

Agenda Item 03

Supplementary Information Planning Committee on 17 January, 2018

Case No.

17/3717

Location	79-83 ODDS, Kenton Road, Harrow, HA3 0AH
Description	Demolition of existing dwellinghouse and erection of a part three part four storey building comprising 39 self-contained flats (27 X 1bed, 8 x 2bed and 4 x 3bed) with associated basement car and cycle parking spaces accessed via new crossover off Rushout Avenue, bin stores, fencing and landscaping

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Additional Comments

- A previous objector provided additional comments
- Summary of additional comments:
 - No re-consultation was undertaken on the amended drawings
 - The revised plans show a ramp which will require party wall approval
 - Loss of privacy
 - The proposal would result in overdevelopment
 - 10% 3 bedroom units not satisfactory
 - Issues raised with regards to the additional traffic utilising Rushout Avenue
 - Draft decision notice has already been completed

Officer Comments:

The amended drawings incorporated minor alterations to the design of the proposed scheme. The amendments also included alterations to the basement car park, but utilising the same access to Rushout Avenue as initially proposed. Given the nature and scale of the changes, it was considered that re-consultation was not required. Party Wall matters cannot be covered under planning legislation and therefore are not a material planning consideration. A decision notice has been drafted setting out recommended conditions if consent is granted. The additional comments raised are covered within the committee report.

Clarification of disabled units

The applicant has provided details outlining which units will be allocated for disabled use.

Amended Third Floor Plan

An amended third floor plan has been submitted illustrating access to units 38 and 39.

Alteration within Committee Report

- (Page 42)The applicant has indicated that units 10, 21, 31 and 32 will be allocated for disabled purposes. (Page 49) Condition 4 should now state the following:

Units 10, 21, 31 and 32 shall be constructed to wheelchair accessible requirements (Building Regulations M4(3)) with intermediate units provided as fully adapted units and the remainder of units shall meet easily accessible/adaptable standards (Building Regulations M4(2)).

Reason: To ensure suitable facilities for disabled users and to future proof homes.

- (Page 49) Amended plans have been provided to illustrate access to units 38 and 39.

Document Imaged

Condition 2 should now state the following:

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

A001 Rev 00, A002 Rev 01, A100 Rev 00, A110 Rev 00, A111 Rev 00, A112 Rev 00, A200 Rev 01, A201 Rev 01, A202 Rev 01, A203 Rev 01, A204 Rev 01 (Received 15/01/2018), A205 Rev 01, A210 Rev 01, A211 Rev 01, A220 Rev 01, A221 Rev 01, A221 Rev 01, A223 Rev 01.

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

Recommendation: Remains approval, subject to the conditions set out within the committee report and alterations to those conditions as set out above

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