

Agenda Item 07

Supplementary Information

Planning Committee on 20 April, 2022

Case No.

21/3713

Location	Land Opposite, 33-47 Brookfield Court, Gooseacre Lane, Harrow
Description	Erection of 4 dwellinghouses with habitable roof space, private amenity, provision for 4 car parking spaces and cycle storage, new vehicular accesses and associated landscaping on land adjacent to Brookfield Court, HA3

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During the course of the application discussions were carried out with the Neighbourhood Manager regarding the existing refuse collection arrangements. The officer discussed with Veolia directly and it was identified that refuse for Brookfield Court is currently collected from Gooseacre Lane.

For this development each of the new homes would have refuse and re-cycling storage provided within the front forecourt areas of each dwelling. The site plan includes a refuse holding area situated along the south western portion of the site adjacent to the new pathway and this would be utilised to store bins on collection day to ensure bins can be collected from Gooseacre Lane sufficiently. It is recommended that condition 16 is updated to cover the temporary holding area for the bins on collection day to read as follows:

"Notwithstanding the submitted plans otherwise approved, landscaping details for the new dwellinghouses shall be submitted to and approved in writing by the Local Planning Authority prior to commencement (but excluding site preparation and the laying of foundations). The hard and soft landscape works shall be completed prior to first occupation of the proposed dwellinghouses hereby approved Unless otherwise timescales are agreed in writing by the Local Planning Authority.

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) Details of soft landscaping (including species, location and densities) together with design of tree pits for trees planted within the site.
- (vi) Details and planting positioning of 25 trees.
- (v) Details of bin storage for each dwellinghouse to comply with Brent's Household Waste Collection Strategy, *together with the temporary holding area on collection days and arrangements to notify residents of the new dwellings of such collection arrangements.*
- (vi) Details of the proposed cycle storage
- (vii) Details demonstrating biodiversity net gain within the site.

Any trees and shrubs planted in accordance with the landscaping scheme or proposed to be retained which, within 5 years of planting (or the completion of the development, whichever is later) 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, 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, in the interest of biodiversity and to provide tree planting in pursuance of section 197 of the Town and Country Planning Act 1990".

Recommendation: Remains to Grant planning permission, subject to conditions as set out within the main committee report and update to condition 16

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