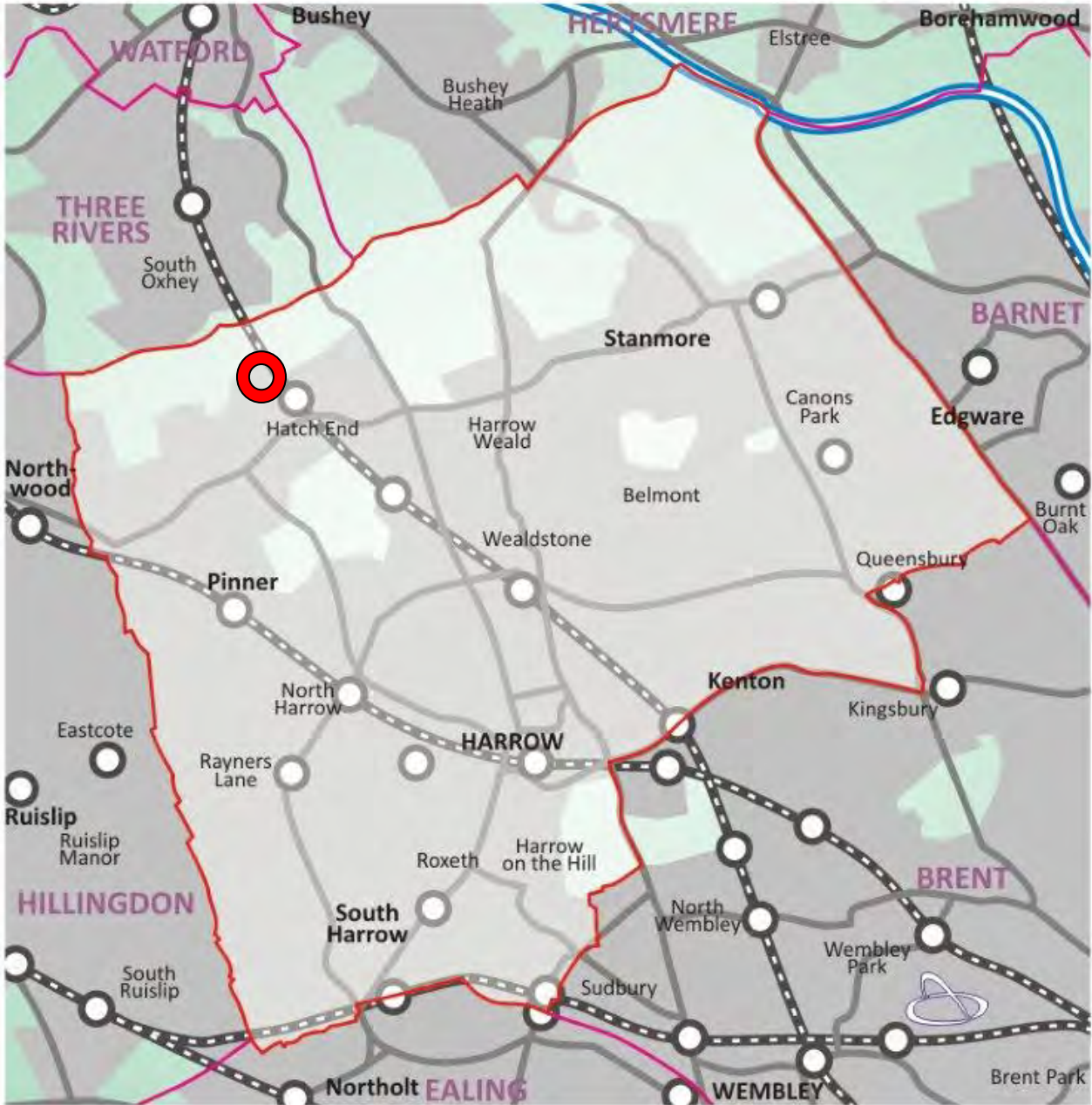
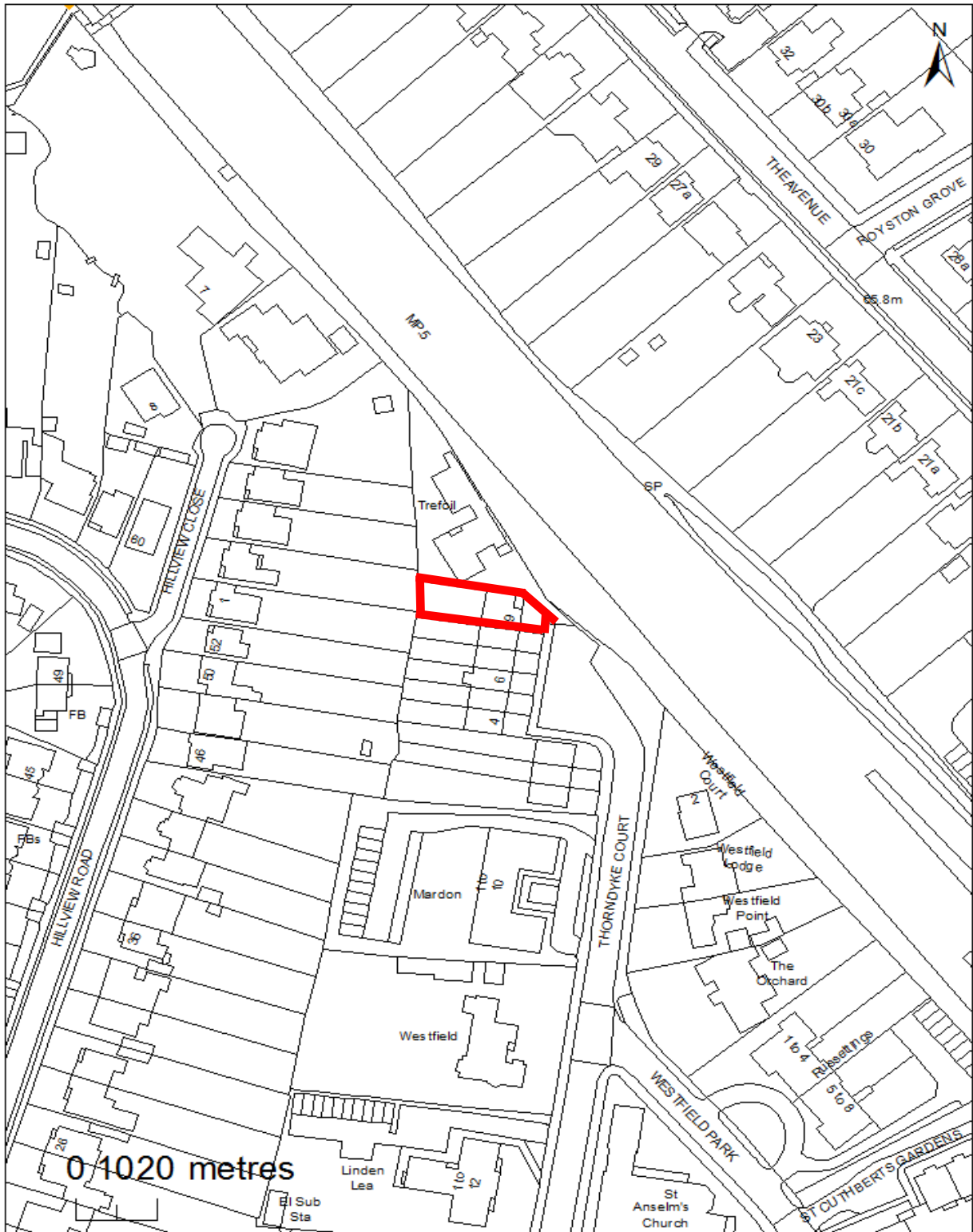


 = application site



9 Thorndyke Court, Harrow

P/2698/17



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9 Thorndyke Court, Harrow **P/2698/17**

LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

6th September 2017

APPLICATION NUMBER: P/2698/17
VALIDATE DATE: 23/06/2017
LOCATION: 9 THORNDYKE COURT, HARROW
WARD: HATCH END
POSTCODE: HA5 4JG
APPLICANT: MR AMJAD KHAN
AGENT: ANTHONY BYRNE ASSOCS
CASE OFFICER: AADIL ESSA
EXPIRY DATE: 18TH AUGUST 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 storey rear extension and conversion of a garage to habitable room.

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 rear extension and conversion of garage to habitable room, 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	26.74 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	9 Thorndyke Court, Harrow, HA5 4JG
Applicant	Mr Amjad Khan
Ward	Hatch End
Local Plan allocation	No
Conservation Area	No
Listed Building	No
Setting of Listed Building	No
Building of Local Interest	No
Tree Preservation Order	Yes
Other	N/A

PART 2 : ASSESSMENT

1.0 SITE DESCRIPTION

- 1.1 The application site comprises of a two storey end of terrace townhouse located within a cul-de-sac at the north-west corner of Thorndyke Court in Hatch End. It has an attached side garage adjacent to the north boundary which is set back by approximately 2.5m from the primary front elevation of the subject dwelling.
- 1.2 The attached neighbour to the south at No.8 Thorndyke Court is un-ex-tended at the rear.
- 1.3 The adjacent neighbour to the north Trefoil, Westfield Park is a detached bungalow set back in its plot in relation to the subject property.
- 1.4 The site adjoins neighbouring gardens along Hillview Close to the West.
- 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 rear extension and conversion of the garage to a habitable room.
- 2.2 The rear extension would project 3m in depth from the main rear wall and would extend the full width of the dwellinghouse measuring 9m across The extension would have a flat roof design with a maximum height of 2.7m.
- 2.3 The existing garage door would be retained and the conversion of the garage to a habitable room would facilitate a storage area, bathroom and utility area.

3.0 HISTORY

Ref no.	Description	Status and date of decision
P/2691/03/DFU	Alterations to front and use of garage as room	Granted 12/01/2004
P/3213/04/DFU	Three storey side extension	Refused 24/01/2005
P/362/05/DFU	Two storey side extension	Granted 14/04/2005

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 27/07/2017.

4.2

Number of Letters Sent	4
Number of Responses Received	2
Number in Support	0
Number of Objections	2
Number of other Representations (neither objecting or supporting)	0

4.3 Two Objections were received.

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

Details of Representation	Summary of Comments	Officer Comments
Trefoil, Westfield Park	Objects to the application due to: Sewer pipe under the proposed development is in a poor state and would be best replaced during development with clay pipe to avoid any future problems. Access to the manhole be made available in case of blockages.	This is not a material planning consideration. However, Harrow Building Control has been made aware.
6 Thorndyke Court	Not opposed to the garage conversion however concerned about the sewer pipe running along the back of the houses on Thorndyke Court. The single storey extension would cover the patio of No.9 and would leave the sewer pipe inaccessible and difficult to manage.	This is not a material planning consideration. However, Harrow Building Control has been made aware.

4.5 Statutory and Non Statutory Consultation

4.4 No External consultations were required for this scheme.

4.5 Internal Consultation

Consultee	Summary of Comments	Officer Comments
LBH Arboricultural Officer	No objection	Noted
LBH Engineering Drainage	No objection	The comments are addressed in the 'Development and Flood Risk' section of the report below.

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 It is proposed to extend the dwellinghouse with a single storey rear extension. The proposed rear extension would have a depth of 3m adjacent to the common

boundaries which is within the 3m allowance for single storey rear extensions on terraced properties set out in the SPD. In terms of height, the extension would have a flat roof design and would be of a modest height of approximately 2.7m at its maximum point. The rear elevation of the subject dwelling would not appear visually prominent by reason of its height. As such, it is considered that the bulk and scale of the proposed rear extension ensures that it would not appear overly prominent in the streetscene and therefore is considered acceptable.

6.2.2 It is also proposed to convert the garage to a habitable room. The existing garage door will be retained and as such, the garage will not appear incongruous in the street scene and is considered to respect the character and design of the existing property.

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 proposed rear extension adjacent to No.8 Thorndyke Court and Trefoil, Westfield Park would accord with paragraphs 6.59 and 6.63 of the adopted Residential Design Guide SPD in terms of depth, projection and height respectively.

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 view of the relationship between the subject dwelling and the adjoining properties at the rear No's 1 and 2 Hillview Close, given the host property has a relatively large rear garden, it is considered that the rear facing windows would not be detrimental to the privacy of the occupiers of those neighbouring properties.

6.3.5 The conversion of the garage to a room would not be considered to cause harm to the neighbouring properties and therefore it is considered acceptable in terms of neighbouring amenity in accordance with the development plan.

6.3.6 In summary, given the modest scale and siting of the proposal, it is considered that the proposal would not compromise the residential amenities of the neighbouring occupiers by reason of overshadowing, loss of light, loss of outlook or loss of privacy and is 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 development would result in an addition to the development footprint on site, and would therefore have an impact in terms of increased surface water flood risk. The site is not located within a Critical Drainage Area, however sustainable urban drainage [SUDs] is encouraged.
- 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. An informative has been attached to remind the applicant of their responsibilities in regard to surface water drainage.

6.5 Traffic and 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). As such, it is considered that the loss of a garage and a single off-street parking space for the existing dwelling is unlikely to have any detrimental traffic impacts. 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.

6.6 Tree Protection

- 6.6.1 It is noted that the rear area of the site is in an area allocated as 'Tree Preservation Order Groups and Woodlands. Whilst it is unlikely that the proposed development will have an impact on the trees at the rear of the site, a condition has been added that requires details to be submitted demonstrating Tree Protection during the construction phase of the development.

7.0 CONCLUSION AND REASONS FOR GRANT

- 7.1 The proposal to extend the dwellinghouse with a single storey rear extension and garage conversion 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: Document A Site Location Plan; 0106/1; 0106/2; 0106/3; 0106/4

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 No 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.

6 Tree Protection

Prior to the commencement of development on site, tree protection measures for the existing trees at the rear of the site shall be submitted to and approved in writing by the Local Planning Authority. The construction of the development shall be carried out in strict accordance with the approved details, and be retained throughout the entire development phase.

REASON: To protect retained trees on the site to maintain their longevity in accordance with Policy DM22 of the Harrow Development Management Policies Local Plan (2013).

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

DM42 Parking Standards.

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.

Plan Numbers: Document A Site Location Plan; 0106/1; 0106/2; 0106/3; 0106/4

APPENDIX 2: SITE PLAN

DOCUMENT A



Siteplan® 1:1250



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Centre Coordinates: 512871 191517

National Grid sheet reference at centre of this Siteplan: TQ1291NE

Supplied by: Trident Map Services
Serial Number: 00794900

9 Thorndyke Court
Westfield Park
Hatch End, HA5 4JG

APPENDIX 3 : SITE PHOTOGRAPHS



Rear elevation



Front elevation



Rear/side elevation facing No.8



Street scene



Rear elevation of No.8

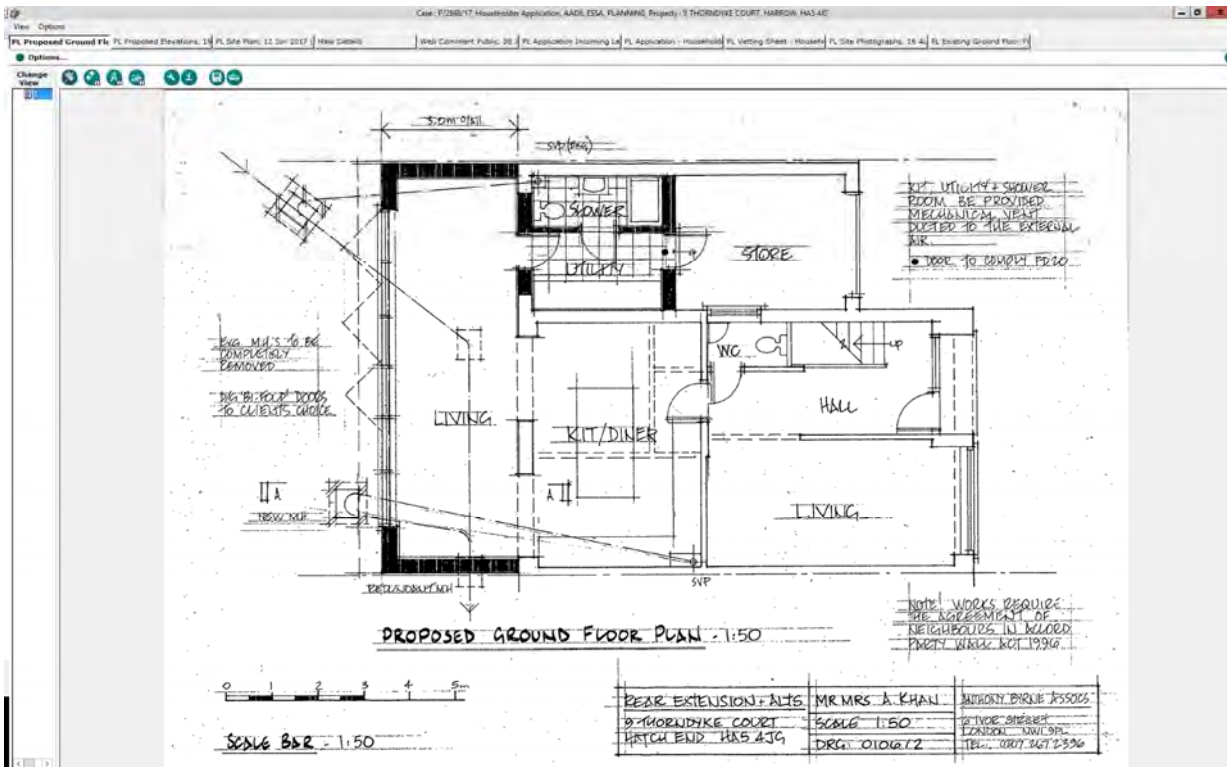


Rear garden of application site

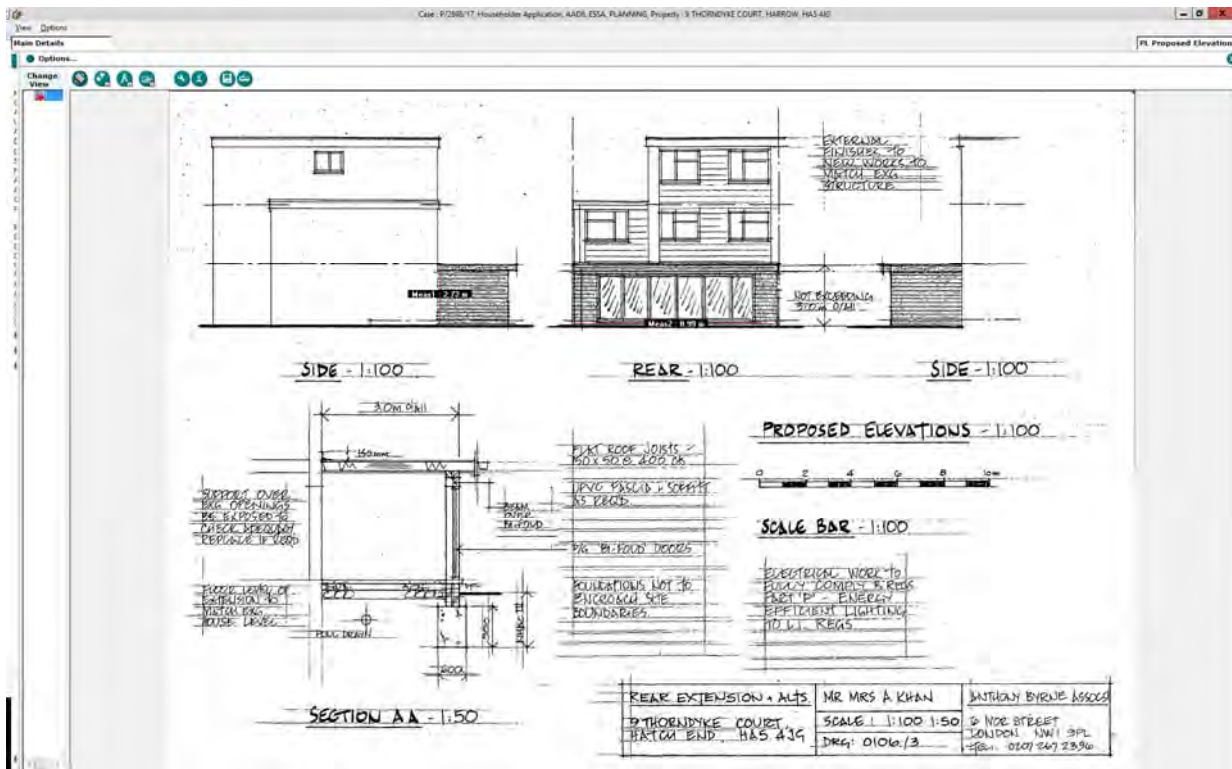


Side boundary facing Trefoil (To the north)

APPENDIX 4 : PROPOSED PLANS AND ELEVATIONS



Proposed Plans and Elevations





Existing Plans and Elevations



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