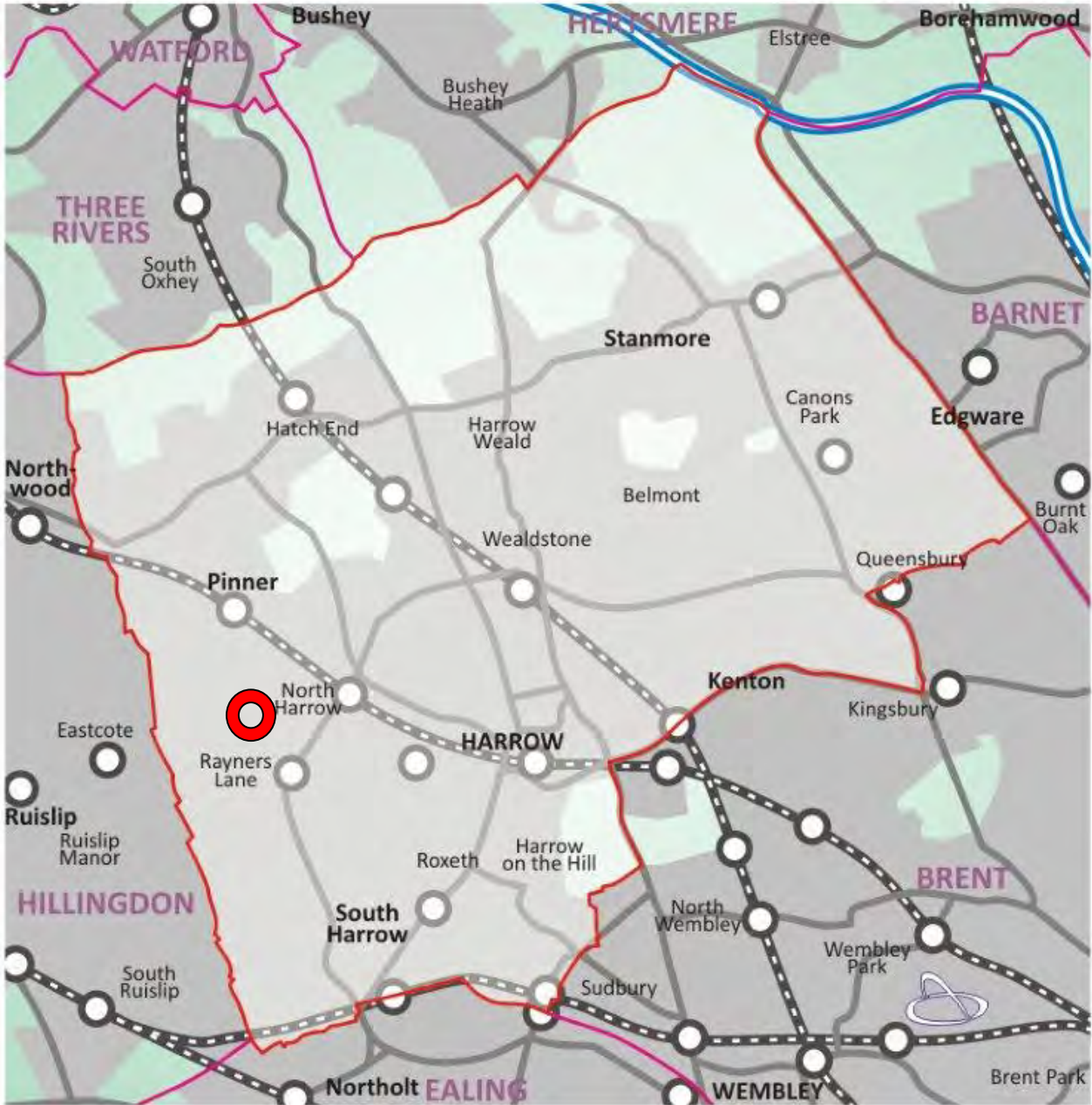
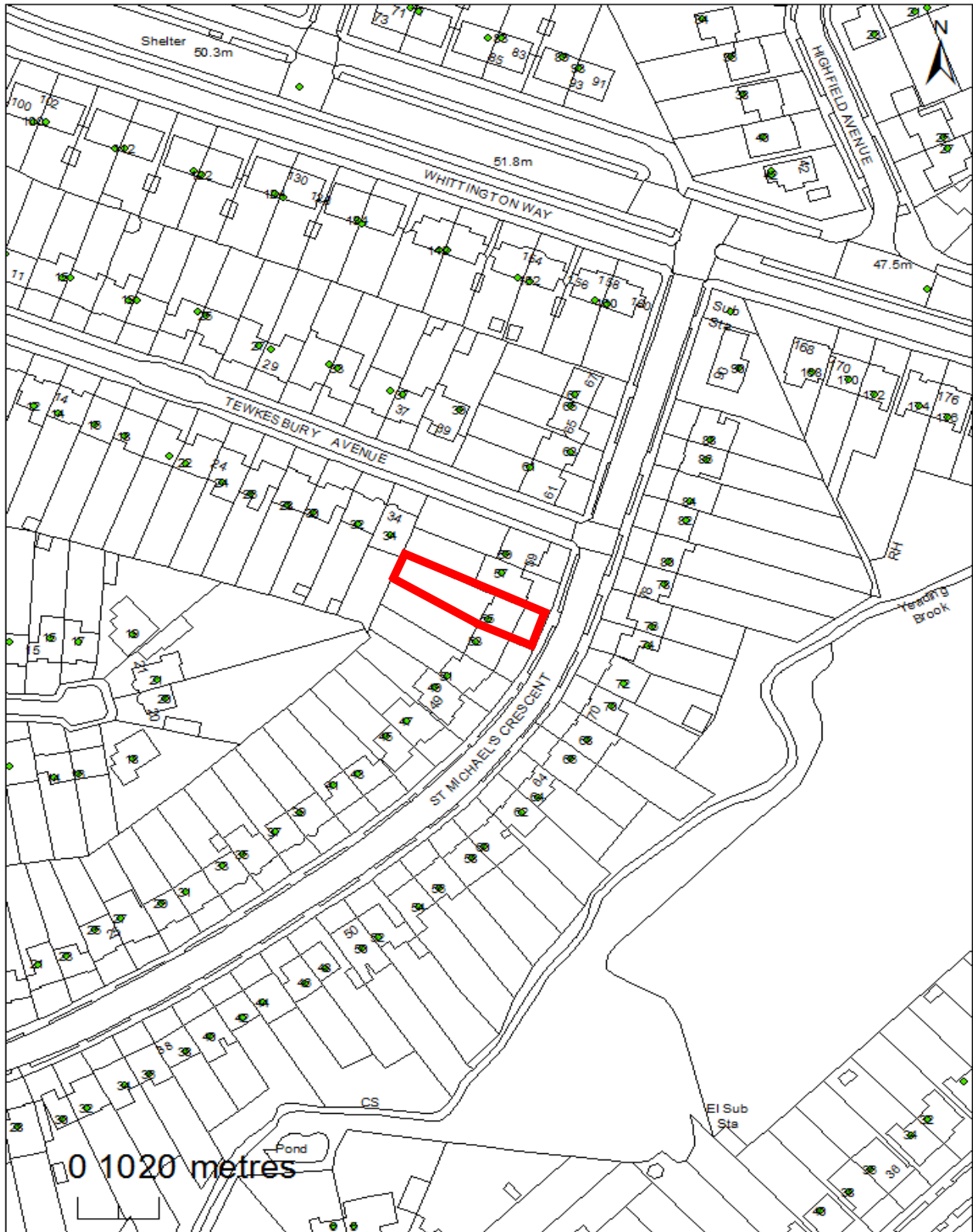


 = application site



55 St Michael's Crescent, Pinner	P/5874/16
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55 St Michael's Crescent, Pinner	P/5874/16
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LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

22nd March 2017

APPLICATION NUMBER: P/5874/16
VALIDATE DATE: 12/01/2016
LOCATION: 55 ST. MICHAEL'S CRESCENT, PINNER.
WARD: PINNER SOUTH
POSTCODE: HA5 5LE
APPLICANT: MR & MRS YAKEEN PATEL
AGENT: 21-C DESIGNS
CASE OFFICER: GRAHAM MANSFIELD
EXPIRY DATE: 13/02/2017

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.

Conversion of the garage into habitable room with window on the front elevation and single storey side to rear extension

RECOMMENDATION

The Planning Committee is asked to:

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

REASON FOR THE RECOMMENDATIONS

The proposed conversion of garage to room with installation of window to the front and single storey side to rear extension 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.

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.

INFORMATION

This application is reported to Planning Committee because a nominated member called it in due to the applicant being a member of staff employed by Harrow Council.

Statutory Return Type:	E21: Householder Development
Council Interest:	None
Additional Floor Area:	Approx. 32.0sqm
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	55 St. Michael's Crescent, Pinner. HA5 5LE
Applicant	Mr & Mrs Yakeen Patel
Ward	Pinner South
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 dwellinghouse located on the north east side of St. Michael's Crescent.
- 1.2 The property is of a typical 1930's metroland style and has a non original garage attached to the north east elevation
- 1.3 To the south west of the application property is the attached dwelling no. 53 St. Michael's Crescent. No. 53 has not previously been extended.
- 1.4 Located to the north west of the application property is non-attached semi no. 57 St Michaels Crescent. This property sits at a higher ground level and owing to the bend in the road, sits behind that of the application property.
- 1.5 No. 57 benefits from a single storey side to rear extension and retains a garage adjacent to the application site.
- 1.6 The application property has had previous permissions for a single storey rear extension and two storey side/rear extensions. However, neither of these permissions was ever implemented.
- 1.7 The rear garden rises in gradient to the rear with the side boundary of no. 43 Tewkesbury Drive abutting the rear boundary of no. 55
- 1.8 The site is located in a critical drainage area and there are no other site constraints.

2.0 PROPOSED DETAILS

- 2.1 The proposal is to convert the existing garage into a habitable room and insert a window on the front elevation. The proposal would also include a single storey side to rear extension
- 2.2 The proposed single storey side to rear extension would be attached to the previously extended rear kitchen, with a small infill element adjacent to the common boundary with no. 57.
- 2.3 The proposed single storey rear element would be 3.0m in depth from the existing rear wall and would feature a flat roof at a maximum height of 3.0m.
- 2.4 It is proposed to insert a glazed window and bi-folding doors into the rear elevation. No windows are proposed for the flank elevations.

2.5 It is proposed to make some external alterations to the roof by attaching a false pitch roof above the former garage.

3.0 HISTORY

3.1 HAR/3179; Erect Domestic Garage
Granted; 12/05/1950

3.2 LBH/11875;
Erection of Single Storey Kitchen Extension at Rear of Garage
Granted; 28/05/1976

3.3 LBH/34695
Single Storey Rear Extension
Granted; 26/04/1988

3.4 P/1062/05/DFU
Single and Two Storey Side and Rear Extension
Granted; 28/06/2005

4.0 CONSULTATION

4.1 A total of 3 consultation letters were sent to neighbouring properties regarding this application. The overall public consultation period expired on 02/12/2016.

4.2 Adjoining Properties

Number of Letters Sent	3
Number of Responses Received	1
Number in Support	1
Number of Objections	0

4.2 1 letter of support was received as part of the consultation processes.

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

Subject of comments	Summary of Comments	Officer Comments
Neighbouring amenity	No objections, as long as the permitted development does not exceed 3.0m in depth	Noted -This issue is addressed in the 'Residential Amenity' section of the report below

4.4 Statutory and Non Statutory Consultation

4.5 The following consultations have been undertaken:

- Pinner Association.

4.6 External Consultation

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

Consultee	Summary of Comments	Officer Comments
Pinner Association.	No Response Received	Noted

4.8 Internal Consultation

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

Consultee	Summary of Comments	Officer Comments
LBH Drainage Authority	No objections. The application is not within a flood risk area, and as such would not lead to exacerbate potential flood risk on the site or wider area. A Sustainable Urban Drainage informative is recommended.	Noted

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.'

In this instance, the Development Plan comprises The London Plan 2015, The Harrow Core Strategy 2012 [CS], Harrow and Wealdstone Area Action Plan (AAP) 2013, the Development Management Policies Local Plan 2013 [DMP], the Site Allocations Local Plan SALP 2013 [SALP].

The policies relevant to this application and themes are set below and at the end of this report at Informative 1

6.0 APPRAISAL

6.1 The main issues are;
Character and Appearance
Residential Amenity – Neighbouring occupiers
Development and Flood Risk
Highways & Parking

6.2 Character and Appearance

- 6.2.1 Policy 7.4 (B) of the London Plan requires that buildings, streets and open spaces should provide a high quality design response that has regard to the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass.
- 6.2.2 Core Policy CS1.B specifies 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; extensions should respect their host building.’
- 6.2.3 Policy DM1 of the DMP gives advice that “all development proposals must achieve a high standard of design and layout. Proposals which fail to achieve a high standard of design and layout, or which are detrimental to local character and appearance, will be resisted.” The Council has adopted a Supplementary Planning Document (SPD) on Residential Design (2010), which gives design guidance and requires extensions to harmonise with the scale and architectural style of the original dwellinghouse. Substantial weight is accorded to the SPD as a material planning consideration.
- 6.2.4 The proposed garage conversion would result in the removal of the existing garage doors and a replacement with a casement window. The subject property is not in a conservation area and the new window would match the fenestration of the existing house. The overall street scene is varied and does not have a prevailing pattern of built in garages. Therefore, the impact on the street scene and the host dwelling would be acceptable.
- 6.2.5 It is proposed to make external changes to the roof as part of the garage conversion. It is proposed to attach a false pitched roof to the front of the existing garage. Paragraph 6.16 states that false-pitched roofs should be avoided where they would be intrusive on the streetscene. However, in this instance the proposed roof alterations would be effectively screened by the neighbouring garage at no. 57 St. Michaels” Crescent. Therefore the impact of this element of the proposal would have an acceptable impact on the character of the streetscene.

- 6.2.6 The proposed side element would effectively fill in the area between the existing kitchen and the common boundary with no. 57, at a depth of 3.0m and width of 1.0m. Therefore it is considered that the proposed side element would be a modest and proportionate addition to the existing dwellinghouse.
- 6.2.7 The proposed single storey rear extension element would extend 3.0m beyond the original rear elevation of the host dwelling. At 3.0m deep, the proposed extension would comply with paragraph 6.59 of the Residential Design Guide, should it be projecting from the original rear elevation. As such, the proposed rear extension would be of a proportionate depth, and would ensure that it would not be harmful to the character of the host dwelling or property. It would not be easily visible from St. Michael's Crescent, and therefore would have an appropriate appearance within the existing streetscene.
- 6.2.8 Condition 3 of this permission requires that all materials match the existing building to ensure a harmonious extension.
- 6.2.9 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.

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 In terms of the proposed conversion of the garage, the The replacement garage with casement windows would offer views of the public domain and would not therefore harm neighbouring amenity. The development would therefore accord with development plan policies in respect of amenity.
- 6.3.3 The proposed single storey side infill extension would be adjacent to the common boundary with no. 57 St. Michaels Crescent. The application site is at a lower ground level than no. 57, considering this and the fact that no. 57 also has a side extension adjacent to the boundary with no. 55 would ensure no undue impacts would occur to the occupants of no. 57 in terms of residential amenity.
- 6.3.4 It is noted that there is a flank window on the facing flank of no. 57. However, this window serves a utility room and would not be protected source of light. As such it is considered that the proposed single storey side element of the proposal would have an acceptable impact on the occupiers of no. 57 in terms of light, overshadowing and outlook.
- 6.3.5 As stated in section one of the report, the proposed single storey rear element would comply with paragraph 6.59 of the Residential Design Guide.

Furthermore the flat roofed design at a height of 3.0m would comply with paragraph 6.63 of the Residential Design Guide.

- 6.3.6 The attached semi-detached property at no. 53 does not benefit from any extensions at the rear. The adjacent rear elevation of no. 53 contains a bay window with patio doors. This window and doors serve a dining room and would be considered a protected source of light. A consultation response from this property has provided general support for the proposal providing the proposed rear extension does not exceed 3.0m
- 6.3.7 At a proportionate depth and height of 3.0m, it is considered that the proposed single storey rear extension would have a satisfactory impact on the occupants of no. 53 in terms of overshadowing, daylight and outlook.
- 6.3.8 The unattached neighbour at no. 57 is at a higher ground level and benefits from a single storey rear extension. Therefore it is considered that the impact of the proposal at no. 55 would be satisfactory in terms of overshadowing, daylight and outlook.
- 6.3.9 The proposed single storey side to rear extension does not seek any flank windows facing No. 53 or 57 St. Michael Crescent. It is considered reasonable that a condition be attached to ensure that no windows are able to be inserted into this flank elevation without the prior approval from the Local Planning Authority. This is secured by condition 5.
- 6.3.10 To the rear of the application property is the southern boundary of no.34 Tewkesbury Avenue. The proposed single storey rear extension would be over 20.0m from this property. As such, it is considered that the proposed extensions would not give rise to any harm to the occupants of no. 34 Tewkesbury Avenue to the rear of the site.
- 6.3.11 Subject to conditions ensuring that the roof of the existing extension is not used as a balcony (Condition 4) and that no flank windows would be inserted (Condition 5) 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 It is noted that the site is not located within a known flood risk area, other than the critical drainage area. The Engineering Drainage Section in their response has no objection to the scheme, notwithstanding the objection received. However, they have recommended that an informative be added regarding Sustainable Urban Drainage for the site. Subject to this informative, the proposed development would accord with relevant policy and be therefore acceptable.

6.5 Highways & Parking

- 6.5.1 The proposal would result in the loss of the existing garage. The Council's SPD recommends when considering proposals for front extensions a minimum driveway depth of 4.8m should be retained to allow sufficient parking space (paragraph 6.35). The forecourt would retain parking space for one vehicle. The number of parking spaces that would be retained would be in accordance with the maximum parking standards set out under policy 6.13 of the London Plan (2016). On this basis, the proposal would give rise to no conflicts with policy DM 42 of the DMP or the London Plan policy 6.13.

7.0 CONCLUSION AND REASONS FOR APPROVAL

- 7.1 The proposed conversion of garage into habitable room, single storey side to rear and associated external alterations 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 and retained in accordance and with the following approved plans and documents: AP-21-167-EXT001; AP-21-167-EXT002; AP-21-167-EXT003; AP-21-167-PRO004; AP-21-167-PRO005; AP-21-167-PRO006; AP-21-167-PRO007

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.

4 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.

5 Flank Windows and Doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without modification), no windows, doors or other openings shall be installed in the flank walls of the development hereby permitted without the prior permission in writing of the local planning authority.

REASON: To safeguard the amenity of neighbouring residents

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

DM22 Trees and Landscaping

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

3 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>

4 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.

5 Liability of damage to highway

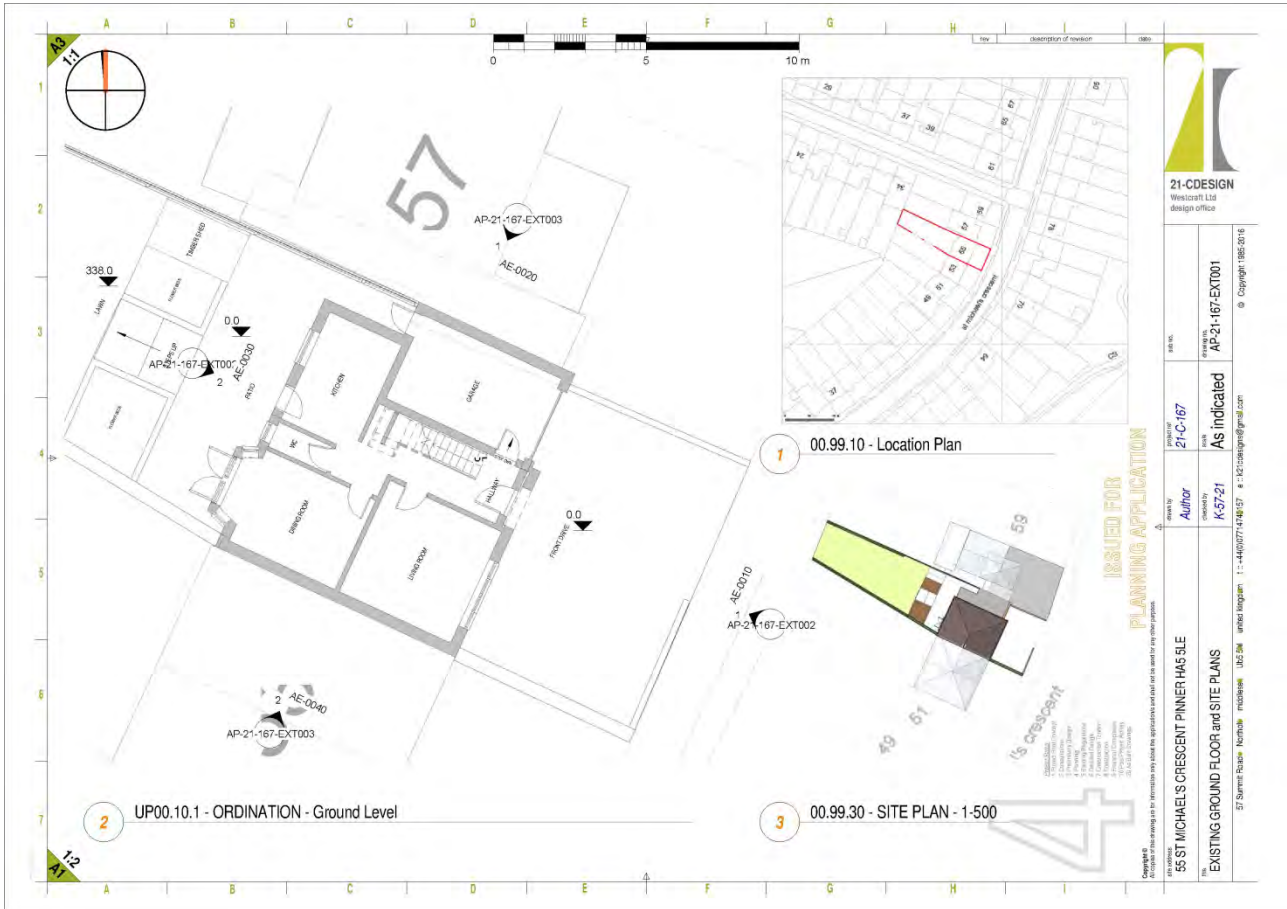
The applicant is advised to ensure that the highway is not interfered with or obstructed at any time during the execution of any works on land adjacent to a highway. The applicant is liable for any damage caused to any footway, footpath, grass verge, vehicle crossing, carriageway or highway asset. Please report any damage to nrswa@harrow.gov.uk 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.

6 Sustainable Urban Drainage

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 (2012) 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



2 UP00.10.1 - ORDINATION - Ground Level

1 00.99.10 - Location Plan

3 00.99.30 - SITE PLAN - 1-500



<p>21-CDESIGN Westcraft Ltd design office</p>	<p>ISSUED FOR PLANNING APPLICATION</p>
<p>Project No: 21-C-167</p>	<p>Author: K-5721</p>
<p>As indicated</p>	<p>AP-21-167-EXT001</p>
<p>55 ST MICHAEL'S CRESCENT PINNER HA5 5LE</p>	<p>EXISTING GROUND FLOOR and SITE PLANS</p>
<p>57 Summit Square, Northolt, Middlesex UB8 3PW T: +44(0)181 494 6137 E: 121216@21cdesign.com</p>	<p>Copyright reserved. All rights reserved. This drawing is for illustrative purposes only and does not constitute an offer of any services.</p>

APPENDIX 3 : SITE PHOTOGRAPHS



Front Elevation



Looking towards front of 57 (right) and 55 (left, blue garage)



Looking towards side of 57



Looking towards rear of 53

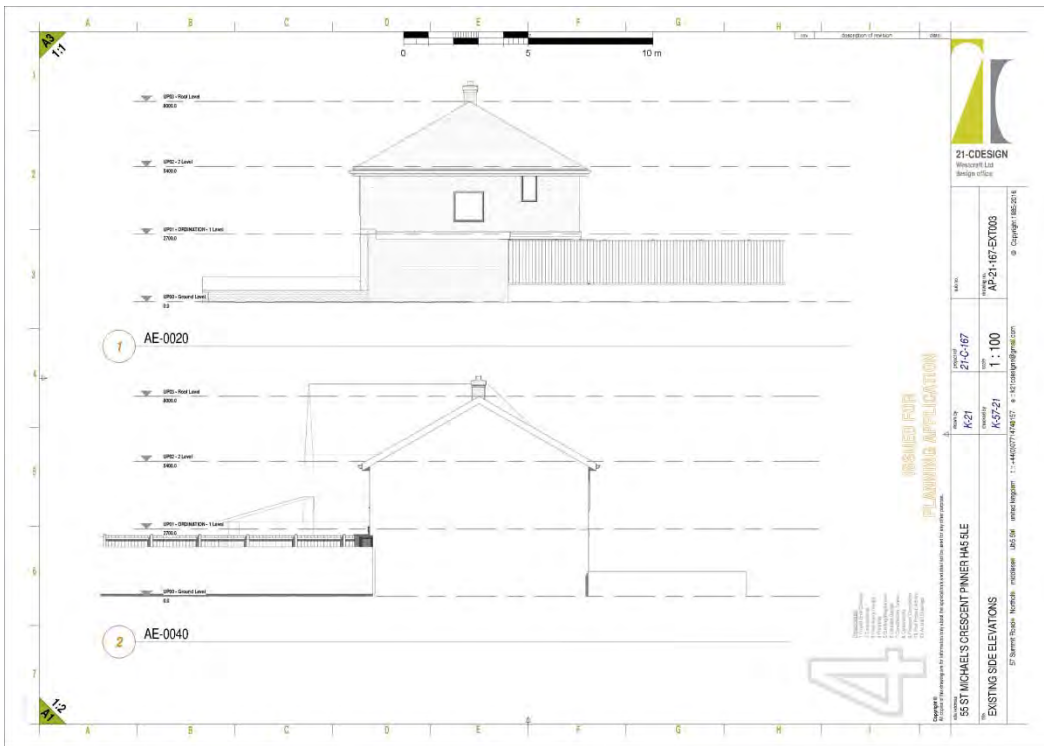


Rear garden



Rear of 57-53 (left to right)

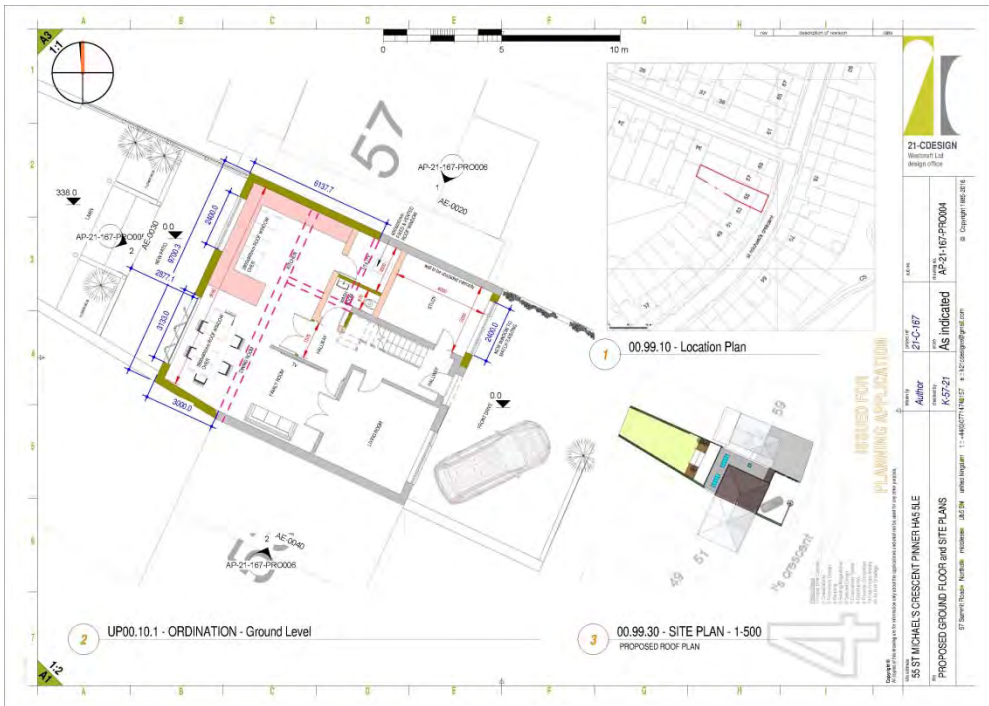
APPENDIX 4 : PLANS AND ELEVATIONS



Existing sides



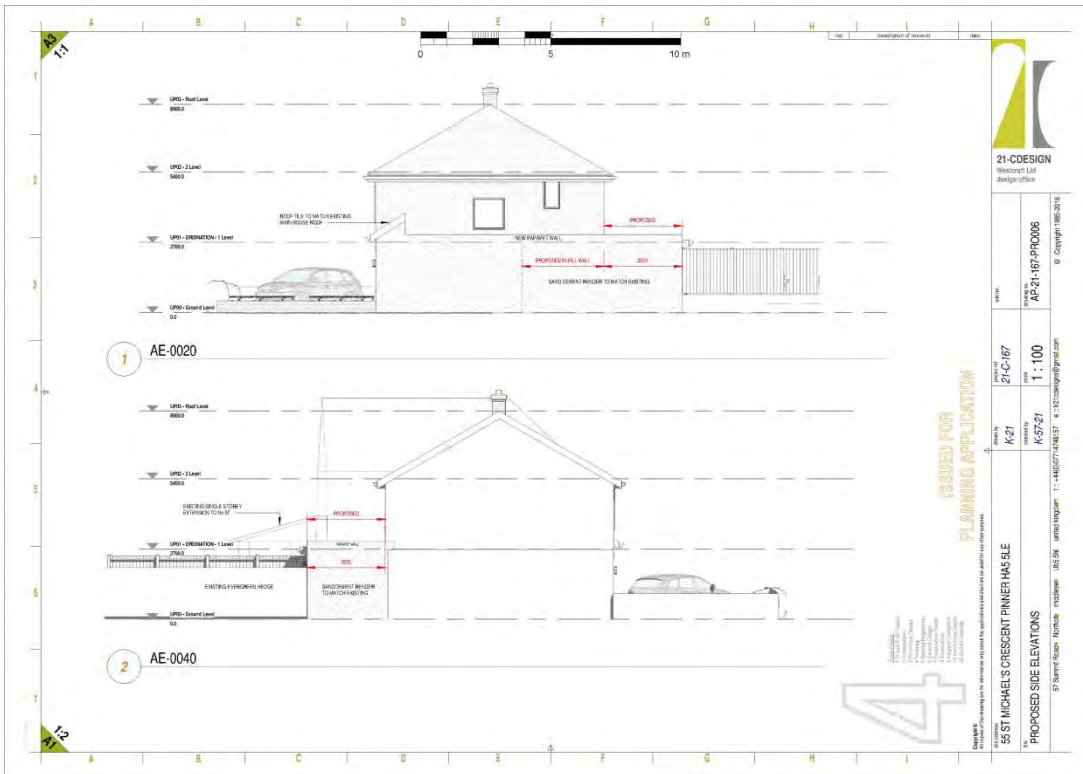
Existing front and rear



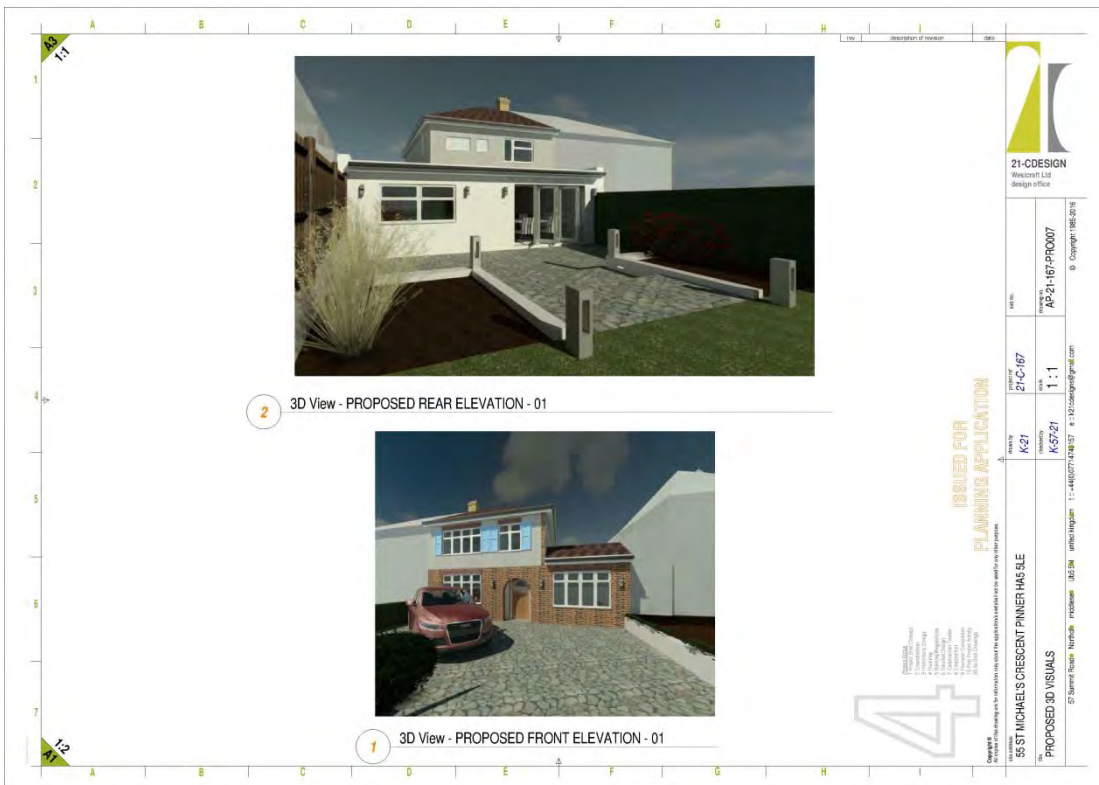
Proposed ground floor plans



Proposed front and rear



Proposed side elevations



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