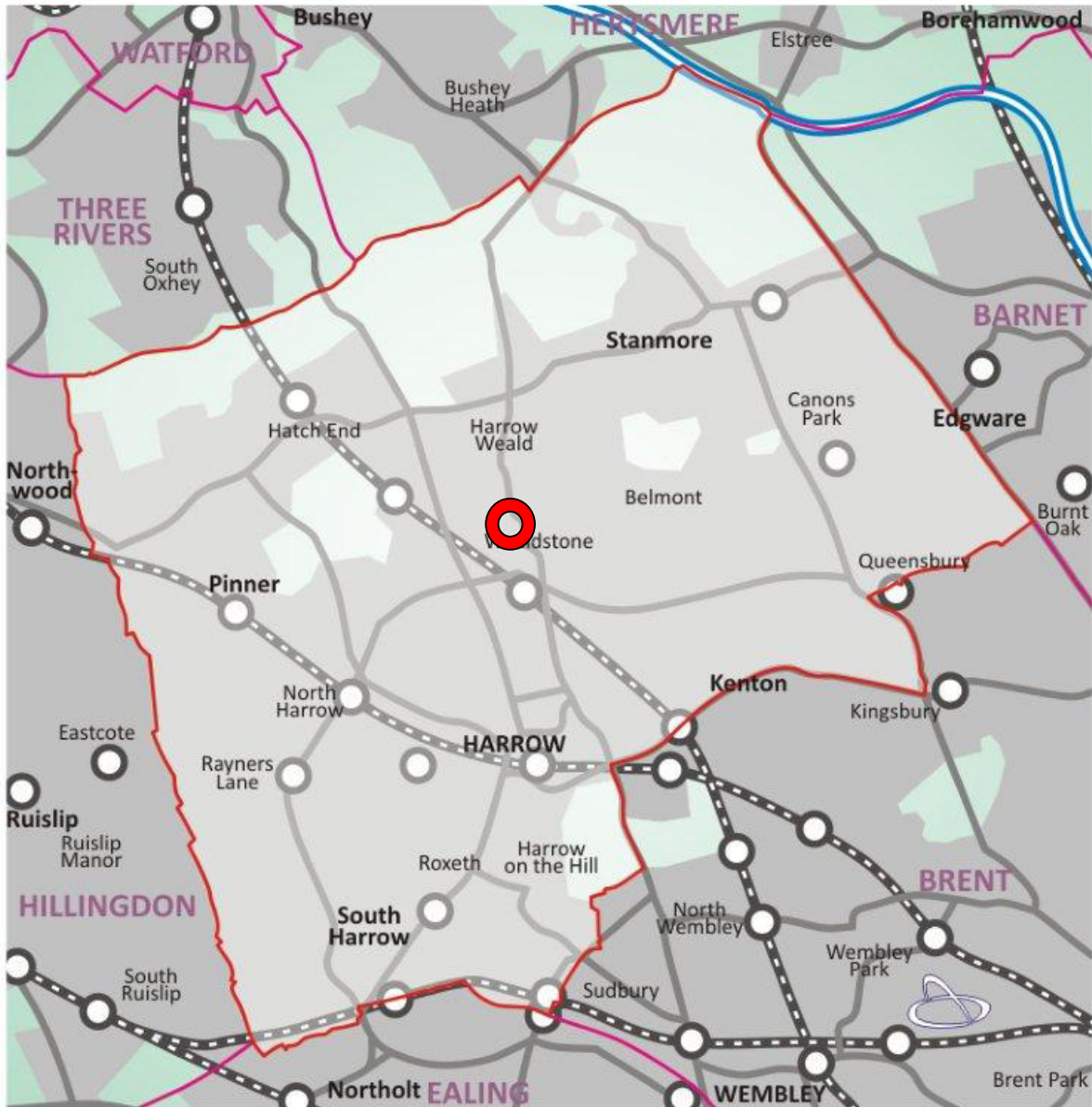
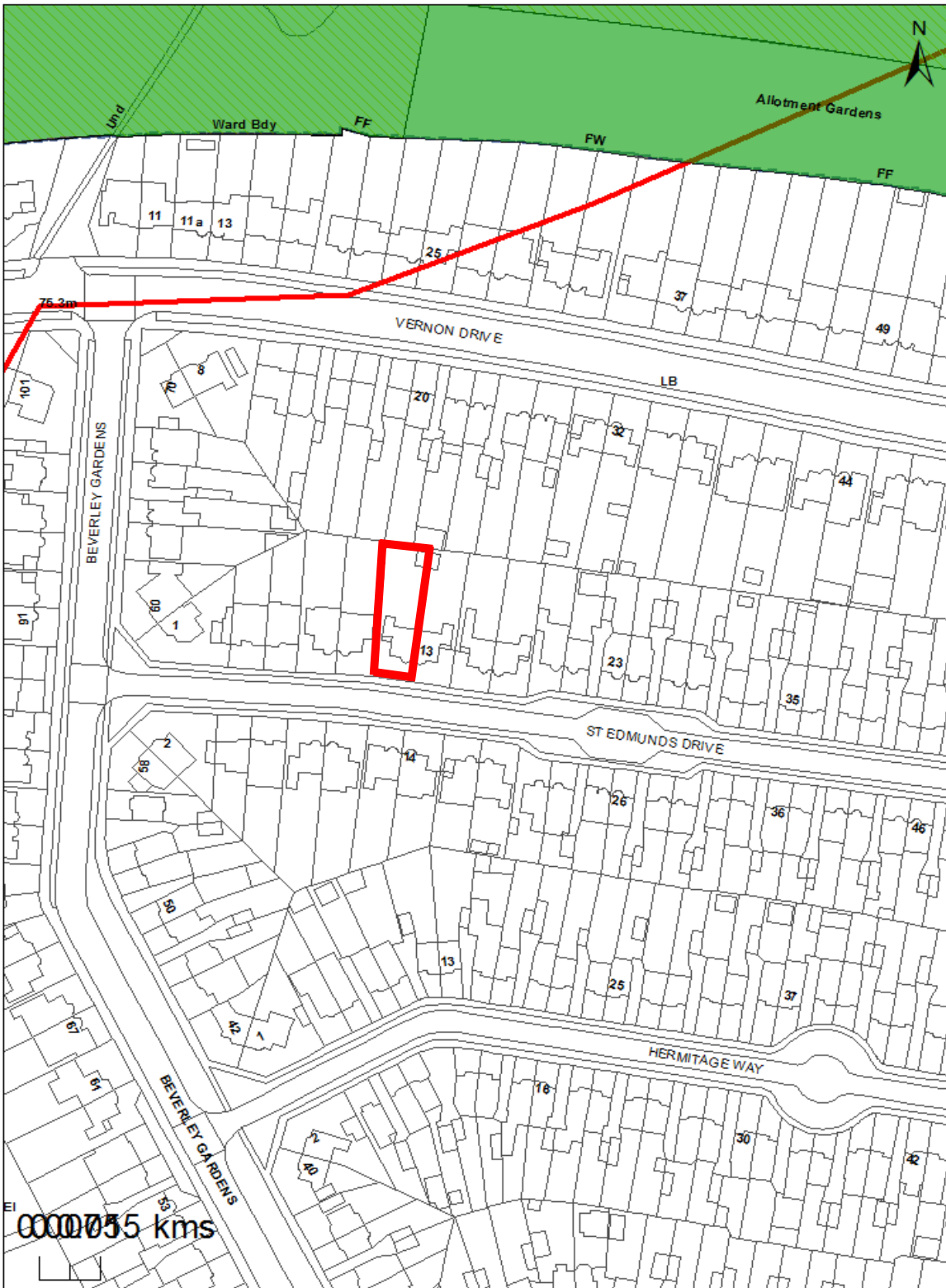


 = application site



15 St Edmunds Drive, Stanmore

P/5147/16



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 DIGITAL MAP DATA (C) COLLINS BARTHOLOMEW LTD (2010)  
 Cities Revealed® aerial photography copyright The GeoInformation® Group, 2010



<b>15 St Edmunds Drive, Stanmore</b>	<b>P/5147/16</b>
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# LONDON BOROUGH OF HARROW

## PLANNING COMMITTEE

18<sup>th</sup> January 2017

**Application Number:** P/5147/16  
**Validate Date:** 06/12/2016  
**Location:** 15 St Edmunds Drive  
**Ward:** Stanmore  
**Postcode:** HA7 2AT  
**Applicant:** Mr & Mrs A Doshi  
**Agent:** Wedrawplans  
**Case Officer:** Zakera Matin  
**Expiry Date:** 20/01/2017

### 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.

Single Storey Side Extension; Conversion Of Garage To Room

### RECOMMENDATION

The Planning Committee is asked to:

- 1) agree the reasons for approval as set out this report; and
- 2) grant planning permission subject to the Conditions listed in Appendix 1 of this report

### REASON FOR THE RECOMMENDATIONS

- 1) The proposed single storey side extension and conversion of garage to room would accord with relevant policy and would not harm the character or appearance of the area or harm the residential amenities of the neighbouring occupiers.

### INFORMATION

This application is reported to Planning Committee because the applicant is a council member of staff.

Statutory Return Type:	E21: Householder Development
Council Interest:	None
Additional Floor Area:	11.5 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**

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 Statutory Bodies
- Correspondence with other Council Departments
- Nation Planning Policy Framework
- London Plan
- 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	15 St Edmunds Drive, Stanmore, HA7 2AT
Applicant	Mr & Mrs A Doshi
Ward	Stanmore
Local Plan allocation	No
Conservation Area	No
Listed Building	No
Setting of Listed Building	No
Building of Local Interest	No
Tree Preservation Order	No
Other	Critical Drainage Area

### PART 2: ASSESSMENT

#### **1.0 SITE DESCRIPTION**

- 1.1 The subject property is a two storey semi-detached dwellignhouse located on the north side of St Edmunds Drive. It has been previously extended with a two storey side extension and 6m deep single storey side to rear attached garage and store. The property features a first floor rear balcony.
- 1.2 Permission for single storey side extension had been granted recently under P/5881/15.
- 1.3 The adjoining property no. 17 is not extended at the rear and features a balcony at the rear elevation. It features an attached side garage site away from the common boundary.
- 1.4 The neighbouring property no. 13 features a two storey side extension and a single storey side to rear attached garage abutting the side boundary.
- 1.5 The site is located within a critical drainage area. There are no other site specific constraints.

#### **2.0 PROPOSED DETAILS**

- 2.1 The proposal is for a single storey side extension and conversion of the existing garage into utility and part kitchen.

- 2.2 The proposed single storey side extension would be sited in front of the existing attached garage and would be used as a habitable room.
- 2.3 The proposed side extension would have a width of 2.4m and depth of 4.7m. It would feature a flat roof with 2.95m maximum height. There would be no windows in the side elevation. The front elevation would feature a window.

### 3.0 **HISTORY**

- 3.1 A summary of the relevant planning history is set out in the table below:

Ref no.	Description	Status and date of decision
P/5881/15	Single Storey Side Extension	Grant - 15/02/2016
P/4006/15	Single storey side to rear extension. (Demolition of attached side garage and store)	Refused - 26/11/2015

#### Reasons for refusal: P/4006/15

1. *The proposed single storey rear extension would give rise to overdevelopment of the original semi-detached property , by reason of its excessive depth and bulk and would represent an obtrusive form of development, which would subsume the original scale and character of the property and would detract from the character and appearance of the property and the area , contrary to Policies 7.4.B and 7.6B of The London Plan (2015), 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).*
2. *The proposed single storey rear extension by reason of its siting on the shared boundary and excessive depth, would be unduly obtrusive and dominant and would result in overshadowing and loss of light and outlook, to the detriment of the visual and residential amenities of the occupiers of the adjacent property no. 17, contrary to Policies 7.6B of The London Plan (2015), 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).*

#### 4.0 **CONSULTATION**

4.1 A total of 5 consultation letters were sent to neighbouring properties regarding this application. The overall public consultation period expired on 27/12/2016.

#### 4.2 **Adjoining Properties**

Number of Letters Sent	5
Number of Responses Received	1
Number in Support	0
Number of Objections	1
Number of other Representations (neither objecting or supporting)	0

4.2 1 Objection was received from adjoining residents at no.13 St Edmunds Drive

4.3 A summary of the response received along with the Officer comments are set out below:

<b>Subject of comments</b>	<b>Summary of Comments</b>	<b>Officer Comments</b>
<b>Neighbouring amenity</b>	Harm to the amenity of neighbouring residents in terms of loss of light and outlook to the adjoining property;	These issues are addressed in section 6.3 of the report below
<b>Character of the conservation area</b>	The extension would be detrimental to the character of the property and the area	These issues are addressed in section 6.2 of the report below
<b>Impact on Parking</b>	The proposal would impact on on-street parking.	These issues are addressed in section 6.3 of the report below
<b>Drawings Submitted</b>	The existing drawings are not correct	The drawings are correct and reflects what is on site
<b>Response from agent/applicant</b>	None	None

#### 4.5 **Statutory and Non Statutory Consultation**

4.6 Consultations : Drainage Engineer

4.7 **External Consultation** : N/A

4.8 **Internal Consultation** : Drainage Engineer

- 4.4 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>
Drainage Engineer	No objections.	This is considered in section 6.4 of the report

## **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 Conservation Area  
Residential Amenity – Neighbouring occupiers  
Development and Flood Risk

- 6.2 Character and Appearance of the Conservation Area

- 6.2.1 The proposed single storey side extension would have a width of 2.4 m. It would feature a flat roof with 2.95 m height on the boundary. It would be sited in front of the existing attached side garage. The front elevation would feature a window. The width of the proposal would be half of the width of the original dwellinghouse and is considered to be a proportionate addition to the dwellinghouse. The proposal would respect the character of the dwellinghouse and the surrounding area.

- 6.2.2 The proposed conversion of the attached garage into part kitchen and utility will respect the character and appearance of the dwellinghouse and the area and



would not disrupt the balance and design of the subject dwelling within the streetscene and the surrounding residential area.

6.2.3 Condition 3 of this permission requires that all materials match the existing building to ensure a harmonious extension.

6.2.4 Subject to this condition, the development would accord with the relevant policies of the development plan and the Council's adopted SPD: Residential Design Guide 2010, and will not detrimentally impact on the character and appearance of the area.

### 6.3 Residential Amenity – Neighbouring Occupiers

6.3.1 Policy DM1 of the Development Management Policies Local Plan states that 'all development and change of use proposals must achieve a high standard of privacy and amenity. 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 development, will be resisted

6.3.2 The proposed single storey side extension would not have any negative impact on the amenities of neighbouring no. 13 because of its modest depth and height. The single storey side extension would not have any detrimental impact on the amenities of adjoining property no. 17, as it would be buffered by the subject property.

6.3.3 The existing garage would be converted into part kitchen and utility. It is considered that the proposal would not have any detrimental impact on off street parking in the area, because of sufficient off street parking provision.

6.3.4 Occupiers at no. 13 St Edmunds Drive have raised concerns that the proposal would result in a loss of light to the rear of that property and would harm the amenity.

6.3.5 However, the proposal is considered not to have any detrimental impact on the amenities of no.13 in terms of light, because of its siting to the front of the existing attached side garage and its modest scale. It is therefore considered to be acceptable.

6.3.6 There would be no windows in the side elevation. It is therefore considered that it would not result in any direct overlooking or loss of privacy. It would therefore be acceptable. Subject to conditions ensuring that no windows/doors shall be installed in the flank wall of the development without the prior permission in writing of the local planning authority(condition 5), the development would therefore accord with development plan policies in respect of amenity.

6.3.7 Subject to conditions ensuring that the roof of the existing extension is not used as a balcony (condition 4) to ensure the privacy of neighbouring occupiers is maintained, the development would therefore accord with development plan policies in respect of amenity.

6.4 Development and Flood Risk

- 6.4.1 The proposed site is located in a critical drainage area. The development would result in additional hardsurfacing on the site and would therefore have impact in terms of surface water flood risk. Sustainable urban drainage [SuDs] is encouraged. An informative is attached to this effect.

**7.0 CONCLUSION AND REASONS FOR APPROVAL**

- 7.1 The proposed single storey side extension and conversion of the existing garage would accord with relevant policy and would not harm the character or appearance of the area or harm the residential amenities of neighbouring occupiers.
- 7.2 For these reasons, weighing up the development plan policies and proposals, and other material considerations including comments received in response to notification and consultation, this application is recommended for grant.

## 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 Approved Plans and documents

The development hereby permitted shall be carried out in accordance with the following approved plans and documents: Site plan, 560-0001-16 revision 1, 560-0001a-16 revision 1, 560-0002-16 revision 1, 560-0002a-16 revision 1.

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

#### 3 Materials to Match Existing

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 Roof of existing extensions not to be used as balcony

The roof area of the existing single storey rear extension 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).

#### 5 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 windows/doors shall be installed in the flank wall 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:**

7.4.B Local Character

7.6.B Architecture

**The Harrow Core Strategy 2012:**

CS1.B Local Character

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

DM1 Achieving a High Standard of Development

DM10 On Site Water Management and Surface Water Attenuation

Supplementary Planning Document - 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

### 2 The Party Wall etc. 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>

### 3 Granted without Pre-app

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 187-189 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.

4 Liability of 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](mailto: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 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 2: SITE PLAN



**APPENDIX 3: SITE PHOTOGRAPHS**



Front of the subject property



Neighbouring property no.13 on the right



Rear



Single storey rear extension



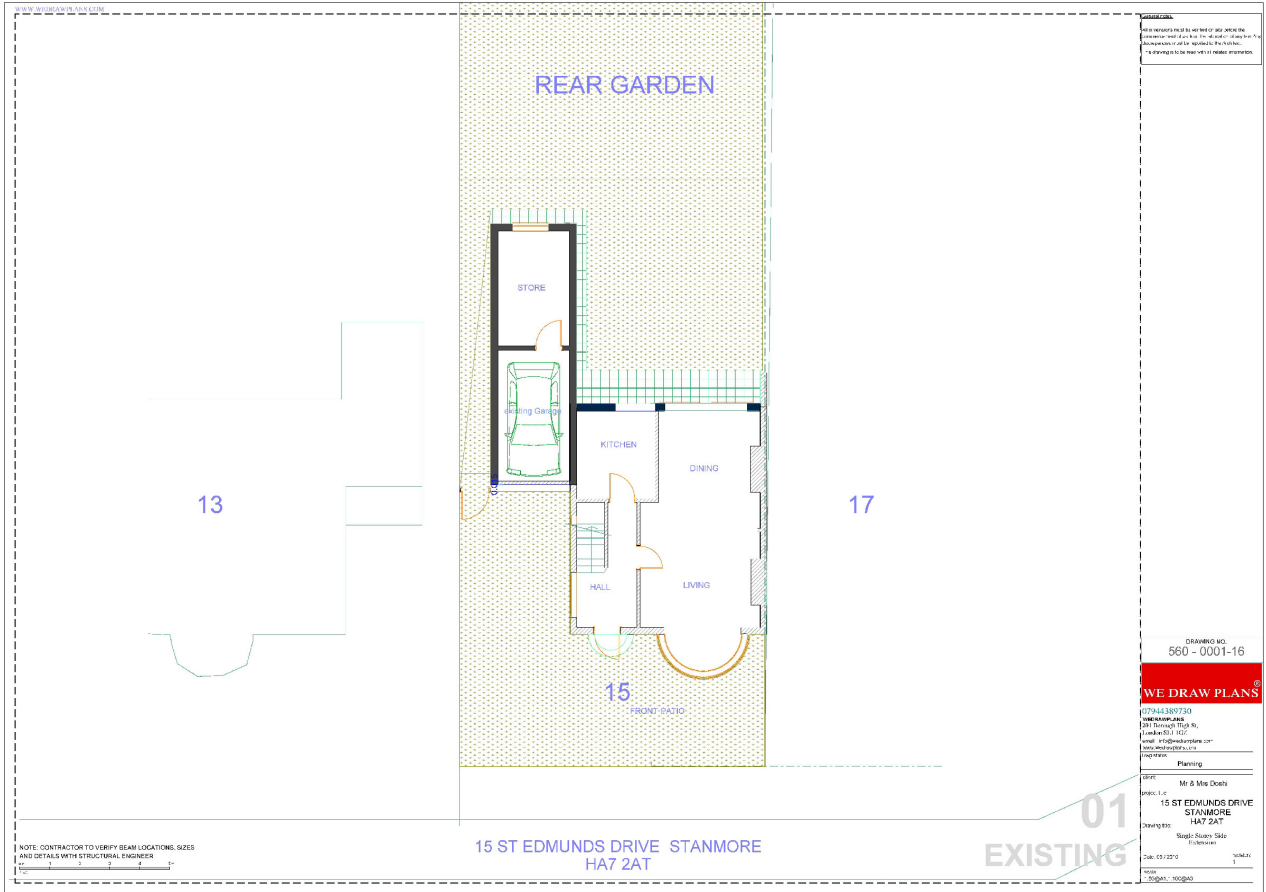


Rear of neighbouring property no.13



Rear Garden

# APPENDIX 4: PLANS AND ELEVATIONS



WWW.WEDRAWPLANS.COM

**EXISTING FRONT ELEVATION**

**EXISTING REAR ELEVATION**

**EXISTING SIDE ELEVATION**

**02 EXISTING**

**WE DRAW PLANS**

02044100720  
 WE DRAW PLANS  
 221 Thornhill Road  
 London E11 4JZ  
 www.wedrawplans.com  
 02033052626

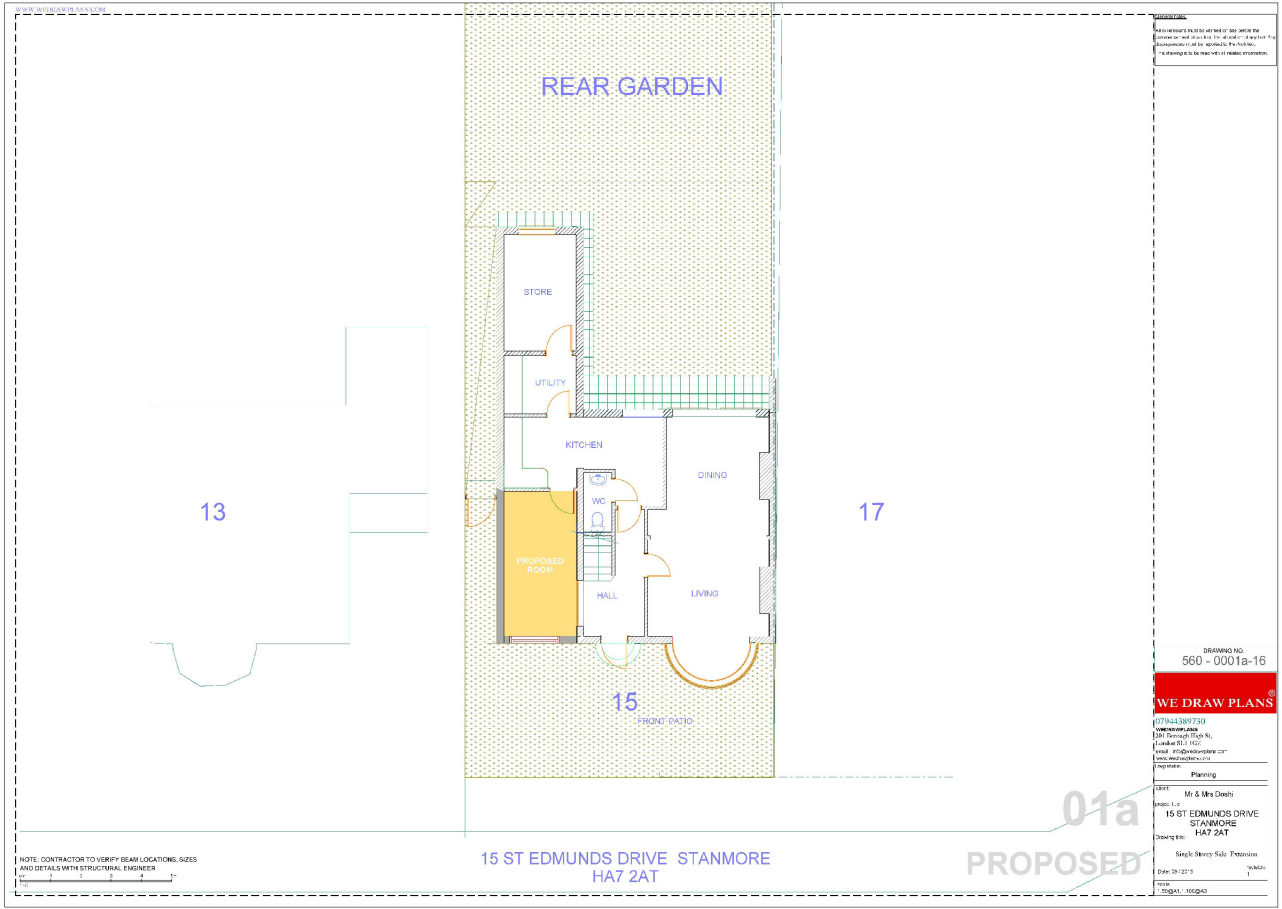
Planning

Client: Mr & Mrs Doshi  
 Address: 15 ST EDMUNDS DRIVE  
 STANMORE  
 Drawing No: 1602-2017

Single Storey Side Extension

Date: 04/12/17  
 Scale: 1  
 Designer: ssg201

NOTE: CONTRACTOR TO VERIFY BEAM LOCATIONS, SIZES AND DETAILS WITH STRUCTURAL ENGINEER



WWW.WEDRAWPLANS.COM

03  
PROPOSED

**PROPOSED FRONT ELEVATION**

**REAR ELEVATION (NO-CHANGE)**

**PROPOSED SIDE ELEVATION**

White render to match

Proposed single storey side extension (Garage)

NOTE: CONTRACTOR TO VERIFY BEAM LOCATIONS, SIZES AND DETAILS WITH STRUCTURAL ENGINEER

DRAWING NO. 560 - 0002a-16

**WE DRAW PLANS**

07/04/2017  
 WEDRAWPLANS  
 101 George Top St,  
 London E1C 1JG  
 Email: info@wedrawplans.com  
 www.wedrawplans.com  
 0203000000

Planning

PROJECT: M & Mrs Doshi  
 SITE: 15 ST EDMUND'S DRIVE  
 STANNMORE  
 HA7 2AT

Drawn by: Single Storey Side Extension  
 Date: 08/22/17  
 Scale: 1:100 (A1: 1000x600)

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