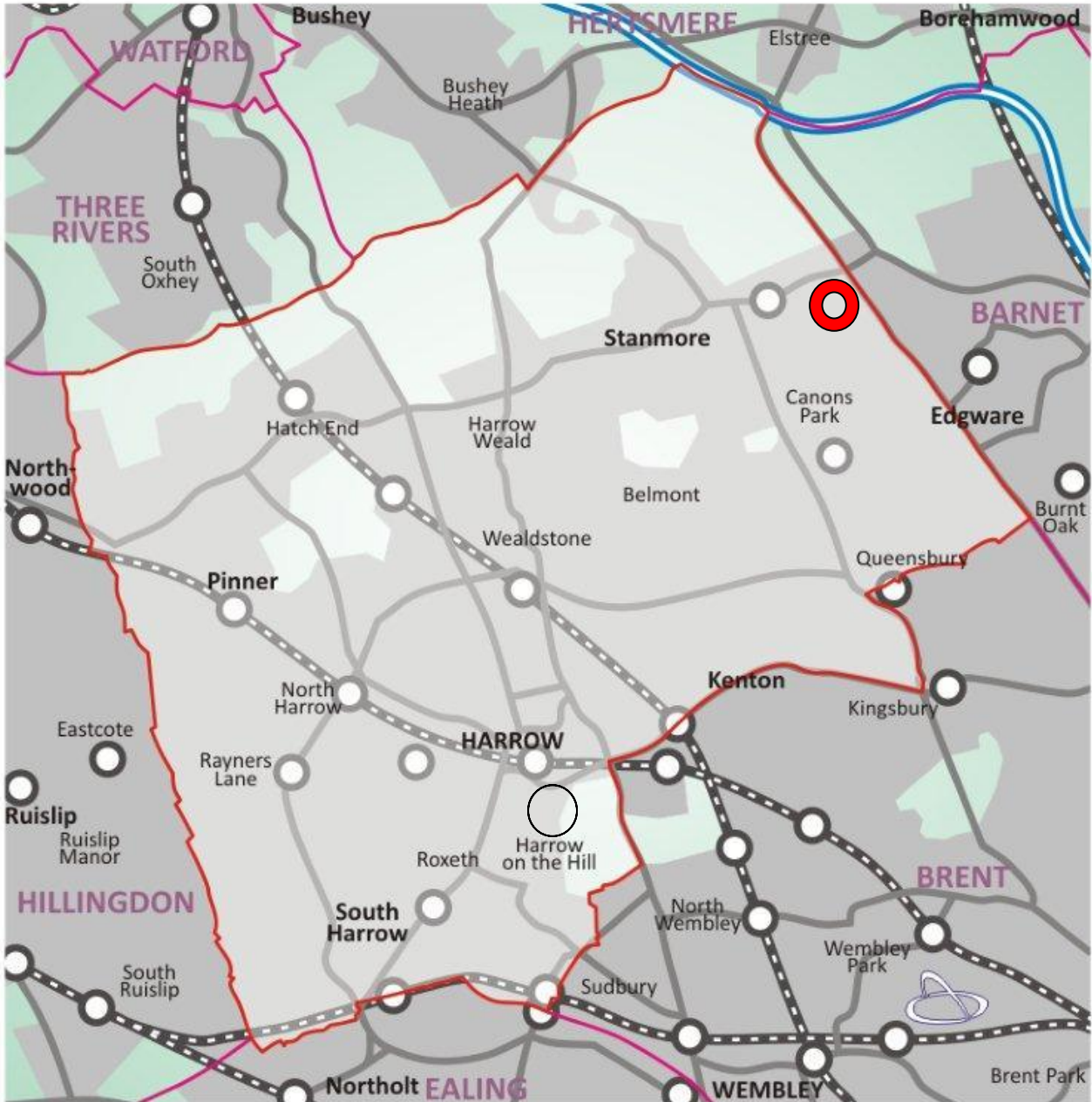


 = application site



2 Snaresbrook Drive, Stanmore, HA7 4QW

P/4319/22

Location Plan



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Location Plan Scale 1:1250

LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

15th March 2023

APPLICATION NUMBER: P/4319/22
VALID DATE: 23/12/2022
LOCATION: 2 SNARESBROOK DRIVE, STANMORE
WARD: CANONS
POSTCODE: HA7 4QW
APPLICANT: MR PRAKASH SOHAN
AGENT: CONSTRUCT 360 T/A DONTMOVEEXTEND.COM
CASE OFFICER: MURTAZA POPTANI
EXPIRY DATE: 13/02/2023
EXTENSION OF TIME: N/A

PROPOSAL

Single storey front extension; single and two storey side extension; single and two storey rear extension; alterations to roof; rear dormer; rooflights in front, side and rear roofslopes; outbuilding at side for boiler; external alterations.

RECOMMENDATION

The Planning Committee is asked to:

- 1) Agree the reasons for approval as set out in this report, and
- 2) Grant planning permission subject to the conditions listed in Appendix 1 of this report:

REASON FOR THE RECOMMENDATION

The proposed development would not detract from the character and appearance of the host building, street scene and area in a wider context, nor would it unduly impact upon the residential amenity of neighbouring occupants. The proposed development is not considered to be susceptible to unacceptable flood risk and is not considered to exacerbate flood risk elsewhere. The proposed development is not considered to conflict with S17 of the Crime and Disorder Act 1998 (as amended), and finally, the applicant has provided a Reasonable Exception Statement to confirm that the development will not adversely affect the appropriate fire safety measures of the site. As such, the development accords with the NPPF (2021), Policies D3, D11, D12, SI 12, SI 13 of the London Plan (2021), Policies CS1.B of the Harrow Core Strategy, Policies DM1 & DM10 of the Harrow Development Management Policies Plan, and the Harrow Supplementary Planning Document: Residential Design Guide (2010).

INFORMATION

This application is reported to Planning Committee at the request of a nominated member in the public interest and therefore falls within provision A of the Scheme of Delegation.

Statutory Return Type:	(E)21. Householder Development
Council Interest:	None
Net additional Floorspace:	64.9 sqm
GLA Community Infrastructure Levy (CIL) Contribution (provisional):	N/A
Local CIL requirement:	N/A

HUMAN RIGHTS ACT

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

EQUALITIES

In determining this planning application the Council has regard to its equalities obligations including its obligations under section 149 of the Equality Act 2010.

For the purposes of this application there are no adverse equalities issues.

S17 CRIME & DISORDER ACT

It is considered that the proposed development would not adversely impact upon community safety issues or conflict with development plan policies in this regard.

1.0 SITE DESCRIPTION

- 1.1 The application site contains a two storey semi-detached dwellinghouse located to the northern side of Snaresbrook Drive. The dwelling is characterised with a centrally pitched hipped roof with a two storey hipped roof projection to the front elevation, comprising of face brickwork at lower level, rendered elevations and UPVCU windows. There is parking available within the front driveway and associated garage to the side, of which, is single width. The site contains a garden in the rear which increases in width to the north.
- 1.2 The adjoining dwelling to the west at No. 4 Snaresbrook Drive is the pair to this semi-detached property and is of similar architectural appearance to the front elevation. This property has been extended by way of a single storey rear extension.
- 1.3 The rear gardens of the adjacent dwellings to the east along Court Drive adjoin the eastern boundary of the application site.
- 1.4 The host dwelling is not listed, is not within a Conservation Area, is not located within a Flood Zone, but does sit within a Critical Drainage Area.

2.0 PROPOSAL

- 2.1 The single storey rear extension would have a maximum depth of 6m, 10.9m in width and a height of 3m. The first floor side/rear extension would measure 4.72m in width to the rear, 3m in width to the side, 10.3m in depth and would have a hipped roof which would be set down below the ridge of the main roof. This extension would be set in by 0.8m from the eastern side boundary at the closest point and this gap increases to the rear. The first floor side element would be set back by 1m from the front elevation. The rear dormer would measure 3.6m in width, 3.1m in depth and 2.2m in height. The dormer would be set in by 0.5m from the party wall, set in 1m from the roof of the two storey rear extension, 1m above the eaves and 0.7m below the ridge. Materials chosen are to match the existing conditions on site.

3.0 RELEVANT PLANNING HISTORY

P/4320/22	Certificate of lawful development (proposed): three detached outbuildings at rear for use as games room, gym and store.	Granted 16/02/2023.
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3.1 Site History

No other relevant planning history.

4.0 CONSULTATION

- 4.1 A total of 8.no consultation letters were sent to neighbouring properties regarding this application. The overall public consultation period expired on 23 January 2023.

4.2 A site notice was posted on 2 February 2023, this expired on 23 February 2023.

4.3 7 responses were received. Matters raised within these objections can be summarised as follows:

- The loss of the garage parking space will result in more on street parking. The proposed extension of the property is excessive and would be out of keeping with the neighbouring properties.
- The extension would present a dominant and overbearing presence adversely affecting the outlook from my property.
- The massing, bulk and scale of the development almost dwarfs the adjacent semi-detached house.
- There will be noise and disturbance to neighbouring residents during building work.

4.4 Officer Response

- The level of parking provided to the front driveway would comply with the London Plan parking standards.
- The scale and design of the extensions comply with the Harrow Residential Design Guide (2010).
- The impact of the extensions would comply with the Harrow Residential Design Guide (2010).
- Noise and disturbance during buildings works is not a material planning consideration.

5.0 POLICIES

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that:

‘If regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.’

5.2 The Government has issued the National Planning Policy Framework [NPPF 2021] which sets out the Government’s planning policies for England and how these should be applied and is a material consideration in the determination of this application.

5.3 In this instance, the Development Plan comprises The London Plan 2021 [LP] and the Local Development Framework [LDF]. The LDF comprises The Harrow Core Strategy 2012 [CS], Harrow and Wealdstone Area Action Plan 2013 [AAP], the Development Management Policies Local Plan 2013 [DMP], the Site Allocations Local Plan [SALP] 2013 and Harrow Local Area Map 2013 [LAP]. The relevant policies are referenced within the report below and a summary within Informative 1.

6.0 ASSESSMENT

6.1 The main issues are:

- Character and Appearance of the Area
- Residential Amenity
- Drainage and Flood Risk
- Fire Safety

6.2 Character and Appearance of the Area

6.2.1 The relevant policies are:

- The National Planning Policy Framework (2021)
- The London Plan (2021): D3
- Harrow Core Strategy (2012): CS1.B
- Harrow Development Management Policies (2013): DM1, DM23

Relevant Supplementary Documents

- Residential Design Guide (2010)

6.2.2 Part Single Part Two Storey Side Extension

Officers consider the proposed part single, part two storey side extension to be a congruous, proportionate, and sympathetic addition to the host dwelling, street scene and area in a wider context. The SPD outlines guidance relating to first floor side extensions. It states that these extensions should be set back from the first-floor front wall by at least 1m, and that these extensions should have a pitched roof to respect the form of the original roof. The proposed first floor side extension would be set back from the first-floor front wall by 1m, and it is noted that a hipped roof is proposed to match the existing roof. Moreover, the break in the roofing will create an outcome that is in keeping with the street scene and character of the existing dwellinghouse through the creation of a subordinate form. For corner plot properties, it is important to ensure that there is adequate space around the building to avoid any terracing affect. Although the extension would be sited 0.8m from the side boundary at the closest point, the site is not immediately adjoined by a dwelling to the east and therefore the proposal would not appear unduly cramped within the plot. The first floor side element would not be more than half the width of the host dwelling. These considerations mean that the two-storey side extension would respond appropriately to the character and appearance of the host dwelling and the locality.

6.2.3 Single Storey Rear/Side Extension

6.2.4. The existing single storey rear extension has a depth of 4m and the adjoining dwelling to the west at No. 4 Snaresbrook Drive also benefits from a 4m deep single storey rear extension. The proposed 6m deep extension would project by 2m beyond the rear of this property and would therefore comply with Harrow Residential Design Guide SPD. The flat roof height of 3m would also comply.

6.2.5 Two storey rear extension

6.2.6 The first floor rear extension would not exceed more than half the width of the resultant rear elevation and would appear subservient and proportionate to the remainder of the rear elevation. The first floor rear element would be set in by 0.5m from the flank elevation of the two storey side extension and would comply with the Harrow Residential Design Guide SPD.

6.2.7 Rear Dormer

6.2.8 The rear dormer would measure 3.6m in width, 3.1m in depth and 2.2m in height. The dormer would be set in by 0.5m from the party wall, set in 1m from the roof of the two storey rear extension, 1m above the eaves and 0.7m below the ridge. The rear dormer would be visually contained within the rear roof slope and would comply with the Harrow Residential Design Guide SPD.

6.2.9 Outbuilding

6.2.10 The proposed outbuilding would have an external floor area of 5.2 sqm and would house an external boiler room. Due to its modest footprint, this element is considered subservient and non-intrusive.

6.2.11 In summary, the overall design of the proposed development is considered to be acceptable. The development remains sympathetic to the main dwelling and does not detract from the overall character and appearance of the host building, street scene and surrounding area.

6.3 Residential Amenity

6.3.1 The relevant policies are:

- National Planning Policy Framework (2021)
- The London Plan (2021): D3
- Harrow Core Strategy (2012): CS1
- Harrow Development Management Policies (2013): DM1

Relevant Supplementary Documents

- Residential Design Guide (2010)

6.3.2 Impacts on No. 4 Snaresbrook Drive

6.3.3 The existing single storey rear extension has a depth of 4m and the adjoining dwelling to the west at No. 4 Snaresbrook Drive also benefits from a 4m deep single storey rear extension. The proposed 6m deep extension would project by 2m beyond the rear of this property, there would be no demonstrable harm to the amenities of the adjoining property as a result of this element of the proposal and would therefore comply with Harrow Residential Design Guide SPD. The flat roof height of 3m would also comply. The first floor element of the proposed two storey rear extension would not interrupt a 45° degree splay drawn from the party wall line of No. 4 Snaresbrook Drive. No first floor flank windows have been proposed and the proposal would not result in a material loss of privacy.

6.3.4 Impacts on properties to the east along Court Drive

- 6.3.5 The extensions would be situated a satisfactory distance from the rear elevations of the dwellings to the east along Court Drive and would not appear intrusive or overbearing on their amenities. No first floor flank windows have been proposed. There is a small rooflight window on the eastern roofsope which would serve a storage/loft space within the eaves of the roof. It is located approx. 45m from the rear elevation of no 24 and 55 m from no 25 and at an angle to the rear of these houses. It considered that these site circumstances would ensure that the proposal would not result in a material loss of privacy.
- 6.3.6 In summary, the proposed development is considered to have an acceptable residential amenity impact in respect to all neighbouring occupants.
- 6.3.7 Parking
- 6.3.8 With regards to parking, the London Plan stipulates 2 car parking spaces should be provided for houses with 4 bedrooms and above. 2 car parking spaces will be provided to the existing front driveway and therefore, no objections are raised in this regard.

6.4 Drainage

6.4.1 The relevant policies are:

- National Planning Policy Framework (2021)
- The London Plan (2020): SI 12, SI 13
- Harrow Core Strategy (2012): CS1.W
- Harrow Development Management Policies (2013): DM10

6.4.2 The development would result in an increase in the development footprint on the site and would therefore have an impact in terms of increased surface water flood risk. As the site is located within a Critical Drainage Area, sustainable urban drainage [SUDs] is encouraged. An informative is therefore attached to this effect. An informative has also been included with regard to surface and foul water connections and has advised the applicant to contact Council's Drainage Engineers to provide a drainage plan.

6.5 Fire Safety

6.5.1 The relevant policies are:

- National Planning Policy Framework (2021)
- London Plan Policy: D12

6.5.2 Part A of Policy D12 of the London Plan (2021) requires the demonstration of suitably positioned and unobstructed space for fire appliances and evacuation assembly points, and that developments ensure robust strategies for evacuation are in place as well as confirmation of the fire-fighting water supply. The applicant has provided a Reasonable Exception Statement to confirm that the development will not adversely affect the appropriate fire safety measures of the site.

7.0 CONCLUSION AND REASONS FOR APPROVAL

- 7.1 The proposed development would not detract from the character and appearance of the host building, street scene and area in a wider context, nor would it unduly impact upon the residential amenity of neighbouring occupants. The proposed development is not considered to be susceptible to unacceptable flood risk and is not considered to exacerbate flood risk elsewhere. The proposed development is not considered to conflict with S17 of the Crime and Disorder Act 1998 (as amended), and finally, the applicant has provided a Fire Strategy Statement to confirm that the development will not adversely affect the appropriate fire safety measures of the site. As such, the development accords with the NPPF (2021), Policies D3, D11, D12, SI 12, SI 13, T6.1 of the London Plan (2021), Policies CS1.B and CS1.W of the Harrow Core Strategy, Policies DM1 & DM10 of the Harrow Development Management Policies Plan, and the Harrow Supplementary Planning Document: Residential Design Guide (2010).

APPENDIX 1: CONDITIONS AND INFORMATIVES

CONDITIONS:

1. Timing

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

2. Approved Plans and Documents

The development hereby permitted shall be carried out in accordance with the following documents and plans: Reasonable Exemption Statement, SD2-01-1001, SD2-01-1002.

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

3. Materials

The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

REASON: To safeguard the character and appearance of the area in accordance with Core Policy CS1.B of the Harrow Core Strategy (2012) and Policy DM1 of the Harrow Development Management Policies Local Plan (2013).

4. Glazing 1

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that order with or without modification), no window(s)/door(s) other than those shown on the approved plans shall be installed in the flank elevation(s) of the development hereby permitted without the prior permission in writing of the local planning authority.

REASON: To safeguard the residential amenities of neighbouring residents, in accordance with Policy DM1 of the Harrow Development Management Policies Local Plan (2013).

5. No Balcony

The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific permission from the local planning authority.

REASON: To safeguard the residential amenities of neighbouring residents, in accordance with Policy DM1 of the Harrow Development Management Policies Local Plan (2013).

INFORMATIVES:

1. Policies

The following policies are relevant to this decision:

The National Planning Policy Framework (2021)

London Plan 2021: D3, D11, D12, SI 12, SI 13

The Harrow Core Strategy 2012: CS1.B, CS1.W

Harrow Development Management Policies Local Plan 2013:

DM1, DM10

Supplementary Planning Documents: Residential Design Guide (2010).

2. Considerate Contractor Code of Practice

The applicant's attention is drawn to the requirements in the Considerate Contractor Code of Practice. In the interests of minimising any adverse effects arising from building operations, the limitations on hours of working are as follows: 0800-1800 hours Monday - Friday (not including Bank Holidays) 0800-1300 hours Saturday

3. Party Wall Act:

The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves:

1. work on an existing wall shared with another property;
2. building on the boundary with a neighbouring property;
3. excavating near a neighbouring building, and that work falls within the scope of the Act.

Procedures under this Act are quite separate from the need for planning permission or building regulations approval.

"The Party Wall etc. Act 1996: explanatory booklet" is available free of charge from: Communities and Local Government Publications, PO Box 236, Wetherby, LS23 7NB Please quote Product code: 02 BR 00862 when ordering.

Also available for download from the Portal website:

<https://www.gov.uk/party-wall-etc-act-1996-guidance>

4. Liability For Damage to Highway

The applicant is advised to ensure that the highway is not interfered with or obstructed at any time during the execution of any works on land adjacent to a highway. The applicant is liable for any damage caused to any footway, footpath, grass verge, vehicle crossing, carriageway or highway asset. Please report any damage to nrswa@harrow.gov.uk or telephone 020 8424 1884 where assistance with the repair of the damage is available, at the applicant's expense. Failure to report any damage could result in a charge being levied against the property.

5. Grant without Pre-App Advice

No Pre-Application advice was sought through the planning process.

6. Surface and Foul Water Connections

The applicant is advised that the Drainage Authority in Harrow recommends the submission of a drainage plan, for their approval, indicating all surface and foul water connections and their outfall details. Please also note that separate systems are used in Harrow for surface water and foul water discharge. Please email infrastructure@harrow.gov.uk with your plans.

7. Sustainable Drainage Systems

The applicant is advised that surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management (SUDS). SUDS are an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on or near the site as opposed to traditional drainage approaches which involve piping water off site as quickly as possible.



SUDS involve a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands. SUDS offer significant advantages over conventional piped drainage systems in reducing flood risk by attenuating the rate and quantity of surface water run-off from a site, promoting groundwater recharge, and improving water quality and amenity.

Where the intention is to use soak ways they should be shown to work through an appropriate assessment carried out under Building Research Establishment (BRE) Digest 365.

Support for the SUDS approach to managing surface water run-off is set out in the National Planning Policy Framework (NPPF) and its accompanying technical guidance, as well as the London Plan. Specifically, the NPPF (2019) gives priority to the use of sustainable drainage systems in the management of residual flood risk and the technical guidance confirms that the use of such systems is a policy aim in all flood zones. Policy 5.13 of the London Plan (2016) requires development to utilise sustainable drainage systems unless there are practical reasons for not doing so. Sustainable drainage systems cover the whole range of sustainable approaches to surface drainage management. They are designed to control surface water run-off close to where it falls and mimic natural drainage as closely as possible. Therefore, almost any development should be able to include a sustainable drainage scheme based on these principles.

The applicant can contact Harrow Drainage Section for further information

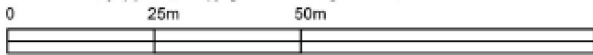
CHECKED

 Orla Murphy Head of Development Management 2 nd March 2023	 Viv Evans Chief Planning Officer 2 nd March 2023
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APPENDIX 2: LOCATION PLAN



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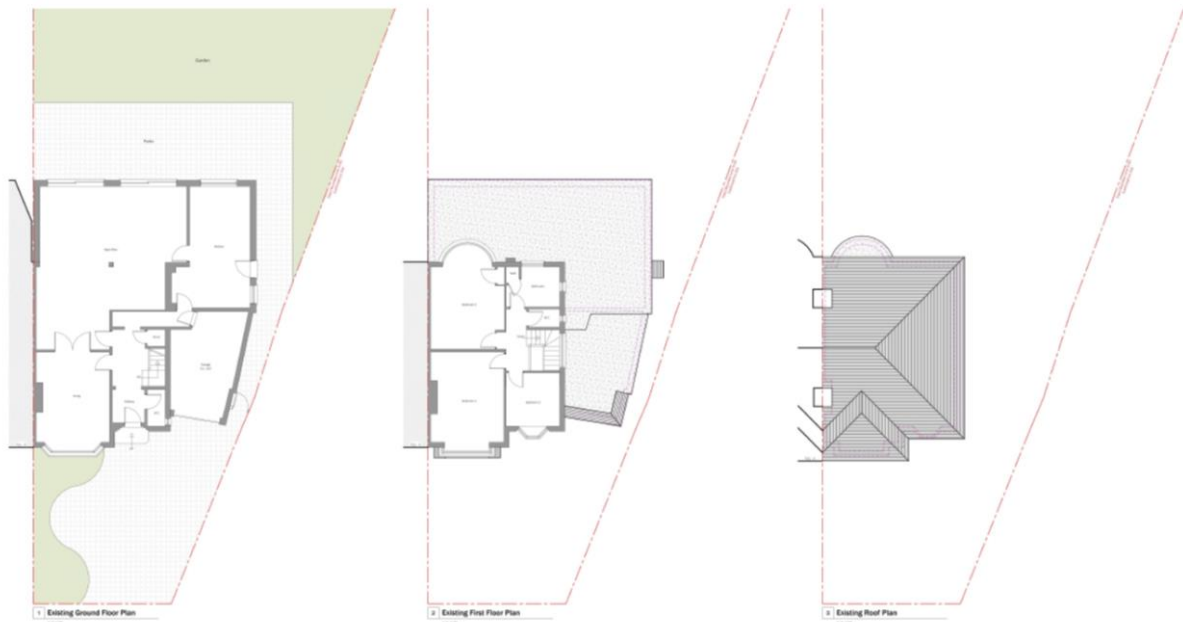
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APPENDIX 3: SITE PHOTOGRAPHS



APPENDIX 4: PLANS AND ELEVATIONS

Existing & Proposed Plans and Elevations





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