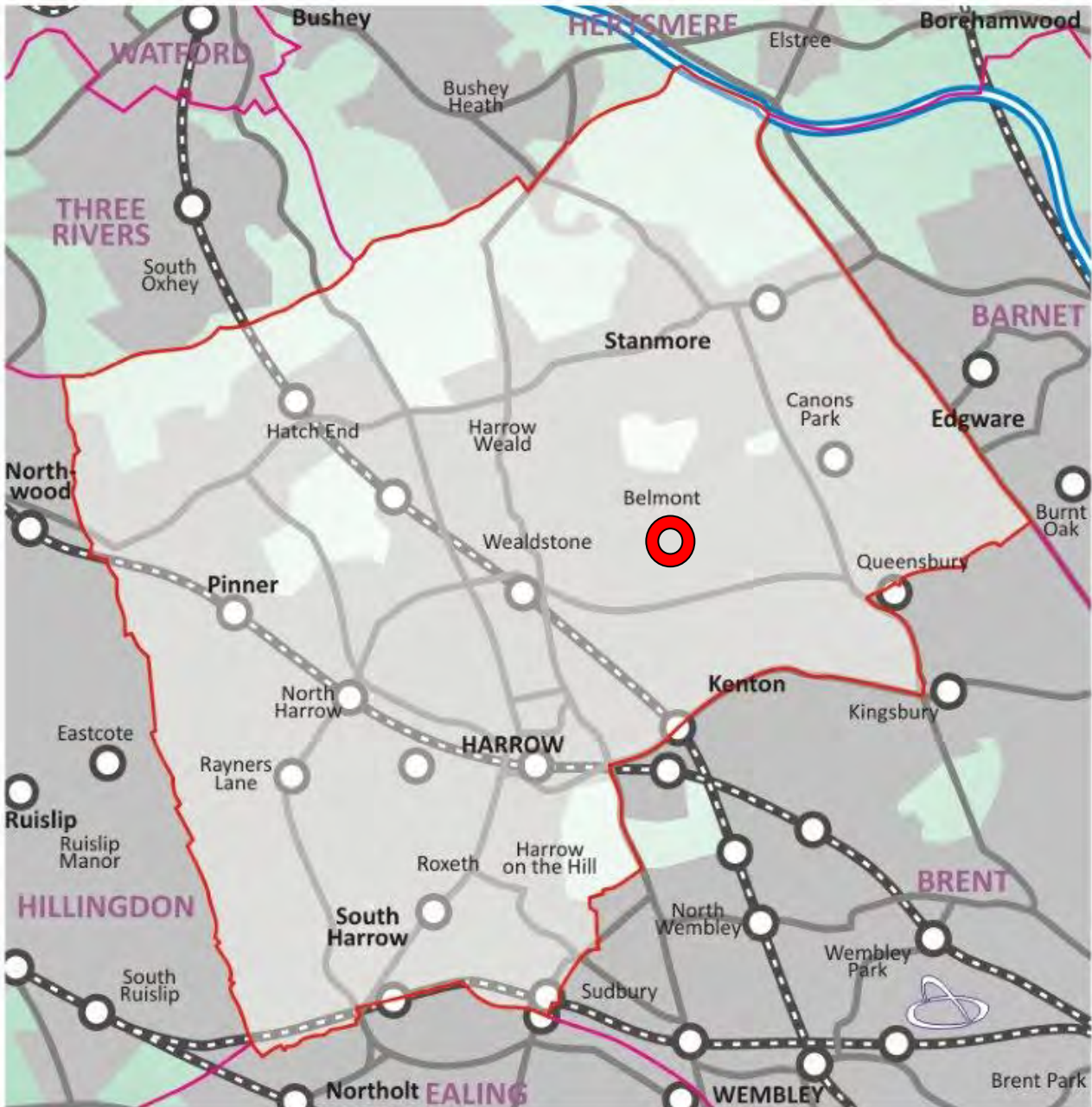
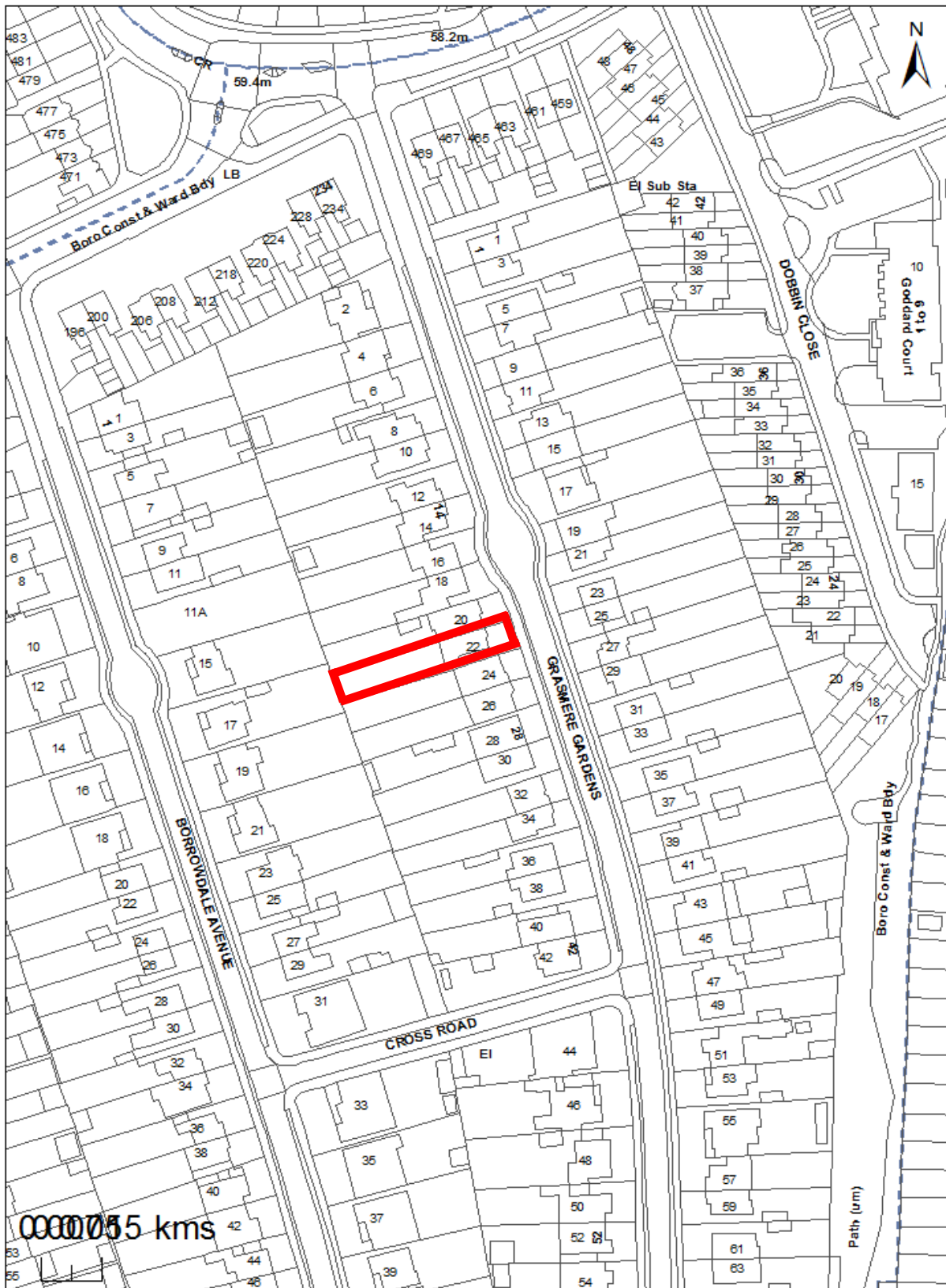


 = application site



**22 Grasmere Gardens, Harrow**

**P/3966/16**



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**22 Grasmere Gardens, Harrow** **P/3966/16**

# LONDON BOROUGH OF HARROW

## PLANNING COMMITTEE

19<sup>th</sup> October 2016

**Application Number:** P/3966/16  
**Validate Date:** 12/09/2016  
**Location:** 22 Grasmere Gardens  
**Ward:** Marlborough  
**Postcode:** HA3 7PU  
**Applicant:** Mr Anthony Lee  
**Agent:** Mr A Parmer  
**Case Officer:** Shane O'Donnell  
**Expiry Date:** 07/11/2016

### **PURPOSE OF REPORT/PROPOSAL**

The purpose of this report is to set out the Officer recommendations to The Planning Committee regarding an application for planning permission relating to the following proposal.

The proposed development is to convert the roofspace into habitable accommodation by alteration of the roof to form gable end including installation of an upper floor side window; installation of a rear dormer window; and installation of two rooflights in the front roofslope. The proposed development also includes a single storey front extension incorporating a front porch; single storey side tor ear extension; and a single storey rear conservatory.

### **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 RECOMMENDATIONS**

The proposed extensions would be alterations to the roof of the dwelling or single storey additions. Taken as a whole, it is considered that the proposed extensions would respect the character and scale of the host dwelling, not have a negative impact on the character of the surrounding area and not result in harm to the amenities of neighbouring occupiers.

## **INFORMATION**

This application is reported to Planning Committee as the applicant is related to an employee of the Council.

|   |                             |
|---|-----------------------------|
| Statutory Return Type:  | E21 Householder Development |
| Council Interest:   | None                        |
| GLA Community Infrastructure Levy (CIL) Contribution (provisional): | None applicable             |
| Local CIL requirement:  | None applicable             |

## **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**

Policies 7.3.B and 7.13.B of The London Plan and policy DM1 of the Development Management Policies Local Plan require all new developments to have regard to safety and the measures to reduce crime in the design of development proposal. It is considered that the development does not adversely affect crime risk.

## **LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985 BACKGROUND PAPERS USED IN PREPARING THIS REPORT:**

- Planning Application
- Statutory Register of Planning Decisions
- Correspondence with Adjoining Occupiers
- Correspondence with other Council Departments
- Nation Planning Policy Framework
- London Plan 2016
- Local Plan - Core Strategy, Development Management Policies, SPGs
- Other relevant guidance

## **LIST OF ENCLOSURES / APPENDICES:**

Officer Report:

Part 1: Planning Application Fact Sheet

Part 2: Officer Assessment

Appendix 1 – Conditions and Informatives

Appendix 2 – Site Plan

Appendix 3 – Site Photographs

Appendix 4 – Plans and Elevations

## OFFICER REPORT

### PART 1 : Planning Application Fact Sheet

| The Site                   |                                      |
|----------------------------|--------------------------------------|
| Address                    | 22 Grasmere Gardens, Harrow, HA3 7PU |
| Applicant                  | Mr Anthony Lee                       |
| Ward                       | Marlborough                          |
| Local Plan allocation      |                                      |
| Conservation Area          | No                                   |
| Listed Building            | No                                   |
| Setting of Listed Building | No                                   |
| Building of Local Interest | No                                   |
| Tree Preservation Order    | No                                   |
| Other                      | N/A                                  |

### **PART 2: Assessment**

#### **1.0 SITE DESCRIPTION**

- 1.1 The application site is situated on the western side of Grasmere Gardens.
- 1.2 The application property is a semi-detached two storey single family dwellinghouse with a hipped roof and with an existing single storey rear extension.
- 1.3 The surrounding streetscene is characterised by pairs of semi-detached dwellings, some of which have been extended to the side but generally the gap between semi-detached pairs of dwellings has been maintained.
- 1.4 The application site is not in a conservation or a listed building. No Trees with Tree Preservation Orders are located on site.

#### **2.0 PROPOSED DETAILS**

- 2.1 The proposed hip to gable roof conversion and rear dormer would create approximately 28 m<sup>3</sup> of additional roofspace.
- 2.2 The proposed dormer would have a depth of 3 metres, a height of 2.1 metres, and a width of 4.6 metres. The dormer would be set down from the roof ridge by 0.3 metres, set in 0.5 metres from the adjoining neighbour No. and 1 metre from the proposed gable end, and would be 1 metre above the eaves of the dwelling.
- 2.3 The proposed roof alterations would include installation two rooflights in the front roofslope and one side window in the gable end.
- 2.4 The proposed single storey front extension would have a width of 4.67 metres extending into the single storey side to rear extension, a depth of 0.8 metres beyond the front elevation of the dwelling, with a false pitch roof with a maximum height of 3.2 metres.

2.5 The proposed side to rear extension would have flat roof height of 2.8 metres, a maximum width of 2.6 metres, a length of 12 metres extending 3 metres beyond the rear wall of the main dwelling infilling the gap between the existing single storey rear extension and No. 24 Grasmere Gardens.

2.6 The proposed single storey rear conservatory would have depth of 3 metres beyond the existing single storey rear extension, a maximum height of 2.8 metres and an eaves height of 2.3 metres. The conservatory would have straight sides for 1.7 metres then the side would curve inward forming a semi-circle. The proposed conservatory would have minimum distance from the boundary with No. 20 Grasmere Gardens of 3 metres and a minimum distance from the boundary with No. 24 Grasmere Gardens of 1.1 metres. It would include a solid side wall on the side facing No. 24 and obscure glazing on the curved section closest No. 24.

### **3.0 HISTORY**

3.1 P/222/04/DFU - single storey side and rear extensions; alterations to roof to form gable end and rear dormer. Granted 17/03/2004

3.2 P/799/03/DFU - two storey side, first floor and single storey rear extensions. Granted : 11/08/2003.

3.3 EAST/879/98/CLP- certificate of lawful proposed development: single storey rear extension. Agreed 31/03/1999

### **4.0 CONSULTATION**

4.1 At the time of writing, a total of 4 consultation letters were sent to neighbouring properties regarding this application. The public consultation period will expire on 11/10/2016.

#### **4.2 Adjoining Properties**

|   |   |
|---|---|
| Number of Letters Sent  | 4 |
| Number of Responses Received                                      | 0 |
| Number in Support   | 0 |
| Number of Objections  | 0 |
| Number of other Representations (neither objecting or supporting) | 0 |

#### **4.3 Statutory and Non Statutory Consultation**

4.4 The following consultations have been undertaken:

LBH Drainage Team

#### 4.5 Internal Consultation

4.6 A summary of the consultation responses received along with the Officer comments are set out in the Table below.

| <b>Consultee</b>  | <b>Summary of Comments</b>         | <b>Officer Comments</b>  |
|-------------------|------------------------------------|--|
| LBH Drainage Team | No objection subject to conditions | In this instance, it is considered sufficient by means of an informative to encourage the applicant to use sustainable urban drainage [SuDs] systems to manage surface water runoff. |

### **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] which consolidates national planning policy and is a material consideration in the determination of this application.

5.3 In this instance, the Development Plan comprises The London Plan 2016 [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].

### **6.0 APPRAISAL**

6.1 The main issues are;

Character and Appearance of the Area  
Residential Amenity  
Development and Flood Risk

6.2 Character and Appearance of the Area.

6.2.1 The London Plan (2016) Policy 7.4B sets out the design principles that all boroughs should seek to ensure for all development proposals. The London Plan 2016 policy 7.4B states, that all development proposals should have regard to the local context, contribute to a positive relationship between the urban landscape and natural features, be human in scale, make a positive contribution and should be informed by the historic environment.

- 6.2.2 Core Policy CS1.B states that all development shall respond positively to the local and historic context in terms of design, siting, density and spacing, reinforce the positive attributes of local distinctiveness whilst promoting innovative design and/or enhancing areas of poor design.
- 6.2.3 Policy DM 1 of the Development Management Policies Local Plan (2013) states that all development must achieve a high standard of design and layout. Proposals which fail to achieve a high standard of design and layout or which would be detrimental to local character and appearance will be resisted.
- 6.2.4 The proposed front extension would include a false pitch. However given that No. 24 has extended to the side and is set forward of the application dwelling, the proposed roof profile would not be visible from public vantage points.
- 6.2.5 The proposed hip to gable roof conversion would include a rear dormer. In accordance with paragraph 6.71 of Harrow Council's Residential Design Guide 2010 SPD, the proposed dormer would be sufficiently set down from the roof ridge, set in from the party wall and roof edge, and set above the eaves.
- 6.2.6 Given its width, height and depth beyond the rear wall, the proposed single storey side to rear extension would be a subservient addition and would not be out of character with the host dwelling or have a negative impact on the surrounding streetscene.
- 6.2.7 The proposed rear conservatory would extend to a depth of 6 metres beyond the rear wall of the dwelling, however it would be lightweight addition with a width of just 4.1 metres and set in from both boundaries. It is therefore considered that the proposed rear conservatory would be a proportionate addition to the host dwelling and not visible in the surrounding streetscene.
- 6.2.8 Overall, the proposed extensions would be proportionate additions to the main dwelling that would not detract from the character of the main dwelling or have a negative impact in the surrounding streetscene.

### 6.3 Residential Amenity

- 6.3.1 Policy DM1 of the DMP seeks to ensure that "proposals that would be detrimental to the privacy and amenity of neighbouring occupiers, or that would fail to achieve satisfactory privacy and amenity for future occupiers of the development, will be resisted".
- 6.3.2 The proposed hip to gable roof conversion and rear dormer would be separated by 2.6 metres from the shared boundary with No. 24. It is considered that the additional bulk and mass of the proposed dormer and hip to gable roof conversion would not have a detrimental impact on neighbouring amenities. However, there is an upper floor side window proposed that could result in overlooking of neighbouring amenities. As part of any approval this window would need to be conditioned as obscure glazed and fixed shut below 1.8 above the floor level of the room.



- 6.3.3 The proposed side to rear extension would extend for 3 metres along the boundary with No. 24 Grasmere Gardens. Although set forward of the application site, No. 24 has extended to the rear at ground floor level to a depth of approximately 3 metres. Given that the proposed side to rear extension is single storey and the relative depth, it is considered that this extension would not harm the amenities of the occupiers of No. 24 Grasmere Gardens.
- 6.3.4 The proposed rear conservatory would extend to a depth of 6 metres beyond the original rear wall of the dwelling. Its minimal separation to the neighbouring shared boundaries of No. 20 and No. 24 would be 3 metres and 1.1 metres respectively. However, 3 metres beyond 1.7 metres in depth the sides of the proposed conservatory would curve towards each other to form a semi-circle thus increasing the relative distance from the shared boundaries. It is thus considered that the proposed conservatory would observe the 'two for one' rule outlined for extensions over 3 metres in depth beyond the original rear wall under paragraph 6.61 of Harrow Council's Residential Design Guide 2010 SPD. The proposed conservatory would also have an eaves height of just 2.3 metres and be constructed of lightweight materials.
- 6.3.5 Overall, it is considered that the proposed extension would not have a detrimental impact on the sunlight/daylight, outlook of neighbouring occupiers or create a sense of enclosure or visual intrusion that would harm the amenities of neighbouring occupiers.

#### 6.4 Development and Flood Risk

- 6.4.1 The subject site is within a Critical Drainage Area, which is a designated flood zone as specified by policy DM 10 of the DMP and the NPPF. However, the size and scale of works proposed and increase in footprint of the hard surfacing is minimal in the context of the wider site the existing built footprint on the site. Along with the fact that drainage officers raise no objection, the proposal is considered acceptable, and in accordance with the objectives of policy DM 10 of the DMP and the guidance contained in the NPPF, in this regard. Further to the above, if approved, an informative is recommended to encourage the applicant to use sustainable urban drainage [SuDs] systems to manage surface water runoff.

### **7.0 CONCLUSION AND REASONS FOR APPROVAL**

- 7.1 The development would provide an improvement in quality of accommodation for the occupiers of the property, whilst ensuring the extension would not be unsympathetic to the existing property and would not unduly impinge on neighbouring amenities. Accordingly, the development would accord with development plan policies and is recommended to be granted.

## 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 91 of the Town and Country Planning Act 1990.

#### 2 Drawings Numbers

The development hereby permitted shall be carried out in accordance with the following approved plans and documents: Location Plan (received on the 12/08/2016), Existing and Proposed Elevations, (received on the 12/08/2016), Existing First Floor Plan (received on the 12/08/2016), Existing Ground Floor Plan (received on the 12/08/2016), Proposed Ground Floor Plan (received on the 12/08/2016), Proposed First Floor Plan (received on the 12/08/2016), Proposed Loft Layout and Typical Section (received on the 12/08/2016), Existing and Proposed Side Elevation -North (received on the 12/08/2016),

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

#### 3 Obscure glazing

The upper floor window in the side elevation of the proposed development facing No. 24 Grasmere Gardens shall:

- (a) be of purpose-made obscure glass,
- (b) be permanently fixed closed below a height of 1.7m above finished floor level, and shall thereafter be retained in that form.

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

#### 4 Removing permitted development rights for windows

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 side elevations of the development hereby permitted without the prior permission in writing of the local planning authority.

REASON: To safeguard the amenity 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 (2012)**

**The London Plan 2016:**

7.3, 7.4B, 7.6B,

**The Harrow Core Strategy 2012:**

CS1.B

**Harrow Development Management Policies Local Plan 2013:**

DM1, DM2, DM10

**Harrow Supplementary Planning Document: Residential Design Guide (2010)**

### 2 Grant without pre-app

### 3 Sustainable Urban Drainage (SUDS)

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 (2012) 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.



## APPENDIX 3: SITE PHOTOGRAPHS



Front of dwelling



View of gap between No.22 and No. 24



View of Boundary with No. 20 Grasmere Gardens



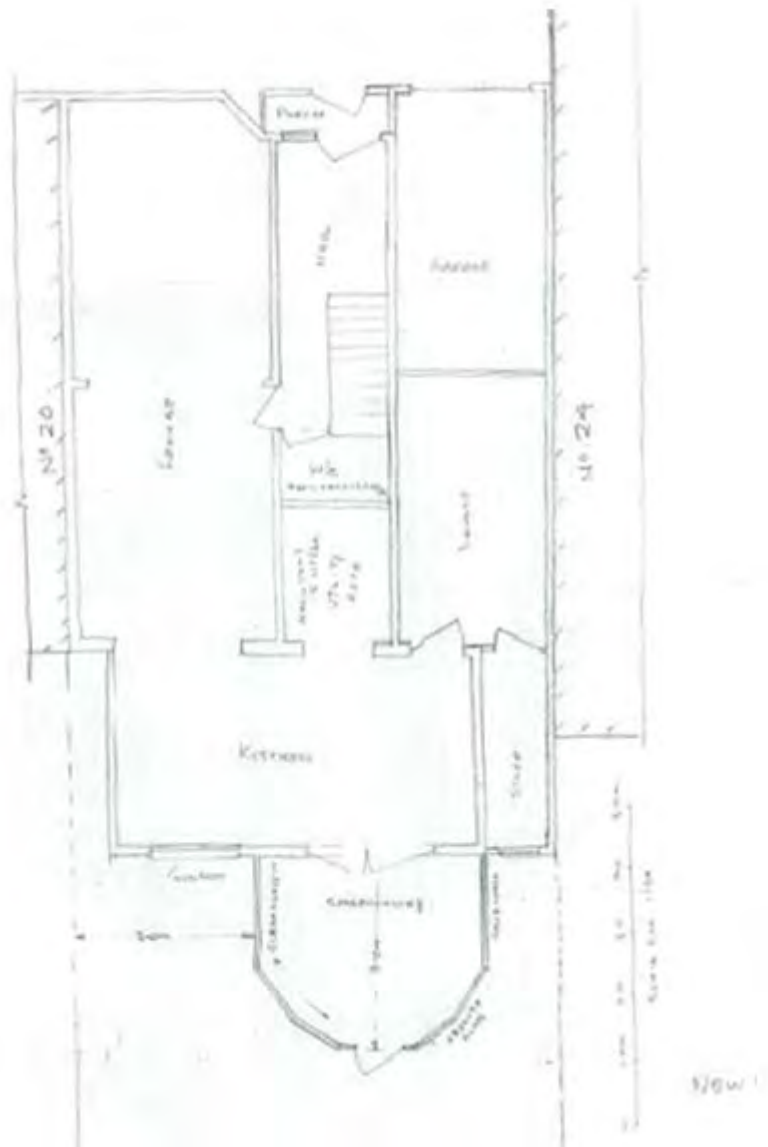
View of boundary with No. 24 Grasmere Gardens



View of rear of dwelling



# APPENDIX 4: PLANS AND ELEVATIONS



Proposed Ground Floor Plan



## Existing and Proposed Elevations

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