

## Agenda Item 04

### Supplementary Information Planning Committee on 8 June, 2016

Case No. 15/0287

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Location	163 Preston Hill, Harrow, HA3 9UZ
Description	Demolition of existing building and erection of a 2 storey building with a basement level to provide 4 self-contained flats (1 x one bedroom units, 2 x two bedroom units and 1 x three bedroom unit) to include alteration to existing and creation of an additional vehicular crossover off Kinch Grove, car and cycle parking spaces, provision for waste and recycling, fencing and associated landscaping (as per revised plans received on 24 April 2016).

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#### Query from Members of the Planning Committee

Members queried the location of residents who objected to the planning application Your officers can advise that the objectors reside in Kinch Grove, Preston Hill and Magnolia Court, including both adjoining occupiers.

#### Additional neighbour comments

Additional comments have been received from 17 Kinch Grove following the consultation on the revised plans. The following matters were raised:

- Kinch Grove is a narrow road that can not accommodate extra parking.
- Insufficient off-street parking provision, resulting in overspill parking
- Construction lorries will block access to Kinch Grove or park on Preston Hill restricting views into and out of Kinch Grove

Your officers can advise that parking consideration have already been considered within the main committee report within paragraphs 25 to 32. A construction management plan is recommended to be conditioned to any forthcoming consent (refer to condition 6 within the draft decision notice).

**Recommendation: Remains approval subject to conditions as set out after paragraph 43 of the main committee report.**

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