

Agenda Item 05

Supplementary Information Planning Committee on 14 February, 2018

Case No. 17/4747

Location	Land rear of 12-14 St Andrews Avenue, St Andrews Avenue, Wembley
Description	Erection of 3 two storey detached dwellinghouses to rear of 12 and 14 St Andrews Avenue, with provision for 4 car parking spaces, cycle and bin storage, installation of new service road between 12 and 14 onto St Andrews Avenue and associated landscaping

Agenda Page Number: 71-90 (Item 5)

Further information and clarification has been provided following members' site visit on 10 February 2018.

Vehicle access

Members queried the precise dimensions for the length and width of the access. These are shown on the Proposed Site Plan. The access is 3.5m wide throughout and has a length of 28m from the boundary with the public footway to the rear boundaries of the existing houses Nos 12 and 14. Space for bin storage is provided to the side of the existing houses and would not encroach onto the access.

Regarding access for emergency vehicles including fire engines and ambulances, the access could accommodate ambulances. It is not expected to accommodate fire appliances (particularly as they couldn't turn at the end) and, as set out in the committee report, a sprinkler system and/or dry riser would be required to ensure compliance with fire safety requirements and Building Regulations as the houses would not be entirely within a 45m distance from the road, which is the extent of fire hose access. The London Fire Brigade confirmed that in principle they accept the use of sprinkler systems in such circumstances.

Although the access is not wide enough for two cars to pass, Transportation consider this to be acceptable in this case as the occasions when two cars would meet would be very rare. Cars would need to wait on St. Andrews Avenue or in the parking area (and if they've both started their journey along the drive, one would need to reverse). However, St. Andrews Avenue is a quiet local residential access road, so occasional reversing out into the road or waiting on the road would not cause a highway concern. Furthermore, there is adequate turning space within the parking court if cars need to reverse, so it would not be necessary to reverse onto or wait on St Andrews Avenue.

Members queried arrangements for external lighting and security. The applicant has confirmed that low level hooded lighting will be provided to BS 5489:2013 standards. Condition 14 requires prior submission and approval of any lighting to be installed, however the condition wording is proposed to be amended to require details of a lighting scheme and of any security measures, to limit light spill and also to ensure for safe access.

The revised wording is as follows:

"Prior to commencement of development, details of an external lighting scheme and a Secure by Design report shall be submitted to and approved by the local planning authority. The lighting scheme shall be designed to limit light spill and provide for safe access to the site at all times. The Secure by Design report shall set out details of the applicant's consultation with the Metropolitan Police Secure by Design officer and will show consideration of their recommendations. The lighting scheme and any additional Secure by Design features shall be implemented as approved in full prior to first occupation of the development hereby approved and thereafter retained.

Reason: In the interests of safety, amenity, convenience and preventing crime and fear of crime."

Boundary treatments around the parking court and the side boundary with No 10 are marked on the Proposed Site Plan as 'mixed hedge either side of an acoustic sound reduction fence' and there would be standard 1.8m fences to the side boundaries of the retained gardens of Nos 12 and 14. Further details of boundary treatments would be required by Condition 10.

Access for construction vehicles could be controlled through the Construction Method Statement, which is

Document Imaged

required in Condition 6. This condition is proposed to be amended to specifically refer to construction access, storage of materials, contractor parking and wheel washing. The recommended revised text is as follows:

“Prior to the commencement of the development (including demolition works) a Construction Method Statement shall be submitted to and approved in writing by the Local Planning Authority outlining measures that will be taken to control construction traffic movements, dust, noise and other environmental impacts of the development. The Plan shall include a programme of works, site plans for each stage of the works marking out areas for unloading and storage of materials, contractor parking and wheel washing facilities, and anticipated construction traffic movements. The development shall be constructed in accordance with the approved details.

Reason: To safeguard the amenity of the neighbours by minimising impacts of the development that would otherwise give rise to nuisance. In the interests of the safety of other road users and the free flow of traffic.”

The existing houses at Nos 12 and 14 would be affected by the demolition of the garages and construction traffic. Any potential damage to those properties that may accidentally occur during construction cannot be controlled through planning.

Neither of the houses have flank elevation habitable room windows and the number of movements along the access would be minimal. Any disturbance associated with the end use would not have an undue impact on those properties (considerably less than that experienced by houses on corner plots which have a side road running along their side boundary). Both houses would gain a side gate into their rear gardens and a parking space on the frontage to compensate for the loss of the garage.

Bin storage is shown on the Proposed Site Plan. As set out in the committee report, Officers have discussed the storage and collection arrangements with Waste Services and Veolia, and they have confirmed that this arrangement is acceptable.

Impact on trees

A total of 13 trees would be lost including two Category B (moderate quality) trees, with the remainder being of low quality (Category C). These are primarily trees on the side boundary with No 19 Lothian Close and in the area required for the access and parking court. The tree officer has accepted the loss of the trees subject to replacement tree planting, details of which are specified in Condition 10. These are shown in the additional Drawing 31B.

Relationship with neighbouring properties

The Proposed Site Plan shows the location of the development in relation to neighbouring properties and indicates separation distances between the houses and the rear boundaries and rear windows of Nos 12 and 14. As set out in the committee report all of these distances comply with the requirements of SPG17 and draft SPD1.

The Proposed Block Plan also shows relationships with other neighbouring properties including Elmwood Court to the north and 20 Lothian Close to the west. These also comply with the requirements of SPG17 and draft SPD1.

An additional drawing 32B has been provided, annotated with distances to all neighbouring properties.

Balconies are proposed at the rear and these would enhance the amenity space provision. Views from the balconies would primarily be of the parking courts and garages of Elmwood Court, with views onto the flats at Elmwood Court only from over 20m distance and at oblique angles. There would be no undue overlooking to the sides as the balconies would be fully recessed and thus screened to both sides. The proposal therefore would not result in undue levels of over-looking.

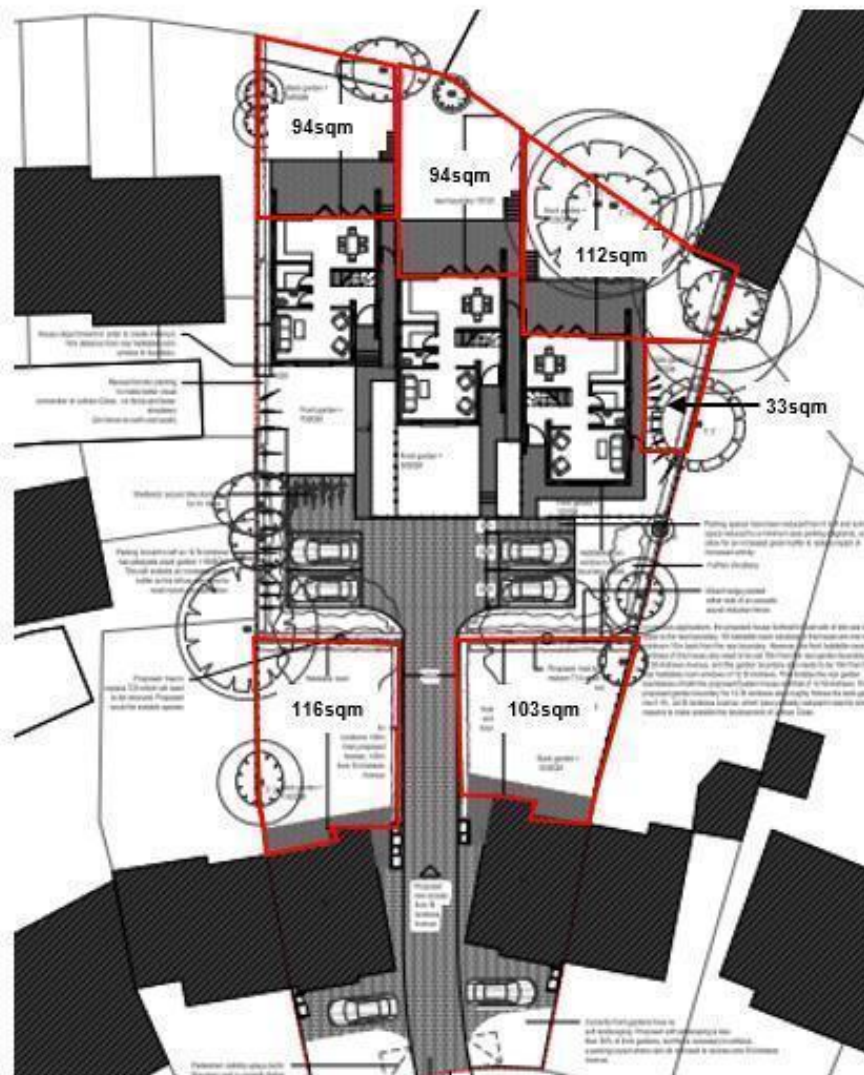
Three section drawings have been provided to show the relationship with the houses on St Andrews Avenue. These have been revised to show that the three proposed houses would all be well within 30 degree and 45 degree lines of neighbouring properties and their boundaries (Drawings 33B, 34B and 35B).

Amenity space

The Proposed Site Plan is annotated to show garden sizes and these are as follows:

House 1: 94sqm rear garden, 75sqm front garden
 House 2: 94sqm rear garden, 50sqm front garden
 House 3: 112sqm rear garden, 33sqm side garden, 31sqm front garden
 (The rear gardens include patios which are partly set in above the first floor)
 No 12 St Andrews Avenue: 103sqm rear garden
 No 14 St Andrews Avenue: 116sqm rear garden

See diagram below for rear garden layouts. These all exceed the required 50sqm for 3bed and larger properties.



Quality of accommodation

As set out in the committee report, the internal floorspace exceeds minimum standards with floorspace figures as follows:

Ground floor	53.5sqm (including kitchen / diner 21sqm and living room 16sqm)
First floor	53.5sqm (including bedroom 1: 18sqm plus ensuite, bedroom 2: 11sqm, bedroom 3: 10.6sqm)
Total floorspace	107sqm

Minimum standards require 11.5sqm for double bedrooms and 7.5sqm for single bedrooms. The two smaller

bedrooms would be considered to be generously sized single bedrooms. The minimum floorspace required for a 3bedroom 4person two-storey property is 84sqm, and the proposal would exceed this significantly.

Management and condition of existing site

The condition of the site is not a planning consideration. While the redevelopment of the property would result in the unkempt appearance of this land being improved, this cannot affect the consideration of this application (either in a positive or negative fashion).

Approved plans

These have been amended as set out above and are as follows:

2651-T-001 - Topographical survey

1 - Location plan

2 - Existing block plan

3 - Proposed block plan

1A - Proposed site plan Revision 1

6 - Proposed ground floor plan

7 - Proposed first floor plan

8 - Proposed roof plan

14 - Proposed south front elevation

15 - Proposed west side elevation

16 - Proposed east side elevation

17 - Proposed north rear elevation

2a - Proposed site section A-A Revision 1

31b – Trees to be removed

33b - Proposed site section B-B Revision 1 - Angles

34b - Proposed site section C-C Revision 1 - Angles

35b - Proposed site section D-D Revision 1 - Angles

BS5837 Arboricultural Report, Tree Constraints Plan & Arboricultural Impact Assessment (Crawshaw Arborcare Ltd, December 2017)

Recommendation:

Remains to Grant Permission, with amendments to Conditions 2, 6 and 14, as set out above.

DocSuppF