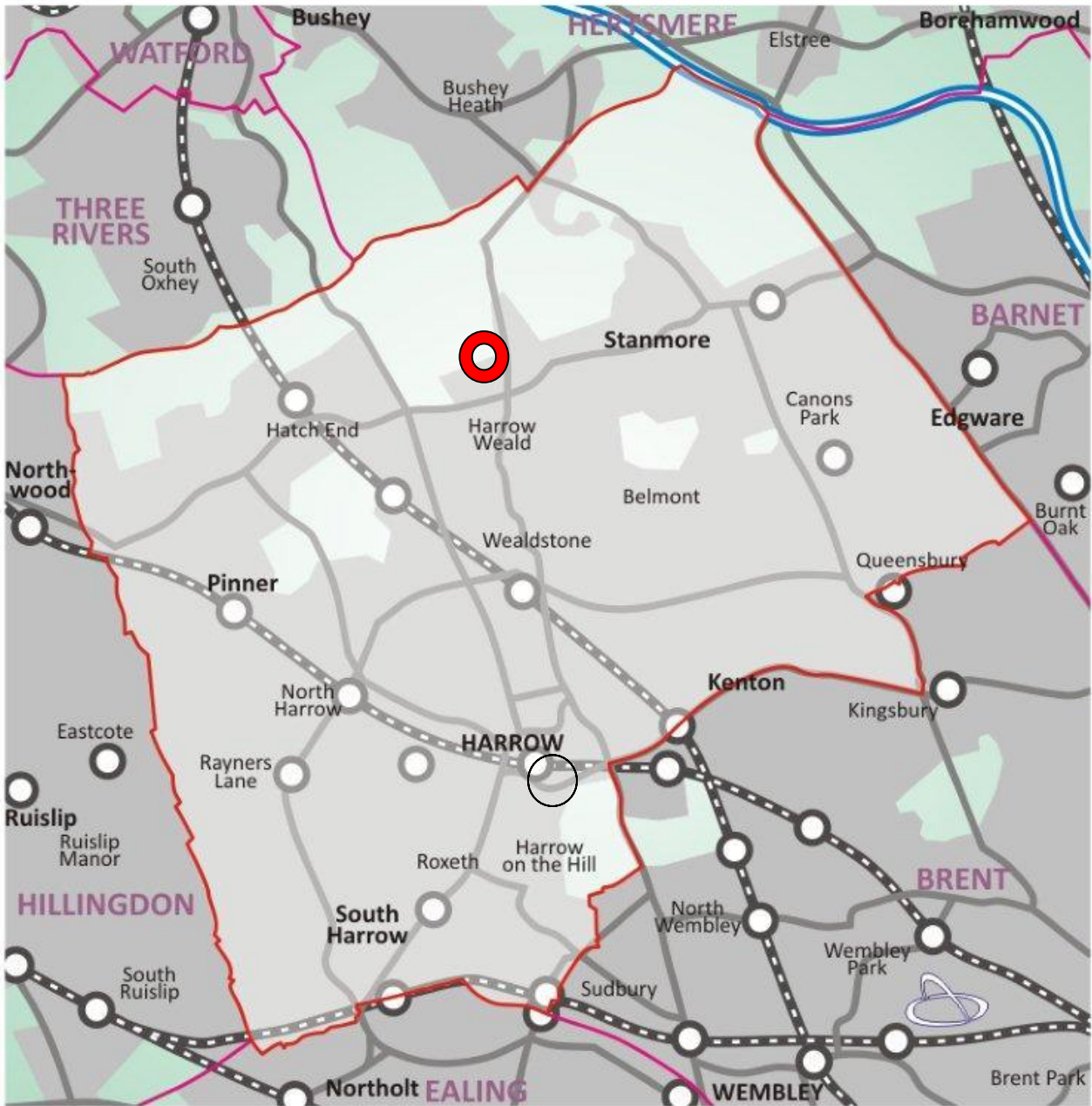


 = application site



18 West Drive, Harrow, HA3 6TS

P/2071/23

Location Plan



LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

22nd November 2023

APPLICATION NUMBER: P/2071/23
VALID DATE: 21/08/2023
LOCATION: 18 WEST DRIVE
WARD: HARROW WELAD
POSTCODE: HA3 3TS
APPLICANT: MR AMIT PATEL
AGENT: TRIARCSERVICES
CASE OFFICER: LUKE MCBRATNEY
EXTENDED EXPIRY DATE: 28/11/2023

PROPOSAL

Two storey front infill extensions; first floor front extension; single and two storey rear extension; first floor rear extension; extension and alterations to roof; rooflights in front, rear and both side roofslopes; external alterations (demolition of rear extension).

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. As such, the development accords with the NPPF (2023), 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:	142 sqm
GLA Community Infrastructure Levy (CIL) Contribution (provisional):	£9,166
Local CIL requirement:	£24,627

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 property is a substantial two storey detached single family dwellinghouse located on the west side of West Drive.
- 1.2 The existing property has been extended by way of a two storey and single storey side extension.
- 1.3 The property is located within the West Drive Conservation Area.
- 1.4 The property is not subject to an article 4 Direction. The site is located within a critical drainage zone.

2.0 PROPOSAL

- 2.1 Two storey front infill extensions; first floor front extension; single and two storey rear extension; first floor rear extension; extension and alterations to roof; rooflights in front, rear and both side roof slopes; external alterations (demolition of rear extension).

3.0 RELEVANT PLANNING HISTORY

Ref no.	Description	Status & date of decision
P/1468/22	Two storey front infill extensions; first floor front extension; single and two storey rear extension; first floor rear extension; extension and alterations to roof; rooflights in front, rear and both side roof slopes; external alterations (demolition of rear extension).	GRANTED 09/09/2022
P/4802/21/PRIOR	Single storey rear extension: 8 metres deep 3.64 Metres maximum height 3 metres high to the eaves.	REFUSED 11/01/2022
EAST/175/93/FUL	Single storey front extension	GRANTED 04/08/1993
EAST/446/93/FUL	Single storey front and rear extensions.	GRANTED 19/11/1993
LBH/34258	Single storey front and rear.	GRANTED 07/01/1988
LBH/22025	Single and two storey side extensions	GRANTED 22/09/1982

LBH/35869	First floor rear extension.	GRANTED 26/09/1988
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3.1 Site History Context

3.2 The applicant has sought to regularise some confusion and irregularities found in the granted plans under the recently approved application P/1468/22. The plans approved under this application were superimposed over a Google Earth image which has led to some issues over as to the scale of the works approved. It is noted works are near completion. Leading to the as built extension projecting 0.8m further rearward compared to that granted.

4.0 CONSULTATION

4.1 A total of 4.no consultation letters were sent to neighbouring properties regarding this application. The overall public consultation period expired on 6th October 2023.

4.2 1 response was received. Matters raised within these objections can be summarised as follows:

- Too great a scale of development for the area.
- Applicant has constructed the development over neighbouring boundary
- Not built in accordance with approved plans.

Officer Response

The proposals put forward under this application have already been addressed under the approved application P/1468/22. However, the issues relating to the breaches of planning permission have been addressed in the report below.

4.3 Conservation officer: No overall objection. The extensions appear appropriate and in keeping in terms of scale and design on balance. It is very similar to that approved in 2022 under reference P/1468/22. This application was also discussed on 21st August 2023 at the Conservation Areas Advisory Committee (CAAC). An objection was raised in relation to the front rooflights.

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 2023] 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 Conservation Area
- Residential Amenity
- Drainage and Flood Risk
- Fire Safety

6.2 Character and Appearance of the Conservation Area

6.2.1 The relevant policies are:

- The National Planning Policy Framework (2023)
- The London Plan (2021): D3, HC1
- Harrow Core Strategy (2012): CS1.B
- Harrow Development Management Policies (2013): DM1, DM7, DM23

Relevant Supplementary Documents

- Residential Design Guide (2010)

Part Single Part Two Storey Side Extension

6.2.2 The existing West Drive streetscene is characterised by large detached dwellinghouses with those in the immediate locality predominantly comprising hipped roof forms.

6.2.3 It is noted that the property already benefits from planning permission (ref: P/1468/22) for front infill extensions, first floor front extension, ground floor extension and first floor rear extensions. The main difference to that previously approved application is the detail of the proposed plans, in relation to the rear extensions. The ground floor extension would extend 6.5m from the rear and feature a flat roof with a maximum height of 3.23m. The first-floor rear extension would extend 3m from the rear elevation has been set in 1m from the boundary shared with no.16 West Drive. The overall appearance of the proposed rear extensions are considered to be acceptable and would in keeping in terms of scale and design and would preserve the character and appearance of the West Drive Conservation Area

Front Extensions

6.2.4 The front infill extensions and front first floor extensions would reflect the scale, design of the existing street scene. Whilst it is acknowledged the re-introduction of the West Drive Conservation would in most instances require a more sympathetic approach. The changes to the front have been accepted under the previously approved application (P/1468/22) and is therefore accepted in this instance.

Rooflights

- 6.2.5 The installation of several rooflights in the front, rear and side roof slopes are reasonably spaced and would not clutter the proposed roof slopes. On balance the rooflights are considered acceptable.

6.3 Residential Amenity

- 6.3.1 The relevant policies are:

- National Planning Policy Framework (2023)
- 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 The proposed ground floor extension would extend approximately 4.4m beyond the rear elevation of no. 20 West Drive, whilst this is 0.4 m larger than previously assessed. Officers find the depth and height to be relatively modest and would not result in an unacceptable loss of outlook or daylight/sunlight. In relation to no. 16 West Drive the ground floor extension would extend 4.10m beyond the main rear elevation and again this is considered to be acceptable due to the site circumstances at no 16 as impacts as a result of the additional depth are mitigated by the rear extension at no 16. Regarding the first-floor extension, it would marginally breach the 45-degree code in relation to the first-floor rear corner of no. 16, however this window serves a bathroom and is obscure glazed. As the room is non habitable and not considered to be a protected window. A small breach is not considered to warrant a refusal. In relation to no. 20 West Drive, the first-floor extension would extend approximately 0.8m beyond the rear elevation (the approved application's rear wall at first floor level was to be flush with the rear wall of no 20) and would not breach the 45-degree line drawn from the edge of the nearest neighbouring side wall at no 20 West Drive. As such it is not considered that the proposal would adversely impact upon outlook to their nearest rear first floor window or indeed the ground floor.
- 6.3.3 It is noted that within the submitted objections, No. 20 has raised concerns over whether the extension has been built on their land and that the boundary wall is in fact in the ownership of no. 20. This is not a material consideration for officers and is a civil matter. There are two small side facing windows at first floor level which face directly into the blank flank all of no 20 not resulting in a loss of privacy for either neighbour. The addition of rooflight windows are considered to be acceptable and not lead to any additional loss of amenity in this suburban location.
- 6.3.4 In conclusion, the proposal would not give rise to any adverse impact in terms of loss of outlook or loss of privacy to neighbours.

Impacts on properties to the rear

- 6.3.5 The applicant property is sufficiently set back from the properties to the rear and would not unduly affect neighbour amenity.
- 6.3.6 In summary, the proposed development is considered to have an acceptable residential amenity impact in respect to all neighbouring occupants.

6.4 Drainage

6.4.1 The relevant policies are:

- National Planning Policy Framework (2023)
- 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 (2023)
- 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 Fire Strategy 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 proposal preserves the character and appearance of the conservation area. As such, the development accords with the NPPF (2023), Policies D3, HC1, D12 of the London Plan (2021), Policies CS1.B and CS1.W of the Harrow Core Strategy, Policies DM1, DM7 & 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: 918-n-(rev3) 01; 918-n-(rev3) 02; 918-n-(rev3) 03; 918-n-(rev3) 04; 918-n-(rev3) 05; 918-n-(rev3) 06; 918-n-(rev3) 07; 918-n-(rev3) 08; Reasonable Exception Statement (Fire Safety); Heritage Statement (Author: TRIARC Dated: 02/08/2023).

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) shall be installed in the flank elevation(s) of the development hereby permitted other than those shown on the approved plans and elevations 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 (2023)

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

The Harrow Core Strategy 2012: CS1.B

Harrow Development Management Policies Local Plan 2013:
DM1, DM7, 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. Mayoral CIL

Please be advised that approval of this application (either by Harrow Council, or subsequently by the Planning Inspectorate if allowed on appeal following a refusal by Harrow Council) will attract a Community Infrastructure Levy (CIL) liability, which is payable upon the commencement of development. This charge is levied under s.206 of the Planning Act 2008 Harrow Council, as CIL collecting authority, has responsibility for the collection of the Mayoral CIL. The Provisional Mayoral CIL liability for the application, based on the Mayoral CIL levy rate for Harrow of £60/sqm is £9,166. The floorspace subject to CIL may also change as a result of more detailed measuring and taking into account any in-use floor space and relief grants (i.e. for example, social housing). You are advised to visit the [planningportal](https://ecab.planningportal.co.uk) website where you can download the appropriate document templates. Please complete and return the Assumption of Liability Form 1 and CIL Additional Information Form 0.
https://ecab.planningportal.co.uk/uploads/1app/forms/form_1_assumption_of_liability.pdf https://ecab.planningportal.co.uk/uploads/1app/forms/cil_questions.pdf If you have a Commencement Date please also complete CIL Form 6: https://ecab.planningportal.co.uk/uploads/1app/forms/form_6_commencement_notice.pdf The above forms should be emailed to HarrowCIL@Harrow.gov.uk Please note that the above forms must be completed and provided to the Council prior to the commencement of the development; failure to do this may result in surcharges and penalties.

8. Harrow CIL

Harrow has a Community Infrastructure Levy which applies Borough wide for certain developments of over 100sqm gross internal floor space. Harrow's Charges are: Residential (Use Class C3) - £110 per sqm; Hotels (Use Class C1), Residential Institutions except Hospitals, (Use Class C2), Student Accommodation, Hostels and HMOs (Sui generis) - £55 per sqm; Retail (Use Class A1), Financial & Professional Services (Use Class A2), Restaurants and Cafes (Use Class A3) Drinking Establishments (Use Class A4) Hot Food Takeaways (Use Class A5) - £100 per sqm All other uses - Nil. The Provisional Harrow CIL liability for the application, based on the Harrow CIL levy rate for Harrow of £173.43/sqm is £24,627 This amount includes indexation which is 323/224. The floorspace subject to CIL may also change as a result of more detailed measuring and taking into account any in-use floor space and relief grants (i.e. for example, social housing). The CIL Liability is payable upon the commencement of development. You are advised to visit the planning portal website where you can download the relevant CIL Forms. Please complete and return the Assumption of Liability Form 1 and CIL Additional Information Form 0 . https://ecab.planningportal.co.uk/uploads/1app/forms/form_1_assumption_of_liability.pdf https://ecab.planningportal.co.uk/uploads/1app/forms/cil_questions.pdf If you have a Commencement Date please also complete CIL Form 6: https://ecab.planningportal.co.uk/uploads/1app/forms/form_6_commencement_notice.pdf The above forms should be emailed to HarrowCIL@Harrow.gov.uk Please note that the above forms must be completed and provided to the Council prior to the commencement of the development; failure to do this may result in surcharges.

9. 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 (2023) 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. The London Plan (2021) 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

 <p>Orla Murphy Head of Development Management 9th November 2023</p>	 <p>Viv Evans Chief Planning Officer 9th November 2023</p>
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APPENDIX 2: LOCATION PLAN



APPENDIX 3: SITE PHOTOGRAPHS



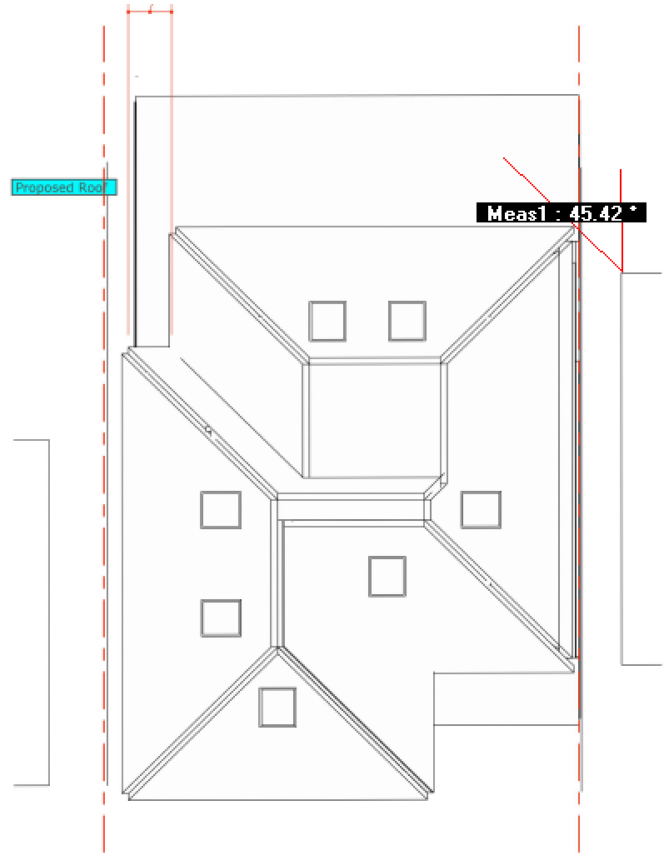
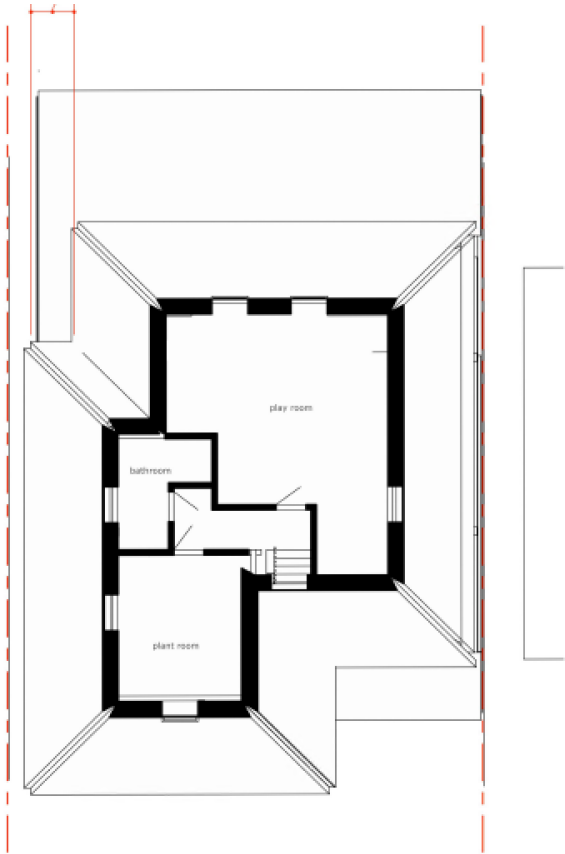
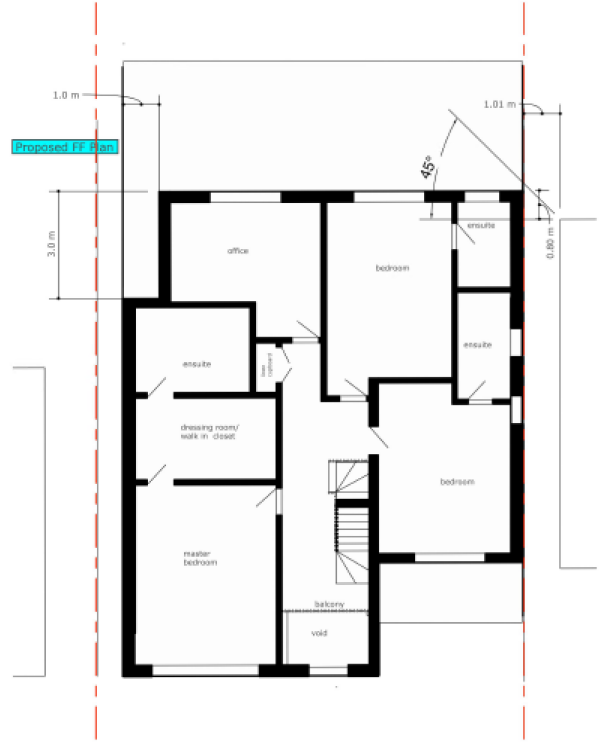
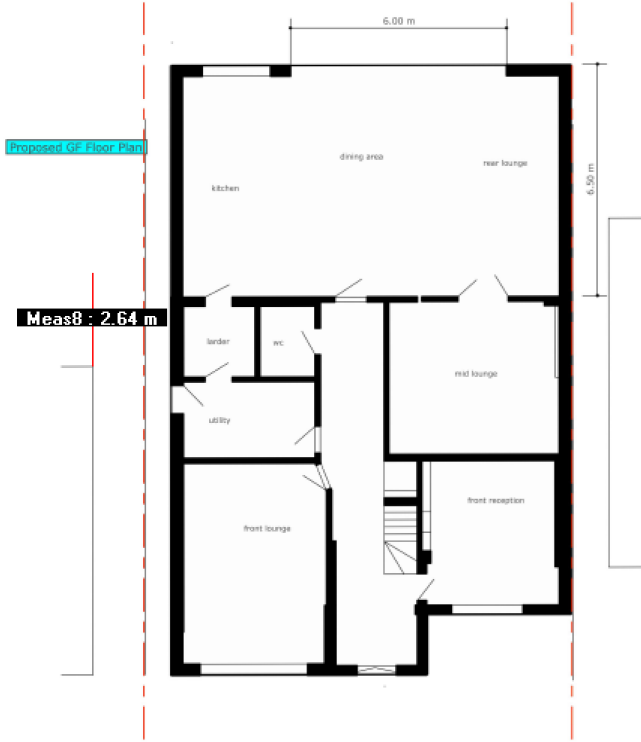


Pre-Existing





APPENDIX 4: PLANS AND ELEVATIONS

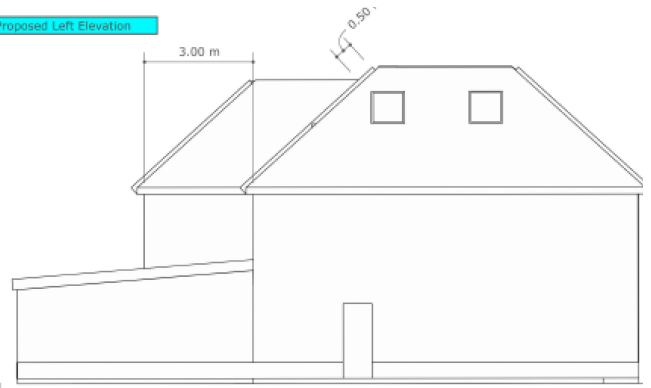


Proposed Front Elevation



MATERIALS:-
 Roof tiles proposed to be
 GREY redland 49
 Wall render to be
 LIMESTONE WHITE

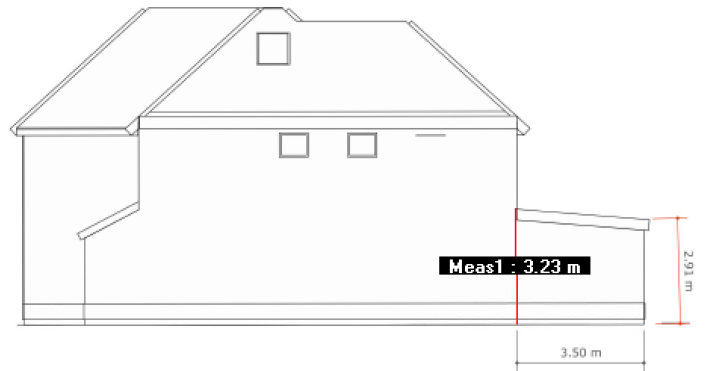
Proposed Left Elevation



Proposed Rear Elevation



Proposed Right Elevation



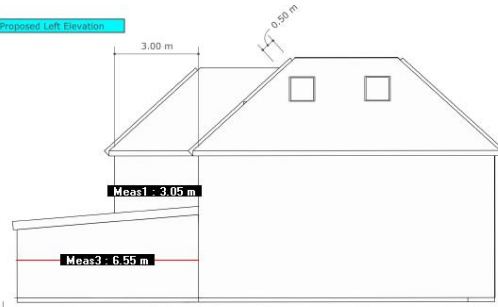
PREVIOUSLY APPROVED PLANS AND ELEVATIONS P/1468/22

Proposed Front Elevation



MATERIALS:-
 Roof tiles proposed to be GREY redland 49
 Wall render to be LIMESTONE WHITE

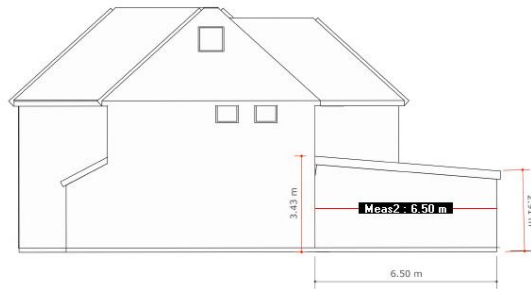
Proposed Left Elevation



Proposed Rear Elevation



Proposed Right Elevation



2nd September 2022 Mr & Mrs Patel

Double storey part infill front and side, ground floor part front, rear 8m ground floor, rear first floor stepped, with subordinate roof design hipped following existing hipped roof

18 west drive HA3 6TS

PROPOSED ELEVATIONS

Drawing:- 918 -n- (rev2)

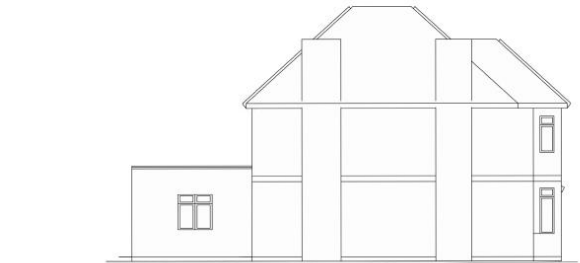
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Existing Front Elevation



MATERIALS:-
 Roof tiles proposed to be GREY
 Wall render to be CREAM

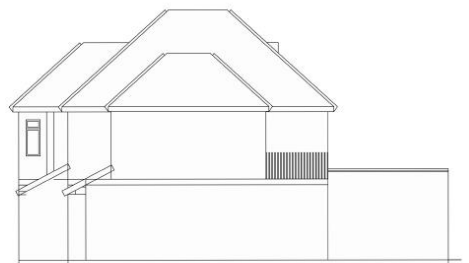
Existing Left Elevation



Existing Rear Elevation



Existing Right Elevation



10th April 2022 Mr & Mrs Patel

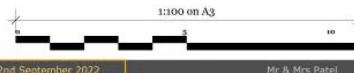
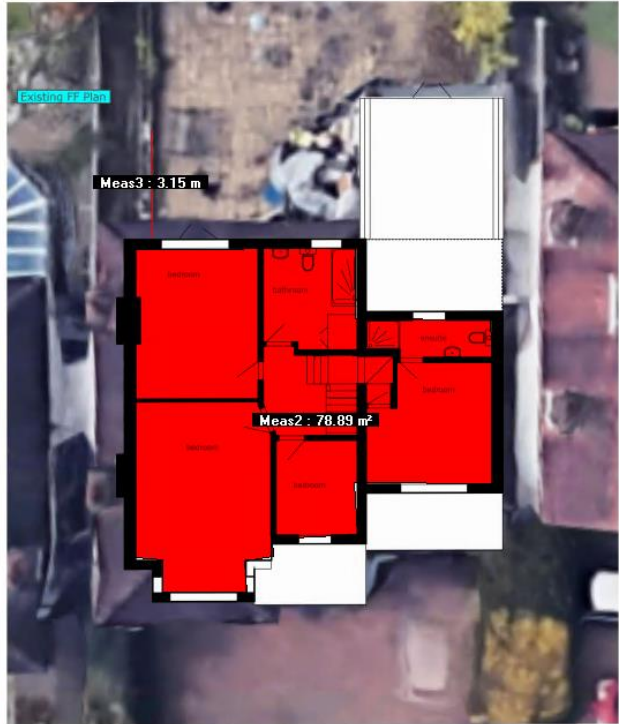
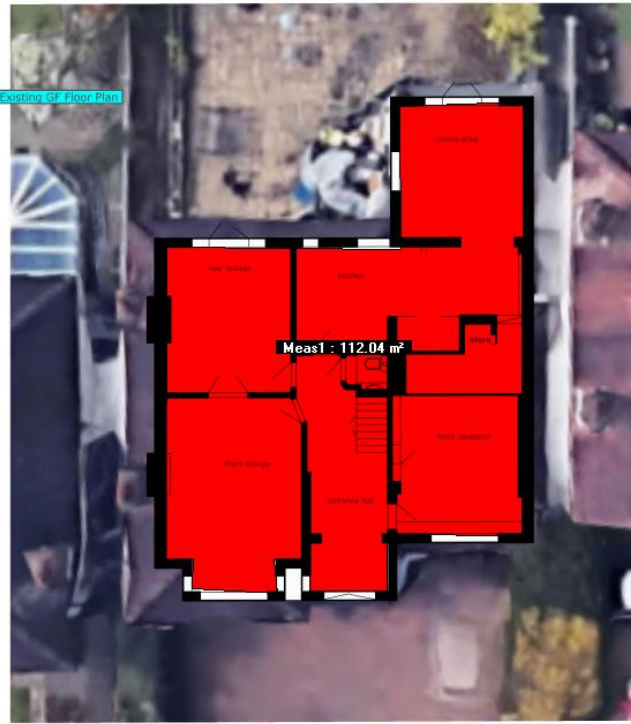
Double storey part infill front and side, ground floor part front, rear 8m ground floor, rear first floor stepped, with subordinate roof design hipped following existing hipped roof

18 west drive HA3 6TS

EXISTING ELEVATIONS

Drawing:- 918 -n-

03



Double storey part infill front and side, ground floor part front, rear 8m ground floor, rear first floor stepped, with subordinate roof design hipped following existing hipped roof

EXISTING FLOOR PLANS

2nd September 2022

Mr & Mrs Patel

18 west drive HA3 6TS

Drawing:- 918 -n-(rev2)

05

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