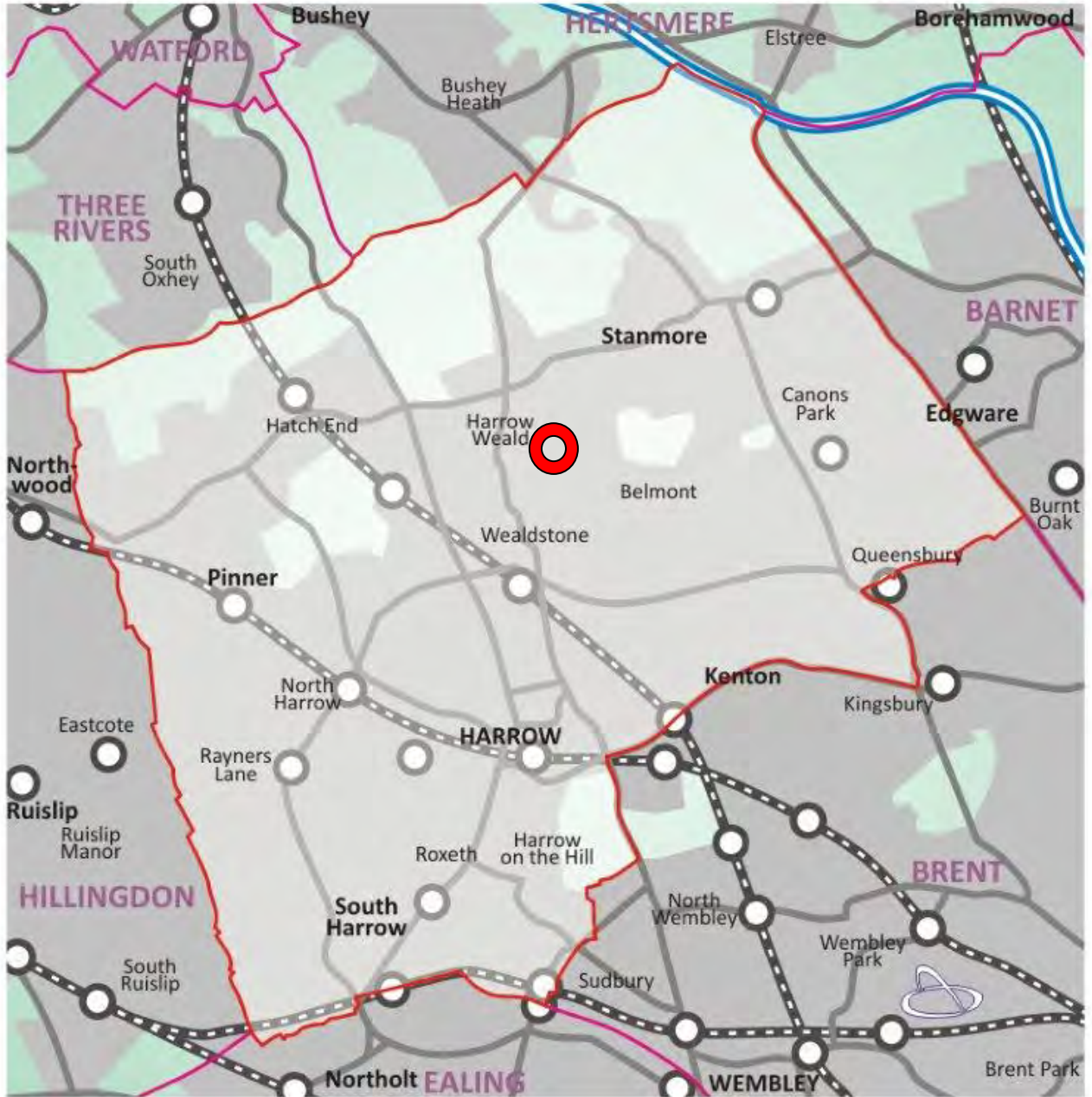
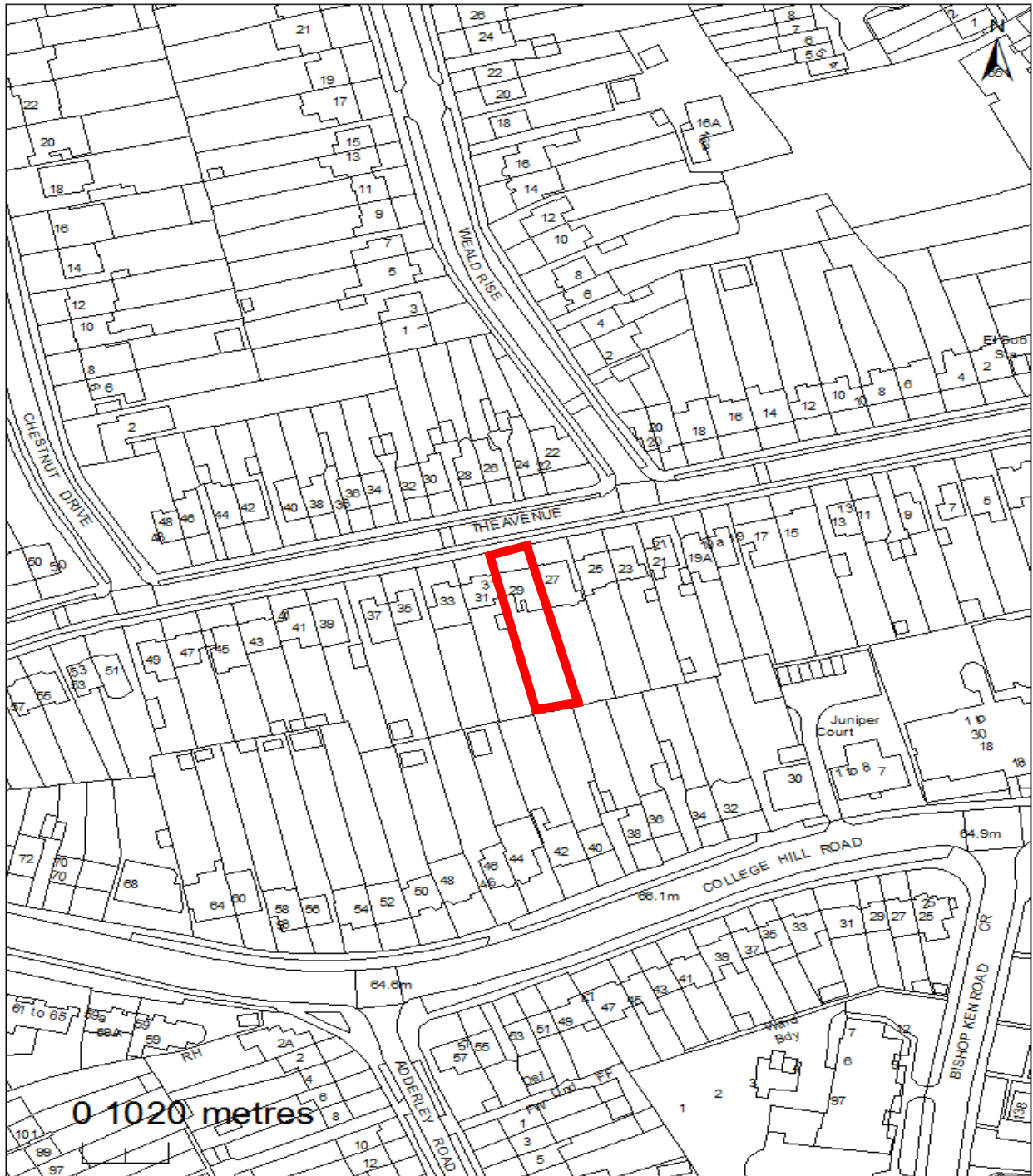


 = application site



29 The Avenue, Harrow Weald

P/3275/17



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29 The Avenue, Harrow Weald

P/3275/17

LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

6th September 2017

APPLICATION NUMBER: P/3275/17
VALIDATE DATE: 26TH JULY 2017
LOCATION: 29 THE AVENUE, HARROW WEALD
WARD: HARROW WEALD
POSTCODE: HA3 7DB
APPLICANT: MRS CARLY JENKINS
AGENT: YOUR LIVING SPACE LTD
CASE OFFICER: OLIVIER NELSON
EXPIRY DATE: 11TH SEPTEMBER 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.

Erection of a Single and Two Storey Side to Rear Extension

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 and two storey, side to 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	33 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	29 The Avenue, Harrow Weald, Harrow, HA3 7DB
Applicant	Mrs Carly Jenkins
Ward	Harrow Weald
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 detached dwellinghouse located on the Southern side of The Avenue in Harrow Weald. It has an attached side garage, part single storey rear extension which is 3m deep and an outdoor WC.
- 1.2 The non-attached neighbour to the west at No. 31 The Avenue is a semi-detached dwellinghouse which has an existing side garage with a high ridge roof.
- 1.3 The non-attached neighbour to the east at No. 27 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 College Hill Road to the south.
- 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 and two storey side to rear extension.
- 2.2 The existing attached garage to the side elevation of the property and the outdoor WC will be demolished as part of this proposal.
- 2.3 The two storey side extension would have a width of 2.3m and would be flush at ground floor level with the front elevation and the first floor level would be set back 1m from the front elevation.
- 2.4 The single storey rear extension would adjoin the existing single storey rear extension and would have a width of 4.9m and depth of 3m. This would be finished with a flat roof with two roof lights
- 2.5 The first floor rear extension would have a width of 4.1m and a depth of 3m. This would be set in 1m from the boundary with no. 31 The Avenue.

3.0 HISTORY

- 3.1 No relevant planning history.

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 16/08/2017.

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**

4.3.1 No consultations were required for this scheme.

4.4 **Internal Consultation**

4.4.1 No consultations were required for this scheme.

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
Development and Flood Risk

6.2 Character and Appearance of the Area

6.2.1 The proposed two storey side extension would have a 1m set-back at first floor level which is suggested in Paragraph 6.47 of the adopted SPD). The proposed two storey side extension would be finished with a hipped roof set down from the original roof. The two storey rear would have a maximum depth of 3m and would be set in 3.55m from the boundary with no. 27 and 1m from the boundary with no. 31. The proposed first floor rear extension would be no more than half width of the extended property. The proposal would be appropriately set down from the original roof ridge with a subservient hipped roof.

6.2.2 The single storey rear extension would be in line with the guidance found within paragraph 6.59 – 6.63 of the SPD for detached property. It would be 3m deep and finished with a parapet roof at 3.3m sloping to 3m at eaves level. It would adjoin onto the existing single storey rear extension.

6.2.3 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 single storey rear extension would have a depth and height which is in line with paragraph 6.59 – 6.63 of the Residential Design Guide 2010. The depth proposed would be 3m the full width of the property and a parapet height of 3.3m sloping to 3m at eaves. It would be finished in materials to match the existing property. The full height of the rear extension would be 3.3m, which would exceed the 3m recommended in the adopted Residential Design Guide SPD. The proposal would have no impact on the neighbour at no. 27 The Avenue due to it adjoining onto the existing single storey rear extension which is on the boundary with this neighbour. The single storey rear extension would not be high than 3.5m high at the mid-point of the proposed roof on the boundary with the no. 27 The Avenue which is unextended to the rear. As this element of the proposed extension is single storey only there would not be a harmful impact on this neighbour to the rear.

- 6.3.3 The two storey side extension would have a width less than half the width of the extended property and would extend past the rear building line of the property to meet a first floor rear element. This rear element would be 3m in depth and 4m in width and would be appropriately set in from both boundaries and as such passes the 45 degree code on both neighbours and as such is in line with paragraph 6.31 of the SPD: Residential Design Guide 2010.
- 6.3.4 Two rooflights are proposed within the flat roof of the single storey rear extension. It is not considered that their position in the roof would add to additional overlooking. 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 additional fenestration is not placed within the extensions without consent from the Local Authority.
- 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 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 and two storey side to 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 , 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: 17_023_S0 (Location/Site Plan), 17_023_S0 (Location/Site Plan-Proposed), 17_023_S1, 17_023_S2, 17_023_P1, 17_023_P2.

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.

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 applicants 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

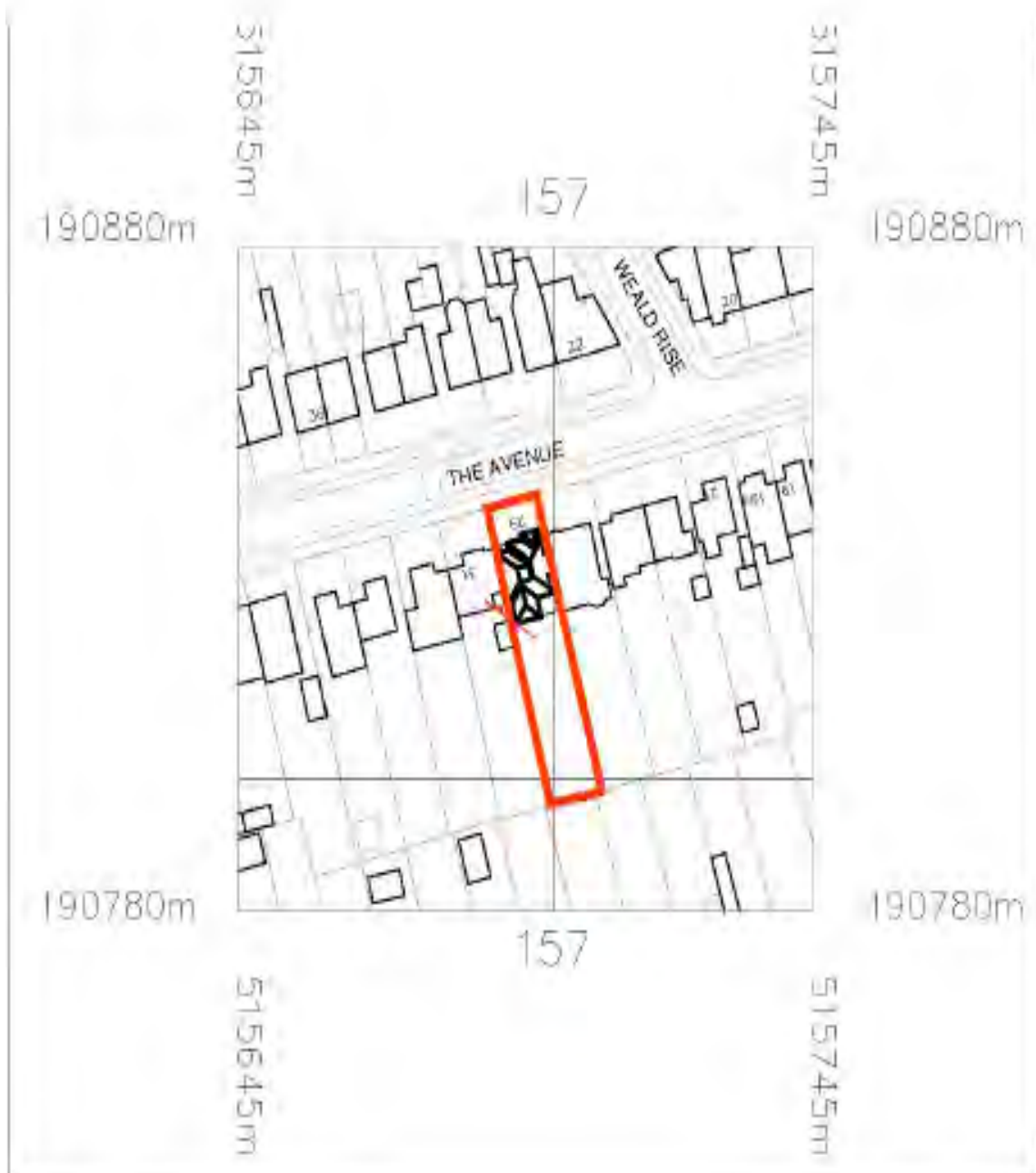
SUDS Surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management (SUDS). SUDS are an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on or near the site as opposed 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.

Plan Numbers: 17_023_S0 (Location/Site Plan), 17_023_S0 (Location/Site Plan-Proposed), 17_023_S1, 17_023_S2, 17_023_P1, 17_023_P2

APPENDIX 2: SITE PLAN



① LOCATION PLAN - EXISTING
Scale: 1:1250

APPENDIX 3 : SITE PHOTOGRAPHS



Front elevation No. 29 (centre)



Rear elevation



Rear elevation and view of neighbour at no. 31 The Avenue

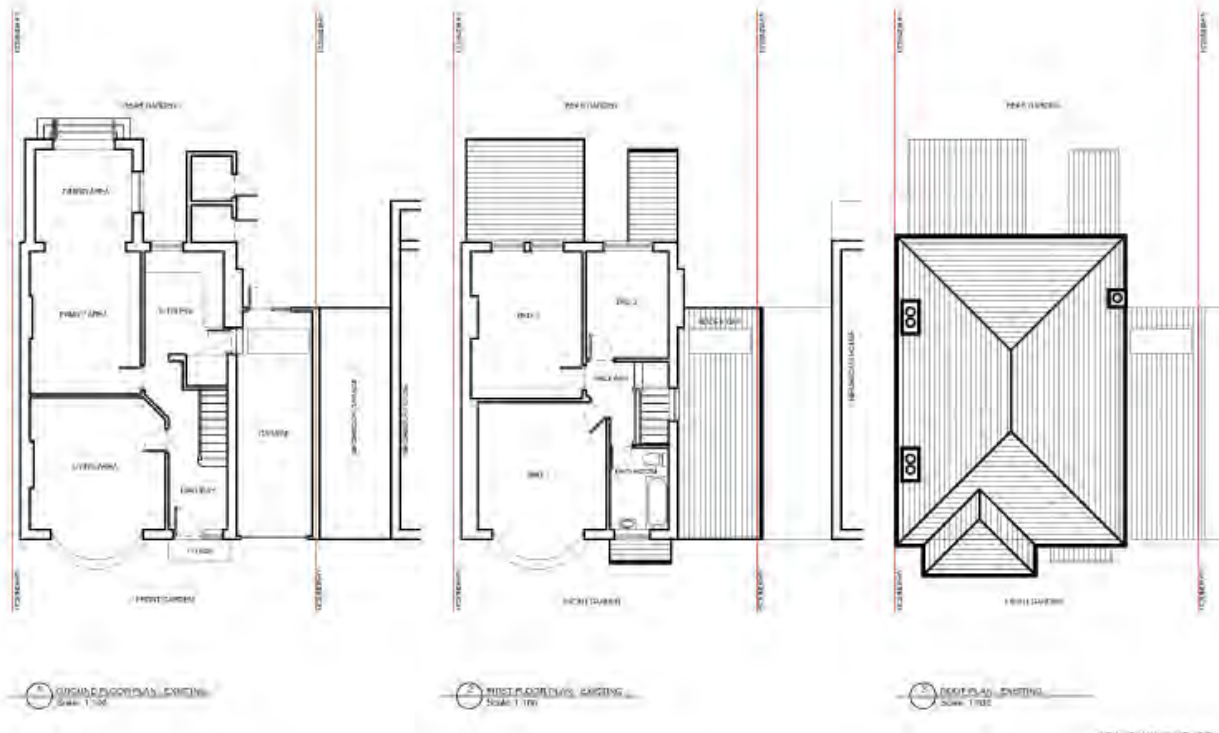


Neighbour at no. 27 The Avenue is a detached property



Rear garden

Existing Plans (Top), Proposed Plans (Below)



Existing Elevations (Top), Proposed Elevations (Below)



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