proposal will result in the loss of one parking space, the advice from Transportation Department indicates that the proposal will not have a significant traffic impact and can therefore be supported.

Based on the above assessment, the application is deemed acceptable, subject to conditions relating to a restriction of hours of usage, lighting, details of fencing and an informative relating to potential safety issues. Planning permission is therefore recommended.

RECOMMENDATION: Grant Consent

REASON FOR GRANTING

(1) The proposed development is in general accordance with policies contained in:-

Brent's Unitary Development Plan 2004
Council's Supplementary Planning Guidance 5 - Altering and Extending Your Home

Relevant policies in the Adopted Unitary Development Plan are those in the following chapters:-

Built Environment: in terms of the protection and enhancement of the environment
Housing: in terms of protecting residential amenities and guiding new development

CONDITIONS/REASONS:

(1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990.

(2) Further details of the proposed fencing between the car park and rear patio area shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced and the development shall be carried out and completed in all respects in accordance with the details so approved.

Reason: These details are required to ensure that a satisfactory development is achieved.

(3) The enclosed rear patio and play equipment shall not be used after 8pm without the written consent of the Local Planning Authority.

Reason: To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties.

- (4) The development hereby approved shall be carried out and completed in all respects in accordance with the proposals contained in the application, and any plans or other particulars submitted therewith.

Reason: To ensure that the proposed development will be carried out as approved so as to avoid any detriment to the amenities by any work remaining incomplete.

- (5) Notwithstanding the details shown on the submitted drawings, further details, showing the height and elements of the proposed play equipment and the extent of safety surfacing, shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced and the development shall be carried out and completed in all respects in accordance with the details so approved.

Reason: These details are required to ensure that a satisfactory development is achieved and in the interests of the occupiers of neighbouring properties.

- (6) No form of external illumination shall be installed over the rear patio and play equipment without the written consent of the Local Planning Authority.

Reason: To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties.

INFORMATIVES:

- (1) The safety surfacing around the play equipment should be extended from that indicated so it is a minimum of 1.75 metres from the equipment, to comply with BS 5696.
- (2) The proposed picket fencing is considered to be undesirable both on grounds of safety and appearance. A low, metal, hairpin-style fence is preferred.
- (3) In view of the requirements of Informative 1 above, it is considered that it would not be possible to provide the play equipment indicated on the submitted drawings, hence the wording of Condition 5 above.

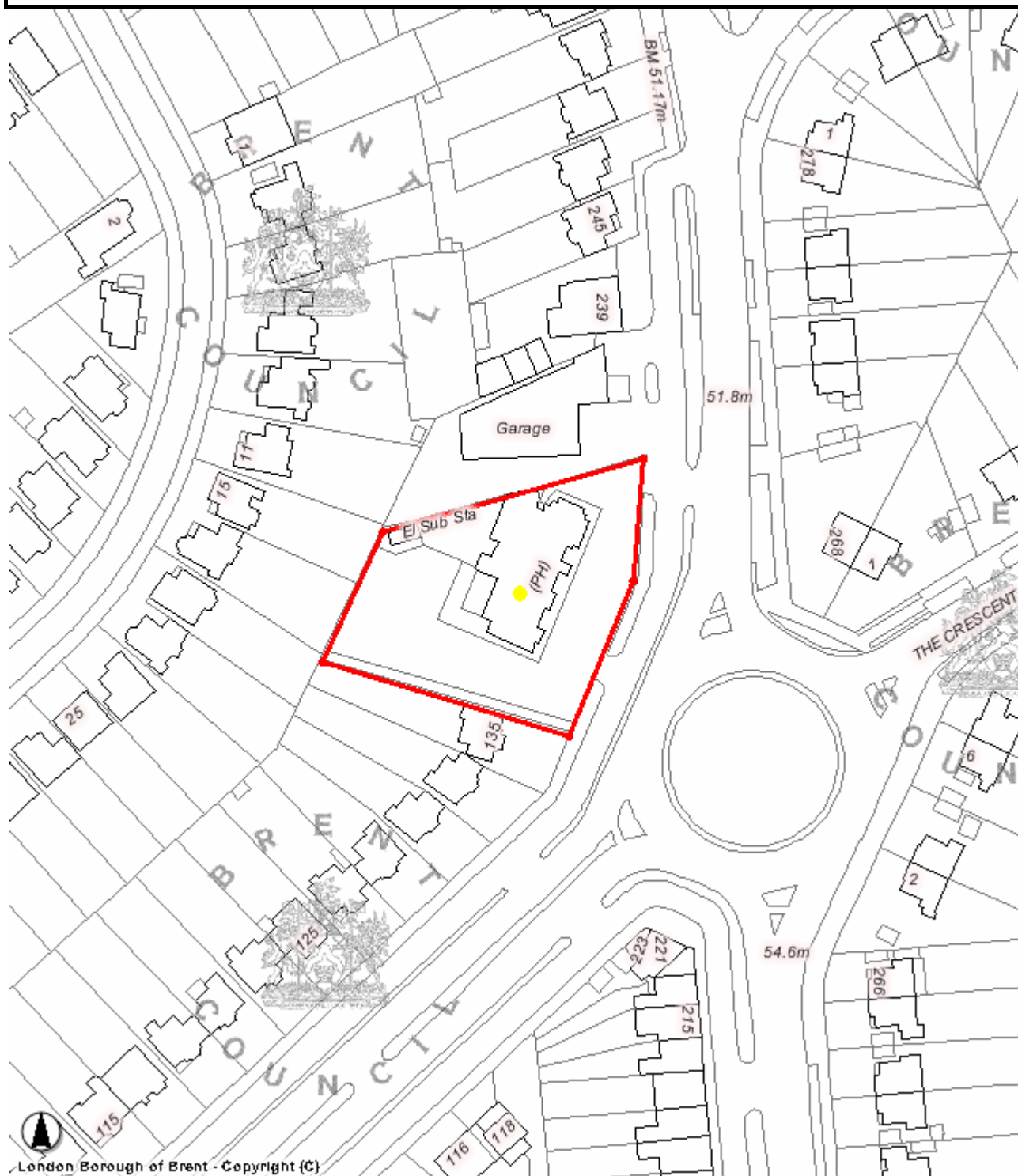
Any person wishing to inspect the above papers should contact Stephen Allen, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5376



Planning Committee Map

Site address: John Lyon Ph, 231 Watford Road, Harrow, HA1 3TU

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