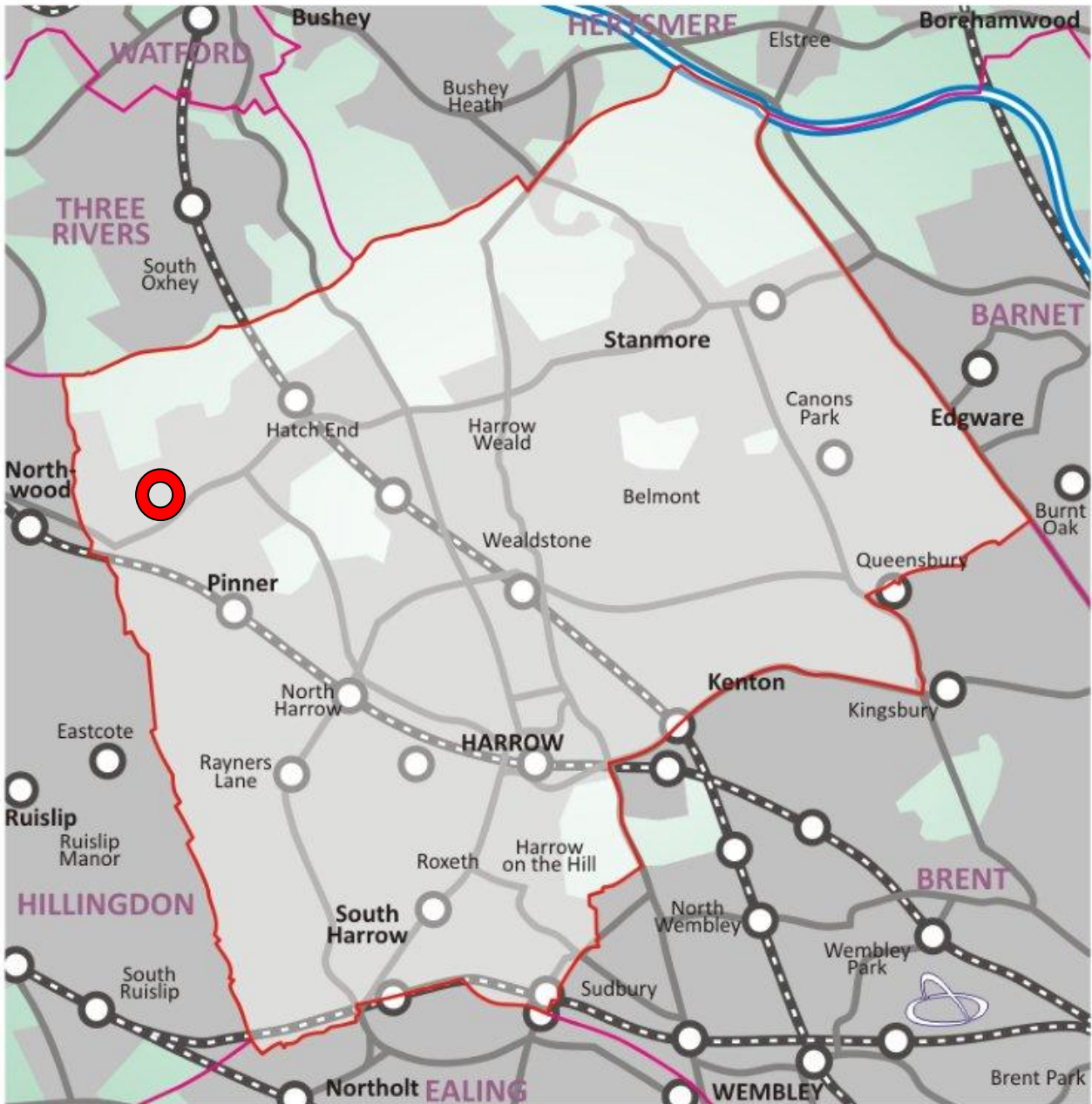
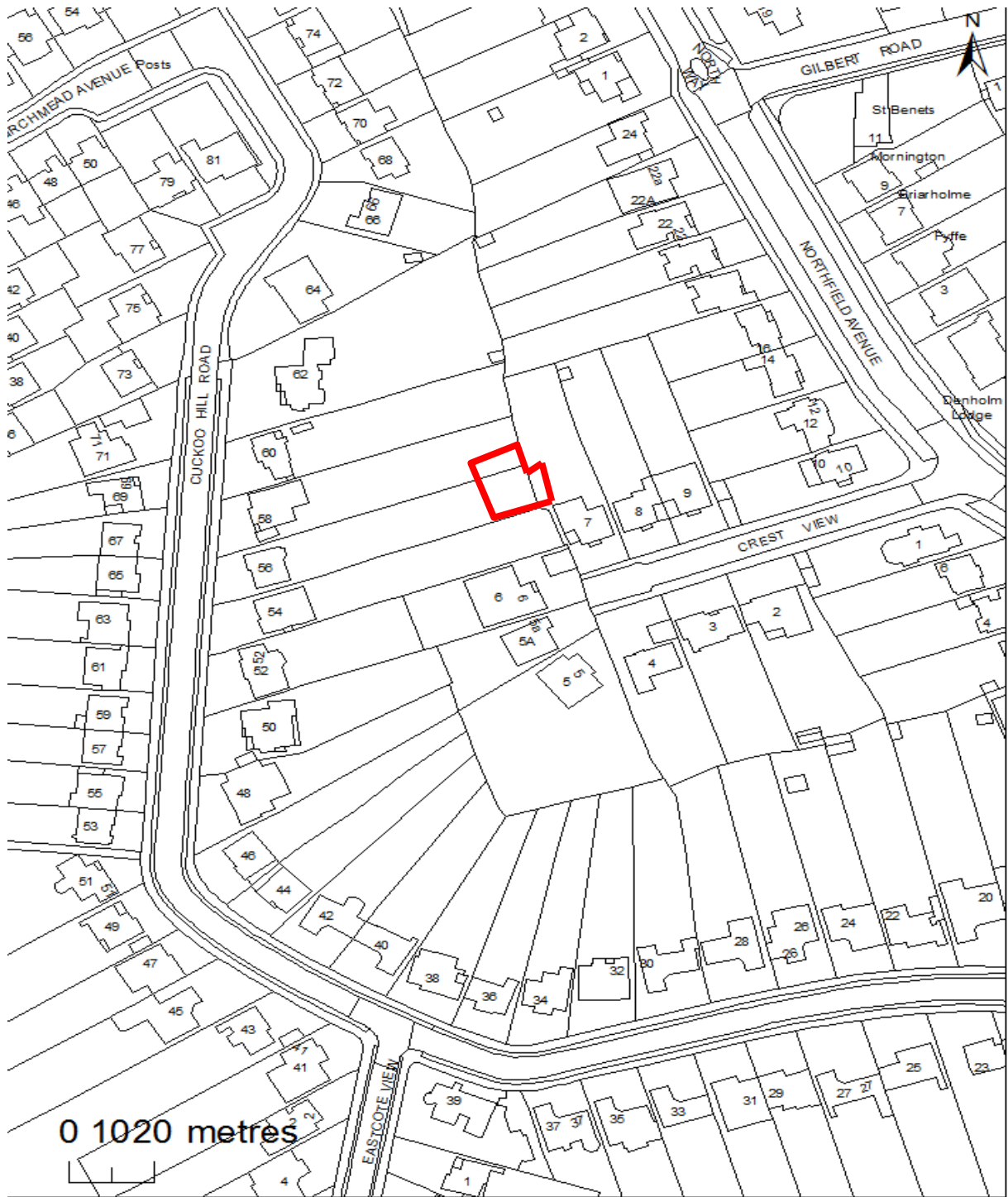


 = application site



| | |
|-----------------------------|------------------|
| 6 Crest View, Pinner | P/3774/17 |
|-----------------------------|------------------|



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6 Crest View, Pinner **P/3774/17**

LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

25th October 2017

APPLICATION NUMBER: P/3774/17
VALIDATE DATE: 30/08/2017
LOCATION: 6 CREST VIEW
WARD: PINNER
POSTCODE: HA5 1AN
APPLICANT: MS JEAN LAMMIMAN
AGENT: N/A
CASE OFFICER: KATIE PARKINS
EXPIRY DATE: 6TH OCTOBER 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 conservatory extension; external alterations.

The Planning Committee is asked to:

- 1) agree the reasons for refusal as set out in this report, and
- 2) **REFUSE** planning permission subject to the Conditions listed in Appendix 1 of this report.

REASON FOR THE REFUSAL

The proposal due to its siting and its inappropriate design would result in a prominent and incongruous addition to the property which would not harmonise with the original dwellinghouse, resulting in a detrimental impact to its character and appearance, contrary to the high design aspirations of the National Planning Policy Framework (2012), policies 7.4.B 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 Local Plan (2013) and the adopted Supplementary Planning Document Residential Design Guide (2010).

INFORMATION

This application is reported to Planning Committee as the application involves development on land in which a member has an interest and therefore falls outside Part 1 (C.iii) of the Scheme of Delegation.

| | |
|-----------------------------|------------------------------|
| Statutory Return Type: | E21: Householder Development |
| Council Interest: | None |
| GLA Community | Not applicable |
| Infrastructure Levy (CIL) | Not applicable |
| Contribution (provisional): | Not applicable |
| Local CIL requirement: | Not applicable |

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 – 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 | 6 Crest View, Pinner, HA5 1AN |
| Applicant | Ms Jean Lammiman |
| 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 | No |
| Other | Critical Drainage Area. |

PART 2: Assessment

1.0 SITE DESCRIPTION

- 1.1 The application property is a bungalow located at the western end of Crest View in Pinner.
- 1.2 The dwellinghouse has existing rear extensions and a detached garage located to the front of the property.
- 1.3 The north flank wall of No.5A Crest View is angled away from the boundary with No.6 Crest View with a separation distance of approximately 2m.
- 1.4 The front building line of the neighbouring property No. 7 Crest View is perpendicular to the front building line of the host dwelling.
- 1.5 The southern boundary of the site is shared with No.54 Cuckoo Hill Drive, with its garden space located towards the south of the site. No.52 Cuckoo Hill Drive is located towards the rear of the site.
- 1.6 There is a thick vegetation cover along the boundaries of the site.

2.0 PROPOSAL

- 2.1 It is proposed to build a single storey conservatory extension to the front elevation of the dwellinghouse.
- 2.2 The proposed conservatory would be 3.56m wide and 3.64m deep. It would have pitched roof with an eaves and ridge height of 2.34m and 3.15m, respectively.
- 2.3 In addition, the proposed development includes to infill the existing front porch.

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 |
|----------------|------------------------------------|------------------------------------|
| HAR/9100 | ERECTION OFHOUSE | GRANTED (10/05/1954) |
| HAR/9100/A | ERECTION OF BUNGALOW AND GARAGE | GRANTED (25/03/1955) |

| | | |
|------------|---|-------------------------|
| HAR/9100/B | ERECTION OF BUNGALOW AND GARAGE | GRANTED (10/02/1956) |
| LBH/291 | ERECTION OF DETACHED BUNGALOW/GARAGE | WITHDRAWN |
| LBH/291/1 | ERECTION OF DETACHED BUNGALOW GARAGE | GRANTED (09/02/1966) |
| LBH/291/2 | EXTENSION TO LOUNGE | GRANTED (18/05/1970) |
| LBH/16730 | ERECTION OF SINGLE STOREY EXTENSION TO REAR OF BUNGALOW | GRANTED (11/04/1980) |
| P/0471/12 | DETACHED OUTBUILDING IN REAR GARDEN | WITHDRAWN |
| P/0945/12 | DETACHED OUTBUILDING IN REAR GARDEN | GRANTED (16/06/2012) |
| P/2583/17 | FIRST FLOOR REAR EXTENSION WITH JULIETTE BALCONY TO CREATE PART TWO STOREY DWELLING; FOUR ROOFLIGHTS IN FRONT AND TWO ROOFLIGHTS IN REAR ROOFSLOPES; ENCLOSURE OF FRONT PORCH | GRANTED (08/09/2017) |

4.0 **CONSULTATION**

4.1 A total of 5 consultation letters were sent to neighbouring properties regarding this application.

4.2 The overall public consultation period expired on 20/09/2017.

4.3 **Adjoining Properties**

| | |
|------------------------------|---|
| Number of letters Sent | 5 |
| Number of Responses Received | 0 |
| Number in Support | 0 |
| Number of Objections | 0 |

| | |
|---|---|
| Number of other Representations (neither objecting or supporting) | 0 |
|---|---|

4.4 Statutory and Non Statutory Consultation

4.5 No statutory and non-statutory consultations were required for this scheme.

4.6 External Consultation

4.7 The Pinner Association was consulted who did not submit any Comments/objections.

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 of the Area
- Residential Amenity - Neighbouring Occupiers
- Development and Flood Risk

6.2 Character and Appearance of the Area

6.2.1 Paragraph 6.35 of the adopted SPD states “*Front extensions have the greatest potential impact on the character and visual amenity of the street scene*”. It also states small front porches may be permitted provided that they: *reflect and*

complement the scale, design, quality and pattern of development in the surrounding street scene and relate to and complement the existing architectural design and materials of the existing building”.

- 6.2.2 The proposal is for the erection of a pitched roof conservatory to the front elevation of the existing dwellinghouse. The existing bungalow has a cross-gable roof, with a gable frontage. The roof of the proposed conservatory would have a gable front; however towards the rear it would have a hipped-end which would extend on to a small area of flat roof, which would adjoin the wall of the main dwellinghouse. The proposed extension due to the design of its roof and its relationship with the existing dwellinghouse is poorly designed which would not harmonise with the original dwellinghouse. The pitched roof is off centre with the window opening and it is therefore considered that the fenestration is poor and the proposed extension would have an awkward relationship to the design of the original house. The existing detached garage would partially cover the proposed development to some extent, however it would still be clearly visible. It is therefore considered that the proposed extension due its siting on the front elevation of the dwellinghouse and its design would appear unduly prominent and would be an incongruous addition to the dwellinghouse, resulting in a detrimental impact to the character and appearance of the original dwellinghouse.
- 6.2.3 In summary, the proposal is considered to be unacceptable in terms of its impact to the character and appearance of the original dwellinghouse, contrary 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 single storey front extension would not project beyond the front building of the original dwellinghouse. Therefore, the proposal would not be visible to the neighbouring property No5a Crest View and therefore would not result in a detrimental impact to their residential amenities.
- 6.3.3 The front building line of the neighbouring property No. 7 Crest View is perpendicular to the front building line of the host dwelling. The proposed extension would be screened by the existing detached garage located at the front of the application site, and would be located approximately 11m from the flank wall of No.7 Crest View. Therefore, due to the existing structures on site and the relationship with the neighbouring property No.7 Crest View, the proposed development would not appear unduly prominent nor result in a detrimental impact to their residential amenities.
- 6.3.4 In summary, the proposal is considered to be acceptable in terms of its impact to the residential amenities of neighbouring properties, 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), subject to conditions to prevent the installation of any further windows in the north, south and west elevations at ground and first floor levels, and a condition requiring the first floor windows in the north and south elevations to have obscured glazing and to be non-opening below 1.7m from floor level.

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 Engineering Drainage Section did not raise any objection to the proposed development.

7.0 CONCLUSION AND REASONS FOR REFUSAL

7.1 The proposal due to its siting and its inappropriate design would result in a prominent and incongruous addition to the property which would not harmonise with the original dwellinghouse, resulting in a detrimental impact to its character and appearance, contrary to the high design aspirations of the National Planning Policy Framework (2012), policies 7.4.B 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 Local Plan (2013) and the adopted Supplementary Planning Document Residential Design Guide (2010).

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 refusal.

APPENDIX 1: INFORMATIVES

Informatives

1 Policies

The following policies are relevant to this decision:
The National Planning Policy Framework (2012)

The London Plan 2016:
7.4B, 7.6B

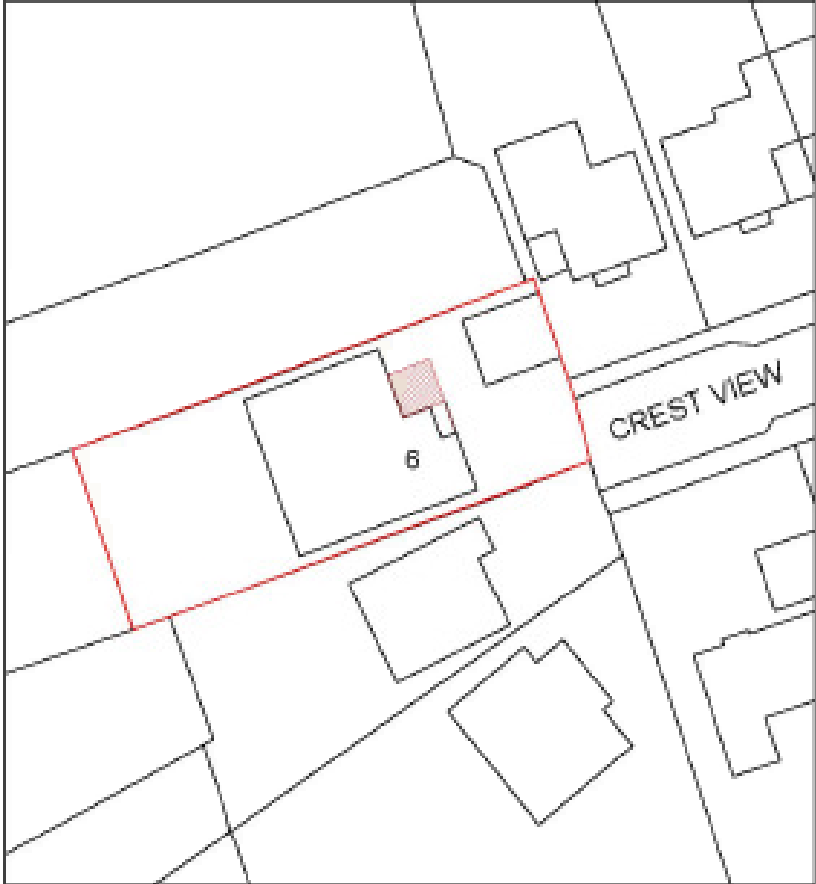
The Harrow Core Strategy 2012:
CS1.B

Harrow Development Management Policies Local Plan 2013:
DM1 Achieving a High Standard of Development
DM10 On Site Water Management and Surface Water Management

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.

APPENDIX 2: SITE PLAN



PROPOSED CONSERVATORY LOCATION

APPENDIX 3: SITE PHOTOGRAPHS



Existing front elevation of the subject property.



Existing front elevation of the subject property and detached garage, and the neighbouring property No.5a Crest View located to the left.

APPENDIX 4: PLANS AND ELEVATIONS

Existing Elevations

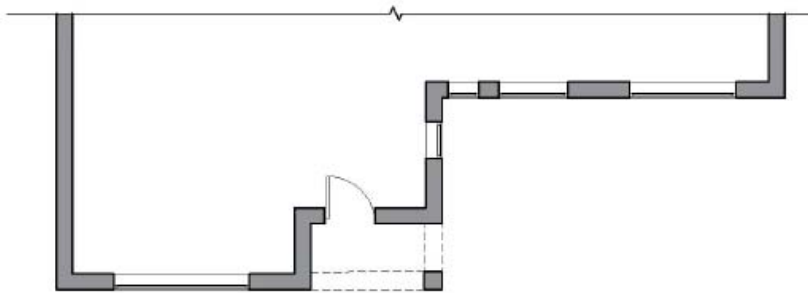


EXISTING LEFT SIDE ELEVATION

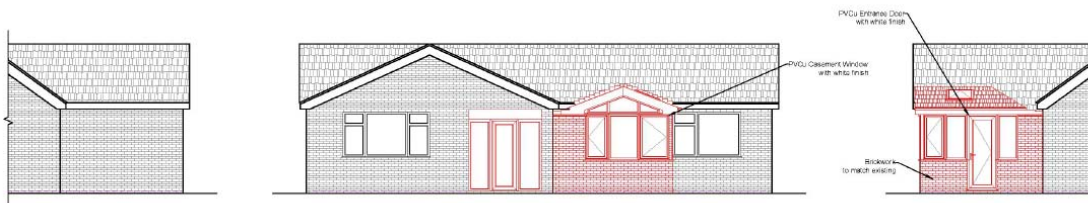
EXISTING FRONT SIDE ELEVATION

EXISTING RIGHT SIDE ELEVATION

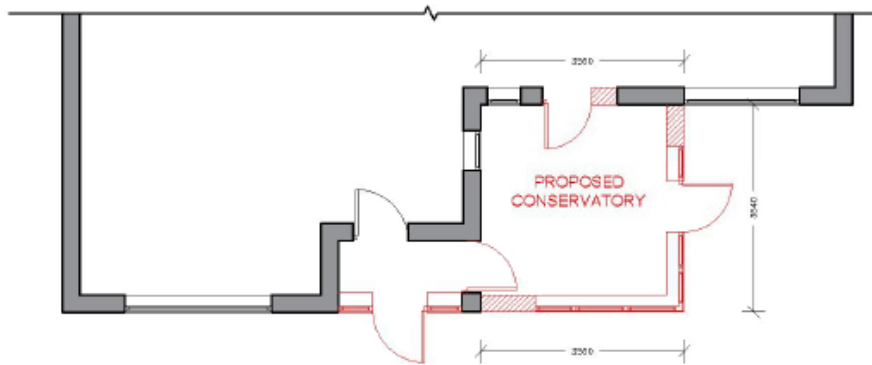
Existing Ground Floorplan



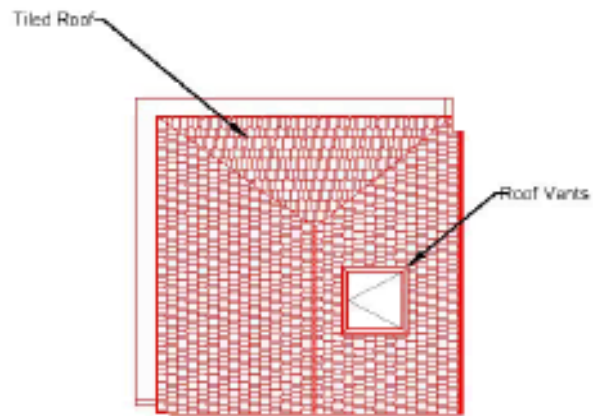
Proposed Elevations



Proposed Ground Floorplan



Proposed Roof Plan



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