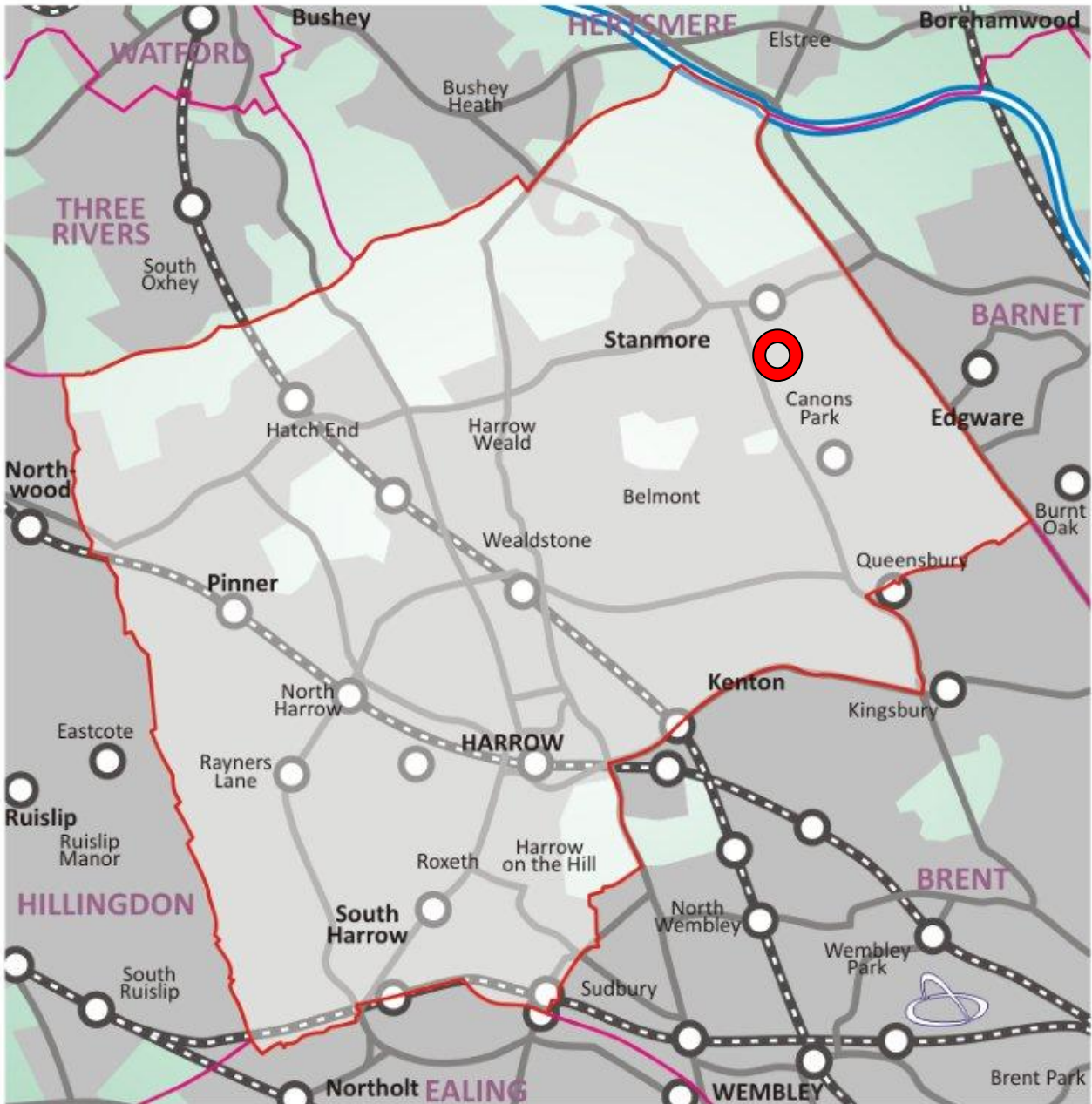
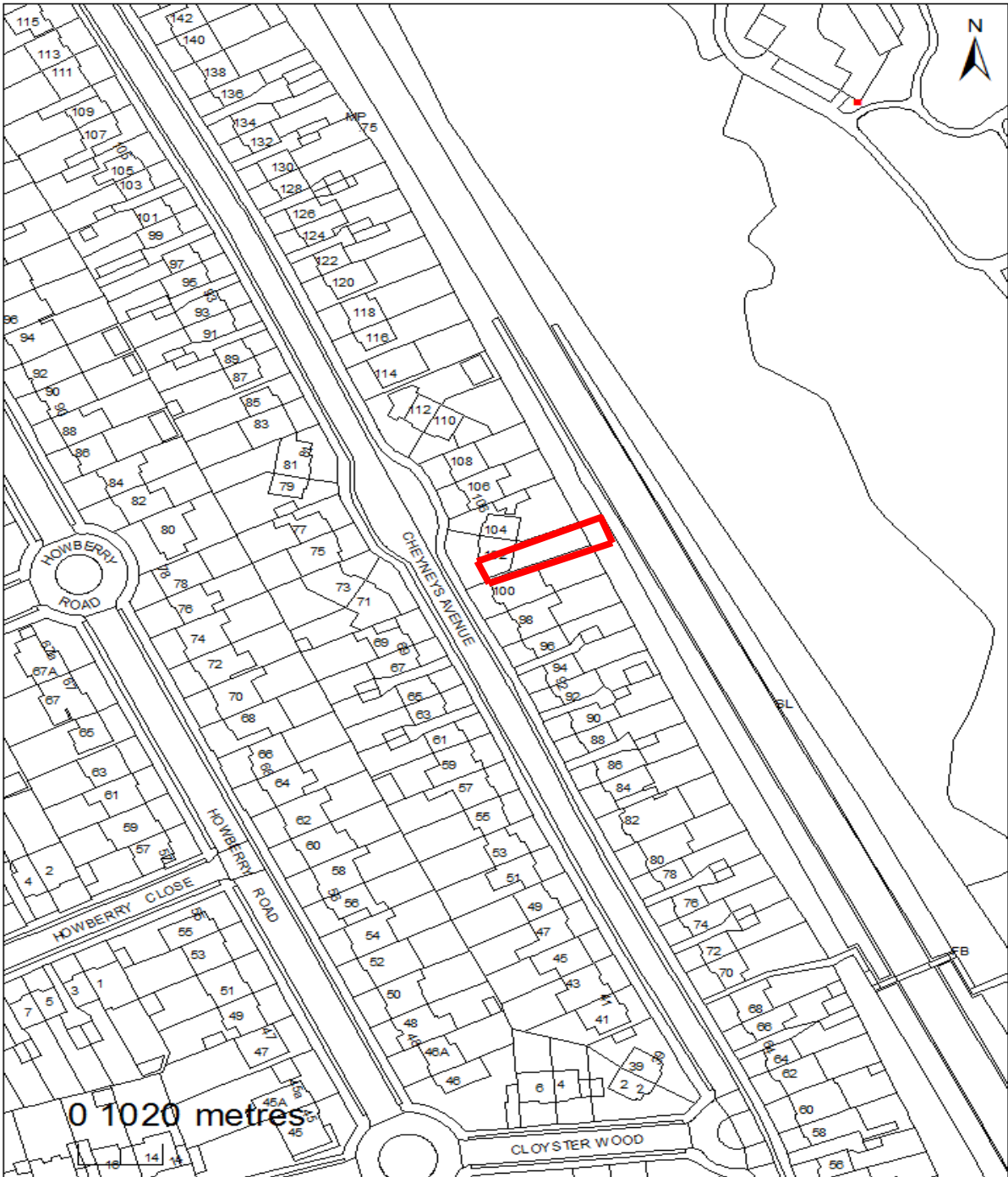


 = application site



<b>100 Cheyneys Avenue, Edgware</b>	<b>P/3189/17</b>
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<b>100 Cheyne's Avenue, Edgware</b>	<b>P/3189/17</b>
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# LONDON BOROUGH OF HARROW

## PLANNING COMMITTEE

27<sup>th</sup> September 2017

**APPLICATION NUMBER:** P/3189/17  
**VALIDATE DATE:** 02<sup>ND</sup> AUGUST 2017  
**LOCATION:** 100 CHEYNEYS AVENUE, EDGWARE  
**WARD:** CANONS  
**POSTCODE:** HA8 6SE  
**APPLICANT:** MR PARMAR  
**AGENT:** TAILORED ARCHITECTURE & INTERIORS LTD  
**CASE OFFICER:** SHANE O'DONNELL  
**EXPIRY DATE:** 28<sup>TH</sup> SEPTEMBER 2017 (EXTENDED)

### **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 First Floor 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**

The proposal to extend the dwellinghouse, with a first floor side to rear extension would improve the quality of the existing accommodation for future occupiers and would have a satisfactory impact on the character of the host dwelling and surrounding area, without harming the amenities of existing neighbouring occupiers in accordance with 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).

### **INFORMATION**

This application is reported to Planning Committee because the applicant is a staff member of Harrow Council and fall outside of part C (ii)

Statutory Return Type:	E21: Householder Development
Council Interest:	None
Additional Floor Area	13 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	100 Cheyneys Avenue, Edgware, HA8 6SE.
Applicant	Mr Parmar
Ward	Canons
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 eastern side of Cheyneys Avenue in Edgware. It has an attached side garage and a single storey side and rear extension.
- 1.2 The neighbour to the north at No. 102 Cheyneys Avenue is a semi-detached dwellinghouse which has a two storey side extension. No. 102 is sited slightly forward of and at an angle with No. 100.
- 1.3 The neighbour to the east at No. 98 Cheyneys Avenue is a semi-detached dwellinghouse with a single storey side to rear extension.
- 1.4 The site adjoins railway lines to the rear/east
- 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 first floor side to rear extension.
- 2.2 The first floor side extension would have a width of 2 metres, and would be set back from the front elevation by 1.9 metres. The proposed extension would extend beyond the existing rear elevation by 1.3 metres.
- 2.3 The roof of the proposed first floor side extension would be set down from the main roof ridge and would have a crown roof with hipped finish. The eaves would match the eaves of the main dwelling.
- 2.4 The proposal includes raising the maximum height of the roof of the main dwelling by 0.7 metres and the installation of two side and one front roof lights
- 2.5 The proposed materials to match existing.

### **3.0 HISTORY**

- 3.1 Pre-App- P/5188/16/PREAPP - First floor side extension; alterations to roof to raise ridge height and form rear dormer.
- 3.2 P/0142/11 - Single storey side and rear extensions; front porch  
Granted 23/05/2011

## 4.0 **CONSULTATION**

4.1 A total of 2 consultation letters were sent to neighbouring properties regarding this application. The public consultation period expired on 23/08/2017.

4.2

Number of Letters Sent	2
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 TFL – No comment

### 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 character and appearance of the proposed development must be in accordance with policies 7.4 and 7.6 of the London Plan and policy DM1 of the Development Management Policies Local Plan 2013. This requires a high standard of design and layout and expects development to respect its context.
- 6.2.2 Core Policy CS1.B states 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.
- 6.2.3 Policy DM 1 of the Development Management Policies Local Plan (2013) states that all development must achieve a high standard of design and layout. Proposals which fail to achieve a high standard of design and layout or which would be detrimental to local character and appearance will be resisted.
- 6.2.4 The host dwelling is a detached dwelling and the proposed two storey side extension would have a 2 metre set-back at first floor level which is in line with the 1 metre set-back suggested in Paragraph 6.47 of the adopted SPD which . The proposed development would include raising the roof by 0.7 metres and the proposed first floor side to rear extension would have a crown roof with a hipped roof that is set down from the original roof. The raising of the roof height is acceptable given the relative greater heights of neighbouring dwellings. The crown roof would be of a small scale and not readily visible from public or neighbour's vantage points
- 6.2.5 The first floor side to rear extension would have a depth of 8.1 metres, 1.3 metres beyond the existing rear wall. Given the width of the proposed first floor (less than half the width of the original dwelling), the set back from the front elevation, and set down, the proposed first floor side to rear extension would be a proportionate and subservient addition to the host dwelling.
- 6.2.6 The proposed first floor addition would widen the dwellinghouse at first floor level however a first floor gap of 2.9 metres would be preserved with No. 102 and a first floor gap of 2.2 metres with 98 Cheyneys Avenue that would maintain the detached appearance of the dwellinghouse.
- 6.2.7 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.”



- 6.3.3 The two storey side to rear extension and would extend past the rear elevation of the first floor by 1.2 metres. Given the depth of this proposed rear element and the siting of the neighbouring rear elevations, the proposed first floor side to rear extension 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 side roofslopes of the proposed first floor addition facing No. 102 Cheyneys Avenue and in the side roofslope facing No. 98 Cheyneys Avenue. It has not been indicated on the submitted plans that these rooflights would be obscure glazed or fixed shut below 1.7 metres. Therefore to preserve neighbouring amenities from overlooking a condition will be attached to ensure that the proposed rooflights to the side would be fixed shut and non-opening below 1.7 metres. Given relative increase and the pitched nature of the roof of the main dwelling, the raising of the roof would have a negligible impact in the amenities of neighbouring properties.
- 6.3.5 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 were there 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 There is no net increase in footprint in this case but 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 first floor side to rear extension that 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: 01 Rev 2, 10 Rev 5, Design and Access Statement.

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 Obscure Glazing**

The proposed rooflights in the side elevations of the dwellinghouse shall:

- (a) be of purpose-made obscure glass,
- (b) be permanently fixed closed below a height of 1.7m above finished floor level, and shall thereafter be retained in that form.

REASON: To safeguard the residential amenities of neighbouring residents, in accordance with Policy DM1 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

#### **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. Pre-application advice was sought and provided and the submitted application was in accordance with that advice.

### 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](mailto: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.

### APPENDIX 3: SITE PHOTOGRAPHS

Front elevation No. 100 (centre)



Gap between No. 100 and No. 98



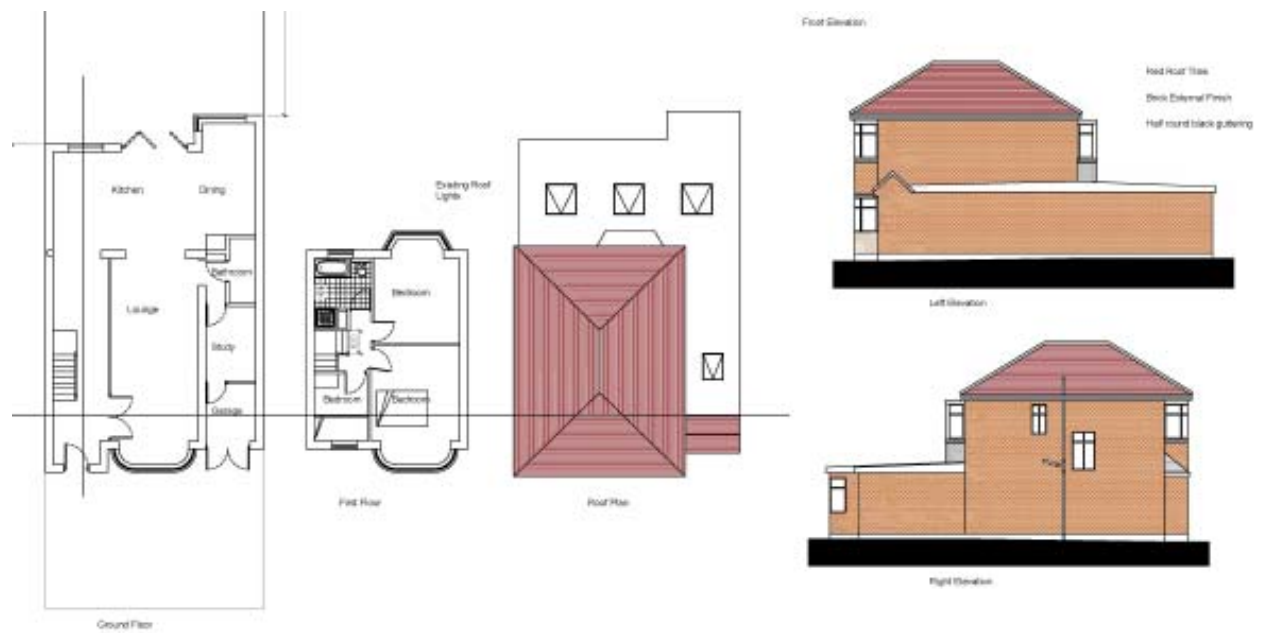
Rear elevation and view of neighbour at no. 98 Cheyneys Avenue



Rear elevation and view of neighbour at no. 102 Cheyneys Avenue

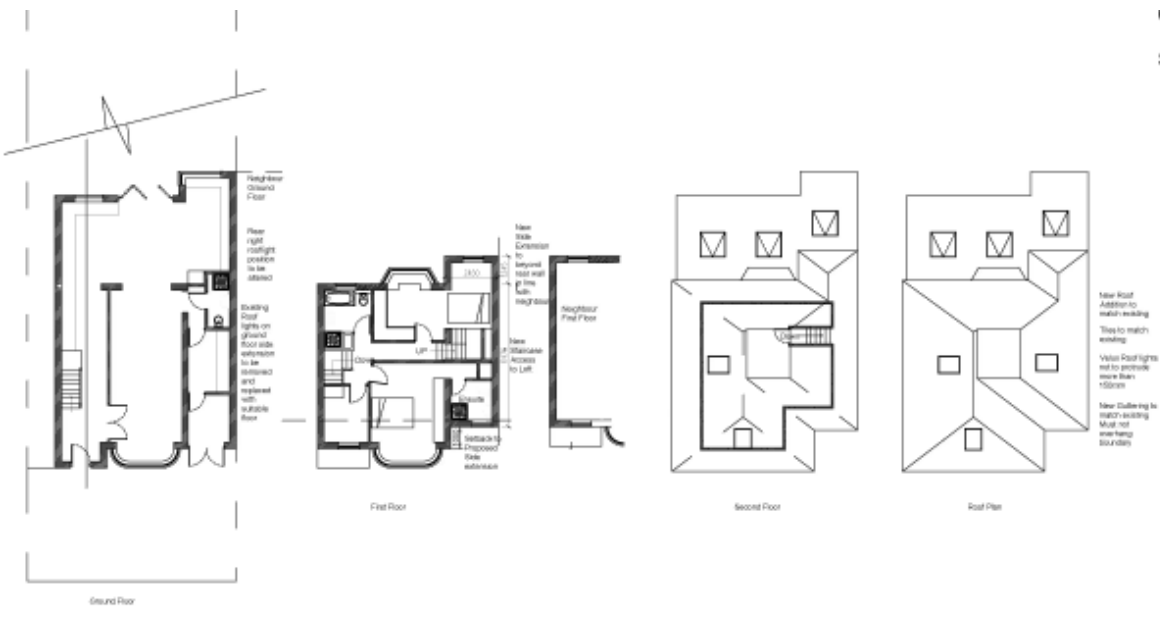


# Existing Plans



Proposed Plans (Below)

U  
SC





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