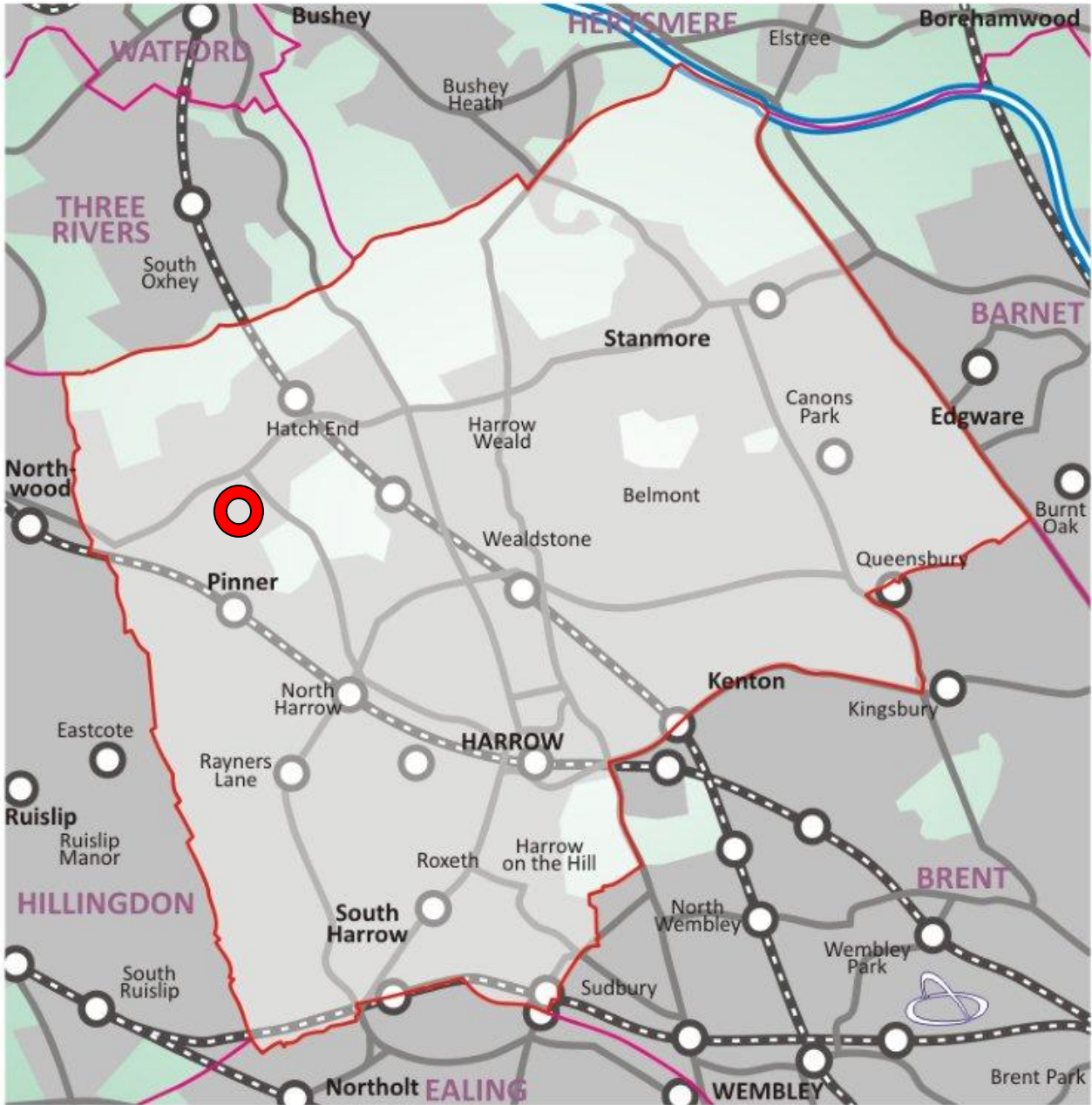
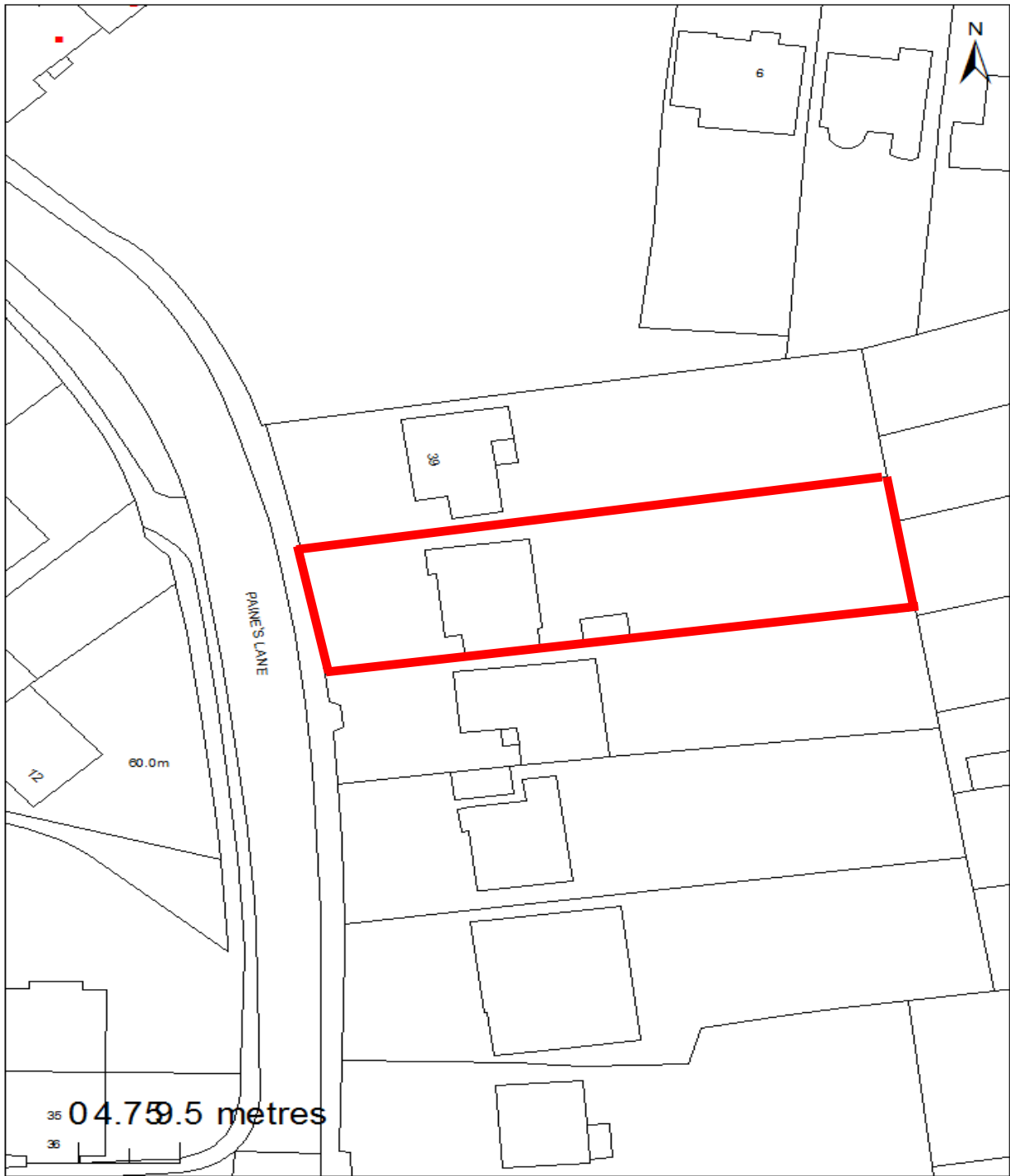


 = application site



41 Paines Lane, Pinner	P/2013/17
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41 Paines Lane, Pinner	P/2013/17
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LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

19th July 2017

APPLICATION NUMBER: P/2013/17
VALIDATE DATE: 15/05/17
LOCATION: 41 PAINES LANE, PINNER
WARD: PINNER
POSTCODE: HA5 3BX
APPLICANT: MR I F RAMA
AGENT: K SISODIA
CASE OFFICER: JUSTINE MAHANGA
EXPIRY DATE: 16/06/17

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 front extension; single and two storey rear extension; first floor side extensions; two rooflights in side and rear roofslopes; re-installation of solar panels (demolition of shed)

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

In the context of the scale and mixed architectural character of the surrounding development, on balance, the proposed extensions would not harm the character or appearance of the host property or the surrounding area. No harm would result to 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 concerns raised about the scale of the proposed development'.

Statutory Return Type:	E21: Householder
Council Interest:	N/A
Additional Floor Area:	130.5sqm
GLA Community Infrastructure Levy (CIL) Contribution (provisional):	£4,567.50
Local CIL requirement:	£14,355.00

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 proposals. 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	21 Paines Lane, Pinner, HA5 3BX
Applicant	Mr I F Rama
Ward	Pinner
Local Plan allocation	No
Conservation Area	No
Listed Building	No
Setting of Listed Building	No
Building of Local Interest	No
Tree Preservation Order	Yes – front and rear garden.
Other	Critical Drainage Area

PART 2 : ASSESSMENT

1.0 SITE DESCRIPTION

- 1.1 The application site is located on the eastern side of Paines Lane.
- 1.2 The site contains a two-storey detached dwellinghouse. A single-storey detached outbuilding is located to the rear of the dwelling. There is no planning history indicating that the original property has been extended.
- 1.3 Vehicular access to the site is located at the northern end of the frontage with Paines Lane. Two parking spaces are provided within the front forecourt.
- 1.4 A generous garden is provided at the rear of the dwelling, with mature vegetation provided towards the rear boundary. Two protected trees are located in the rear garden and a single protected tree in the front garden at the southern end of the frontage with Paines Lane.
- 1.5 The surrounding properties on the eastern side of Paines Lane are predominantly large, two-storey, semi-detached dwellings, with no significant commonality in design. Opposite the application site is a purpose-built block of flats.
- 1.6 The application site is not listed or located within a conservation area. The site is however located within a critical drainage area.

2.0 PROPOSAL

- 2.1 The applicant proposes to demolish an existing detached outbuilding located adjacent to the southern boundary and extend the property by way of ground and first floor extensions.
- 2.2 The proposed works include a 0.9m deep single storey front extension, located at the southern side of the dwelling. The proposed extension would align with the original front elevation. The extension would be finished with a mono-pitched roof, with an eaves height of 2.4m and maximum height of 3.4m.
- 2.3 At the rear, it is proposed to construct a single storey extension. The extension would project 5.0m in depth on the northern side of the dwelling, stepping out to 6.6m on the common boundary with no. 43 Paines Lane (to the south). The extension would be finished with a crowned roof with an eaves height of 2.7m and a maximum height of 3.7m.
- 2.4 At first floor, it is proposed to extend the northern side of the dwelling. The extension would include a width of 2.7m and a depth of 5.2m. The extension would align with the original front elevation of the property and would include a hipped roof, set 1.4m lower than the main ridge.

- 2.5 It is also proposed to extend the first floor by way of a side to rear extension, extending along the southern side of the dwelling. The extension would be set back 1.0m from the front elevation and would extend for a depth of 8.1m. The extension would project beyond the original real elevation by 4.0m. The two-storey element would be 5.3m to the eaves and a maximum height of 8.1m and be set down 0.4m from the original roof ridge.
- 2.5 Windows would be located within the front and rear elevations. Roof lights would be provided in both the rear and southern flank roof slopes.
- 2.6 It is proposed to use materials to match those of the original dwelling.

3.0 RELEVANT PLANNING HISTORY

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

Ref no.	Description	Status and date of decision
P/0647/07 Certificate of Lawful Development	Installation of solar panel on south facing roofslope of detached dwellinghouse	Grant 30/04/17

4.0 CONSULTATION

- 4.1 A total of 4 consultation letters were sent to neighbouring properties regarding this application.
- 4.2 The overall public consultation period expired on 05/06/17.

4.3 Adjoining Properties

Number of letters Sent	4
Number of Responses Received	2
Number in Support	0
Number of Objections	2
Number of other Representations (applicant's response to objections)	1

4.4 Objections were received from both adjoining neighbours at 39 and 43 Paines Lane.

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

Details of Representation	Summary of Comments	Officer Comments
Ms Janice Schofield 39 Paines Lane	<p>Objects to the application due to:</p> <ul style="list-style-type: none"> • Scale of extensions would impact on neighbouring amenity; • The proposed extensions would increase the size of the house by 50%; • Proposed extension would change the character of the house within the Paines Lane streetscene. • Extensions should be more in keeping and sympathetic to neighbouring properties. 	Comments addressed within body of report.
Applicant's response to objection received from 39 Paines Lane	<ul style="list-style-type: none"> • There are many houses in Paines Lane which are much larger than the application property, post development; • Directly opposite the property is a large development of 40 flats. 	
Jack and Linda Drake 43 Paines Lane	<ul style="list-style-type: none"> • The first floor extension would reduce light into habitable rooms of neighbouring property; • The 6.0m rear extension would require the removal of a World War II 	Comments addressed within body of report.

	<p>Morrison Air Raid Shelter, which was retained for Local Historical interest.</p> <ul style="list-style-type: none"> • The extensions would change the character of the house; • The gap between no's 41 and 43 would be greatly reduced. 	
<p>Applicant's response to objection received from 41 Paines Lane</p>	<ul style="list-style-type: none"> • Application is for full planning permission, not permitted development. • Extension at no. 43 casts shadow over no. 41; • First floor extension set back from common boundary; • There are appropriate 45 degree site angles in accordance with Council guidelines; • Site does not fall within the conservation area. 	

4.6 Statutory and Non Statutory Consultation

4.7 The following consultations have been undertaken:

Tree Officer
Drainage Officer
The Pinner Association

4.8 External 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
The Pinner Association	No comments received	

4.10 Internal Consultation

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

4.12

Consultee	Summary of Comments	Officer Comments
Tree Protection Officer		
Drainage Officer		

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].

5.4 A full list of all the policies used in the consideration of this application is provided as Informative 1 in Appendix 1 of this report.

6.0 ASSESSMENT

6.1 The main issues are;

Character and Appearance
Residential Amenity and Accessibility
Development and Flood Risk
Impacts on Trees

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 dwelling house. Substantial weight is accorded to the SPD as a material planning consideration.

6.2.4 This end of Paines Lane is characterised by large detached dwellings, situated within generous plots. There is no commonality in design.

Front Extension

6.2.5 In accordance with paragraph 6.35 of the SPD, the proposed front extension would not project significantly forward of the front bay window and would also provide a clear separation to this feature. A minimum depth of 11.0m would be retained on the hard-standing area to the front of the extension. The architectural design of the extension broadly follows the form of the original building and the character of the front extensions within the surrounding area.

Single-storey rear extension

6.2.6 The proposed single-storey rear extension would extend a maximum depth of 6.6m beyond the original rear elevation. In this respect, the proposed extension would exceed the maximum depth of projection of 4.0m, outlined within paragraph 6.59 of the SPD. Notwithstanding this, it is noted that a depth of approximately 33.0m would be retained in the rear garden. Therefore there is sufficient space to accommodate this extension.

6.2.7 In accordance with paragraph 6.63 of the SPD, the proposed height of the extension does not exceed 3.5m at the mid-point of the pitch.

6.2.8 Whilst it is acknowledged that the proposed rear extension exceeds the maximum depth detailed within the SPD, given the surrounding area is characterised by large detached dwellings situated within generous plots, on balance, the extension is considered to be a proportionate depth which would not be harmful to the original character of the host dwelling.

6.2.9 Specifically, a review of the surrounding areas indicates that various properties, including no's 43, 45, 47 and 52 have been extended by way of single-storey and/or two-storey extensions. Specifically, it is noted that no. 47 includes a significant single and two-storey extension to the side and rear of the property. In terms of the immediate adjoining properties, it is noted that no. 43 has been extended by way of a two-storey side extension and single storey rear extension. No. 39 does not appear to have been extended.

6.2.10 The proposed single storey rear extension would align with the rear elevation of the neighbouring extension at no. 43. It is noted that the combined depth of

the original dwelling and proposed rear extension (15.6m) would reflect the existing depth of the property at no.43. Whilst the extension would project marginally further than the rear elevation of no. 39 (to the north), the depth of the extension has been reduced to 5.0m on this side of the dwelling and is also set away from the common boundary. Accordingly, in the context of the surrounding locality, the depth of the proposed extension would not appear disproportionate.

- 6.2.11 Whilst the extension would be visible from the rear gardens of adjoining properties, it would not be visible from Paines Lane and therefore would not impact the appearance of the streetscene. In this respect, no issues arise in terms of the architectural design of the extension.
- 6.2.12 In conclusion, given the character of the surrounding area, the remaining depth of the rear garden and the acceptable height adjacent to the common boundaries, on balance the rear extension would not compromise the character and appearance of the host property or local area and is therefore acceptable.

First floor side extension

- 6.2.13 Paragraphs 6.42 – 6.57 of the SPD provides detailed guidance on first floor or two storey side extensions. In accordance with these policies, the proposed first floor front infill extension on the northern side of the dwelling would include a subordinate hipped roof which incorporates traditional eaves detailing to reflect the original building. Whilst no setback has been provided from the original front elevation, this is acceptable as a permanent open area of 1.5m is provided between the extension and the adjacent boundary.
- 6.2.14 Due to an existing first floor side extension at the property, which is setback from the front elevation of the property by 5.3m, the proposed extension would not result in the closing of the gap between the properties. The flank wall of the proposed extension would align with the existing first floor projection so as to not further reduce the space around the dwelling.
- 6.2.14 The proposed roof form of this element would be similar to that of the existing dwelling and as such, would be in keeping with the character of the host property and the surrounding development.

First floor (southern) side to rear extension

- 6.2.15 Whilst the width of first floor extension would be less than half the width of the original dwelling house, no setback would be provided from the adjacent side boundary. It is acknowledged that an objection has been received with regard to the loss of the gap between the application property and no.43. However, it is noted that the proposal would comply with paragraph 6.42 of the SPD, as the extension would have a hipped roof. Furthermore, the proposed first floor extension is set back 1.0m from the original front elevation. Due to the siting of no. 43, a 1.4m gap would be retained between the flank wall of the proposal

and the adjacent neighbour. It is therefore considered that the proposed development would accord with the guidance contained within the Residential Design Guide SPD (2010), and would not result in a terracing affect within the streetscene.

- 6.2.16 In addition to this, it is noted that there are a significant number of dwellings within the surrounding area, extended or not, which infill the majority of the width of their respective properties. It is also not uncommon for two-storey elements of properties (extensions or original features) to be sited along common boundaries.
- 6.2.17 The proposed two-storey side extension would project 4.0m at the rear and would wrap around the original rear elevation. The proposed first floor rear element would comply with the relevant 45 degree code, which not only assists in determining impacts on residential amenity, but also whether the depth and scale of a rear projection is proportionate to the host dwelling and property. The proposed roof form of the first floor rear element would be hipped to tie into the proposed two-storey side extension, and as such would be appropriate in terms of its design.

Conclusion

- 6.2.18 Whilst it is acknowledged that the proposed extensions represent a significant increase to the original property, for the reasons considered above, on balance, it is considered that the application site and host property are able to appropriately accommodate extensions of this nature and scale. Furthermore, when considered separately, each aspect of the proposed development, as discussed above, is considered to comply with the intent of the SPD.
- 6.2.19 Whilst the extensions would noticeable alter the appearance of the property within the Paines Lane streetscene, the surrounding area does not include a significant commonality in design. In this respect, and also considering that the proposed architectural design of the extensions reflects the character of the original property, no objections are raised in terms of the visual impact on the streetscene.
- 6.2.20 Notwithstanding this, Condition 3 of this permission requires that all materials match the existing building to ensure a harmonious extension.
- 6.2.21 On balance, and subject to the above condition, the development would accord with the relevant policies of the development plan and the intent of the Council's adopted SPD: Residential Design Guide 2010.

6.3 Residential Amenity and Accessibility

- 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 It is acknowledged that objections have been received from the adjoining properties at 39 and 43 Paines Lane, citing a loss of amenity as a result of the extensions. As assessment of the amenity impacts for each property has been undertaken as follows:

39 Paines Lane- situated to the north

- 6.3.3 Concerns have been received from the occupier of no. 39 regarding the scale and volume of the extension, which is considered to be excessive and out of character with the surrounding area. Whilst no amenity issues were referred to (i.e loss of light, privacy etc), given the objection surrounds the scale of the extensions, it is considered that the primary concern is a loss of outlook and light. Notwithstanding this, the character of the area has already been addressed in the preceding section.
- 6.3.4 The adjacent property at no. 39 has not been extended at the rear. An attached garage adjoins the southern side of the dwelling, adjacent to the application property.
- 6.3.5 As discussed, the proposed ground floor extension would include a depth of 5.0m adjacent to no. 39. Whilst it is acknowledged that the extension would project approximately 6.5m beyond the rear elevation of no. 39, given the separation provided between the properties and the acceptable height and design of the extension, it is considered that no undue loss of amenity would occur in terms of outlook, overshadowing or loss of light. Specifically, the extension would be sited approximately 1.5m from the common boundary and 5.3m from the flank elevation of the main property at no. 39.
- 6.3.6 The proposed first floor extension would align with the established front and side elevations at first floor level. It is noted that no.39 includes small flank wall corner windows located adjacent to the proposed extension, these windows are secondary to windows located on the front and rear walls and they are therefore not protected.
- 6.3.7 No flank wall windows facing no. 39 are proposed within the extensions. In this regard, the proposal would not result in overlooking to the adjoining property.

43 Paines Lane – situated to the south

- 6.3.8 An objection has been received from the adjoining neighbour at no. 43 Paines Lane, citing a loss of light to a first floor bedroom and bathroom and the ground floor kitchen.
- 6.3.9 The proposed front extension would project an additional 0.9m along the common boundary with no. 43. Given the detached relationship between the application property and this adjoining neighbour, and also considering the

modest depth of the proposed extension, the amenities of the neighbouring occupiers would not be unduly compromised.

- 6.3.10 Whilst it is noted that the proposed ground floor extension exceeds the depth of projection detailed within paragraph 6.59 of the SPD, the extension would align with an existing extension at no. 43. In this respect, and also when considering the acceptable height of the extension, this element of the proposal would not result in an undue loss of amenity.
- 6.3.11 The Council's adopted Residential Design Guide SPD states that first floor rear extensions should not interrupt a 45 degree line when taken from the nearest first floor or two storey rear corner of any next-door dwelling. The proposed first floor side to rear extension would not breach the 45 degree code in horizontal plane. It would therefore not cause any undue harm to the rear windows on the first floor and ground floor rear windows of No. 43 in terms of loss of light, outlook or overshadowing.
- 6.3.12 It is noted that there are a number of flank windows at No.43 Paines Lane, which face the application property. The proposed first floor side to rear extension would be set away from these windows by approximately 1.6m. Whilst two first floor flank windows would be located adjacent to the proposed extension, it is noted that these windows are obscurely glazed, appear to serve a WC and landing and not habitable rooms as such they are not protected windows. Loss of light to these windows is therefore not unreasonable. Similarly, the first floor rear facing window located adjacent to the application premises and ground floor flank kitchen window are also finished in obscured glazing. Furthermore, the rear elevation of the single storey rear projection at 43 Paines Lane provides the primary source of light to this habitable room. The rear window would be the protected source of light and this window would not be impacted. Given that the proposed extensions would not project beyond this ground floor projection, it would not lead to unacceptable loss of light to this habitable room.
- 6.3.13 The proposed first floor side to rear extension and ground floor rear extension does not seek any flank windows facing No. 43 Paines Lane. 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.
- 6.3.14 Given the depth of the rear garden, it is considered that the proposed extensions would not give rise to any harm to properties to the rear of the site.
- 6.3.15 Subject to condition ensuring that no flank windows would be inserted (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 application site is not located within a known flood risk area, other than the critical drainage area. Whilst the Engineering Drainage Section has no objection to the scheme, 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 Trees and Development

- 6.5.1 There are a number of trees on site that are covered by individual Tree Protection Orders. Given the generous depth of the rear garden, a minimum separation of approximately 20.0m would be retained between the proposed extensions and the protected trees. Whilst the proposed extension would also not encroach within the tree protection zone of the protected tree in the front garden, condition 5 recommended below requires further information to detail how trees would be protected both pre and post construction. Subject to such a condition, it is considered that the proposed development would accord with the relevant policies listed in informative 1 below.

7.0 CONCLUSION AND REASONS FOR APPROVAL

- 7.1 In the context of the surrounding development, on balance, the proposed extensions would not harm the character or appearance of the host property or the surrounding area. No harm would result to the residential amenities of the 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:

Site location plan; KS/2017/01 rev A; KS/2017/02 rev A; KS/2017/03 rev A; KS/2017/04 rev A; KS/2017/05 rev A.

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 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.

5 Tree Protection

Prior to any development on site, including any demolition, a scheme for tree protection measures shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to any works commencing on site, and shall remain in situ until after the physical works on site have been completed.

REASON: To protect the health and wellbeing of the trees located on site, which are subject to Tree Protection Orders.

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

7.21 Trees and Woodlands

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 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.

7 Mayoral CIL

Please be advised that approval of this application (either by Harrow Council, or subsequently by PINS if allowed on Appeal following a Refusal by Harrow Council) will attract a liability payment of **£4,567.50** of Community Infrastructure Levy. This charge has been levied under Greater London Authority CIL charging schedule and s211 of the Planning Act 2008.

Harrow Council as CIL collecting authority on commencement of development will be collecting the Mayoral Community Infrastructure Levy (CIL).

Your proposal is subject to a CIL Liability Notice indicating a levy of **£4,567.50** for the application, based on the levy rate for Harrow of £35/sqm and the stated increase in floorspace of **130.5 sqm**.

You are advised to visit the planningportal website where you can download the appropriate document templates.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

8 Borough CIL

Harrow has a Community Infrastructure Levy which will apply Borough wide for certain uses of over 100sqm gross internal floor space. The CIL has been examined by the Planning Inspectorate and found to be legally compliant. It will be charged from the 1st October 2013. Any planning application determined after this date will be charged accordingly.

Harrow's Charges are:

Residential (Use Class C3) - £110 per sqm;

Hotels (Use Class C1), Residential Institutions except Hospitals, (Use Class C2), Student Accommodation, Hostels and HMOs (Sui generis)- £55 per sqm;

Retail (Use Class A1), Financial & Professional Services (Use Class A2), Restaurants and Cafes (Use Class A3) Drinking Establishments (Use Class A4)

Hot Food Takeaways (Use Class A5) - £100 per sqm

All other uses - Nil.

The Harrow CIL contribution for this development is **£14,355.00**

APPENDIX 2: SITE PLAN



APPENDIX 3: SITE PHOTOS



Application site at 41 Paines Lane



Front elevation of neighbour property to the north (no. 39)



Southern side of the application property and adjoining neighbour to the south (no. 43)

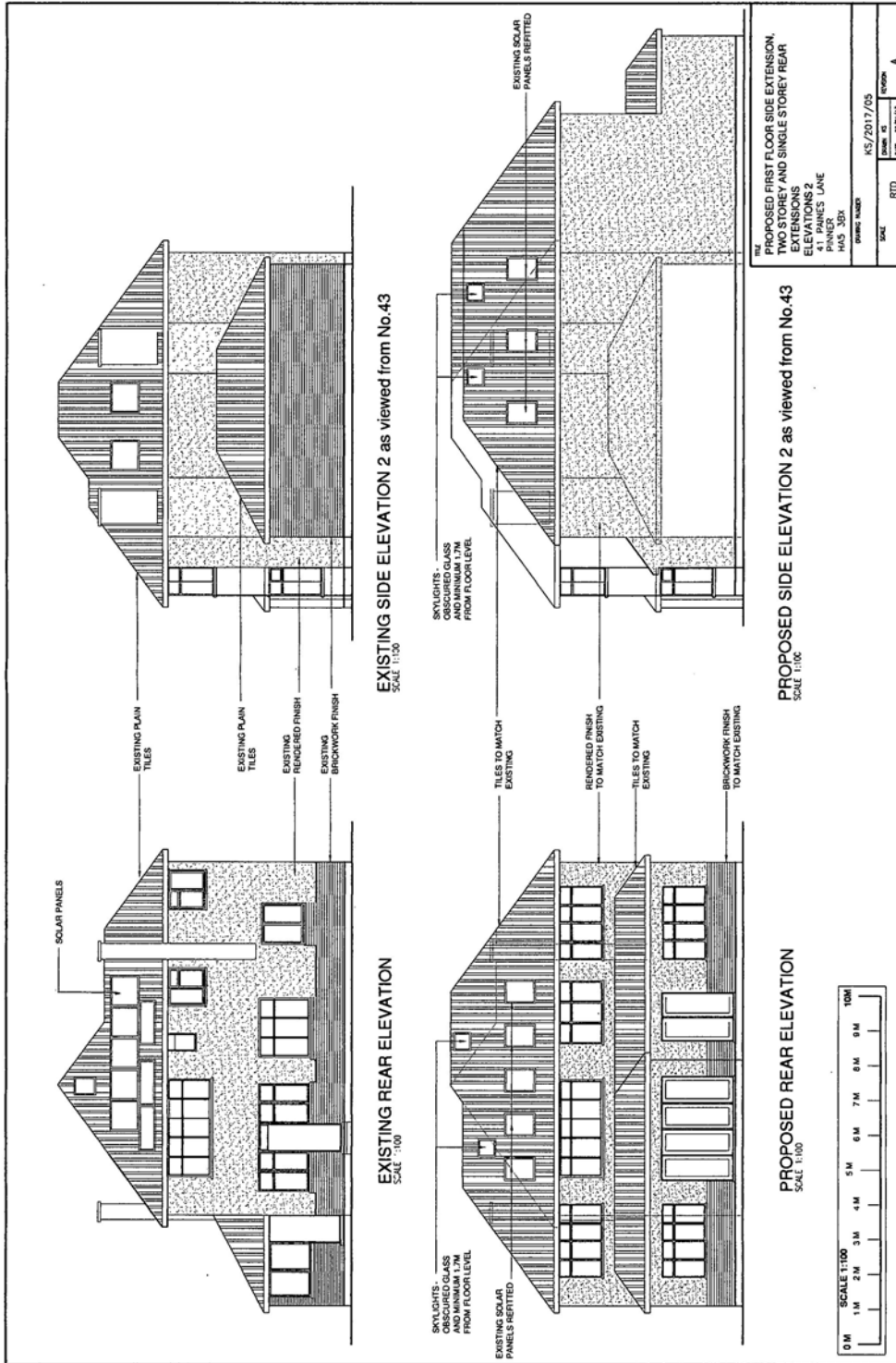


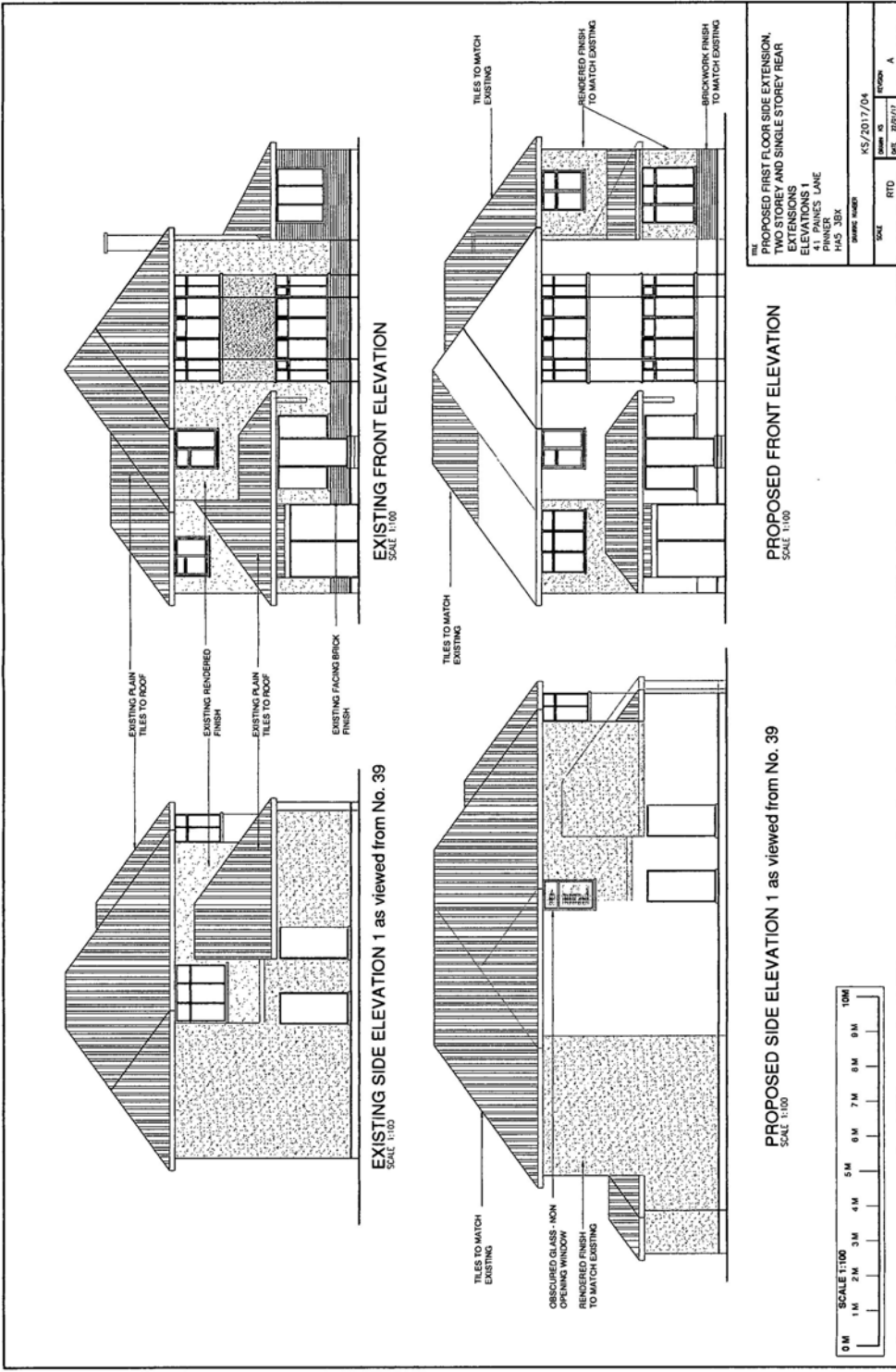
The rear elevation of the application property and no. 39 to the north



Rear elevation of application property and no.43

APPENDIX 4: PLANS AND ELEVATIONS



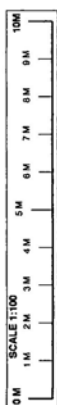


EXISTING FRONT ELEVATION
SCALE 1:100

PROPOSED FRONT ELEVATION
SCALE 1:100

EXISTING SIDE ELEVATION 1 as viewed from No. 39
SCALE 1:100

PROPOSED SIDE ELEVATION 1 as viewed from No. 39
SCALE 1:100



THE PROPOSED FIRST FLOOR SIDE EXTENSION, TWO STOREY AND SINGLE STOREY REAR EXTENSIONS 1 ELEVATIONS 1 41 PAINES LANE PINNER HA5 3BX DRAWING NUMBER			
SCALE	DATE	REVISION	A
KS/2017/04	22/07/17		

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