

Agenda Item 04

Supplementary Information Planning Committee on 22 October, 2015

Case No. 15/1569

Location	25 Brookfield Crescent, Harrow, HA3 0UT
Description	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)

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Members Site Visit

At the site visit a number of matters were raised which are considered below:

- Building on garden land

This matter has been discussed within paragraphs 10 to 11 of the main committee report.

- Property is being used as a builders yard

As advised in the main committee report, there is no planning record for the use of the property as a builders yard. This matter has been passed onto the Planning Enforcement Team for further investigation.

- Brookfield Crescent used school access/drop-off

The highway considerations of the scheme have been considered within paragraphs 29 to 34 of the main committee report. This includes consideration of the public right of way linking Brookfield Crescent to Uxendon Manor Primary School and Falcon Way.

- Overdevelopment

Having regard to the previous appeal decision, this proposal is not considered to be an overdevelopment of the site. This has been discussed within paragraphs 7 to 15 within the main committee report.

- Trees

The site is not located within a conservation area nor does it contain any TPO trees. The removal of trees can therefore be undertaken without needing consent from the Local Planning Authority. Further consideration of trees within the site and the trees to the rear within neighbouring sites have been discussed within paragraphs 39 to 40 within the main committee report.

The grass verge falls outside the application site and will not be affected by this proposal

- Proposals for front boundary treatment

Details of front boundary treatment including a replacement front boundary wall are to be conditioned to any forthcoming consent. This is discussed in paragraph 33 of the main committee report.

- The vehicular access will become busy as it will serve 3 properties

Consideration of overspill parking and the vehicular access have been discussed in paragraphs 29 to 33 within the main committee report.

- Problems with drainage as a result of increased hard surfacing and resulting flooding. There should be a rate reduction

As advised within the main committee report, as the application is not a major application (10 dwellings or

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more) a sustainable drainage plan is not required. A flood risk assessment has been submitted as the site is partly within a flood risk area. A condition has been secured requesting details of permeable paving for the hardstanding. Further details are discussed within paragraphs 37 and 38 of the main committee report.

- Ability of sewers to cope with additional properties

Details of foul water drainage need to be agreed with the sewerage undertaker. It is recommended that a condition is secured to request further details of foul water drainage to read as follows:

Details of foul water drainage for the development hereby approved shall be submitted to and approved in writing by the local planning authority in consultation with the sewerage undertaker. No discharge of foul water from the site shall be made into the public system until the approved drainage details have been completed unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community.

- Highway plans for Brookfield Crescent

Officers in Transportation have confirmed that there are plans for double yellow lines at the south-east part of Brookfield Crescent (the head of the cul de sac) and at the junction of Brookfield Crescent and Hill View Avenue. These are to be implemented in the next 7 to 8 weeks.

Transportation have also advised that partial (two-wheels up) footway parking exemption has been approved since 2 April 2015, along the following sections of Brookfield Crescent:

- From the common boundary of 42 and 40 Brookfield Crescent to a point 5m north-west of the common boundary of 26 and 27 Brookfield Crescent.
- From the common boundary of 1 and 2 Brookfield Crescent to the common boundary of 14a and 14 Brookfield Crescent.

Additional letters of objection

Councillors Colwill and Kansagra have advised that they wish to object to the application on the grounds of over-development and that it will lose the uniformity of the houses on the road which are all in a straight line. In response to these objections, your officers can advise, having regard to the previous appeal decision, this proposal is not considered to be an overdevelopment of the site. The sitting of the new houses and their relationship to the streetscene is considered to be acceptable. This has been discussed within paragraphs 7 to 15 within the main committee report.

Recommendation: Remains approval subject to conditions as set out in the draft decision notice attached to the main committee report and the additional condition in relation to foul water drainage as set out above.