

HARROW COUNCIL

ADDENDUM

PLANNING COMMITTEE

DATE : 13th June 2018

1/01	<p><u>Addendum Item 1</u></p> <p>Amend paragraph 4.6 - 4.8 and add additional consultation response to read the following:</p> <p><u>Adjoining Properties</u></p> <table border="1" style="margin-left: 40px;"> <tr> <td>Number of letters Sent</td> <td style="text-align: center;">94</td> </tr> <tr> <td>Number of Responses Received</td> <td style="text-align: center;">6</td> </tr> <tr> <td>Number in Support</td> <td style="text-align: center;">0</td> </tr> <tr> <td>Number of Objections</td> <td style="text-align: center;">6</td> </tr> <tr> <td>Number of other Representations (neither objecting or supporting)</td> <td></td> </tr> </table> <p>4.7 6 objections were received from adjoining residents.</p> <p>4.8 A summary of the responses received along with the Officer comments are set out below:</p> <table border="1" style="margin-left: 40px;"> <thead> <tr> <th style="text-align: left;">Details of Representation</th> <th style="text-align: left;">Summary of Comments</th> <th style="text-align: left;">Officer Comments</th> </tr> </thead> <tbody> <tr> <td>Rushang Jani 101A Vancouver Road</td> <td> <p>Objects to the application due to:</p> <p>Proposal would lead to loss of privacy</p> <p>Windows in front elevations would have the potential to cause overlooking problems due to their position and orientation,</p> </td> <td> <p>Issues relating to distances, overlooking, and loss privacy due to the proposal are assessed in section 6.7.12 of this report.</p> <p>Issues relating to</p> </td> </tr> </tbody> </table>			Number of letters Sent	94	Number of Responses Received	6	Number in Support	0	Number of Objections	6	Number of other Representations (neither objecting or supporting)		Details of Representation	Summary of Comments	Officer Comments	Rushang Jani 101A Vancouver Road	<p>Objects to the application due to:</p> <p>Proposal would lead to loss of privacy</p> <p>Windows in front elevations would have the potential to cause overlooking problems due to their position and orientation,</p>	<p>Issues relating to distances, overlooking, and loss privacy due to the proposal are assessed in section 6.7.12 of this report.</p> <p>Issues relating to</p>
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	<p>particularly from upper floor windows.</p> <p>The proposal would not provide reasonable space between buildings to minimise overlooking. It would decrease the amount of daylight.</p>	<p>light are assessed in section 6.7.12 -13 of this report.</p>
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Addendum Item 2

Amend paragraph 6.7.12 - to read the following:

It is noted that the four blocks of terrace houses would have windows on the front which would face on the rear gardens of properties on Vancouver Road and windows on the rear elevation facing onto the rear gardens of properties on The Chase. The terrace properties within the middle of the site would have a front elevation 27.5m from the rear facing windows on Vancouver Road and a rear elevation 24.5m from the rear facing windows of properties on The Chase. Objections have been received from neighbouring properties in The Chase and Vancouver Road regarding the proposed terraced properties causing visual impact loss of light, overlooking and loss of privacy. However it is considered that given that these properties are sited in excess of 21m from the proposed development there would be no undue impact with regard to outlook and visual impact. The proposed terrace houses would have rear facing windows at first floor level which would offer views of the rear gardens of these properties. However given the separation distance it is not considered that this would be unreasonable layout in this suburban location.

Addendum Item 3

Amend condition 2 to read the following:

The development hereby permitted shall be carried out in accordance with the following approved plans and documents: 2411- BACON LANE - SPD - ACCOMMODATION SCHEDULE , 2411- FPAD - SPD000, 2411-FPAD-000SPD – PROPOSED (received 11/06/2018), PROPOSED SITE LAYOUT OVERLAID ON OS SHEET - LOCATION PLAN, 2411-FPAD-001SPD-R1, 2411- FPAD - SPD003, 2411- FPAD - SPD004, 2411- FPAD - SPD005, 2411- FPAD - SPD006, 2411-FPAD-007SPD-R1, 2411- FPAD - SPD008, 2411- FPAD - SPD009, 2411- FPAD - SPD010, 2411- FPAD - SPD011, 2411- FPAD - SPD012, 2411- FPAD - SPD013, 2411- FPAD - SPD014, 2411- FPAD - SPD015, 2411- FPAD - SPD016, 2411- FPAD - SPD017, 2411- FPAD - SPD018, 2411- FPAD - TOPOGRAPHICAL SURVEY, 2411- FPAD - SITE ELEVATIONS SURVEY (1), 2411- FPAD - SITE ELEVATIONS SURVEY (2), 2411- FPAD - EXISTING SITE LAYOUT PLAN, 2411- FPAD - EXISTING SITE LAYOUT PLAN, 2411- FPAD -

	<p>EXISTING SITE LAYOUT PLAN, 2411- FPA D - EXISTING SITE LAYOUT PLAN, BACON LANE VIEW, BIRDS EYE VIEW NORTH, BIRDS EYE VIEW SOUTH, DRIVEWAY VIEW, GARDEN VIEW, GROUND FLOOR - TYPICAL 3 & 4 BEDROOM HOUSES, FIRST FLOOR - TYPICAL 3 & 4 BEDROOM HOUSES, SECOND FLOOR - 3 BEDROOM HOUSE, SECOND FLOOR - 4 BEDROOM HOUSE, LLD1210-IS03_Kilbys Industrial Estate_11.01.2018, LLD1210-LAN-DWG-100-02_11.01.2018, LLD1210-LAN-DWG-101-03_11.01.2018, LLD1210-LAN-DWG-102-03_11.01.2018, LLD1210-LAN-DWG-200-02_11.01.2018, LLD1210-LAN-DWG-201-03_11.01.2018, LLD1210-LAN-DWG-202-03_11.01.2018, LLD1210-LAN-SCH-001-03_Planting_11.01.2018, LLD1210-LAN-SCH-002-02_Materials_11.01.2018, LLD1210-LAN-SPE-001-03_11.01.2018, Planning Statement, Design and Access Statement, Kilbys Industrial Estate - Transport Statement January 2018 ref 11012018, FRA ref 17-3265, Air Quality Assessment ref AQA/2348/EAL, Construction Management Plan, CONT7667 Rev 1 Kilbys Industrial Estate - Contamination Assessment Report , DTS7667 Kilbys Industrial Estate - Desktop Study, FACT7667 Factual Report, Daylight, Sunlight & Overshadowing Assessment revised December 2017, Extended Phase 1 Habitat Survey Ref 17-3265, Energy and Sustainability Statement, NIA Ref: BACON LNE,LONDON, AffordableHousingFVABaconLane09.01.18 (1), Appendix 1 Bacon Lane - Order of Cost Estimate 04.12.17 Rev A, Appendix 2 Decontamination works - B000.PTK Bacon Lane Budget A 2017, Appendix 3 Neway Sales Values, Appendix 3a BestPriceGuide, Appendix 4 , Valuation report - 1-5 Bacon Lane Edgware HA8 5AS, Appendix 5 GLA Toolkit Summary09.01.18 HA8.</p> <p>Reason: For the avoidance of doubt and in the interests of proper planning.</p>