

COMMITTEE REPORT

Planning Committee on
Item No
Case Number

12 March, 2019
04
19/0002

SITE INFORMATION

RECEIVED	2 January, 2019
WARD	Sudbury
PLANNING AREA	Sudbury Town Neighbourhood Forum
LOCATION	709 Harrow Road, Wembley, HA0 2LL
PROPOSAL	Demolition of existing rear extension and erection of a replacement single storey rear extension for the commercial premises (as amended by revised plans).
PLAN NO'S	Refer to condition 2
LINK TO DOCUMENTS ASSOCIATED WITH THIS PLANNING APPLICATION	<p><u>When viewing this on an Electronic Device</u></p> <p>Please click on the link below to view ALL document associated to case https://pa.brent.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=DCAPR_143327</p> <p><u>When viewing this as an Hard Copy _</u></p> <p>Please use the following steps</p> <ol style="list-style-type: none">1. Please go to pa.brent.gov.uk2. Select Planning and conduct a search tying "19/0002" (i.e. Case Reference) into the search Box3. Click on "View Documents" tab

RECOMMENDATIONS

RECOMMENDATION Resolve to grant planning permission subject to conditions.

That the Head of Planning is delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

Conditions

1. Time Limit for commencement
2. Approved drawings/documents
3. Materials to match
4. Extension not to be used other than for purposes ancillary to the retail unit at No. 709 Harrow Road, and the premises shall not be subdivided

Informatives

1. Party Wall
2. Building near boundary

That the Head of Planning is delegated authority to make changes to the wording of the committee's decision (such as to delete, vary or add conditions, informatives, planning obligations or reasons for the decision) prior to the decision being actioned, provided that the Head of Planning is satisfied that any such changes could not reasonably be regarded as deviating from the overall principle of the decision reached by the committee nor that such change(s) could reasonably have led to a different decision having been reached by the committee.

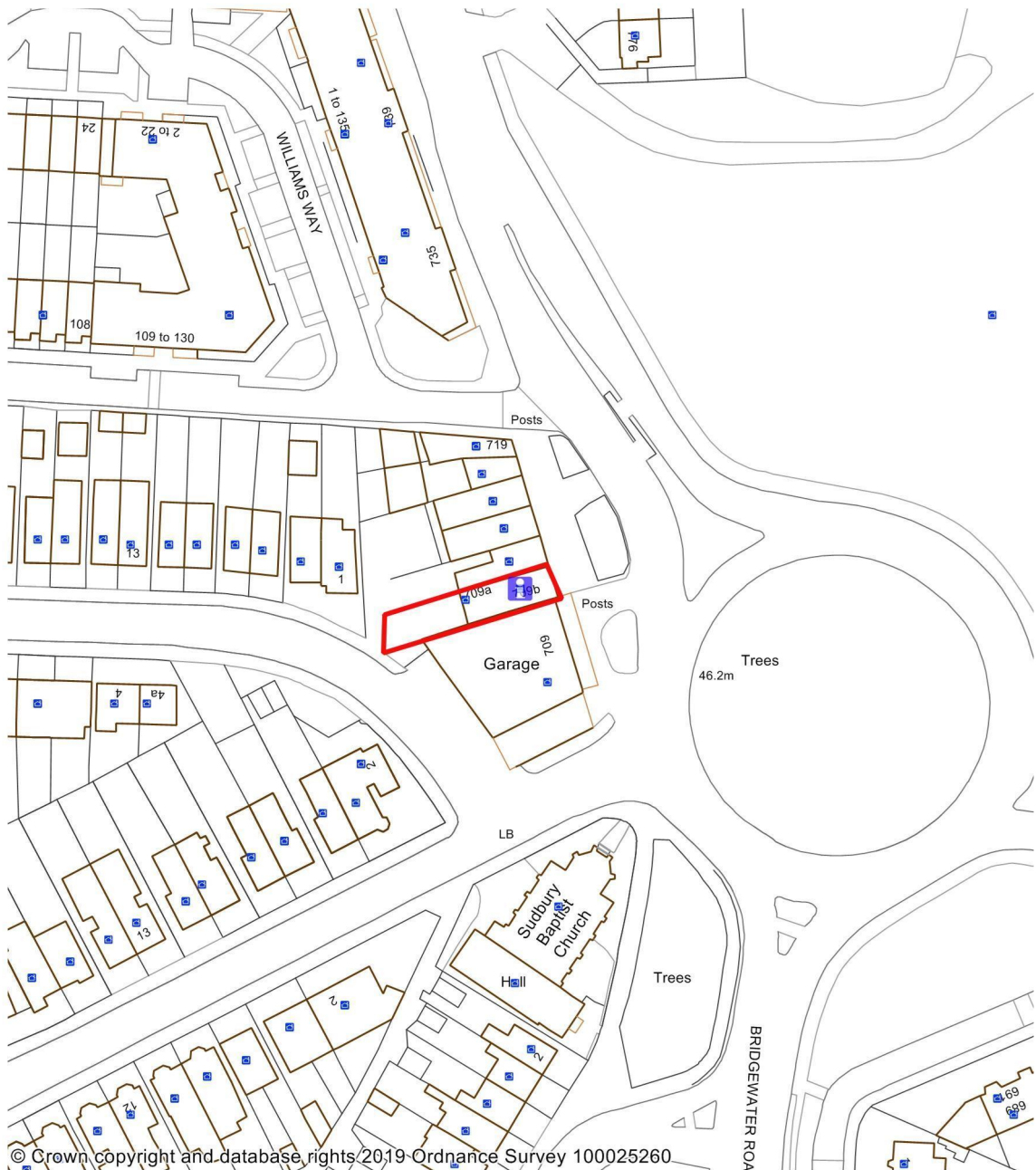
SITE MAP



Planning Committee Map

Site address: 709 Harrow Road, Wembley, HA0 2LL

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This map is indicative only.

PROPOSAL IN DETAIL

Demolition of existing rear extension and erection of a replacement single storey rear extension for the commercial premises.

EXISTING

Existing 3-storey end of terrace property on Harrow Road, facing Barham Park open space with retail use on the ground floor, and residential use at first and second floor. There is an existing lean-to rear extension, and a service area to the rear that is accessed via Central Road. The flats are accessed from Harrow Road.

There is an existing vehicle repair garage adjoining the site, this has a deep rear projection along the boundary.

The site is located within Sudbury Town Centre and within the Secondary Shopping Frontage. It also sits within the Sudbury Neighbourhood Forum boundary. The site is not within a conservation area nor does it contain any listed buildings.

AMENDMENTS SINCE SUBMISSION

The proposal initially proposed an extension at 11.3m deep with a mezzanine floor on top (proposed floorspace of 88.4sqm). The extension was annotated to include storage, a meeting room and office space within the mezzanine floor. Your officers requested amendments to the plans to remove the mezzanine floor due to the detrimental impact that this would have upon the neighbouring residential occupiers at first floor level due to restricted outlook and loss of light, and the impact upon the useability of the rear service yard.

In response to these concerns, the plans have been amended to remove the mezzanine floor and reduce the depth of the ground floor extension to 7.855m. The plans show the extension as storage. The revised floorspace is 39sqm, which is almost more than 50% reduction in size from the original proposal.

SUMMARY OF KEY ISSUES

The key planning issues for Members to consider are set out below. Objections has been received regarding some of these matters. Members will need to balance all of the planning issues and the objectives of relevant planning policies when making a decision on the application.

Objections from neighbours: 4 objections from individual properties together with an objection petition with 150 signatures from residents on District Road and Central Road, and objections from Cllr Stephens and Cllr Daly have been received. The concerns raised have been considered in the main body of the report.

Principle of development: The proposal relates to a single storey rear extension to a ground floor retail unit. The extension will be used for storage and office space in connection with the ground floor retail unit. As the proposal is ancillary space for the retail unit, it is considered acceptable in principle within the designated secondary shopping frontage of Sudbury Town Centre.

Design, scale and appearance: The extension is single storey and of a design and scale that is in keeping with the main building.

Impact on neighbouring properties: The proposal will maintain sufficient level of outlook to neighbouring occupiers, and maintain adequate levels of amenity for adjoining occupiers.

Transportation and highways considerations: The proposal retains a rear service yard that is of sufficient size for a transit sized vehicle and one car parking space. This level of provision is acceptable for the retail unit.

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)
Assembly and leisure	0		0	0	
Businesses / research and development	0		0	0	
Businesses and light industry	0		0	0	
Businesses and offices	0		0	0	
Drinking establishments (2004)	0		0	0	
Financial and professional services	0		0	0	
General industrial	0		0	0	
Hot food take away (2004)	0		0	0	
Hotels	0		0	0	
Non-residential institutions	0		0	0	
Residential institutions	0		0	0	
Restaurants and cafes	0		0	0	
Shops	78.4	78.4	0	39	117.4
Storage and distribution	0		0	0	

Monitoring Residential Breakdown

Description	1Bed	2Bed	3Bed	4Bed	5Bed	6Bed	7Bed	8Bed	Unk	Total
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RELEVANT SITE HISTORY

Relevant planning history

13/0972- Granted

Demolition of existing rear extension and erection of a replacement single storey rear extension (as amended by revised plans)

* note that this permission has not been implemented and has now expired.

97/1708 - Granted

Change of use of the ground floor from offices (Use Class B1) to retail (Use Class A1)

CONSULTATIONS

23 properties and the Sudbury Town Neighbourhood Forum were consulted in relation to the proposal on 08/01/2019.

A total of 4 objections from individual properties have been received together with objections from Cllr Daly and Cllr Stephens.

A petition with 150 signatures has also been received from residents in Central Road and District Road objecting to the proposal.

A summary of the objections are set out below:

Point of objection	Officer response
Increased used of alleyway by businesses and residents on Harrow Road and Central Road results in vehicles overspilling onto Central Road and resulting in traffic and	This proposal will maintain a rear service yard within the application site that is of sufficient size for a transit sized vehicle

<p>safety issues.</p>	<p>together with a off street car parking space.</p> <p>The servicing requirements for a retail unit of this size is for it to be served by a transit sized vehicle rather than a larger vehicle. Adequate service and parking provision for the retail unit will be retained.</p>
<p>Adjoining retail unit has large box lorries loading and unloading on Central Road</p>	<p>This proposal does not affect the ability of other commercial units within this parade access their rear service yards.</p> <p>There is no planning conditions restricting the servicing arrangements for No. 711 Harrow Road. In the event that this unit is being serviced by larger vehicles that park on Central Road, and planning enforcement issues will need to be reported to the Council's Planning Enforcement Team.</p>
<p>Area has suffered from overdevelopment (Parkside Place Estate) which has caused problems relating to traffic, privacy and parking (overspilling onto Central Road). This impact will be made worse with the potential development at Keelers Corner.</p>	<p>Officers can only consider this impacts of the development proposed as part of this application. As discussed above, adequate servicing and parking provision is retained for the retail unit.</p> <p>The impact on adjoining residential amenity of this proposal has been considered and discussed within the remarks section below.</p>
<p>Proposal will have a detrimental impact on the character of the local area and community</p>	<p>The proposal involves a modest extension to the retail unit. The applicant has confirmed that it will be used as storage and office to be used in connection with the retail unit only. Your officers have recommended a condition to restrict the use of the extension to be used for purposes ancillary to the retail unit.</p> <p>It is not considered that the proposal will have a detrimental impact on the character of the local area or community.</p>
<p>Inadequate consultation including the need to consult on the revised plans</p>	<p>The consultation was for this application was carried out in accordance with statutory requirements and Brent's Statement of Community Involvement. As such, it is considered that the level of consultation was appropriate.</p> <p>In terms of re-consultation, it is upto the LPA to decide whether further publicity and consultation is necessary. In this case, given that the size of the extension was amended to be smaller (i.e. reduced footprint and reduced to one storey only), it was considered that the proposal did not raise any new material planning considerations. The objections raised as part of the original plans have been considered and discussed.</p>

Objection raised to the building of flats	This proposal does not involve the creation of any new residential units.

Petition

The petition has raised concerns with discrepancies between the current application and the earlier one approved under reference 13/0972. It has requested that the application is re-consulted upon based on the revised plans. In response your officers can advise of the following:

The earlier 2013 application (LPA Ref: 13/0972) was not implemented within 3 year time period and has therefore lapsed. This application also proposed a single storey rear extension to the retail unit, although the size and detailing of the extension are different to the current proposal. The current application has been considered on its individual merits in line with current planning policies (namely Brent's Development Management Policies 2016 and the Sudbury Neighbourhood Plan).

The request to re-consult is discussed within the above table.

Response from Cllr Stephens

The concerns raised by Councillor Stephens are summarised below:

1. *Implications for residential parking in the area (particularly on District Road and Central Road)*
2. *Impact of extra loading/unloading space on local businesses and residents*
3. *Obstruction of windows and limited emergency vehicle access for flats at 709 Harrow Road.*

Points 1 and 2 have been discussed above. In response to point 3, the extension has been reduced to single storey to maintain adequate outlook to the flats at No. 709 Harrow Road. The proposal will not block the service road behind the commercial units on Harrow Road.

Response from Cllr. Daly

The concerns raised by Councillor Daly are summarised below:

1. *Loading Unloading*
2. *Amenity of residents living flats above Number 709 Harrow Rd*
3. *Impact on residential parking*

The above matters have been discussed above.

POLICY CONSIDERATIONS

NPPF 2018

Development Management policies 2016

DMP1 Development Management General Policy

DMP12 Parking

DMP13: Movement of Goods and Materials

The Sudbury Town Neighbourhood Plan

TDC1: Town Centre Development

DETAILED CONSIDERATIONS

1. 709 Harrow Road is in retail use which falls within Use Class A1. To the rear is an existing service yard 15.3m deep. This is accessed via a shared service road, that has an access from Central Road.

Use, scale and design

2. The application proposes a single storey rear extension to the A1 unit. It is proposed at 7.85m deep from the existing single storey projection (9.455m deep from the main rear wall of the building). It will be designed with a flat roof at 3.36m high. The extension will be used as a store to be used in connection with the ground floor unit at No. 709 Harrow Road. The extension is designed in brickwork to match the main building with a roller shutter and entrance door. It is in keeping with the character of the building and a condition is recommended for external materials to match the main building.
3. The extension will increase the floorspace of the retail unit by 39sqm. This is considered a modest addition in floorspace to the retail unit. The applicant has confirmed in writing that the extension will be used for storage and administration office purely relating to the retail space fronting onto 709 Harrow Road. As such, it is not considered to adversely impact on the function of the retail unit or Sudbury Town Centre. A condition is however recommended for the extension to be used for purposes ancillary to the retail unit at No. 709 Harrow Road and that it shall not be subdivided without further permission. This is necessary to ensure that the intensity and layout of the use is appropriate.

Impact on neighbouring amenity

4. The proposal is at ground level only. It is sited below the height of the sill of the windows to the residential flats above and the residential unit at No. 711 Harrow Road, and thus will not impact on their outlook. The extension will not overlook the residential units at Nos. 1 and 1A Central Road. A boundary wall of approx. 2m separates Nos. 1 and 1A Central Road from the service access road.
5. The height of the extension is lower than the existing garage building at Keelers Corner that runs along the length of the southern boundary. Consideration has also be given to the impact of the extension upon any future redevelopment of Keelers Corner as there is a current application in for its redevelopment (LPA Ref: 18/3069). This proposed scheme does not include any residential development at ground floor level. The residential units at first floor level are sited around 4m above ground level. The proposed extension will sit below these residential units. As such, it is considered that the extension will not compromise the ability of Keelers Corner coming forward for redevelopment in the future.

Servicing and highway considerations

6. The proposal will retain an area to the rear of 8 metres, which is clear of the shared access road that will provide space for servicing the unit . The retained loading area (48.8 sqm) is large enough for a transit space, and it can also accommodate car parking for a single car. Officers in Transportation have confirmed that this arrangement is acceptable.

Conclusions

7. It is considered that the proposal is acceptable. It will provide additional storage for the retail unit whilst maintaining adequate servicing provision within the rear service yard. The design of the extension is in keeping with the main building and will not adversely impact on neighbouring amenity.
8. The proposal is considered to comply with policies DMP1, DMP12 and DMP13 of Brent's Development Management Policies and the objectives of policy TCD1 of the Sudbury Neighbourhood Plan.
9. Approval is recommended subject to condition.

Equalities

10. In line with the Public Sector Equality Duty, the Council must have due regard to the need to eliminate discrimination and advance equality of opportunity, as set out in section 149 of the Equality Act 2010. In making this recommendation, regard has been given to the Public Sector Equality Duty and the relevant protected characteristics (age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, and sexual orientation).

DRAFT DECISION NOTICE



Brent

DRAFT NOTICE

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

DECISION NOTICE – APPROVAL

Application No: 19/0002

To: Mr Dhorajiwala
D M Architects
75 Queens Drive
Surbiton
KT5 8PP

I refer to your application dated **02/01/2019** proposing the following:

Demolition of existing rear extension and erection of a replacement single storey rear extension for the commercial premises (as amended by revised plans).

and accompanied by plans or documents listed here:
Refer to condition 2

at **709 Harrow Road, Wembley, HA0 2LL**

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: 01/03/2019

Signature:

Alice Lester
Head of Planning, Transport and Licensing

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 (2018)
Brent Development Management Policies (2016)
Sudbury Town Neighbourhood Plan

- 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):

1821 - A.10
1821 - A.11
1821 - A.100.B
1821 - A.101.B

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

- 3 All new external work shall be carried out in materials that match, in colour, texture and design detail those of the existing building.

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

- 4 The extension hereby approved shall not be used other than for purposes ancillary to the existing ground floor premises within the application site and shall not be used for any other purpose, nor shall the ground floor be subdivided, without the prior written consent of the Local Planning Authority through the submission of a planning full application.

Reason: To ensure that no separate use commences due to the inadequacy of the site to serve an additional use and to ensure adequate parking, servicing and access can be provided in the interests of the free flow of traffic and conditions of highway and pedestrian safety within the site and on the neighbouring highways.

INFORMATIVES

- 1 The provisions of The Party Wall etc. Act 1996 may be applicable and relates to work on an existing wall shared with another property; building on the boundary with a neighbouring property; or excavating near a neighbouring building. An explanatory booklet setting out your obligations can be obtained from the Communities and Local Government website www.communities.gov.uk

- 2 The applicant must ensure, before work commences, that the treatment/finishing of flank walls can be implemented as this may involve the use of adjoining land and should also ensure that all development, including foundations and roof/guttering treatment is carried out entirely within the application property.

Any person wishing to inspect the above papers should contact Mahya Fatemi, Planning and Regeneration,
Brent Civic Centre, Engineers Way, Wembley, HA9 0FJ, Tel. No. 020 8937 2292