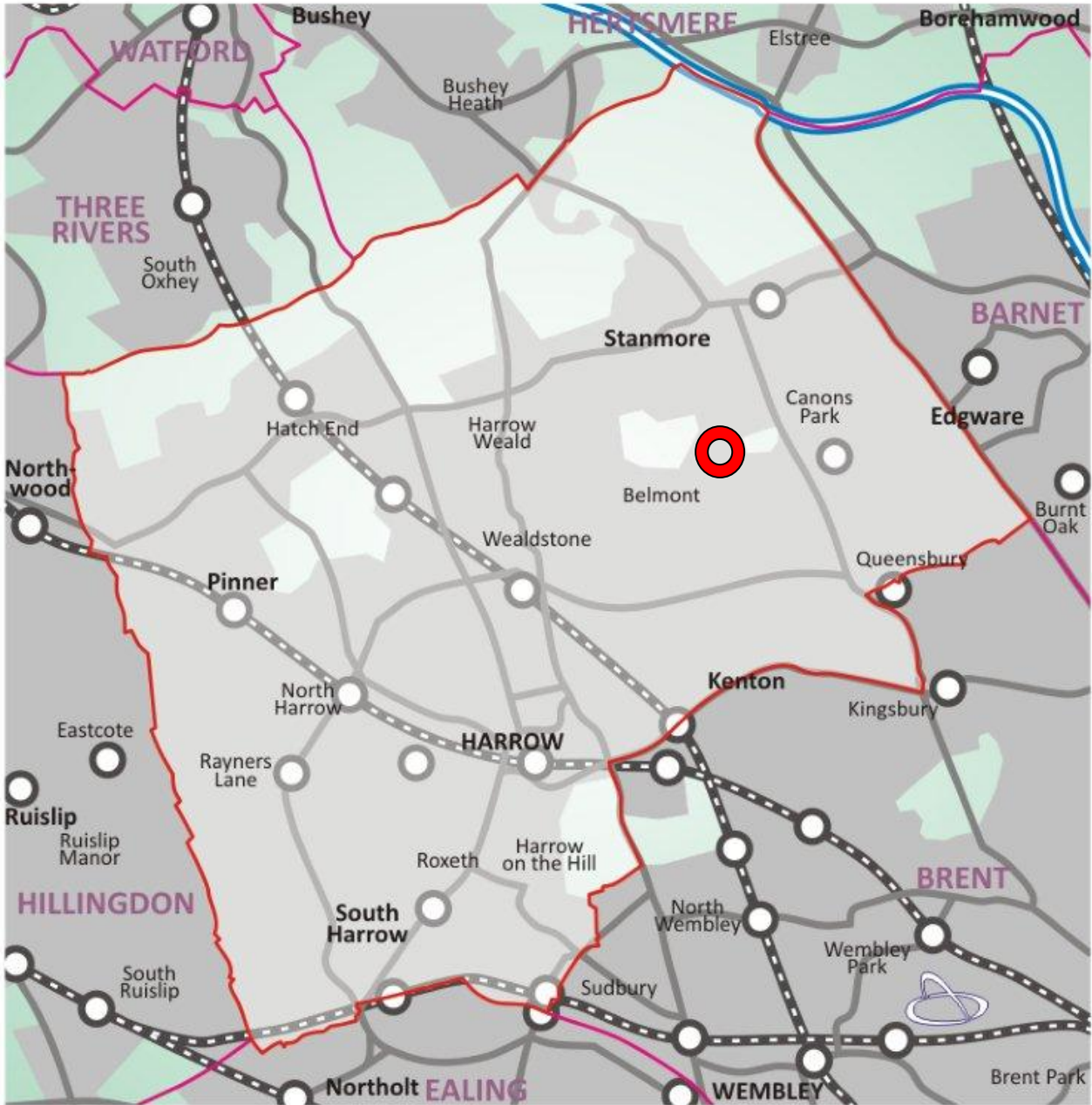
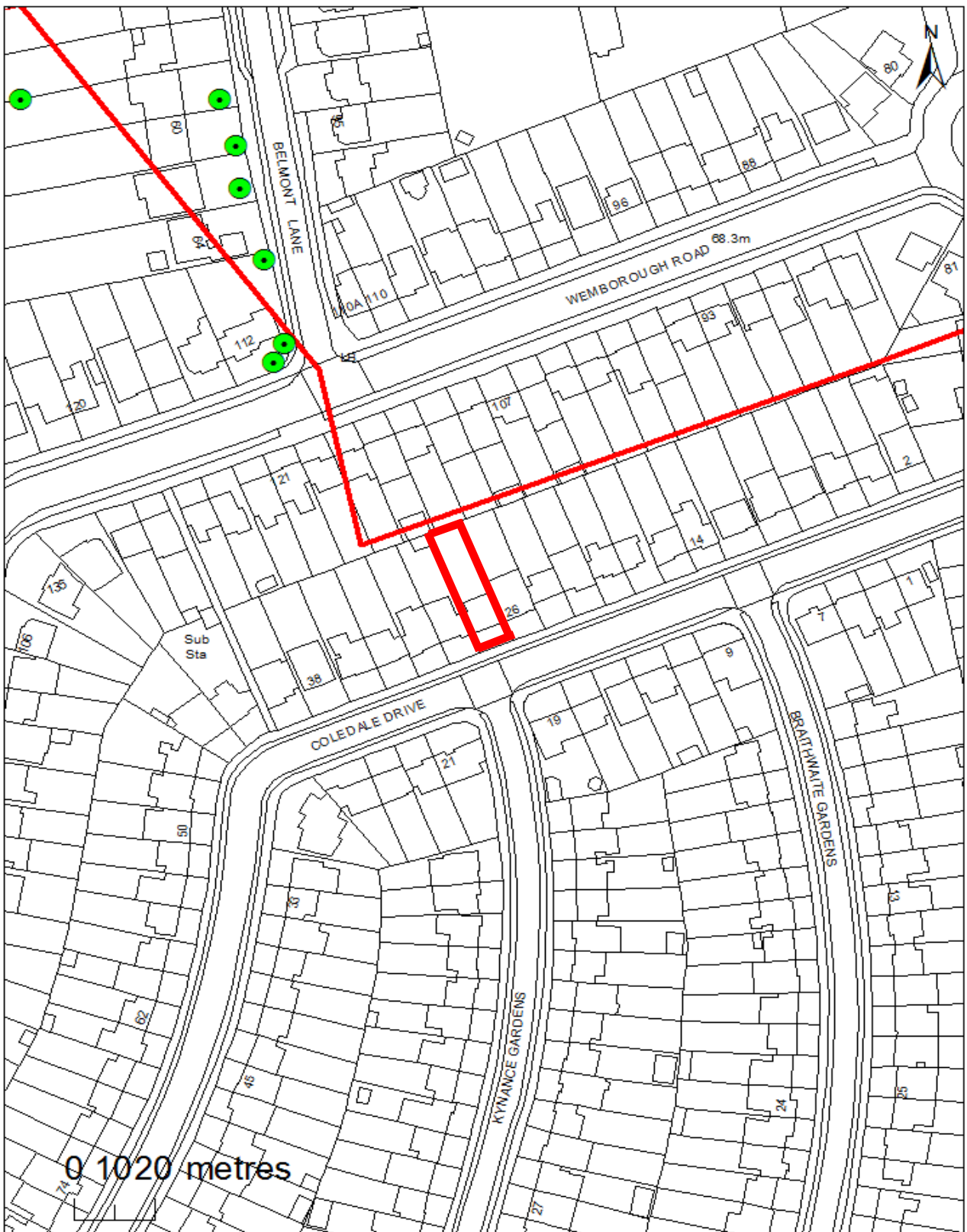


 = application site



28 Coledale Drive, Stanmore	P/2016/17
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28 Coledale Drive, Stanmore	P/2016/17
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LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

19th July 2017

APPLICATION NUMBER: P/2016/17
VALIDATE DATE: 08/06/2017
LOCATION: 28 COLEDALE DRIVE, STANMORE
WARD: BELMONT
POSTCODE: HA7 2QF
APPLICANT: MR DRISS CHARROUF
AGENT: N/A
CASE OFFICER: DAVID BUCKLEY
EXPIRY DATE: 21ST JULY 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 Front Extension; Single Storey Side To Rear Extension; Front Porch

RECOMMENDATION

The Planning Committee is asked to:

- 1) Grant planning permission for the reasons set out below:

REASON FOR THE RECOMMENDATION

- 1) The proposal to extend the dwellinghouse, with a single storey front, side and rear extension, would accord with relevant policy and the proposed development would have a satisfactory impact on the character of the area, the amenities of existing 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 the applicant is a staff member of Harrow Council.

Statutory Return Type:	E21: Householder Development
Council Interest:	None
Additional Floor Area	45 sq m
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	28 Coledale Drive, Stanmore, HA7 2QF
Applicant	Mr Driss Charrouf
Ward	Belmont
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	N/A

PART 2: ASSESSMENT

1.0 SITE DESCRIPTION

- 1.1 The dwellinghouse on the application site is a semi-detached dwellinghouse located on the northern side of Coledale Drive in Stanmore. It has an attached side garage and a dormer to the rear roofslope.
- 1.2 The attached neighbour to the east at No. 26 Coledale Drive has been extended with a single storey rear extension that is 3m in depth.
- 1.3 The non-attached neighbour to the west at No. 30 has also been extended with a single storey rear extension and it has an attached side garage adjacent to the application site.
- 1.4 The site adjoins neighbouring gardens along Wemborough Road to the north.
- 1.5 The site is located within a Critical Drainage Area, but is not located within a higher risk flood zone.

2.0 PROPOSED DETAILS

- 2.1 It is proposed to build a single storey front extension incorporating a front porch and single storey side to rear extension.
- 2.2 The front porch would project 70cm in depth from the main front wall, with an eaves height of 2.70m and a full height of 3m. The flat roof of the side and rear extension would also be 3m in height, with a parapet wall to a height of 3.10m.

3.0 HISTORY

3.1 P/0628/07 – Erection of roof extension to semi-detached dwellinghouse comprising hip to gable roof, rear dormer window and insertion of two velux windows in front roofslope
Granted 16/07/2007

P/5478/16 – Single Storey Front, Side and Rear Extension
Withdrawn by applicant

4.0 CONSULTATION

4.1 A total of 4 consultation letters were sent to neighbouring properties regarding this application. The public consultation period expired on 17/07/2017.

4.2

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 No consultations were required for this scheme.

4.5 Internal Consultation

4.6 The Engineering Drainage Section were consulted on this application. They have not objected to the scheme and the comments made have been addressed in the relevant section.

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 - Neighbouring Occupiers

6.2 Character and Appearance of the Area

6.2.1 It is proposed to extend the dwellinghouse with a single storey front side and rear extension. The front porch would not project significantly beyond, or link in to, the existing bay windows. The roof of the front/side extension would be pitched. The height of the parapet wall of 3.10m, would slightly exceed the recommended maximum of 3m, but would not be excessively high and would be proportionate to the main dwellinghouse. The depth of 3m at the rear would also meet the recommended depth for a semi-detached dwellinghouse.

6.2.2 In summary, the proposal is considered to be acceptable in terms of character and appearance, in accordance to policies 7.4B and 7.6.B of the London Plan (2016), policy CS1.B of the Harrow Core Strategy (2012), Policy DM1 of the Harrow Development Management Policies (2013) and the adopted SPD: Residential Design Guide (2010).

6.3 Residential Amenity - Neighbouring Occupiers

6.3.1 Policy DM1 seeks to “ensure that the amenity and privacy of occupiers of existing and proposed dwellings are safeguarded.”

6.3.2 The limited depth of the front extension means that it would not result in loss of amenity to neighbouring occupiers. The side extension would be adjacent to the two storey side extension at No. 26 Coledale Drive. There are no windows to the facing flank wall of No. 26 and so the side extension would not result in loss of light or outlook to this neighbour and the side element would be screened from the neighbour at No. 30 by the main dwellinghouse and so would not have a harmful impact in terms of light and outlook. The full height of the rear extension would be 3.10m, which would slightly exceed the 3m recommended in the adopted Residential Design Guide SPD. However, both adjacent neighbours have been extended to the rear and so this would not result in loss of light or outlook to either adjacent neighbour. As the extension is single storey only there would not be a harmful impact on neighbours to the rear.

- 6.3.3 There are no flank windows proposed and so there would not be a harmful impact in terms of loss of privacy or overlooking to nearby neighbours. A condition will be attached to ensure that the flat roof at the rear would not be used as a balcony.
- 6.3.4 In summary, the proposal is considered to be acceptable in terms of neighbouring amenity, in accordance to policy 7.6.B of the London Plan (2016), policy DM1 of the Harrow Development Management Policies (2013) and the adopted SPD: Residential Design Guide (2010).
- 6.4 Development and Flood Risk
- 6.4.1 The site is located within a Critical Drainage Area, which means that where there is a net increase in development footprint, there is the potential for surface water run-off rates to increase, but is not in a higher risk flood zone.
- 6.4.2 The response from the Engineering Drainage Section has stated that they have no objection to the proposal. However, they have requested a drawing with a drainage plan indicate surface water and foul water connections and their outfall details.
- 6.4.3 An informative has been attached to remind the applicant of their responsibilities in regard to surface water drainage.

7.0 CONCLUSION AND REASONS FOR GRANT

- 7.1 The proposal to extend the dwellinghouse with a single storey front, side and rear extension would accord with relevant policy and the proposed development would have a satisfactory impact on the character of the area, the amenities of existing neighbouring occupiers and in terms of flooding issues.
- 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 as set out above, this application is recommended for grant.

APPENDIX 1: CONDITIONS AND INFORMATIVES AND PLAN NUMBERS

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 & Country Planning Act 1990.

2 Drawing Numbers

The development hereby permitted shall be carried out, completed and retained, in accordance with the following approved plans and documents: CDF28-002CPFP; Site Location Plan.

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

3 Materials to Match

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 match the appearance of the original dwelling and to safeguard the appearance of the locality.

4 Glazing

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that order with or without modification), no window(s) / door(s) shall be installed in the flank elevations of the development hereby permitted other than those shown in the approved plans, without the prior permission in writing of the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

5 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 amenity of neighbouring residents.

Informatives

1 Relevant Policies

The following policies are relevant to this decision:

The National Planning Policy Framework (2012)

The London Plan 2016:

7.4B, 7.6B

The Harrow Core Strategy 2012:

CS1.B

Harrow Development Management Policies Local Plan 2013:

DM1 Achieving a High Standard of Development

DM10 On Site Water Management and Surface Water Management

Supplementary Planning Documents

Residential Design Guide Supplementary Planning Document (2010)

2 Pre-Application Engagement

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

This decision has been taken in accordance with paragraphs 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.

3 Party Wall 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 Protection of 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.

5 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

6 Surface Water Drainage Management

SUDS 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 soakaways 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 elevation No. 28 (centre)



Rear elevation



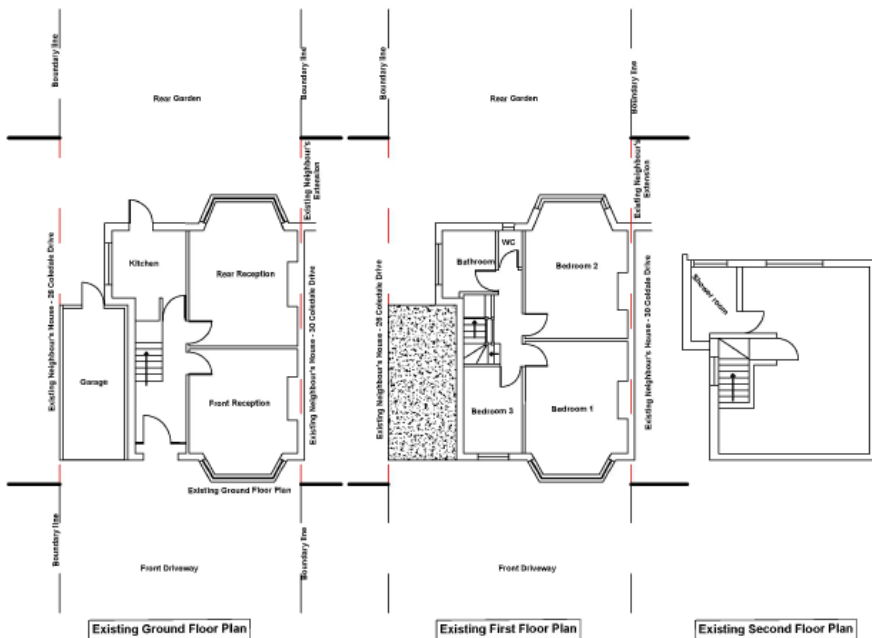
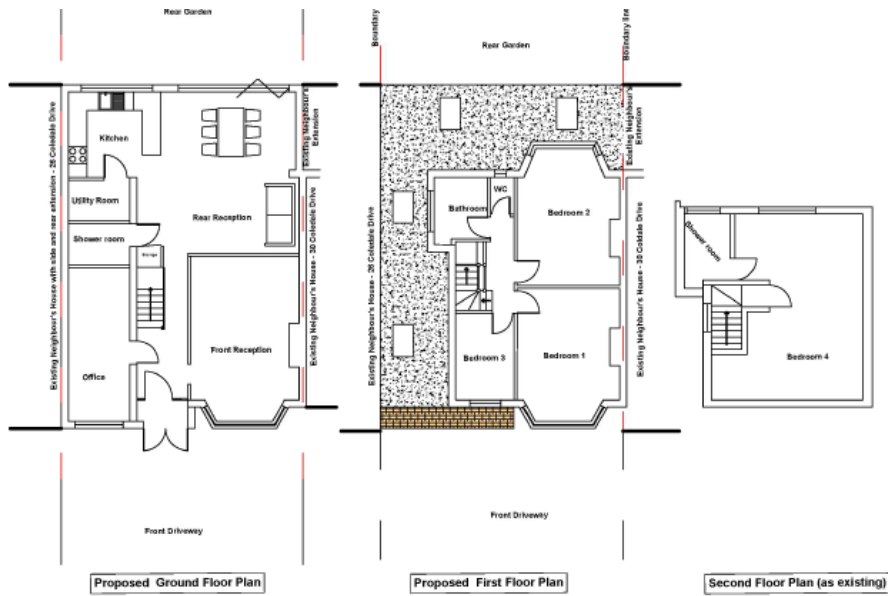
Rear elevation



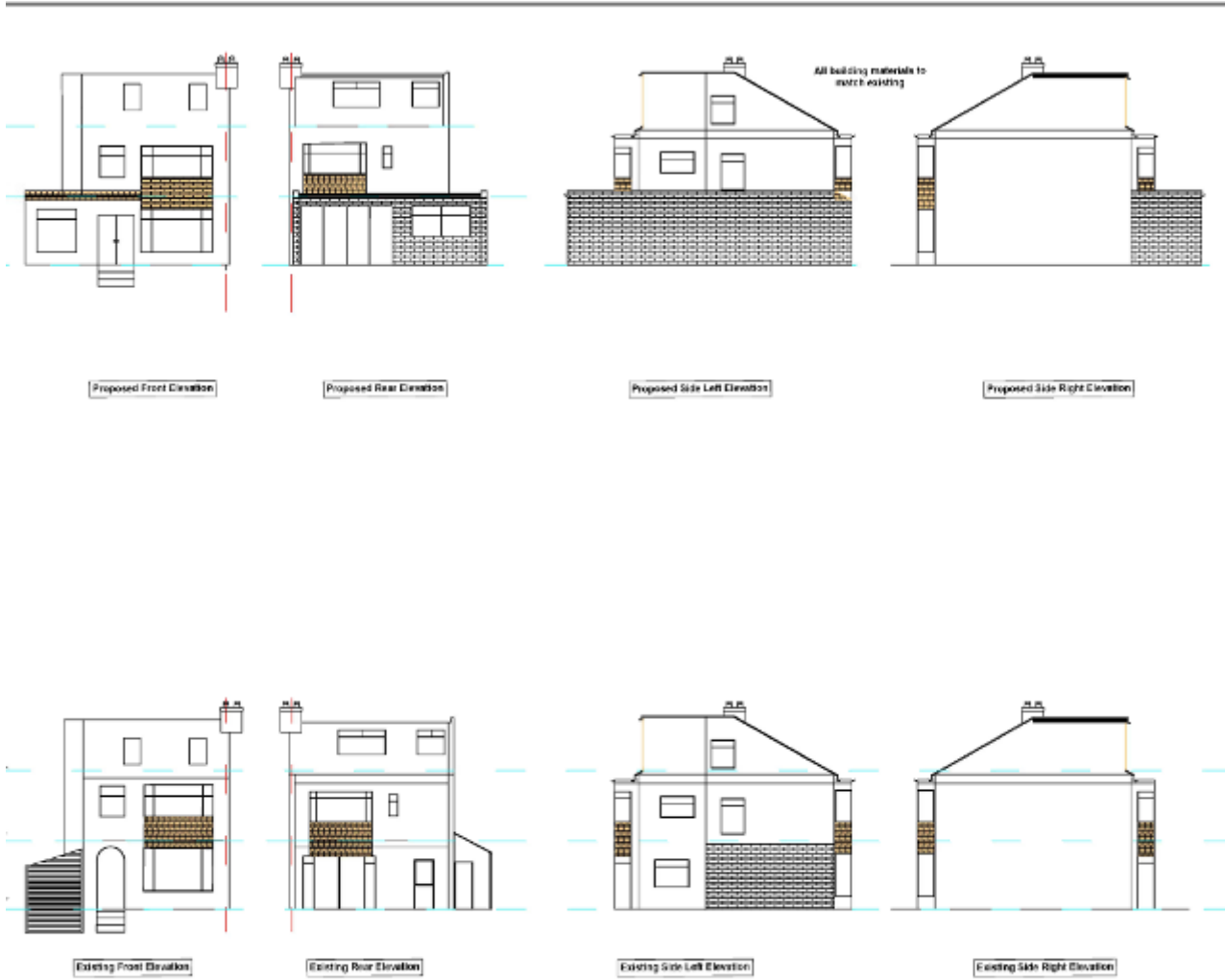
APPENDIX 4: PLANS & ELEVATIONS

Rear garden

Proposed Plans (Top), Existing Plans (Below)



Proposed Elevations (Top), Existing Elevations (Below)



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