

COMMITTEE REPORT

Planning Committee on
Item No

22 October, 2015

Case Number

15/1569

SITE INFORMATION

RECEIVED: 8 June, 2015

WARD: Kenton

PLANNING AREA: Kingsbury & Kenton Consultative Forum

LOCATION: 25 Brookfield Crescent, Harrow, HA3 0UT

PROPOSAL: Demolition of existing dwellinghouse and associated buildings and erection of 3 two storey dwellinghouses (2 x 2bed and 1 x 3bed) with associated car parking spaces, bin stores, amenity space and landscaping (revised description)

APPLICANT: Mr Clark

CONTACT: Richard Edwards Associates

PLAN NO'S: Refer to Condition 2

SITE MAP



Planning Committee Map

Site address: 25 Brookfield Crescent, Harrow, HA3 0UT

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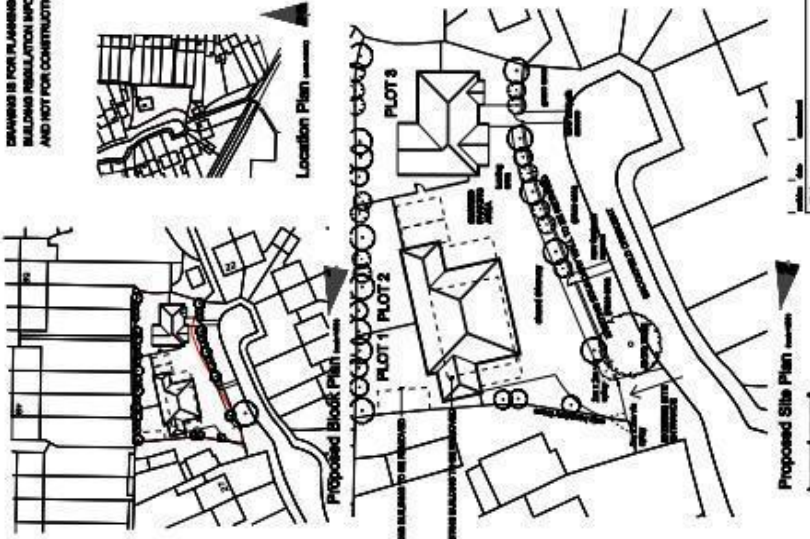
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This map is indicative only.

SELECTED SITE PLANS

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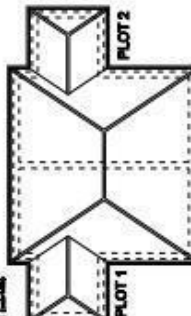
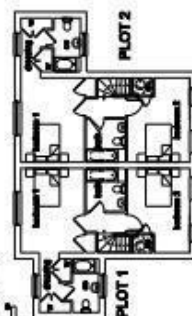
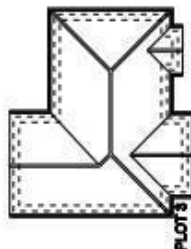
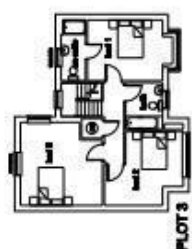
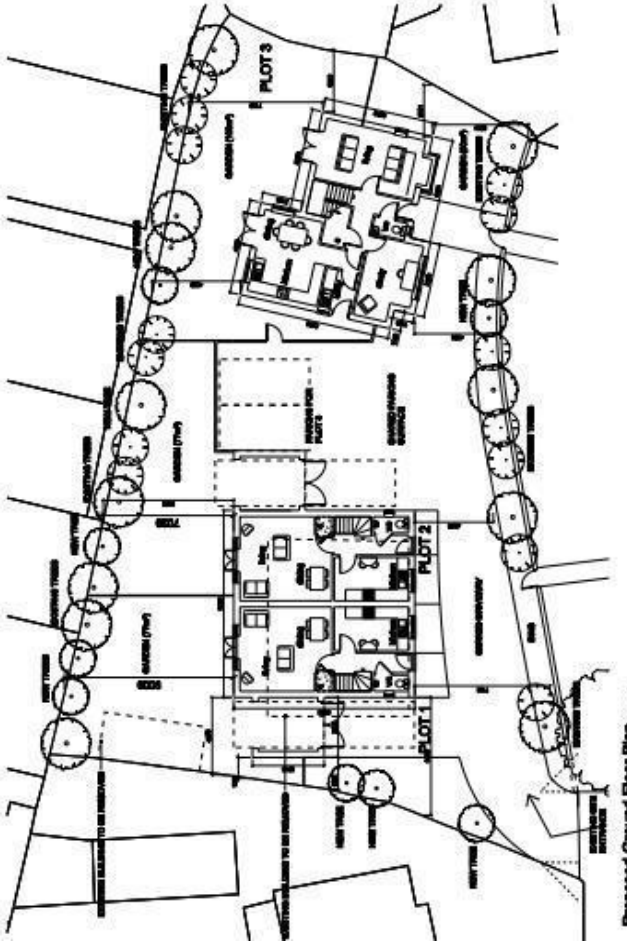
DRAWINGS IS FOR PLANNING AND BUILDING REGULATION INFORMATION AND NOT FOR CONSTRUCTION



Client	M/T Clark
Proposed Occupancy	28 Residential (Council House) R4B RUT
Location	London, UK
Date	15-10-2016
Scale	1:1000
Author	Richard Edwards Associates
Check	Richard Edwards Associates
Drawn	Richard Edwards Associates
Project No.	16/001
Revision	1

Richard Edwards Associates
Building Services
15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

Plot Schedule
PLOT 1 - 2 BEDROOM
PLOT 2 - 2 BEDROOM
PLOT 3 - 3 BEDROOM

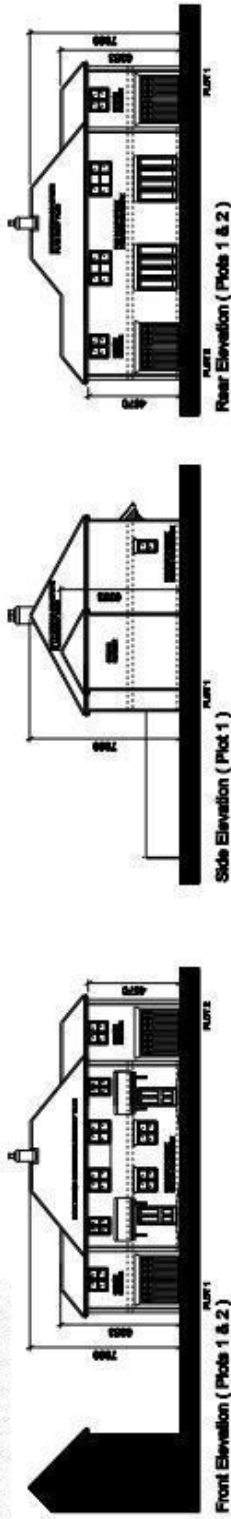


Proposed Ground Floor Plan

Proposed First Floor Plan

Proposed Roof Plan

Proposed Elevations for Units 1 and 2

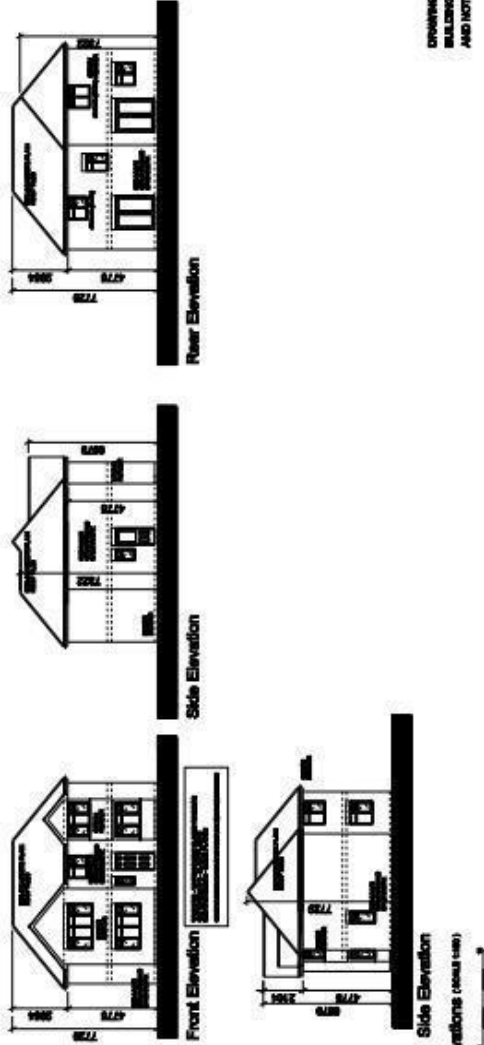


Front Elevation (Plots 1 & 2)

Side Elevation (Plot 1)

Rear Elevation (Plots 1 & 2)

Proposed Elevations for Unit 3



Front Elevation

Side Elevation

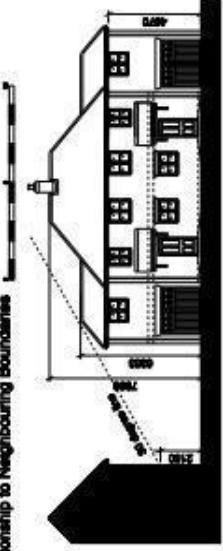
Rear Elevation

Proposed Elevations (new use)

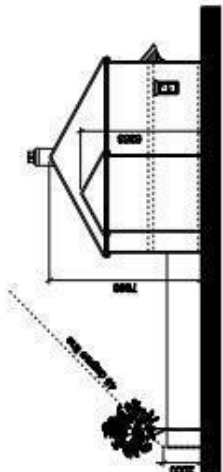
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Plot No.	1075	Plot to be used with Permissions
Client	Mr T Clark	
Address	20 Broadfield Crescent Harrow HA8 6JT	
Project Name	Proposed Elevations	
Scale	1:1000	
Issue	E - 1482 - 16 - 05A	February 2016
Drawn by	Richard Edwards Associate	
Checked by	Richard Edwards Associate	
Project Manager	Richard Edwards Associate	
Project Engineer	Richard Edwards Associate	
Project Architect	Richard Edwards Associate	
Project Designer	Richard Edwards Associate	
Project Draughtsman	Richard Edwards Associate	
Project Checker	Richard Edwards Associate	
Project Approver	Richard Edwards Associate	
Project Sign-off	Richard Edwards Associate	
Project Date	16/02/2016	
Project Status	Final	

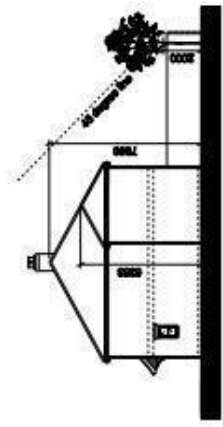
Relationship to Neighbouring Boundaries



SECTION A-A (Front Elevation (Plots 1 & 2))



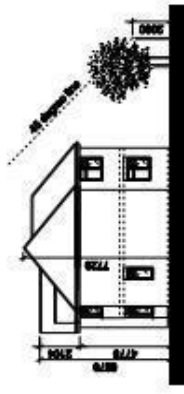
SECTION B-B (Side Elevation (Plot 1))



SECTION C-C (Side Elevation (Plot 2))



SECTION D-D (Side Elevation (Plot 3))



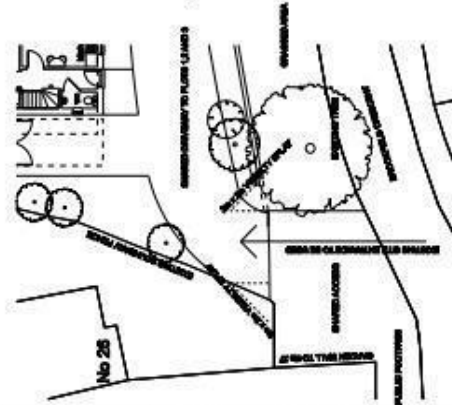
SECTION E-E (Side Elevation (Plot 3))



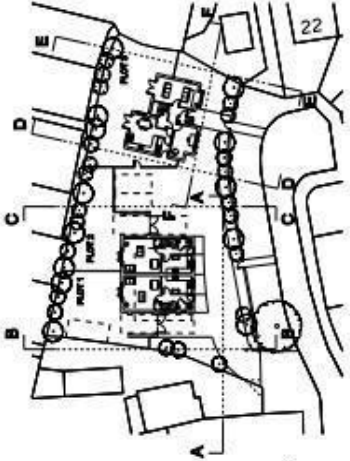
SECTION F-F (Front Elevation (Plot 3))



Image illustrating Existing Site Entrance to be used



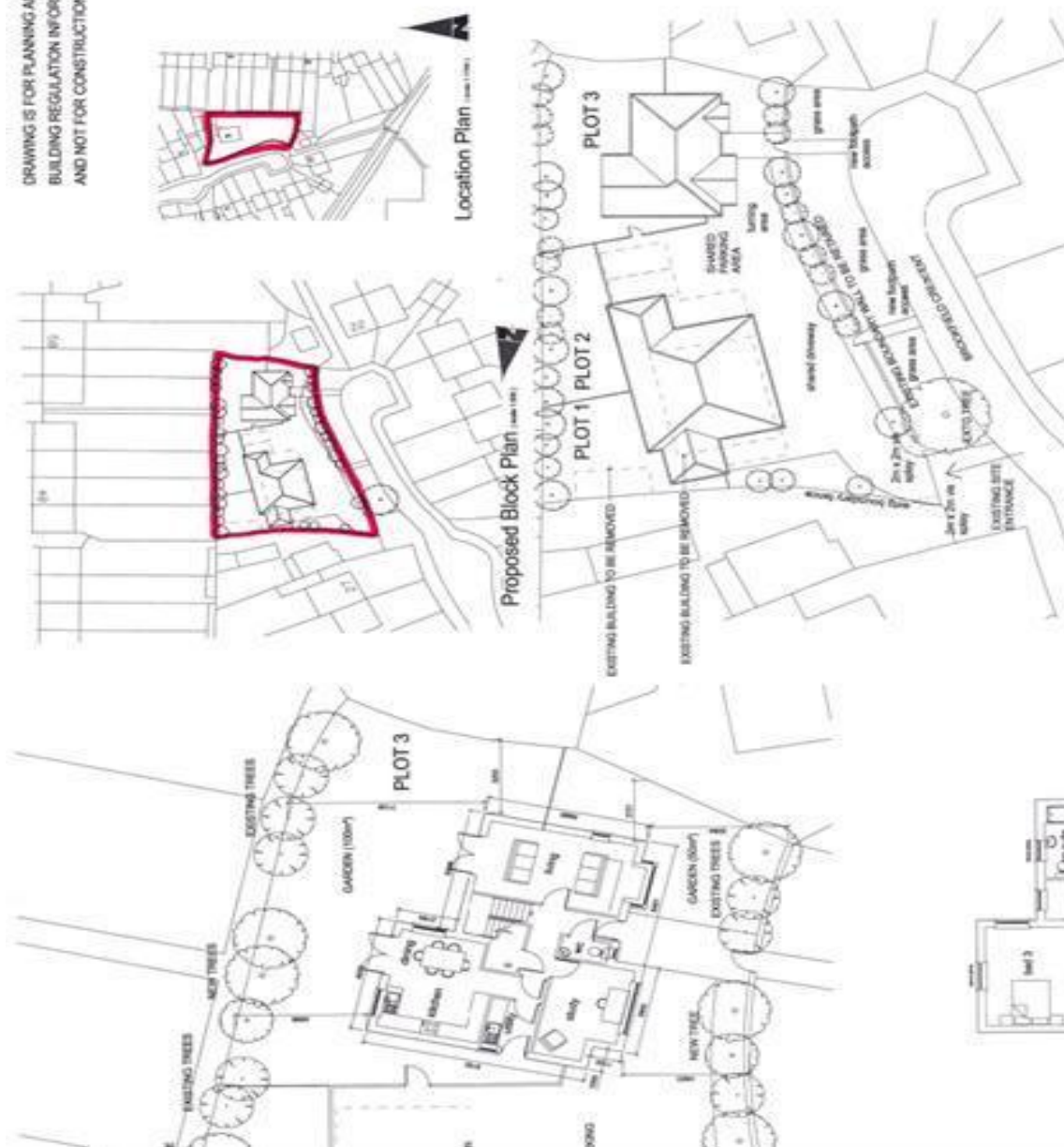
Section Key



<p> Mr T Clark 25 Broadfield Crescent (Home) HANBURY Leicestershire LE15 8JY Tel: 0116 253 1111 Fax: 0116 253 1112 Email: info@richard-edwards.co.uk Website: www.richard-edwards.co.uk </p>	<p> Richard Edwards Associates Planning & Architecture 101-1011 Market Leicestershire LE1 1AA Tel: 0116 253 1111 Fax: 0116 253 1112 Email: info@richard-edwards.co.uk Website: www.richard-edwards.co.uk </p>
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RECOMMENDATIONS

Grant consent, subject to the conditions set out in the Draft Decision Notice.

A) PROPOSAL

Demolition of existing dwellinghouse and associated buildings and erection of 3 x two storey dwellinghouses (2 x 2bed and 1 x 3bed) with associated car parking spaces, bin stores, amenity space and landscaping.

B) EXISTING

The application site comprises a detached chalet bungalow located at the head of the cul de sac on Brookfield Crescent. The plot is unusual in its form as it is shallow in depth but wide in its length, which is unusual for the typical character of this suburban area. The existing dwellinghouse is sited at the northern end of the site with the garden area to the south.

The remainder of Brookfield Crescent contains two storey semi detached dwellinghouses which are sited on more traditional plots (which are long in terms of the length of the plots but quite narrow - typically around 6m wide). The application site also abuts the rear garden of terraced houses on Cranleigh Gardens (Nos. 46 to 58), which have long gardens at around 25m deep).

There is a public footpath to the south of Brookfield Crescent at the head of the cul de sac that provides access to Falcon Way. On the opposite of Wealdstone Brook from this public footpath is Uxendon Manor Primary School and Claremont High School is on the northern side of Wealdstone Brook accessed from Falcon Way.

The site is not located within a conservation area or an archaeological priority area. It does not contain any listed buildings.

C) AMENDMENTS SINCE SUBMISSION

The following amendments has been made to the plans:

- Plots 1 and 2 moved further away from the rear boundary with Cranleigh Gardens (now 7.0396m to 9.009m)
- Reduction in the height of plot 3 so that the eaves do not exceed the height of plots 1 and 2
- Reduction in the number of bedrooms for plot 3 from four to three bedrooms
- Centrally located chimney stack on the roof of plots 1 and 2
- New pedestrian pathway from Brookfield Crescent to Plot 3

The following supplementary reports have been submitted:

- Flood Risk Assessment
- Tree Survey

D) SUMMARY OF KEY ISSUES

Design & Layout & Relationship with Neighbouring Buildings: The scheme has been amended since the previous refusal to have an appropriate relationship with the street frontage on Brookfield Crescent.. The buildings relate acceptably to surrounding buildings in terms of the amenity of neighbouring residential occupiers and the quality of accommodation provided.

Car Parking: Each house will have the benefit of one off street parking space and an unshared visitor parking space will also be provided. The level of car parking is acceptable for this scheme.

E) MONITORING

The table(s) below indicate the existing and proposed uses at the site and their respective floorspace and a breakdown of any dwellings proposed at the site.

Floorspace Breakdown

Primary Use	Existing	Retained	Lost	New	Net Gain (sqm)
Dwelling houses	132	0	132	334	202

Monitoring Residential Breakdown

Description	1Bed	2Bed	3Bed	4Bed	5Bed	6Bed	7Bed	8Bed	Unk	Total
EXISTING (Houses)				1						1
PROPOSED (Houses)		2	1	1						3

RELEVANT SITE HISTORY

Relevant planning history

14/2482: Full Planning Permission sought for demolition of existing dwellinghouse and associated buildings and erection of 4 two storey dwellinghouses (2 x 2bed and 2 x 3bed) with associated car parking spaces, bin stores, amenity space and landscaping - Dismissed on Appeal.

14/0691: Full Planning Permission sought for demolition of existing dwellinghouse and associated buildings and erection of a new 2 storey block consisting 6 x 2 bedroom self-contained flats, single storey detached building for cycle and bin storage, provision for car parking and hard and soft landscaping - Withdrawn, 28/04/2014.

CONSULTATIONS

Consultation Period: 16/06/2015 - 07/07/2015

Additional Consultation Period: 22/06/2015 - 13/07/2015

Consultation Period on revised plans: 07/09/2015 - 28/09/2015

Public Consultation

38 neighbouring properties consulted - 14 neighbours objected to the original plans following grounds:

- Brookfield Crescent is a narrow road that already struggles with larger vehicles such as deliveries and refuse vehicles.
- Site is located close to the footpath that provides access to Uxendon Manor Primary School - increase congestion during school drop off and collection time in terms of pedestrians and vehicles.
- Potential sewage problem.
- Construction lorries will block road and cause noise and disturbance.
- Garden of No. 25 Brookfield Crescent currently being used to store construction materials
- Sitting of detached house (plot 3) is out of keeping with suburban character of the street
- New houses will result in loss of privacy, light and outlook to neighbouring occupiers.
- Site at risk of flooding.
- Loss of rear garden and over development of the site.
- Decrease in value of existing properties.
- The existing house is of character and should be retained. An application made to English Heritage to make the building listed.
- Landscaping and trees removed prior to first application being submitted in 2014.
- Consultation period inadequate and should extend into the summer holidays.
- Increased noise and disturbance

A total of 14 objections were received following consultation on the revised plans. The following new issues have been raised

- The scheme does not overcome the Planning Inspectorate's objections
- Inadequate parking provision and tight parking layout of the three new houses
- Proposed pathways is across the public grass area at the end of the crescent
- New pathway will increase opportunity for crime

Officer response to all of the objections raised above are discussed within the remarks section of this report.

External Consultation

Kenton Ward Councillors - no comments received.

The Environment Agency - Has advised that the application should follow standing advice as in Flood Zone 2. They advised that they do not need to be consulted further on the application.

Internal Consultation

Transportation - There are no objections on transportation grounds to this proposal, subject to a condition requiring the submission and approval of a revised site layout plan showing: (i) one allocated parking space for each of the dwellings and an unallocated shared visitor space to comply with parking standards PS14 (ii) an accurate drawing of the entrance in line with the existing crossover to prevent illegal crossing of the footway (iii) increased provision of soft landscaping (iv) details of front boundary treatment showing pedestrian visibility splays (2m x 2m above a height of 0.6m) at the vehicular accesses and (v) financial contribution of £7,000 is also sought.

Environmental Health - No objections subject to a condition securing a Demolition and Construction Method Statement.

Landscape - Have confirmed that the tree report and arboricultural implications assessment carried out by Tree Sense on behalf of the applicant for the application is acceptable. They also confirm that they have no objection to the removal of trees T11-T14 but would expect to see a good quality landscape scheme which

includes suitable replacement and additional tree planting wherever possible. The report and tree protection plan should be conditioned and a site inspection carried out by the LPA's tree officer to check on tree protection measures prior to commencement of works.

Conservation Officer - Proposal is acceptable in principle but further details to secure high quality design and a good standard of amenity are sought.

POLICY CONSIDERATIONS

National Level

National Planning Policy Framework

Paragraph 49 relates to housing application and states that such applications should be considered in the context of the presumption in favour of sustainable development.

Chapter 7 discusses the importance of good design. It states that good design of a key aspect of sustainable development. Paragraph 60 states that planning decisions should not attempt to impose architectural styles or particular tastes, but decisions should seeks to promote or reinforce local distinctiveness. Paragraph 64 advises that planning should be refused for poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Regional Level

The Further Alterations to the London Plan 2015

The London Plan is the overall strategic plan for London, setting out an integrated economic, environmental, transport and social framework for the development of London. London boroughs' local plans need to be in general conformity with the London Plan, and its policies guide decisions on planning applications. The following policy is relevant:

3.5 Quality and design of housing developments

The Mayor's Housing Supplementary Planning Guidance (adopted November 2012)

This guidance relates to the housing policies within the London Plan and covers policies on housing provision and policies on affordable housing. It gives detailed guidance for boroughs on how to develop sites for housing and how to determine housing mix and density for any individual site.

Local Level

Brent's Core Strategy 2010

The Council's Core Strategy was adopted by the Council on 12th July 2010. As such the policies within the Core Strategy now hold considerable weight. The relevant policies for this application include:

CP17: Protecting and enhancing the suburban character of Brent - Balances the regeneration and growth agenda promoted in the Core Strategy, to ensure existing assets (e.g. heritage buildings and conservation areas) are protected and enhanced. Protects the character of suburban housing and garden spaces from out-of-scale buildings.

CP21: A Balanced Housing Stock - A balanced housing stock should be provided to meet known needs and to ensure that new housing appropriate contributes towards the wide range of borough household needs including an appropriate range and mix of self contained accommodation types and sizes.

Brent's UDP 2004

In addition to the Core Strategy, there are a number of policies which have been saved within the Unitary Development Plan (UDP). The UDP was adopted on 15 January 2004. The saved policies will continue to be relevant until new policy in the Local Development Framework is adopted and, therefore, supersedes it. The relevant policies for this application include:

BE2: Townscape - Local Context & Character

Proposals should be designed with regard to local context, making a positive contribution to the character of the area, taking account of existing landforms and natural features. Proposals should improve the quality of the existing urban spaces, materials and townscape features that contribute favourably to the area's character and not cause harm to the character and/or appearance of an area or have an unacceptable visual impact on Conservation Areas.

BE7: Public Realm - Streetscape

A high quality of design and materials will be required for the street environment. The following will be resisted (both for existing and new developments) where they would detract from the character of the area :-

- (a) The excessive infilling of space between buildings and between buildings and the road;
- (b) hard surfacing occupying more than half of a front garden area;
- (c) forecourt parking where such parking would detract from the streetscape or setting of the property, or create a road/pedestrian safety problem.

BE9: Architectural Quality

Creative and high-quality design solutions specific to site's shape, size, location and development opportunities. Scale/massing and height should be appropriate to their setting and/or townscape location, respect, whilst not necessarily replicating, the positive local design characteristics of adjoining development and satisfactorily relate to them, exhibit a consistent and well considered application of principles of a chosen style, have attractive front elevations which address the street at ground level with well proportioned windows and habitable rooms and entrances on the frontage, wherever possible, be laid out to ensure the buildings and spaces are of a scale, design and relationship to promote the amenity of users providing satisfactory sunlight, daylight, privacy and outlook for existing and proposed residents and use high quality and durable materials of compatible or complementary colour/texture to the surrounding area.

H12: Residential Quality - Layout Considerations

Seeks to ensure that all residential development has a high quality layout, has an appropriate level of car parking and features housing facing onto streets. It states that proposals should avoid having an excessive coverage of hardstanding and have an amount and quality of landscaped areas appropriate to the character of the area.

TRN10: Walkable Environments

The 'walkability' of the public environment should be maintained and enhanced.

TRN11: The London Cycle Network

Developments should comply with the plan's minimum cycle parking standards (PS16), with cycle parking situated in a convenient, secure and, where appropriate, sheltered location.

TRN15: Forming an access onto a road

The creation of an access from a dwelling to a highway will be acceptable where:-

- (a) the location of the access would be at a safe point with adequate visibility;
- (b) the access and amount of off street parking proposed would be visually acceptable

TRN23: Parking Standards - Residential Developments

Parking standards for residential developments. The level of residential parking permitted will be restricted to no greater than the standards in PS14.

Supplementary Planning Guidance

SPG17 "Design Guide for New Development"

Supplementary Planning Guidance No. 17 "Design Guide for New Development" (SPG17), adopted by the Council in October 2001, sets out the general design standards for development and has regard to the character, design and appearance of developments, the design layout with respect to the preservation of existing building lines, size and scale of buildings and structures, and privacy and light of adjoining

occupants. This policy guidance document addresses residential densities, minimum sizes for residential dwellings, external finishing materials, amenity spaces and parking related issues.

DETAILED CONSIDERATIONS

Site and Surroundings

1. The application site comprises a detached chalet bungalow located at the head of the cul de sac on Brookfield Crescent. The plot is unusual in its form as it is shallow and width which is unusual for the typical character of this suburban area. The existing dwellinghouse is sited at the northern end of the site with the garden area to the south.
2. The remainder of Brookfield Crescent contains two storey semi detached dwellinghouse which are sited on more traditional plots (which are long in terms of the length of the plots but quite narrow - typically around 6m wide). The application site also abuts the rear garden of terraced houses on Cranleigh Gardens (Nos. 46 to 58). There is a public footpath to the south of Brookfield Crescent at the head of the cul de sac that provides access to Falcon Way. On the opposite of Wealdstone Brook from this public footpath is Uxendon Manor Primary School and Claremont High School is on the northern side of Wealdstone Brook accessed from Falcon Way.
3. The site is not located within a conservation area or an archaeological priority area.

Relevant site history

4. The site has been subject to two previous planning applications to demolish the existing chalet bungalow and erect new houses/flats on the site. The more recent refusal (LPA Ref: 14/2482) for "the demolition of existing dwellinghouse and associated buildings and erection of 4 two storey dwellinghouses (2 x 2bed and 2 x 3bed) with associated car parking spaces, bin stores, amenity space and landscaping" was refused for the following reasons:

Plot 3, by reason of its orientation within the site, siting, size and proximity to the front boundary, would result in a unduly prominent and cramped form of development that is out of keeping with the character of the streetscape and suburban setting. Further, the overhanging of the eaves of the garage and ensuite to plot 1 over the application boundary, further adds to the development representing an over development of the site. The proposal is therefore contrary to policy CP17 of Brent's adopted Core Strategy and policies BE2, BE7, and BE9 of Brent's adopted Unitary Development Plan 2004.

The proposal results in a substandard form of accommodation evident by the failure for plots to provide minimum internal floor space and/or room space standards as set out in the Mayor's Housing SPG, severely restricted outlook from rear habitable rooms for plots 3 and 4 at ground floor level and poor outlook onto a large hardsurfaced area, and lack of privacy and resulting noise and disturbance from front habitable room windows to all plots as a result of not providing any defensible space. This is contrary to policy 3.5 of the London Plan 2011, policies BE7, BE9 and H12 of Brent's UDP 2004 and the guidance as set out in SPG17 "Design Guide for New Development" and the Mayor's Housing Supplementary Planning Guidance (adopted November 2012).

The siting of the four new houses due to the close proximity to the boundaries with the rear gardens on Cranleigh Gardens will result in a significant loss of privacy and undue overlooking for the of the properties on Cranleigh Gardens, in particular Nos. 46 to 58. This would be contrary to policy BE9 of Brent's UDP 2004 and the guidance as set out in SPG17 "Design Guide for New Development".

5. The decision was appealed and the Planning Inspectorate dismissed the appeal on the grounds that the proposal represented an over-development of the site that was considered to be out of keeping with, and damaging to, the character and appearance of the surrounding area.

Current proposal

6. The current application is seeking to address the previous objections raised by the Planning Inspectorate. The scheme now involves three new houses; the proposal was originally for 2 x two bedroom houses and 1 x 4 bedroom house. Revisions have been submitted during the course of the application to alter the four bedroom house into a three bedroom house. A number of other amendments to the plans were also sought which included alterations to the design and siting of the houses. Details of the revisions that

were sought are set out in the amended plans section below.

The considerations of this application are discussed below:

Principle of development

Demolition of existing dwellinghouse

7. As discussed above the existing dwellinghouse is not sited within a conservation area nor is it a listed building. There is therefore no objection in policy terms to its demolition. In terms of redeveloping the site, policy CP21 seeks a replacement 3 bedroom family sized house to be provided within the new scheme.

8. It should be noted that if the application was just to demolish the existing dwelling and not provide an redevelopment of the site, the procedure would be a prior notification application to the Local Planning Authority under Part 11, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015. In such applications, Local Planning Authorities can only determine as to whether prior approval will be required for the method of demolition and any proposed restoration of the site.

9. One of the objections that has been received refers to the building being nominated for listed to Historic England (formally English Heritage). As discussed above, the Council has no control over its demolition as it is not a heritage asset (either statutory or locally listed) and it is not designated within a conservation area. Further, it or the area, does not quite meet the criteria for local or national designation.

Development of rear garden

10. Residential rear gardens do not fall within the definition of Previous Developed Land (PDL). This is stated in Annex 2 of the NPPF. The adopted Core Strategy sets out the chosen local strategy as one of directing new housing to the identified growth areas (policy CP1, CP2) and to protect and enhance the suburban character of Brent (policy CP17). This policy position is reinforced in Paragraph 53 of the NPPF which states that local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.

11. The changes to the definition of PDL do not mean development of private residential gardens is no longer possible; instead, changes increase the weight given to the need to ensure development respects the character of the area. In line with policy CP17, development of garden space and infilling of plots with out-of-scale buildings that do not respect the settings of the existing dwellings will be resisted.

Design

12. The scheme proposes a total of 3 new houses. This includes a pair of semis known as plots 1 and 2 sited on a similar footprint as the existing chalet bungalow that face onto Brookfield Crescent and another detached house known as plot 3 located in the southern end of the site (where the private garden area is currently sited). Plots 3 also faces onto Brookfield Crescent.

13. In terms of the relationship with the streetscene, plots 1 and 2 are closer to the street frontage. A set back of between 5.8m to 7.38m is now proposed whereas the previous scheme had a set back of 5.03m to 9.645m. Whilst plot 1 is closer to the street, it still involves a significant set back which is in keeping with the existing buildings taken into account the curved nature of the site. Plots 1 and 2 still face onto Brookfield Crescent. It is considered that plots 1 and 2 maintain an acceptable relationship to Brookfield Crescent and do not appear cramped within the plot.

14. The previous application raised objection to the siting and orientation of plots 3 and 4 to the street. This included a set back of only 1.32m from the back edge of the pavement at its closest point, which is significantly less than the other set backs on the street. The Planning Inspector agreed that plots 3 and 4 appear cramped and out of character with surrounding development. Their orientation at right angles to the street would also be contrary to the established layout of housing within Brookfield Crescent.

15. To address the concerns raised by the Planning Inspector, the current application only proposes one detached house (plot 3). It has been reorientated to face onto Brookfield Crescent and now has an increased set back of 4.53m to 5.084m from the back edge of pavement. The increased set back is considered to now be more in keeping with the existing buildings taken into account the curved nature of the

site, and the reorientation to face onto Brookfield Crescent is in keeping with the established layout of housing within Brookfield Crescent.

16. The new houses are all two storeys with hipped pitched roofs. This is in keeping with the general character of the area. The detailing of the houses is relatively simple in design terms, but further details of external materials, window, front door and porch designs and centrally located chimney stack to provide distinctive between the semis could be conditioned to any forthcoming consent, to ensure that a high quality of finish is secured. Plots 1 and 2 have a garage and first floor element which has been designed to be subservient to the main house. Given that this feature has a roof that is significantly lower to the main roof, it will appear subservient and can be supported in principle. Plot 3 has been designed so that the height of the eaves and main roof are no higher than plots 1 and 2. As this plot is wider the bulk of the building has been broken up by gabled bay windows to provide articulation.

17. Overall it is considered that the changes to the scheme, in particular the resiting of plot 3, has overcome the previous Inspector's concerns, and that all three house now are in keeping with the character and appearance of the locality.

Residential quality

Unit Mix and Size

18. This scheme proposes 2 x 2 bedroom dwellinghouses and 1 x 3 bedroom dwellinghouses. This provides an appropriate mix of units including family sized units (3 bedrooms or more) in line with CP21. The size of each unit is discussed below:

19. Plots 1 and 2 are two bedroom 4 person dwellinghouse. They have an internal floor area of approx. 88sqm together with a garage at ground floor. This meets the minimum requirement set out in the London Plan of 83sqm. In addition, both double bedrooms and the living/dining/kitchen space meet the minimum requirements set out in the London Plan.

20. Plot 3 has an internal floor area of 132sqm which exceeds the minimum requirement of 95sqm as set out in the London Plan. In addition, all of the bedrooms and the living/dining/kitchen space meet the minimum requirements set out in the London Plan.

Outlook and privacy

21. All three houses have the benefit of dual outlook, and it is considered outlook for the three houses is acceptable.

22. Given the length of the rear gardens of neighbouring properties on Cranleigh Gardens, it is not considered that the new houses will be overlooked by existing surrounding houses. Likewise the orientation between plots 1 and 2 and plot 3 will prevent overlooking between the two pair of semis.

23. To ensure that plots 1 and 2 have sufficient privacy from the front ground floor windows as a result of their location next to the shared driveway, it is recommended that details of a landscape buffer in front of these windows are secured by condition.

External amenity space

24. All of the dwellinghouses will have rear garden areas of at least 50sqm which meet the requirements of SPG17.

Amenities of neighbouring properties

Privacy

25. SPG17 advises that there is a requirement to have a gap of 10m from the rear wall of the proposed dwelling to the rear boundary to allow for adequate levels of privacy and a distance of 20m between directly facing habitable rooms. Plots 1 and 2 have a distance of between 7.09m to 9.00m to the rear boundary with Cranleigh Gardens. This falls short of the requirements of SPG17. Plot 2 is also now closer to the rear boundary than the house in plot 2 in the previous application by 1.5m. Whilst plot 2 is closer, consideration needs to be given to any increased degree of impact following the previous appeal considerations. The Inspector appreciated the concerns of local residents on Cranleigh Gardens but noted

that those properties have long rear gardens (around 25m). The Inspector observed that there is a fence separating the appeal site from these gardens, together with a number of semi-mature trees within the gardens of many of the most adjacent dwellings.

26. Whilst plot 2 is now closer, it is noted that there are a number of trees within the rear gardens in Cranleigh Gardens that assist in restricting views into the neighbouring gardens from first floor windows. A tree report has been submitted with the current application showing how these trees will be protected during the construction works (further details of which are discussed below). The boundary fence will prevent overlooking at ground floor level. Overall it is considered that the plots 1 and 2 will not cause a detrimental degree of overlooking to the neighbouring rear gardens and properties on Cranleigh Gardens.

27. Plot 3 has rear habitable room window at ground floor facing Cranleigh Gardens. Once again views will be restricted by the boundary fence and trees in the neighbouring gardens. At first floor level, the window on the rear elevation of the bedroom has been marked as obscured glazed. This window is 4.699m away from the rear boundary. The bedroom has a second window facing eastwards has a second window which is 8.5m to the neighbouring rear garden. The distance is similar to plots 1 and 2, and it is therefore considered that the relationship is acceptable subject to this window being obscured glazed at lower level and clear glazed at high level. Rear windows to the bathroom and landing will be conditioned to be obscured glazed. Overall it is considered that the plot 3 will not cause a detrimental degree of overlooking to the neighbouring rear gardens and properties on Cranleigh Gardens.

Proximity to neighbouring properties

28. To ensure that new development does not appear overbearing or result in undue loss of light, the height of new development is required to sit within a line drawn at 45 degrees from the edge of adjoining rear garden amenity space measured at a height of 2m above ground level. The elevation plans show the relationship with the rear gardens on Cranleigh Gardens demonstrating that the new houses will sit within a line drawn at 45 degrees. The Planning Inspector also stated in the previous appeal that any loss of sunlight will be minimal and only affect the very ends of the gardens to 50-56 Cranleigh Gardens during the late afternoon. The Inspector concluded that development would not bring about any unacceptable loss of residential amenity to nearby residents.

Front forecourt layout and highway considerations

Car parking and access

29. The car parking allowances for residential use are set out in standard PS14 of the adopted UDP 2004. As the site does not have good access to public transport services, the maximum standard applies to the site.

30. The maximum parking allowance for the proposed 2-bedroom dwellings is 1.2 space and for the 3- bedroom units 1.6 spaces and therefore a maximum total allowance of 4 spaces applies. Officers in Transportation have advised that the current parking provision of 4 spaces exceeds standards and should be reduced to one allocated space per dwellinghouse and a shared unallocated visitor space. It is recommended that as part of any forthcoming consent, a revised site layout is conditioned to include one of the spaces as a shared unallocated visitor space.

31. The proposed provision of four spaces (one per dwelling) is within this limit and is close enough to the maximum allowance to allay any concerns regarding overspill parking from the site.

32. The parking spaces will be accessed via the existing crossover. The drawing shows a 4.5m gap in the front boundary wall however, on site the crossover is only 3.5m. Therefore the proposed entrance does not comply with Brent's Crossover Policy and would lead to the illegal crossing of the footway. In previous comments, Transportation have requested widening of the crossover to 4.1m to allow two cars to pass one another. Transportation are no longer concerned with the widening of the crossover as the applicant has reduced the number of proposed dwellings from 4 to 3 and therefore the driveway does not need to be wide enough to have cars pass each other. Therefore a revised plan should be submitted showing the correct existing vehicular entrance width, in line with the existing crossover, and the front boundary walls should extend to edge of the crossover to prevent illegal crossing of the footway. It is recommended that a condition is secured requiring these details to be submitted.

33. In addition, there is a requirement to provide visibility splays at the access for pedestrian safety. The boundary wall and hedges either side of the crossover are over a 1m high and the vehicular access is

positioned at an angle with a tree on the public footway just south of the access making it difficult to maintain sight line visibility. As the site is adjacent to a Public Right of Way, the footway will be used by pedestrians and therefore the boundary wall either side of the vehicular access must not have any obstruction over 0.6m above road level. It is recommended that details of the boundary wall are conditioned to any forthcoming consent.

34. Drawing number E-1492-15-01A shows two new pedestrian accesses into the site and propose a gate that opens inwards and not out onto the Public Footway, this is acceptable. Transportation have advised that the grass verge will not be paved to provide direct access from the carriageway as seen on the plan and the existing Public Footway parallel to the grass verge should be used for pedestrian access. The grass verge falls outside of the application site and it is recommended that an informative is added to any forthcoming consent to inform the applicant of this matter.

Refuse

35. The drawing shows the bin storage provided near the entrance of the site. The front forecourt has sufficient space to accommodate a bin store that meets the refuse capacity requirements, and provide increased levels of soft landscaping. It is recommended that this is conditioned to any forthcoming consent.

Cycle parking

36. No cycle parking spaces have been provided. To comply with Policy PS16, 1 cycle space per dwelling should be provided in a secure and covered shelter to protect against weather and theft. Each unit has private garden space that can accommodate bicycle parking. Details of bicycle parking are recommended to be conditioned to any forthcoming consent.

Flood Risk and Drainage

37. Based on the latest Flood Risk Map from the Environment Agency, the bottom 9m of the existing rear garden (southern end of the site), lies within Flood Zone 2. The remainder of the site is outside a flood risk zone. A Flood Risk Assessment has been submitted. This includes a requirement to implement flood resistant design measures within plot 3. A safe escape has also been considered. This route is to the north of the site onto Brookfield Crescent and lies outside of the flood risk zone. It is recommended that the requirements set out in the Flood Risk Assessment are conditioned to any forthcoming consent.

Surface Water Drainage

38. As the scheme is not a major development (10 units or more) there is not a requirement to submit a sustainable drainage plan. However, as part of the existing rear garden will be built upon, it is recommended that permeable paving is conditioned as part of the landscaping condition. The use of permeable paving together with soft landscaping will assist in slowing down water run off into the drains.

Trees and landscaping

39. The frontage of the site currently has small trees/shrubs along the boundary at the head of the cul de sac. The plans show landscaping to be retained along the frontage. The existing landscaping could be removed and replaced with a low box hedge to allow more of a traditional street layout with plot 3 facing out onto the street. There is scope to provide more soft landscaping within the shared parking surface area by relocating the parking space for plot 3 and the visitor parking space further away from the garden of plot 2. Additional pockets of soft landscaping could be provided elsewhere within the frontage. This together with a better designed low boundary wall at no more than 0.6m is considered to enhance the appearance of the frontage. The landscaping within the site will include the provision of new tree planting both within the frontage area and rear gardens. Full details of landscaping are recommended to be conditioned to any forthcoming consent.

40. A tree report and arboricultural implications assessment has been submitted in relation to trees within the application site and within the neighbouring rear gardens. The tree officer has confirmed that I have no objection to the removal of trees T11-T14 but would expect to see a good quality landscape scheme which includes suitable replacement and additional tree planting wherever possible. They go on to advise that the report and tree protection plan should be conditioned and a site inspection carried out by the LPA's tree officer to check on tree protection measures prior to commencement of works.

Response to objections raised

Point of objection	Response
Brookfield Crescent is a narrow road that already struggles with larger vehicles such as deliveries and refuse vehicles.	<p>The site has sufficient space within the forecourt to allow delivery vehicles to drop off goods.</p> <p>The refuse vehicles already travel down Brookfield Crescent, and the increase in the amount of waste to be collected will not be significant greater than the existing arrangement.</p>
Construction lorries will block road and cause noise and disturbance.	<p>Construction traffic could be required in the event that any property on Brookfield Crescent carried out any renovation/extension works, and from a planning perspective there would be limited controls.</p> <p>In the event that this application was supported a construction management plan could be conditioned so minimise disruption from construction traffic.</p>
Site is located close to the footpath that provides access to Uxendon Manor Primary School - increase congestion during school drop off and collection time in terms of pedestrians and vehicles.	The site has provision for off street parking to minimise overspill parking onto Brookfield Crescent
Potential sewage problem.	<p>The application is recommended that new hardstanding is of permeable construction. The provision of permeable paving together with new landscaping will assist in slowing water run off into the drains, and creating sewer problems.</p> <p>Other matters such as blocked drains need to be report to the sewer company.</p>
Garden of No. 25 Brookfield Crescent currently being used to store construction materials	If the storage of construction materials is for the purpose of a business then it is likely to require planning permission. The matter has been passed onto the Planning Enforcement Team for further investigation.
Sitting of detached house (plot 3) is out of keeping with suburban character of the street	The sitting of plot 3 is now considered in be in keeping with the streetscape. This is discussed in paragraphs 12 to 17 above.
New houses will result in loss of privacy, light and outlook to neighbouring occupiers.	The new houses are not considered to adversely impact on the amenities of neighbouring occupiers as a result of loss of privacy, light or outlook. This is discussed in paragraphs 25 to 28 above.
Site at risk of flooding.	The flood risk considerations of the site are discussed in paragraph 37 above.
Loss of rear garden and over development of the site.	The development is considered acceptable in principle and does not result in an over development of the site. This is discussed in paragraphs 7 to 15 above.
Decrease in value of existing properties.	This is not a material planning consideration.
The existing house is of character and should be retained. An application made to English Heritage to make the building listed.	The building is not listed nor is there any record of an application being submitted to Historic England (formally English Heritage) for it to be listed. This matter is discussed in more detail in paragraph 8 and 9 above.
Landscaping and trees removed prior to first application being submitted in 2014.	As the site is not in a conservation area or contains any TPO trees, the loss of the trees can be

	undertaken without permission. This application will provide new tree planting.
Consultation period inadequate and should extend into the summer holidays.	The consultation period was carried out in accordance with statutory requirements.
Increased noise and disturbance	Whilst there will be increased noise and disturbance during construction, the hours are restricted through environmental health legislation. A Construction Management Plan will be conditioned to any forthcoming consent.
The scheme does not overcome the Planning Inspectorate's objections	This matter has been addressed above – please refer to paragraphs 12 to 17.
Inadequate parking provision and tight parking layout of the three new houses	Transportation officers have advised that three car parking spaces are required for the new houses together with a visitor space. This can be accommodated within the front forecourt. This is discussed in further details in paragraphs 29 to 31 above.
Proposed pathways is across the public grass area at the end of the crescent	The new pedestrian pathways can be accessed via the existing path between the application site and grass verge. The grass verge does not form part of the application site (it is outside the red edge site plan) and an informative will be added to draw the attention of the applicant/agent to this matter and that the Council would not support paving over the grass verge. In any event separate permission from the Council's Public Realm/Transportation Departments is required.
New pathway will increase opportunity for crime	See comments above. It is unclear how the new pathway will increase crime. Furthermore, the provision of a new house (plot 3) facing the street will increase natural surveillance onto Brookfield Crescent.

Conclusions

41. In conclusion, this application is considered to have overcome the previous objections raised by the Planning Inspectorate. Plot 3 has been reoriented to face onto Brookfield Crescent and provide an increased set back from the street frontage. Furthermore, the new houses are not considered to adversely impact on the amenities of neighbouring occupiers.
42. The scheme provide sufficient off street parking to not create congestion on street. Opportunities for improved landscaping within the site will be sought to enhance its appearance within the streetscape.
43. The new houses provide an acceptable mix and standard of accommodation.
44. Approval is accordingly recommended subject to the conditions set out below.

CIL DETAILS

This application is liable to pay **£54,286.06*** under the Community Infrastructure Levy (CIL).

We calculated this figure from the following information:

Total amount of eligible** floorspace which on completion is to be demolished (E): 132 sq. m.

Total amount of floorspace on completion (G): 334 sq. m.

Use	Floorspace on completion	Eligible* retained floorspace	Net area chargeable at rate R	Rate R: Brent multiplier	Rate R: Mayoral multiplier	Brent sub-total	Mayoral sub-total
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	(Gr)	(Kr)	(A)	used	used		
Dwelling houses	334		202	£200.00	£35.15	£46,171.43	£8,114.63

BCIS figure for year in which the charging schedule took effect (Ic)	224	224
BCIS figure for year in which the planning permission was granted (Ip)	256	
Total chargeable amount	£46,171.43	£8,114.63

*All figures are calculated using the formula under Regulation 40(6) and all figures are subject to index linking as per Regulation 40(5). The index linking will be reviewed when a Demand Notice is issued.

****Eligible** means the building contains a part that has been in lawful use for a continuous period of at least six months within the period of three years ending on the day planning permission first permits the chargeable development.

Please Note : CIL liability is calculated at the time at which planning permission first permits development. As such, the CIL liability specified within this report is based on current levels of indexation and is provided for indicative purposes only. It also does not take account of development that may benefit from relief, such as Affordable Housing.

DRAFT DECISION NOTICE



Brent

DRAFT NOTICE

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

DECISION NOTICE – APPROVAL

Application No: 15/1569

To: Mr Edwards
Richard Edwards Associates
The Studio
Ivy Hill
Writtle Road
Margaretting, chelmsford,Essex
CM4 0EH

I refer to your application dated 14/04/2015 proposing the following:
Demolition of existing dwellinghouse and associated buildings and erection of 3 two storey dwellinghouses (2 x 2bed and 1 x 3bed) with associated car parking spaces, bin stores, amenity space and landscaping (revised description)
and accompanied by plans or documents listed here:
Refer to Condition 2
at 25 Brookfield Crescent, Harrow, HA3 0UT

The Council of the London Borough of Brent, the Local Planning Authority, hereby GRANT permission for the reasons and subject to the conditions set out on the attached Schedule B.

Date:

Signature:

Head of Planning, Planning and Regeneration

Notes

1. Your attention is drawn to Schedule A of this notice which sets out the rights of applicants who are aggrieved by the decisions of the Local Planning Authority.
2. This decision does not purport to convey any approval or consent which may be required under the Building Regulations or under any enactment other than the Town and Country Planning Act 1990.

DnStdG

SUMMARY OF REASONS FOR APPROVAL

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

National Planning Policy Framework
The Further Alterations to the London Plan 2015
The Mayor's Housing Supplementary Planning Guidance (adopted November 2012)
Brent's Core Strategy 2010
Brent's UDP 2004
SPG17 "Design Guide for New Development"

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

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

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

- 2 The development hereby permitted shall be carried out in accordance with the following approved drawing(s) and/or document(s):

Existing Ground Floor Plan
Existing First Floor Plan
Existing Elevations
Unnumbered "Amended Site Plan"
E_1492_15_01 Rev A - Proposed Floor Plans
E_1492_15_02 Rev A - Proposed Elevations
E_1492_15_03 - Relationship to Neighbouring Boundaries
Tree Report prepared by Tree Sense
Flood Risk Assessment prepared by UNDA

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

- 3 No further extensions or buildings shall be constructed within the curtilage of the dwellinghouses subject of this application, notwithstanding the provisions of Classes A to H of Part 1 Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015, (or any order revoking and re-enacting that Order with or without modification) unless a formal planning application is first submitted to and approved by the Local Planning Authority.

Reason: To prevent an over development of the site and undue loss of amenity to adjoining occupiers.

- 4 The windows to the dressing rooms on the first floor of the rear elevations to plots 1 and 2 and to the landing and ensuite on the first floor of the rear elevation to plot 3 shall be constructed with obscure glazing and non-opening or with openings at high level only (not less than 1.8m above floor level) and shall be permanently returned and maintained in that condition thereafter unless the prior written consent of the Local Planning Authority is obtained.

Reason: To minimise interference with the privacy of the adjoining occupier(s).

- 5 The Tree Protection Plan together with the recommendations set out in the approved Tree

Report Arboricultural Implications Assessment prepared Tree Sense shall be carried out strictly in accordance with the agreed details. Works shall not commence on site until the Local Planning Authority has been on site and inspected the approved tree protection measures.

Reason: To ensure retention and protection of trees on the site in the interests of amenity.

- 6 Notwithstanding the submitted plans otherwise approved, further details of the rear garden layout for the new dwellinghouses shall be submitted to and approved in writing by the Local Planning Authority prior to any works commencing on site. The hard landscape works shall be completed prior to first occupation of the proposed dwellinghouses hereby approved and the soft landscape works shall be completed within six months of the first occupation of the proposed dwellinghouses hereby approved. The landscaping works shall be carried out in accordance with the approved scheme.

Such details shall include:-

- (i) Patios and pathways (including details of materials, finishes and height of patio)
- (ii) Details of existing and proposed boundary treatments (including materials and height).
- (iii) All existing planting to be retained and proposed planting (including location, species, size, density and number). The proposed planting shall include an ornamental tree (minimum girth of 16-18cm) in the rear gardens of the new dwellinghouses .
- (iv) Details of any external lighting within the rear gardens or attached to the dwellinghouses

Any trees and shrubs planted in accordance with the landscaping scheme which, within 5 years of planting are removed, dying, seriously damaged or become diseased shall be replaced in similar positions by trees and shrubs of similar species and size to those originally planted unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure a satisfactory standard of appearance and setting for the development and to ensure that the proposed development enhances the visual amenity of the locality in the interests of the amenities of the occupants of the development and to provide tree planting in pursuance of section 197 of the Town and Country Planning Act 1990.

- 7 Prior to commencement of any works on site, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. It shall include details of how the following will be addressed:

- (a) The best practice means available in accordance with BS5228:1997 shall be employed at all times to minimise the emissions of noise from the site;
- (b) The operation of the site equipment generating noise and other nuisance causing activities, audible at the site boundaries or in nearby residential properties shall only be carried out between the hours of 0800-1800 Mondays to Fridays, 0800 – 12300 Saturdays and at no times on Sundays or Bank Holidays ;
- (c) Vehicular access to adjoining and opposite premises shall not be impeded;
- (d) All vehicles, plant and machinery associated with such works shall be stood and operated within the curtilage of the site only;
- (e) A barrier shall be constructed around the site, to be erected prior to demolition;
- (f) A suitable and sufficient means of suppressing dust should be provided and maintained.

The Construction Management Plan shall thereafter be carried out in strict accordance with the approved details through the construction of the new houses.

Reason: In the interests of local amenity.

- 8 Details of materials for all external works (including samples to be prearranged to be viewed on site) shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The work shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Such details shall include:

- (a) sample board of facing bricks and sample of roof tiles together with details of any rendered

surfaces

- (b) details of materials for the chimney features
- (c) details of materials for the front porches
- (d) details of materials for all doors and windows

Reason: To ensure a satisfactory development which does not prejudice the amenity of the locality.

- 9 Notwithstanding the submitted plans otherwise approved, further details of the front forecourt area to the new dwellinghouses shall be submitted to and approved in writing by the Local Planning Authority prior to any works commencing on site. The hard landscape works to both dwellinghouses shall be completed prior to first occupation of the dwellinghouses hereby approved and the soft landscape works for both dwellinghouses shall be completed within six months of the first occupation of the proposed dwellinghouses hereby approved. The landscaping works shall be carried out in accordance with the approved scheme.

Such details shall include:-

- (i) one allocated parking space for each of the dwellinghouse and an unallocated shared visitor space.
- (ii) Reduction in the width of the vehicular entrance in line with the existing crossover to prevent vehicles overriding the pavement
- (ii) Details of materials for areas of hardstanding including marking out of the car parking space for plot 3 and the shared visitor space and pedestrian pathways (including details of materials and finishes which shall be of a permeable construction).
- (iii) Details of the soft landscaped in the front forecourt area (including location, species, size, density and number) including the provision of at least three replacement ornamental trees.
- (iv) Details of bin storage for each dwellinghouse to comply with Brent's Household Waste Collection Strategy 2010-2014 (including floor plans and elevations) with
- (iv) Low boundary wall across the frontage of the site at no more than 0.6m high (elevation plans to be provided)

Any trees and shrubs planted in accordance with the landscaping scheme which, within 5 years of planting are removed, dying, seriously damaged or become diseased shall be replaced in similar positions by trees and shrubs of similar species and size to those originally planted unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure a satisfactory standard of appearance and setting for the development and to ensure that the proposed development enhances the visual amenity of the locality in the interests of the amenities of the occupants of the development and to provide tree planting in pursuance of section 197 of the Town and Country Planning Act 1990.

INFORMATIVES

- 1 The applicant is reminded that the new footpath access to the site is only from the existing site boundary to the back edge of the pavement. The new pathways shown in the grass verges fall outside the application site and have not been included as part of the assessment of this planning application.

Any person wishing to inspect the above papers should contact Victoria McDonagh, Planning and Regeneration, Brent Civic Centre, Engineers Way, Wembley, HA9 0FJ, Tel. No. 020 8937 5337