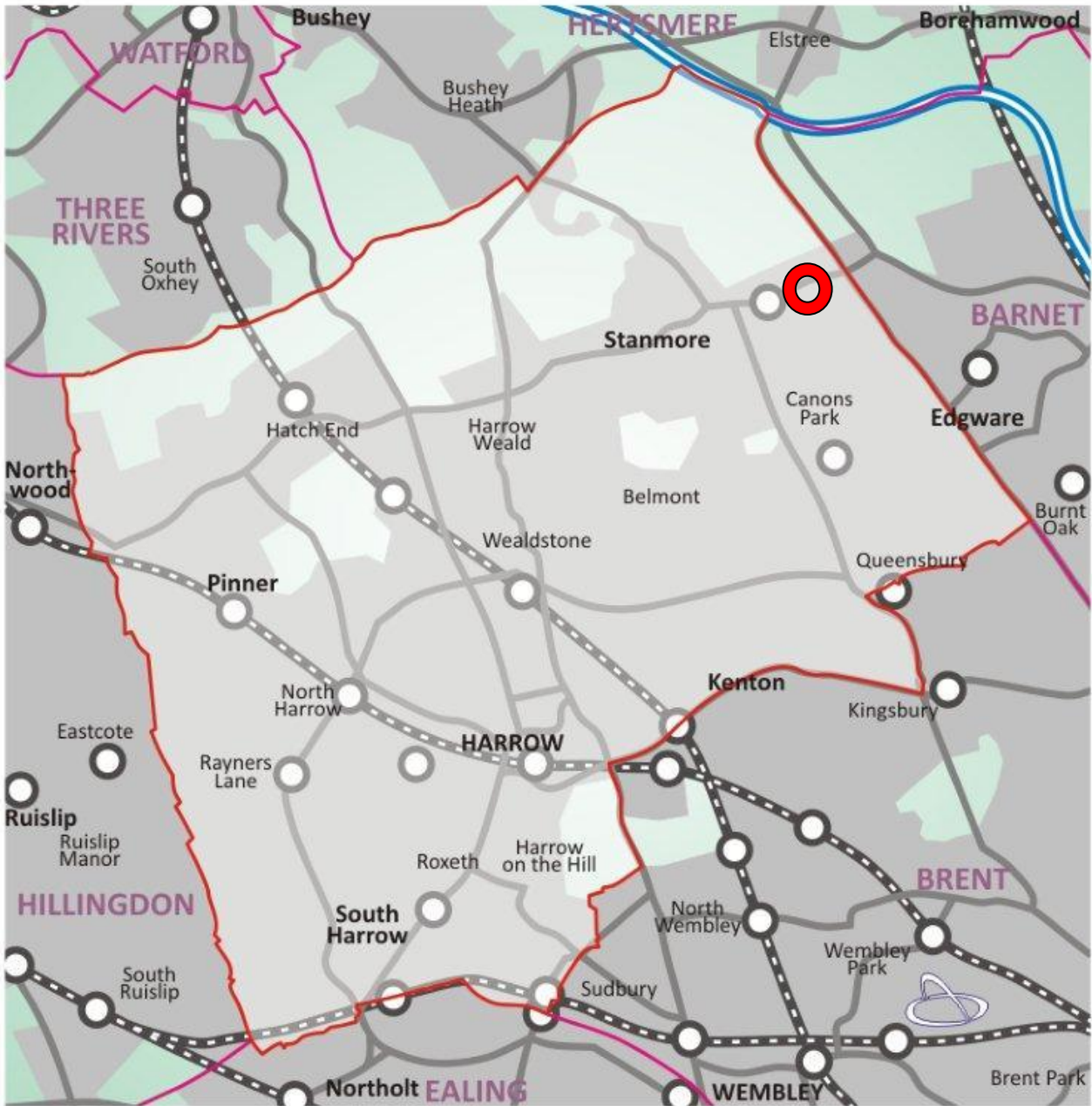


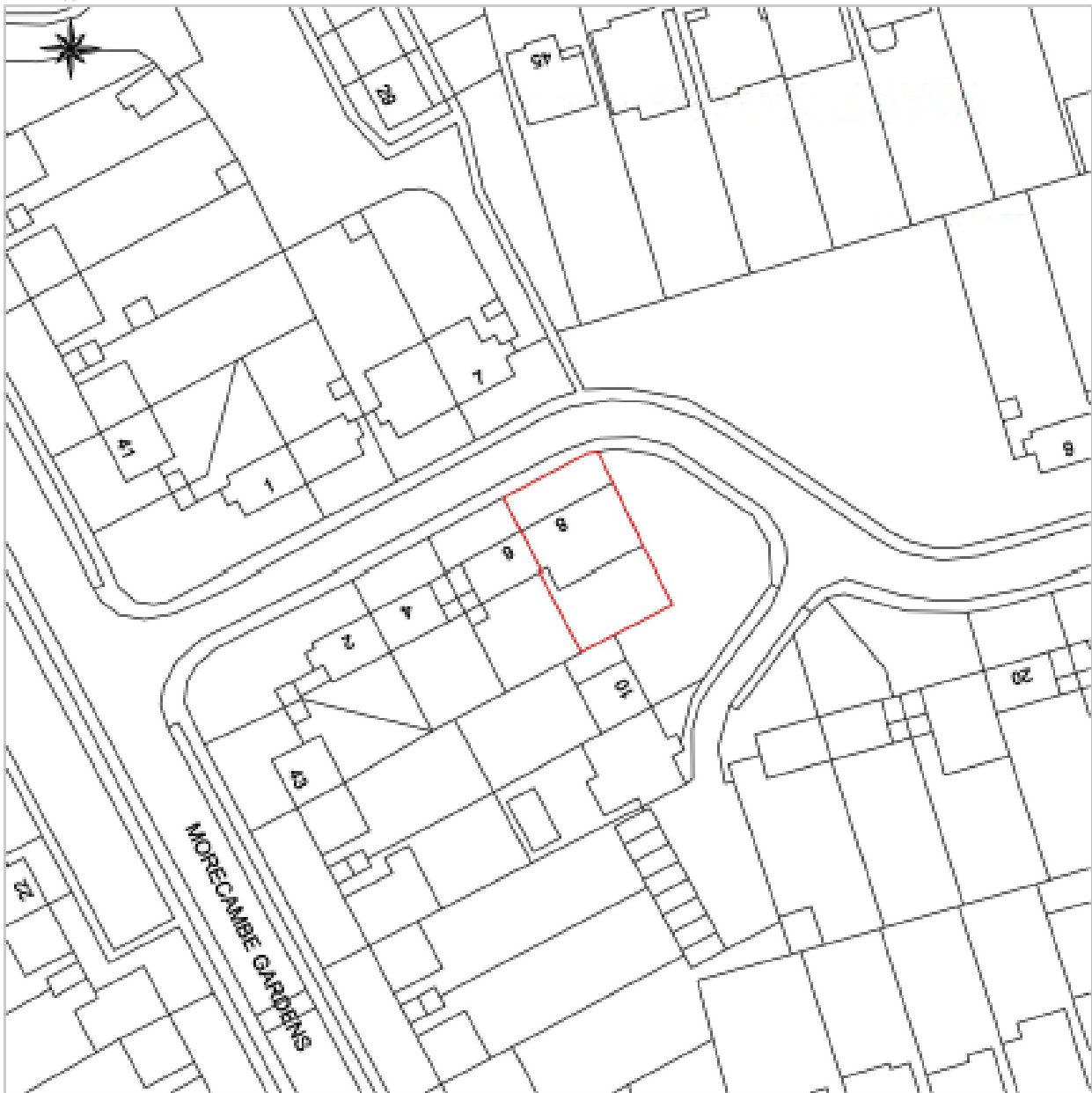
 = application site



8 Tintagel Drive Stanmore HA7 4SR

PL/0817/23

Location Plan



Location Plan

LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

13th March 2024

APPLICATION NUMBER: PL/0817/23
VALID DATE: 14/12/2023
LOCATION: 8 TINTAGEL DRIVE, STANMORE
WARD: CANONS
POSTCODE: HA7 4SR
APPLICANT: MR JOSHUA NG
AGENT: N/A
CASE OFFICER: DENISS NIKANDROVS
EXTENDED EXPIRY DATE: 08/02/2024 (Extended Expiry to 31/03/2024)

PROPOSAL

First Floor Side to Rear Extension; Single Storey Rear Extension; External Alterations.

RECOMMENDATION

The Planning Committee is asked to refuse the application for the following reason:

The proposed first floor side to rear extension by reason of its cumulative poor design and the excessive depth of the first floor rear element of the extension, in conjunction with its prominent corner siting would result in an unneighbourly, dominant and incongruous form of development and an uncharacteristic loss of openness to the spatial setting of the locality, as well as resulting in an overbearing impact and perceived overlooking of the front garden of no.10 Tintagel Drive, to the detriment of the character and appearance of the existing dwellinghouse and the area, and the residential amenity of the occupiers of the adjacent dwelling, no. 10 Tintagel Drive contrary to the National Planning Policy Framework (2023), Policy D3.D(1), (7) and (11) of The London Plan (2021), Core Policy CS1 B of the Harrow Core Strategy (2012), Policy DM1 of the Harrow Development Management Policies Local Plan (2013) and the adopted Supplementary Planning Document Residential Design Guide (2010).

REASON FOR THE RECOMMENDATION

The proposed additions and alterations are inappropriate in this location and would have an adverse impact on the visual appearance of the host building and the character and appearance of the streetscene and wider area. The proposal would also result in an overbearing impact on the neighbouring properties with perceived loss of light over the front garden of no. 10 Tintagel Drive which is sited at the rear.

Accordingly, weighing up the development plan policies and proposals, and other material considerations including comments received in response to notification and consultation as set out below, officers conclude that the application should be refused.

INFORMATION

This application is reported to Planning Committee as the land associated with the site is owned by an employee of the Council and therefore falls within provision C(ii) of the Scheme of Delegation.

Statutory Return Type:	(E)21. Householder Development
Council Interest:	None
Net additional Floorspace:	45sqm
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 comprises of a two-storey semi-detached dwellinghouse located on the south side of Tintagel Drive
- 1.2 The dwelling is sited on a curve in the road and benefits from a single storey side to rear extension.
- 1.3 The attached neighbour No. 6 adjoins the subject site to the north and features a single storey side extension, whilst No. 10 adjoins the host property at the rear.
- 1.4 The site is located within a critical drainage area.

2.0 PROPOSAL

- 2.1 Single storey rear extension with an additional width of 0.7 metres to the existing extension and an increase in depth to 3.4 metres sited adjacent to the neighbouring property at no.6 Tintagel Drive.
- 2.2 First floor side to rear extension; 4.6m front width, 3.4m rearward depth, 5m rear width. External alterations.

3.0 RELEVANT PLANNING HISTORY

Ref no.	Description	Status & date of decision
LBH/20334/E	Single storey side extension	Grant 10/11/1981
LBH/22366	Single storey rear extension	Grant 24/11/1982
EAST/287/95/FUL	Alterations and single storey side/rear extension	Grant 12/07/1995
P/2309/22	First Floor Side To Rear Extension; External Alterations	Refused 02/08/2023

Reason for Refusal:

The proposed first floor side to rear extension by reason of its cumulative poor design and the excessive depth of the first floor rear element of the extension, in conjunction with its prominent corner siting would result in an unneighborly, dominant and incongruous form of development and an uncharacteristic loss of openness to the spatial setting of the locality, as well as resulting in an overbearing impact and perceived overlooking of the front garden of no.10 Tintagel Drive, to the detriment of the character and appearance of the existing

dwellinghouse and the area, and the residential amenity of the occupiers of the adjacent dwelling, no. 10 Tintagel Drive contrary to the National Planning Policy Framework (2021), Policy D3.D(1), (7) and (11) of The London Plan (2021), Core Policy CS1 B of the Harrow Core Strategy (2012), Policy DM1 of the Harrow Development Management Policies Local Plan (2013) and the adopted Supplementary Planning Document Residential Design Guide (2010).		
P/2600/23	First Floor Side to Rear Extension; Single Storey Rear Extension; External Alterations	Grant 15/02/2024

4.0 CONSULTATION

- 4.1 A total of 2.no consultation letters were sent to neighbouring properties regarding this application. The overall public consultation period expired on 5th February 2024.
- 4.2 1 objection was received which can be summarised as follows:
 - already existing substantial extensions on the side of the garden and rear and side of the house
 - demolition will bring noise and dust causing neighbours to suffer

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 polices are referenced within the report below and a summary within Informative 1.

6.0 ASSESSMENT

- 6.1 The main issues are:
- Character and Appearance 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 (2023)
- The London Plan (2021): D3,
- Harrow Core Strategy (2012): CS1.B
- Harrow Development Management Policies (2013): DM1

Relevant Supplementary Documents

- Residential Design Guide (2010)

Single Storey Rear Extension

6.2.2 The proposed single storey rear extension would infill a gap between the boundary with no.6 Tintagel Drive and the existing extension. The single storey infill extension will have a width of 0.9m and will align with the original side elevation. The extension would have a depth of 3.4m and a maximum height of 3.1 metres, although deeper than the existing extensions on the property, it would be low in nature and would not have a significant impact on the wider area, it would also be largely obscured by the first-floor element of the scheme, on balance, the ground floor element is acceptable.

First Floor Side and Rear Extension

6.2.3 Tintagel Drive is a residential road which features multiple corner sites. The area comprises of mainly semi-detached dwellings with a small element of terraced housing. However, it is considered that corner and end sites have maintained a significant character of openness with two storey extensions not projecting significantly beyond the rear elevation. The first-floor side extension would not be set back from the front elevation and its width would match the existing ground floor flank elevation thereby spanning 4.65m on the front elevation but increasing at the rear to 5 metres. As first floor extension projects rearwards, it would not be set in from the flank elevation. The built form of the side extension would appear incongruous and dominate built form in relation to the original building.

6.2.4 The proposed first-floor side and rear element would have a profound, unacceptable impact on the character of the host site and surrounding area. The proposed extension would not be set back from the principal elevation, nor down from the ridge, with the rear element of the extension projecting beyond the rear elevation also not being set in from the side elevation. This would result in a dominating extension which appears incongruous within the setting of the host property and the surrounding street scene; ultimately resulting in significant harm to the character of the host site and surrounding area.

6.2.5 Furthermore, the proposed first-floor rear element would project a significant depth beyond the rear elevation of the host property with a maximum depth of 3.4 metres. Although not a significant depth beyond the normally acceptable 3 metres, the first-floor and corner plot nature of the extension would exacerbate its impact within the

surrounding locale, adding exceptional massing to the existing development. Furthermore, as noted in the previous proposal, “...it is considered that corner and end sites have maintained a significant character of openness with two storey extensions not projecting significantly beyond the rear elevation.” The proposed first-floor rear projection would disrupt the openness of the surrounding area to the detriment of the wider character. The visually prominent extension would only serve to close the gap which is characteristic of the corner plots in the immediate locale.

- 6.2.6 In the previous application (P/2309/22), the depth of the first-floor rear extension was 3m which was considered excessive particularly at this prominent corner site. The current proposals seek a depth of 3.4m, exceeding what was initially considered unacceptable and excessive to the detriment of the openness on this corner site. The proposed roof over the first-floor extension would also not be set down from the ridge of the existing roof with the eaves of the extension above those of the original property. The extension would in no way appear subordinate to the original property and would reduce the openness of the site further than what was previously refused and deemed unacceptable. As such, the proposals are considered unacceptable.
- 6.2.7 In summary, proposed first floor side to rear extension by reason of its cumulative poor design and the excessive depth of the first floor rear element of the extension, in conjunction with its prominent corner siting would result in an unneighborly, dominant and incongruous form of development and an uncharacteristic loss of openness to the spatial setting of the locality, contrary to the National Planning Policy Framework (2023), Policy D3 of the London Plan (2021), Core Policy CS1 (B) of the Harrow Core Strategy (2012), policy DM 1 of the Harrow Development Management Policies Local Plan (2013) and the adopted Supplementary Planning Document: Residential Design Guide (2010).

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)

Impacts on No. 6 Tintagel Drive

- 6.3.2 The proposed single storey rear extension would have a depth of 3.4m. This would be greater than the 3 metres normally permissible for single storey rear extensions, however, on balance, the additional 0.4 metres would be unlikely to cause detrimental loss of light or outlook to the adjoining semi-detached unit and therefore this element is acceptable. The proposed first floor side to rear extension would be set away from the shared boundary. The rear element would protrude 3.4m from the rear wall of the dwellinghouse and would be sited 8.7m away from neighbouring property. Paragraph 6.39 of the Council's SPD determines the suitability of extensions in relation to neighbouring protected windows and amenity areas by using a '45-degree rule' measured from the nearest corner of the neighbouring property. As per the proposed floor plans the first-floor element would not intersect

a 45 degree splay from the shared boundary and is therefore considered to be an acceptable distance away from the shared boundary as to not have any significant impact to no.6 Tintagel Drive.

- 6.3.3 A window is located in the first-floor side elevation facing 6 Tintagel Drive, and would cause some overlooking issues, had this application been otherwise recommended for grant then it would have been reasonable to seek removal of this window via condition in the interests of protecting the amenities of these neighbours due to actual and perceived overlooking from this window.

Impacts on No. 10 Tintagel Drive

- 6.3.4 The application property is sited perpendicular to no.10 Tintagel Drive to the rear. In particular, the front door and front garden area of no. 10 has direct visibility toward the proposed extension. The previous application (P/2309/22) was refused due to the prominence of the depth of the first-floor extension and its impact on no.10. The current proposals have a first-floor rear extension with a depth of 3.4m which would project closer to no 10 than the previously refused scheme. It is noted that the extent of glazing on the rear elevation has been reduced but there would still be a rearward facing bedroom window at first floor level, resulting in perceived overlooking of the front garden space of no 10. The encompassing and overbearing nature of the development over the neighbouring unit would be exacerbated by the short garden. This would result in considerable harm to the amenities of the neighbouring dwellinghouse through the perceived loss of privacy to the front amenity space as
- 6.3.5 In summary, scheme would harming the neighbouring amenity through perceived loss of privacy and the scale and massing of the scheme resulting in an overbearing and encompassing structure, contrary to the National Planning Policy Framework (2023), Policy D3 of the London Plan (2021), Core Policy CS1 (B) of the Harrow Core Strategy (2012), policy DM 1 of the Harrow Development Management Policies Local Plan (2013) and the adopted Supplementary Planning Document: Residential Design Guide (2010).

6.4 Drainage

- 6.4.1 The relevant policies are:

- National Planning Policy Framework (2023)
- The London Plan (2021): SI 13
- Harrow Development Management Policies (2013): DM10

- 6.4.2 The development would not result in a minimal increase in the development footprint. As the site is located within a Critical Drainage Area, were the scheme to be approved, sustainable urban drainage [SUDs] is encouraged and an informative would have been added.

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. A Reasonable Exception Statement has been provided and therefore the application is acceptable on Fire Safety terms.

7.0 CONCLUSION AND REASONS FOR REFUSAL

7.1 The proposed first floor side to rear extension by reason of its cumulative poor design and the excessive depth of the first floor rear element of the extension, in conjunction with its prominent corner siting would result in an unneighbourly, dominant and incongruous form of development and an uncharacteristic loss of openness to the spatial setting of the locality, as well as resulting in an overbearing impact and perceived over looking of the front garden of no.10 Tintagel Drive, to the detriment of the character and appearance of the existing dwellinghouse and the area, and the residential amenity of the occupiers of the adjacent dwelling, no. 10 Tintagel Drive contrary to the National Planning Policy Framework (2021), Policy D3.D(1), (7) and (11) of The London Plan (2021), Core Policy CS1 B of the Harrow Core Strategy (2012), Policy DM1 of the Harrow Development Management Policies Local Plan (2013) and the adopted Supplementary Planning Document Residential Design Guide (2010).

APPENDIX 1: CONDITIONS AND INFORMATIVES

INFORMATIVES:

1. Policies

The following policies are relevant to this decision:

The National Planning Policy Framework 2023

London Plan 2021:

D3, D12, S1 13

The Harrow Core Strategy 2012:

CS1.B

Harrow Development Management Policies Local Plan 2013:

DM1, DM10

Supplementary Planning Document - Residential Design Guide 2010

2. Pre-application engagement


Statement under Article 35(2) of The Town and Country Planning (Development Management Procedures) (England) Order 2015

This decision has been taken in accordance with paragraphs 39-42 of The National Planning Policy Framework. Harrow Council has a pre-application advice service and actively encourages applicants to use this service. Please note this for future reference prior to submitting any future planning applications.

PLAN LIST

Reasonable Exception Statement; PL000_Rev C; PL001_Rev C ; PL002_Rev C; PL003_Rev C; PLEX2_Rev C.

CHECKED

 <p>Orla Murphy Head of Development Management 29th February 2024</p>	 <p>Viv Evans Chief Planning Officer 29th February 2024</p>
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APPENDIX 2: LOCATION PLAN



Location Plan

APPENDIX 3: SITE PHOTOGRAPHS

Front View





Side View







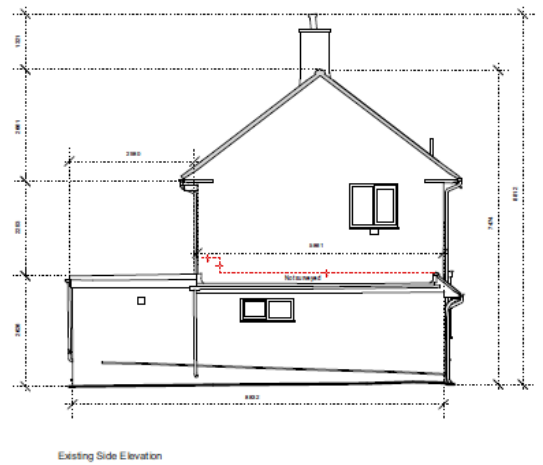
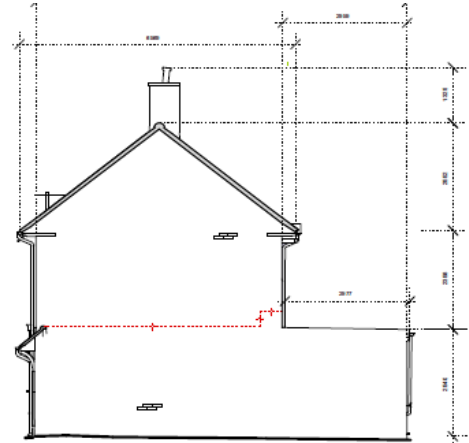
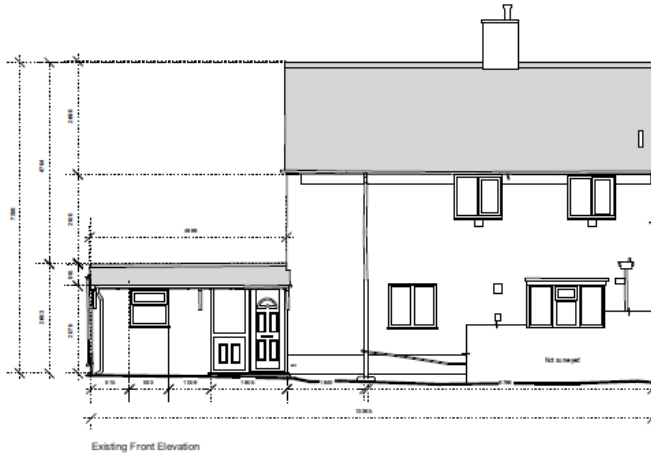
Rear View



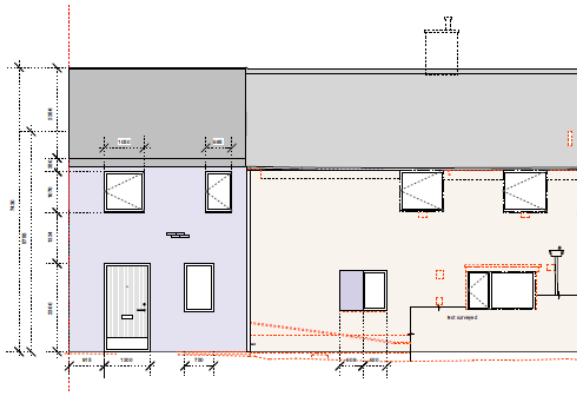


APPENDIX 4: PLANS AND ELEVATIONS

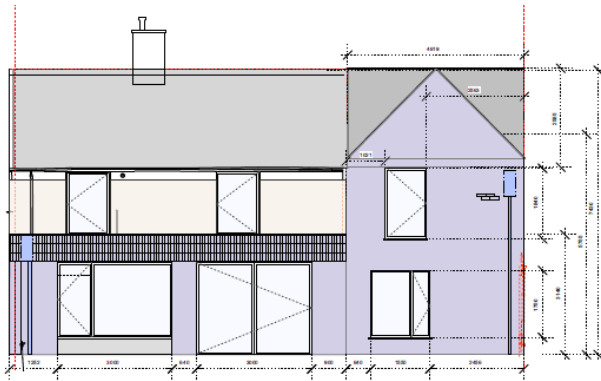
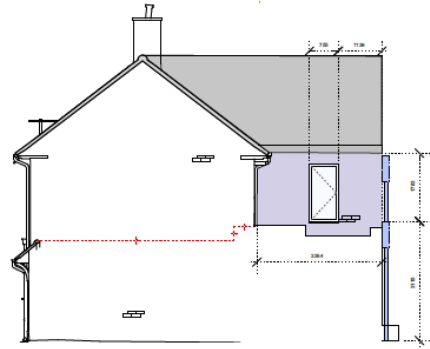
Existing Elevations



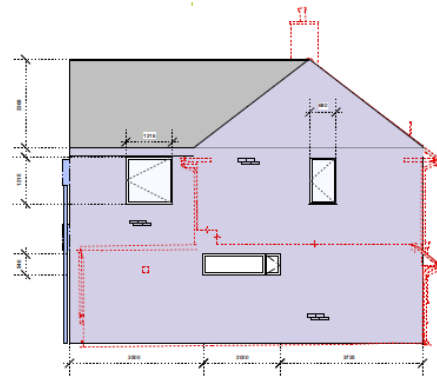
Proposed Elevations



Proposed Front Elevation



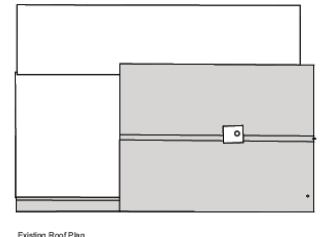
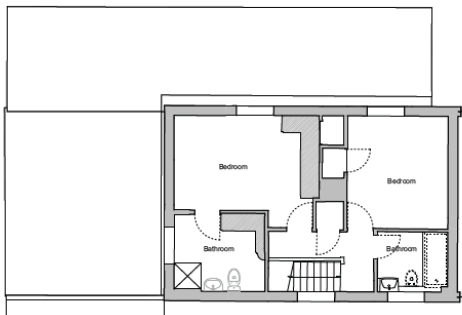
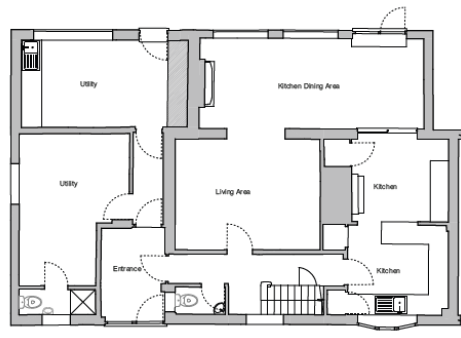
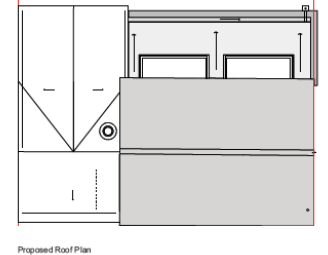
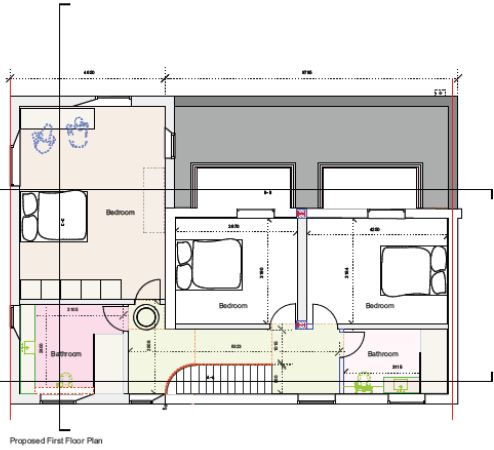
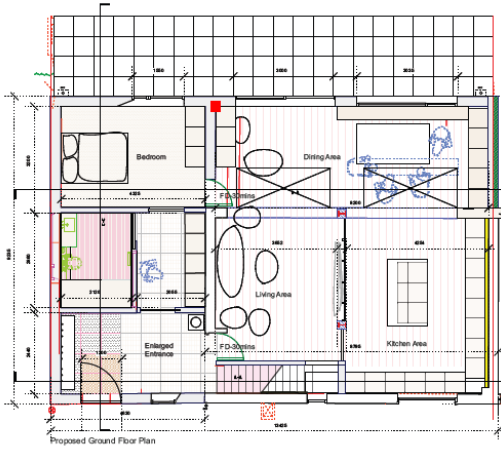
Proposed Back Elevation



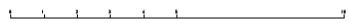
Proposed Side Elevation

Existing and Proposed Plans

DO NOT SCALE FROM THIS DRAWING
DO NOT CONSTRUCT FROM THIS INFORMATION
THIS DRAWING IS FOR DESIGN DIRECTION ONLY AND MAY ONLY BE USED FOR PLANNING PURPOSES ONLY
ALL DIMENSIONS ARE TO BE CONFIRMED ON-SITE BY THE CONTRACTOR
FURTHER DETAILS ARE TO BE WORKED OUT BY THE CONTRACTOR / PRINCIPLE DESIGNER, WHERE THERE ARE DISCREPANCIES THIS SHOULD BE HIGHLIGHTED TO THE PRINCIPLE DESIGNER IMMEDIATELY.



NOT FOR CONSTRUCTION - DO NOT SCALE



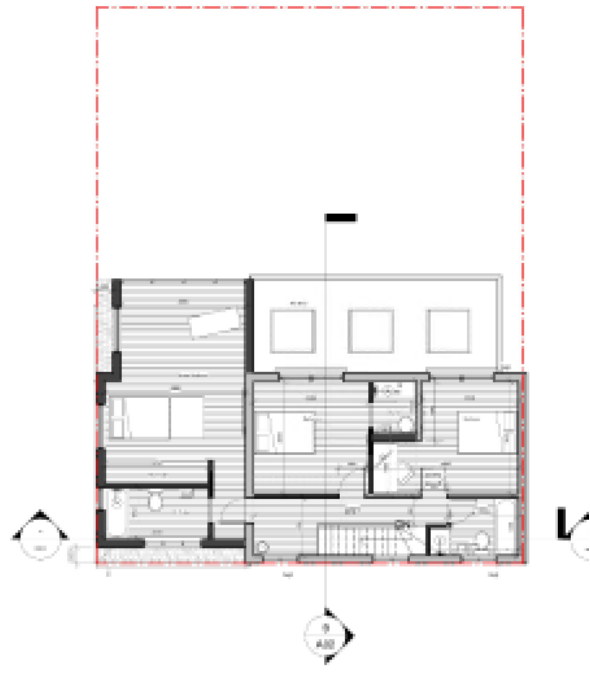
TMWY

job	Tintagel
address	8 Tintagel Drive, Stanmore HA7 4SR
titb	General Arrangement PL001
scale	1:100 @ A3
date	26 JUL 2023
job reference	PL001
drawing number	
revision	A C

Refused Elevations and Floor Plans P/2309/22



① Proposed Ground Floor
1 : 100



② Proposed First Floor
1 : 100



⑤ Proposed Front Elevation
1 : 100



⑥ Proposed Rear Elevation
1 : 100

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