

**Land beside  
30,Harvey Road  
Northolt,  
London UB5  
6QT**

**Application for  
Minor Material Amendment  
Related to consent reference  
67335/APP/2018/3565 for  
2No 3bed dwellings**



This report outlines the details of the proposed minor amendments to the approved plans for a scheme to construct two 3bed dwellings on two stories with roof level accommodation on land adjacent to No 30, Harvey Road, Northolt UB5 6QT

#### A) Design Statement : The Site

The land lies to the North of a short terrace of two storey properties containing purpose-built flats, at the end South of Harvey Road in Northolt. The plot is a tapered rectangle measuring 26m wide at its mid-point and 67m long. The flats at No 30 Harvey Road have garden space to the rear which have access to the road that runs along the North of the application site. Access to this road is currently protected by rising bollards.

The predominant housing type in the area is 2 storey semi-detached houses, with pitched, hipped roofs, many with catslide sections, with red brick or painted rendered facades. Immediately adjacent to the site are purpose-built flats built as semi-detached two storey properties, with gable end pitched roofs, and constructed from a smooth buff brick.



Typical properties in Harvey Road.



Properties adjacent to the application site



Site Location Plan

## B) Planning History

The site has a planning history spanning back to 2010. The current design was agreed in December 2018, and the approval was issued on 12<sup>th</sup> August 2020, following the agreement of a related s106 agreement in relation to works to the highways to allow access for parking.



Approved front elevation

## C) Application scheme

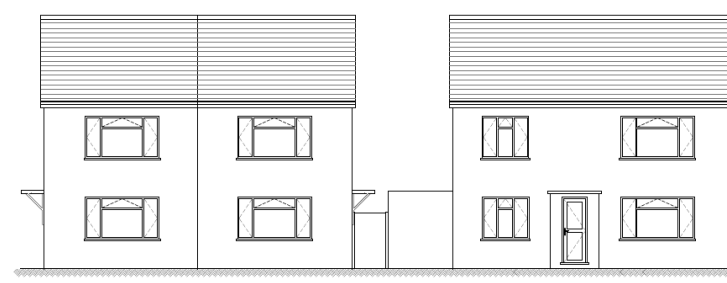
In planning for the construction of the properties, the developer has assessed the ground floor layout, and wishes to move the front door access to the side of the properties, to allow additional space in what are relatively small kitchens. The plan has therefore been revised to reflect this layout.

The adjacent property, as can be seen from the photograph above, reproduced on the right has one narrower window, on the left and a wider window on the right of the entrance door.

The current proposal is to follow this fenestration pattern for the front elevation, moving the entrance door and canopy to the side elevation from. Thus the proposal attempts to follow the fenestration pattern of the adjacent development.



Photo of Nos 30/32



Proposed front elevation

*Deborah Parker : June 2023*