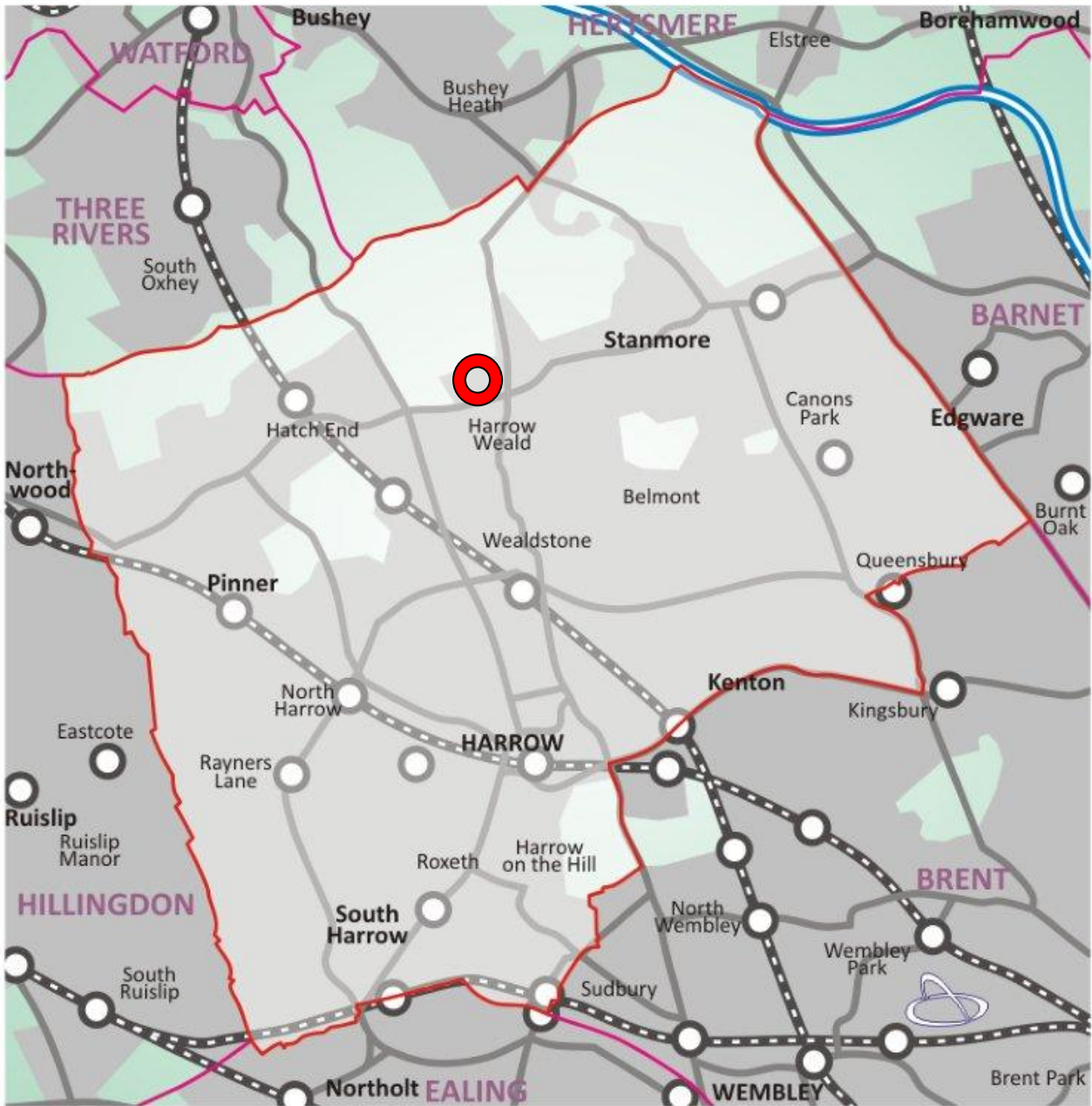
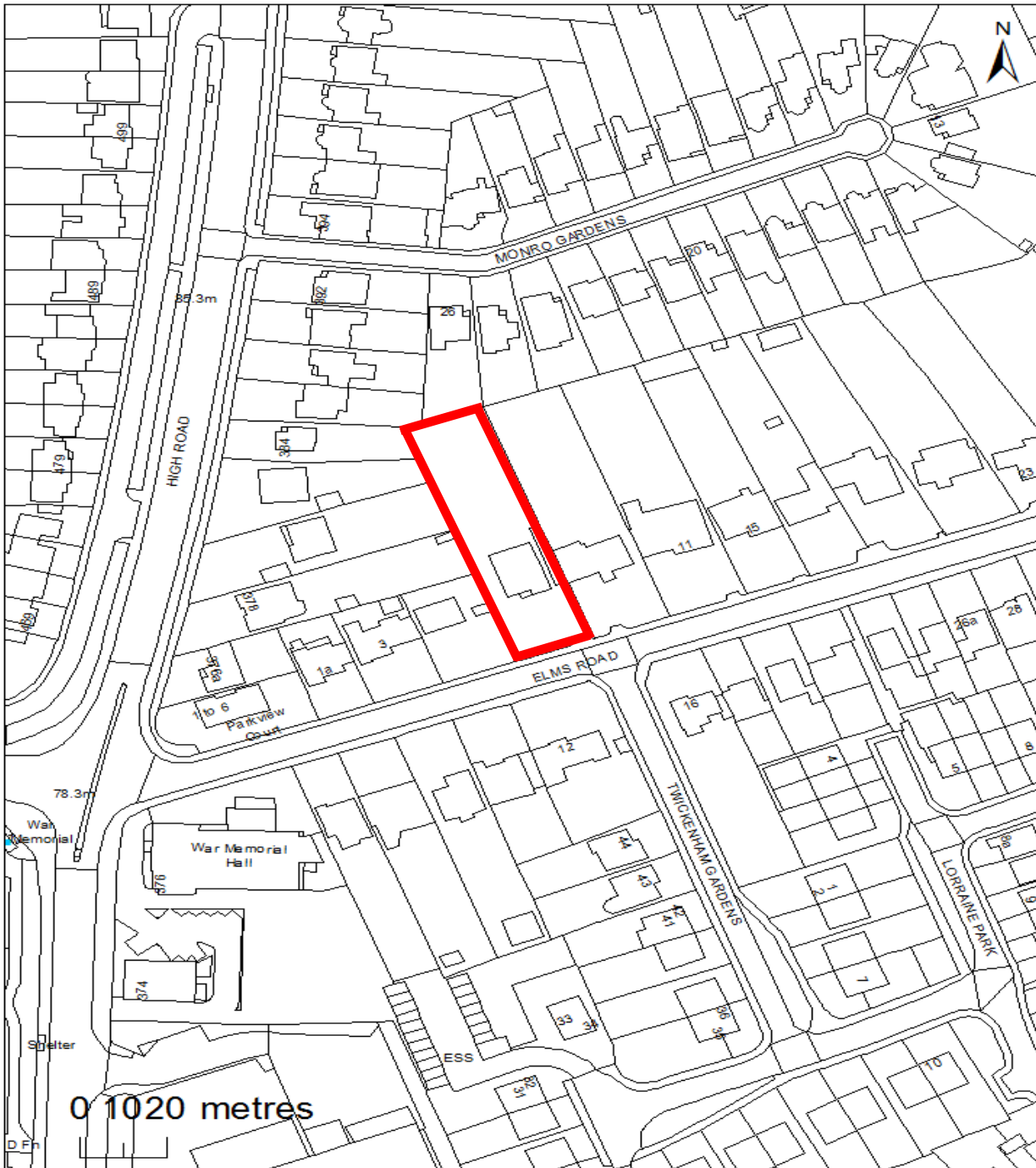


 = application site



| | |
|---------------------|-----------|
| 7 Elms Road, Harrow | P/4046/17 |
|---------------------|-----------|



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecutions or civil proceedings. London Borough of Harrow LA.100019206. 2011. DIGITAL MAP DATA (C) COLLINS BARTHOLOMEW LTD (2010)



| | |
|----------------------------|------------------|
| 7 Elms Road, Harrow | P/4046/17 |
|----------------------------|------------------|

LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

22nd November 2017

APPLICATION NUMBER: P/4046/17
VALIDATE DATE: 14TH SEPTEMBER 2017
LOCATION: 7 ELMS ROAD, HARROW WEALD, HARROW
WARD: HARROW WEALD
POSTCODE: HA3 6BB
APPLICANT: MR CORNELIUS NAGEL
AGENT: PRESTON BENNETT
CASE OFFICER: NICOLA RANKIN
EXPIRY DATE: 1ST NOVEMBER 2017 (AGREED EXTENDED DATE:
24TH NOVEMBER 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 side to rear extensions to both sides connecting detached garage to dwellinghouse

The Planning Committee is asked to:

RECOMMENDATION A

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

REASON FOR THE RECOMMENDATIONS

1. The proposal to extend the dwellinghouse, with a single storey side to rear extensions to both sides of the property, would accord with relevant policy and the proposed development would have an acceptable impact on the character of the area and the residential 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 as was called in by a nominated member of the Planning Committee

Statutory Return Type: E21: Householder Development
Council Interest: None
Net Additional Floor Area: 48m²
GLA Community: N/A
Infrastructure Levy (CIL)
Contribution (provisional):
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 | 7 Elms Road, Harrow Weald, HA3 6BB |
| Applicant | Mr Cornelius Nagel |
| 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 | Yes |
| Other | N/A |

PART 2: Assessment

1.0 SITE DESCRIPTION

- 1.1 The application site contains a two storey detached dwellinghouse situated on a 0.11ha plot and is located in Harrow Weald, within a residential area that is characterised by two storey detached dwellings.
- 1.2 The existing dwelling is traditional in its design and appearance and includes a projecting double height gable element.
- 1.3 The property has been extended with the addition of a large single storey rear extension, single storey side extension and first floor rear extension with flat roof.
- 1.4 There is a detached garage located adjacent to the eastern flank wall. There is also a flat roof open sided enclosure and timber shed situated along the shared eastern boundary with No. 9.
- 1.5 The property is constructed in brown roof tiles, render and red brick with hanging tiles.
- 1.6 There is a relatively large garden to the rear of the existing dwelling where several large trees are located. The existing rear garden has a depth of 39 metres.
- 1.7 The surrounding area is predominantly residential and is characterised by two storey dwellinghouses with varied designs and sizes.
- 1.8 The adjacent property to the west, No. 5 Elms Road, is a detached bungalow. No. 5 Elms Road has two front dormers and one rear dormer.

- 1.9 The adjacent property to the east, No. 9 Elms Road is a two storey detached dwellinghouse which has been extended by a single and two storey side extension.
- 1.10 There are several TPO trees within the front garden.
- 1.11 The site has a PTAL rating of 3.
- 1.12 The property is not located within a conservation area or the setting of a listed building.
- 1.13 The site is located within flood zone 1 and is within a critical drainage area.

2.0 PROPOSAL

- 2.1 Planning permission is sought for single storey side to rear extensions to both sides of the property, connecting detached garage to dwellinghouse on its eastern side.
- 2.2 The proposed single storey side to rear extension on the west elevation would be sited behind an existing single storey side extension. It would have a maximum depth of 7.3 metres and a maximum width of 3 metres. It would have a flat roof with a maximum height of 3 metres.
- 2.3 The roof of the existing single storey side extension would be raised to match the height of the proposed extension on this west side of the property. It would have a pitched roof at the front. A window would be introduced in the front elevation.
- 2.4 The proposed single storey side to rear extension on the west side of the property would partly be an infill extension between the existing detached garage and the eastern flank wall of the dwellinghouse. It would have a maximum depth of 12.5 metres and width of 3.5 metres. The extension on this side of the dwellinghouse would project 4.7 metres beyond the rear elevation of the existing garage.
- 2.5 The roof of the proposed infill section of the single storey side to rear extension to the east would link in to the ridge height of the existing hipped roof over the detached garage. The height of this element would be a maximum of 3.9 metres. The roof towards the rear part of the extension would be flat to a height of 3 metres and would link into the hipped roof of the existing detached garage.

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 |
|--|--|--|
| P/4150/16 | Redevelopment to provide a two storey building to create 8 flats; Re-positioning of vehicle access; Alterations to front boundary wall; Landscaping and parking; Bin and Cycle storage | Refused 17 th November 2016 Dismissed on appeal Appeal Ref: APP/M5450/W/17/3168229 (22/06/2017) |
| Reasons for Refusal: | | |
| <p>1) The proposed redevelopment of the site, by reason of the excessive footprint of the building and its encroachment on a private rear garden area, would represent overdevelopment of the site, and would result in an over-intensive and an inappropriate form of development, at odds with the Councils spatial strategy for growth to the detriment of the character and appearance of the locality, contrary to the National Planning Policy Framework (2012), policies 3.5A and 7.1D of The London Plan (2016) and core policies CS1 A and CS1 B of the Harrow Core Strategy 2011-2026 and the adopted Supplementary Planning Document: Garden Land Development (2013).</p> <p>2) The proposed building, by reason of its excessive bulk, size and scale, unsatisfactory design, proximity to site boundaries and lack of adequate setting space, would give rise to an unsatisfactory, inappropriate and visually dominant and obtrusive form of development which would be at odds with the predominant pattern of development on the northern side of Elms Road, to the detriment of the character and appearance of the surrounding area and neighbouring amenity, contrary to policies 7.1D, 7.4B and 7.6B of The London Plan (2016), core policy CS1 B of the Harrow Core Strategy (2012), policy DM 1 of the Harrow Development Management Policies Local Plan (2013) and the adopted Supplementary Planning Document Residential Design Guide (2010).</p> <p>3) The proposal, by reason of the inadequate internal ceiling height of the roof space, unacceptable stacking arrangements and lack of storage space would give rise to cramped, substandard and low quality accommodation for the intended occupiers of the flats, to the detriment of the residential amenities of these occupiers, contrary to the National Planning Policy Framework (2012), policies 3.5.B, 3.5.C and 3.8 of The London Plan (2016), the Mayors Housing Supplementary Planning Guidance 2016, policy DM 1 of the Harrow Development Management Policies Local Plan (2013) and the adopted Supplementary Planning Document: Residential Design Guide (2010).</p> <p>4) The development, by reason of the proposed siting of the car parking area would give rise to unacceptable levels of noise and disturbance for the future occupiers of the site and neighbouring occupiers, to the detriment of their residential amenities, contrary to policy DM 1 of the Harrow</p> | | |

| | | |
|--|------------------------------|---------------------|
| <p>Development Management Policies Local Plan (2013) and the adopted Supplementary Planning Document: Residential Design Guide (2010).</p> <p>5) The proposal, by reason of excessive amounts of hard surfacing on the property forecourt and the unsatisfactory siting of the proposed car parking area and bin store, would be unduly obtrusive and unattractive in the street scene and would fail to achieve a high quality of forecourt greenery, to the detriment of the character and appearance of the properties and the area, contrary to policies 7.4B and 7.6B of The London Plan (2016), core policy CS1 B of the Harrow Core Strategy (2012), policies DM 1 and DM 23 of the Harrow Development Management Policies Local Plan (2013) and the adopted Supplementary Planning Document Residential Design Guide (2010).</p> | | |
| LBH/38691 | Single Storey Rear Extension | Granted 21-Jun-1989 |

4.0 **CONSULTATION**

4.1 A total of 18 consultation letters were sent to neighbouring properties regarding this application. The overall public consultation period expired on 5th October 2017.

4.2 **Adjoining Properties**

| | |
|---|----|
| Number of letters Sent | 18 |
| Number of Responses Received | 5 |
| Number in Support | 0 |
| Number of Objections | 4 |
| Number of other Representations (neither objecting or supporting) | 0 |

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

| Representation | Summary of Comments | Officer Comments |
|--------------------------------|---|-------------------------|
| Mr R J Amphlett 5 Elms Road | 1) Excessive scale, size and bulk. Fails to contribute to the characteristics of the locality and the visual amenity. | Refer to section 6.2 |

| | | |
|--|---|---|
| | 2) The proposed architectural style does harmonise with the existing building | Refer to section 6.2 |
| | 3) Materials to match the main dwellinghouse are welcomed. | A condition is recommended to ensure the materials would match those of the existing dwellinghouse. |
| | 4) The unacceptable nature of the enlarged footprint of the previous appeal was highlighted by PINS as a main issue for dismissal and has been ignored. | The previous appeal was for a different proposal involving a redevelopment of the site. This proposal was for new dwellings and was therefore assessed against the Councils Garden land policy which seeks to resist residential dwellings within private garden areas. The application of the Councils garden land policy is not applicable to this proposal which is for the extension of a single family dwellinghouse and should be assessed on its own merits. |
| | 5) The lack of appropriate setting space around the property does not enhance my privacy and amenity. | A large front and rear garden area would be retained. |
| | 6) The proposal would result in the removal of trees and landscaping | Only 3 small low category trees would be required to be removed to facilitate the extension. The vast majority of trees and landscape across the site would be retained including the |

| | | |
|----------------------------|--|--|
| | | protected trees situated at the front of the site. |
| | 7) The only access to the rear garden will be along the eastern boundary and this will result in noise and disturbance. | The property would remain a single family dwellinghouse. As such, it is not considered that this would lead to additional noise and disturbance. |
| P Langdon 29A Elms Road | 8) Excessive footprint for ground floor, loss of garden space and resultant negative impact on the environment | Refer to section 6.2 |
| | 9) Regular mail is received from Estate Agents which make offers to buy our properties for development at higher prices. | This is not a material planning consideration |
| W. Ahmed 380 High Road | 10) The property already has a large rear extension – the proposed further extension is substantial. The proposal is an overdevelopment and will result in degradation of the immediate environment. | Refer section 6.2 |
| | 11) The development if granted will act as a catalyst for significant development and redevelopment of the immediate area. | Each planning application is assessed on its own individual merits. |
| Mr Saha-devan | 12) Excessive size of extension out of keeping with adjacent properties and loss of garden space. | Refer to section 6.2 |

4.4 Statutory and Non Statutory Consultation

4.5 The following consultations have been undertaken:

| |
|-------------------------|
| LBH Landscape Architect |
| LBH Highways |
| LBH Tree Officer |
| LBH Drainage Authority |

4.6 External Consultation

4.7 A summary of the consultation responses received along with the Officer comments are set out in the Table below.

| Consultee | Summary of Comments | Officer Comments |
|--------------------|--|---|
| Drainage Authority | <p>Please request the applicant to submit a drawing with drainage plan indicating all surface and foul water connections and their outfall details.</p> <p>Please advise the applicant that if they propose to discharge the surface and foul water from the extension into the existing system, please note that the surface water should be disposed into surface water sewer only. We have a separate drainage system in Harrow where the drainage connections are separated, surface water should be connected to surface water sewer and foul water should be connected to foul sewer only. Alternatively if they propose to discharge surface water into a soakaway, please note that soakaway should be located at a minimum of 5m away from any building and it should be designed for a volume of 1m³ for 16m² of hard standing/roof.</p> | <p>Noted. An informative has been attached to remind the applicant of their responsibilities in regard to surface water drainage.</p> |

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
Impacts on Trees and Biodiversity and Drainage

6.2 Character and Appearance of the Area

- 6.2.1 The London Plan (2016) policies 7.4B and 7.6B set out the design principles that all boroughs should seek to ensure for all development proposals. The London Plan (2016) policy 7.4B states, inter alia, that all development proposals should have regard to the local context, contribute to a positive relationship between the urban landscape and natural features, be human in scale, make a positive contribution and should be informed by the historic environment. The London Plan (2016) policy 7.6B states, inter alia, that all development proposals should; be of the highest architectural quality, which complement the local architectural character and be of an appropriate proportion composition, scale and orientation.
- 6.2.2 Core Policy CS(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; extensions should respect their host building.’
- 6.2.3 Policy DM 1 A of the Local Development Management Policies Local Plan (2013) states that: “*All development and change of use proposals must achieve a high standard of design and layout. Proposals which fail to achieve a high standard of design and layout, or which are detrimental to local*

character and appearance will be resisted". It goes on to say that: "The assessment of the design and layout of proposals will have regard to:

- a: the massing, bulk, scale and height of proposed buildings in relation to the location, the surroundings and any impact on neighbouring occupiers;*
- b: the appearance of proposed buildings, including but not limited to architectural inspiration, detailing, roof form, materials and colour, entrances, windows and the discreet accommodation of external services;*
- c: the context provided by neighbouring buildings and the local character and pattern of development;*
- d: the provision of appropriate space around buildings for setting and landscaping, as a resource for occupiers and to secure privacy and amenity;*
- e: the need to retain or enhance existing landscaping, trees, biodiversity or other natural features of merit;"*

- 6.2.4 The Council has adopted Supplementary Planning Document – Residential Design Guide 2010 (SPD) to supplement the policies of the Harrow Development Management Local Plan (2013). The SPD would also apply to the subject properties. Paragraph 6.6 of the Council's adopted SPD: Residential Design Guide (2010) states that "extensions should harmonise with the scale and architectural style of the original building, and the character of the area" and that "An extension should have a sense of proportion and balance, both in its own right and its relationship to the original building and should not dominate the original building" (paragraph 6.11).
- 6.2.5 It is acknowledged that the property has previously been extended with a large single storey rear extension which projects to a depth of 5 metres. There is also a further flat roof first floor rear extension. However, there are also a number of other properties within the immediate vicinity of the site which have been substantially extended. This is evident at the immediate properties to the east of the site, at No. 9, 11 and 15, which all have substantial side and rear extensions. The immediate adjacent property to the east of the application site has been extended with a significant flat roof single storey side extension which extends up to the boundary with the subject site. Other properties in the area have been extended to an even greater extent with the addition of substantial two storey side and rear extensions including No.'s 11, 15 and No. 12 opposite the application site.
- 6.2.6 The proposed single storey side to rear extension on the western side of the property would be sited behind an existing single storey side extension. Whilst, it is noted that the roof of the existing extension at the front would be raised in height to link into the proposed extension on this side of the dwellinghouse, it would have a very minimal impact on the street scene, having regard to the set back of the dwellinghouse from the highway (approximately 18 metres) and the location of the extension to the rear of the existing. The extension would be set back from the rear elevation of the existing single storey rear extension and would have a modest height of 3 metres and this element of the proposal would not be visible from any public vantage points.

- 6.2.7 The proposed single storey side to rear extension to the east would partly infill the space between the existing detached garage and the flank wall of the property. The only part of the extension which would be visible from the street would be a small section of the roof which would link into the existing hipped roof of the garage. The rear section of the extension would have a flat roof which would link into the pitched roof of the garage. The proposed flat roof would help to minimise the bulk and would match the flat roof design of the existing single storey rear extension.
- 6.2.8 It is considered that the proposed flat roof designs to each of the proposed extensions would be acceptable, given they would not be visible from the street scene and would harmonize sufficiently with the existing single storey rear extension. Moreover, they would reduce the overall bulk of the proposal. A condition is recommended to ensure that material used in construction would match those used in the existing dwellinghouse to ensure it would integrate successfully with the existing property.
- 6.2.9 Whilst the proposal would substantially increase the footprint of the property, a large rear garden area would still be retained. Overall, officers consider that there would be no harm to the street scene and in light of the surrounding pattern of development, including numerous large single two storey extensions within the immediate vicinity of the site, the addition of two further single storey side to rear extensions to the dwellinghouse would not result in any unreasonable harm to the character and appearance of the area which would justify a refusal of the application.
- 6.2.10 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

- 6.3.1 Policy 7.6B, subsection D, of The London Plan (2016) states that new buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate.
- 6.3.2 Policy DM 1 of the Harrow Development Management Policies Local Plan (2013) states that *“All development and change of use proposals must achieve a high standard of privacy and amenity. Proposals that would be detrimental to the privacy and amenity of neighbouring occupiers, or that would fail to achieve satisfactory privacy and amenity for future occupiers of development, will be resisted (c)”*.
- 6.3.3 The proposed single storey side to rear extension on the western side of the property would be located some 7.5 metres from the corner of No. 5 Elms Road. Having regard to this distance, the properties siting to the west of the subject site and the modest height of the single storey side to rear extension

proposed, it is considered that it would not unreasonably impact on the residential amenities of the neighbouring occupiers of this site in terms of loss of outlook, light or overshadowing. No windows are proposed in the flank wall and as such no loss of privacy would occur. It is acknowledged that the proposal would result in the loss of 3 trees adjacent to the boundary with No. 5. Notably these trees are not protected by a Tree Preservation Order. However, there would still be a fairly substantial amount of hedging and vegetation retained between the two properties which would alleviate and screen out any minimal views of the proposal from the west.

6.3.4 The proposed single storey side to rear extension on the eastern side of the dwellinghouse would partly infill the space between the existing flank wall and detached garage. As such, this element of the extension would be buffered from adjacent property No. 9 by the presence of the existing detached garage. Furthermore, No. 9 Elms Road has a significant single storey side to rear extension adjacent to the boundary with the subject site. The rear element of the extension would project approximately 2.4 metres beyond the single storey side to rear extension of No. 9 and would have a modest height of 3 metres. The depth and height of this element would comply with paragraphs 6.59 and 6.63 of the Councils Supplementary planning Document: Residential Design Guide (2010). No glazing is proposed in the flank walls facing the shared boundary and therefore no loss of privacy would result. A condition is recommended to ensure that no windows are installed in the flank walls of the proposal facing towards both No. 5 and No. 9 Elms Road.

6.3.5 In view of the above factors, 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 Impacts on Trees and Biodiversity and Drainage

6.4.1 Policy 7.21B of The London Plan (2016) states that “Existing trees of value should be retained and any loss as the result of development should be replaced following the principle of ‘right place, right tree’. Wherever appropriate, the planting of additional trees should be included in new developments, particularly large-canopied species”.

6.4.2 Policy DM 22 of the Development Management Policies Local Plan states that: *“Proposals for works to trees in conservation areas and those the subject of tree preservation orders will be permitted where the works do not risk compromising the amenity value or survival of the tree.”*

6.4.3 The applicant proposes to remove three small trees along the western boundary of the site. These trees are not protected. However, there are two protected trees at the front of the site (category B) and one situated along the western boundary. It is considered that these trees are sited a sufficient distance away from the proposed extensions and would therefore not be unreasonably affected. However, a condition is recommended to ensure tree protective fencing is erected around the trees during the construction period to

safeguard them from any damage. Subject to this condition, officers consider that the proposal would be acceptable in this regard.

- 6.4.4 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.
- 6.4.5 An informative has been attached to remind the applicant of their responsibilities in regard to surface water drainage.

7.0 CONCLUSION AND REASONS FOR APPROVAL

- 7.1 The proposal to extend the dwellinghouse with a single storey side to rear extension to both side of the dwellinghouse 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

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 and Country Planning Act 1990.

2 Approved Drawing and Documents

The development hereby permitted shall be carried out in accordance with the following approved plans and documents: Design and Access Statement (dated August 2017); 17/3458/1; 17/3458/2; 17/3458/3; 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 extensions 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, without the prior permission in writing of the local planning authority.

Reason: To safeguard the amenity of neighbouring residents.

5 No Balcony

The flat roof area of the single storey side to rear extensions 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, tree protective fencing shall be erected around all of the protected trees located at the front of the site. The

tree protection fencing shall remain until the completion of the development. The tree protection measures shall be erected before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition, and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason: The existing trees represent an important amenity feature which the local planning authority considers should be protected.

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, 7.21

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
DM22 Trees

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:

0800-1800hrs Monday - Friday (not including Bank Holidays)

0800-1300hrs 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.

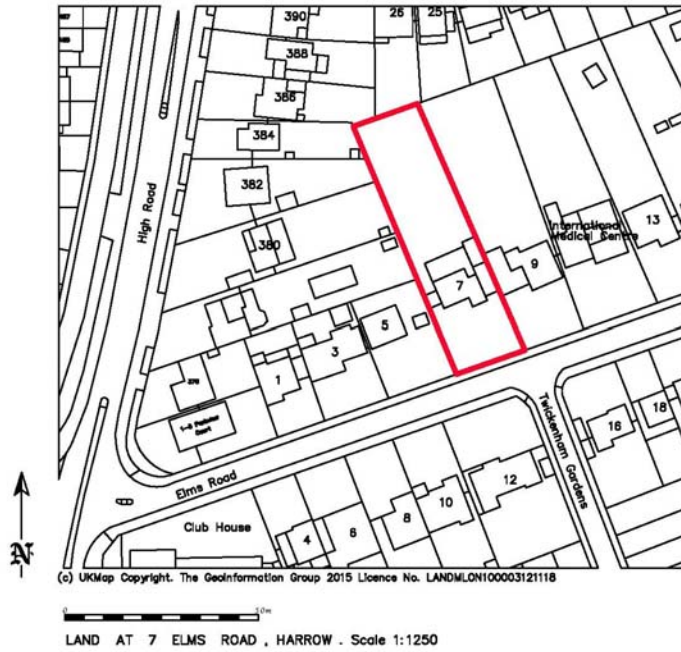
Support for the SUDS approach to managing surface water run-off is set out in the National Planning Policy Framework (NPPF) and its accompanying technical guidance, as well as the London Plan. Specifically, the NPPF (2012) gives priority to the use of sustainable drainage systems in the management of 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.

Plans Numbers: Design and Access Statement (dated August 2017); 17/3458/1; 17/3458/2; 17/3458/3; Site Location Plan

APPENDIX 2: SITE PLAN



APPENDIX 3: SITE PHOTOS



Above: Rear view of No. 11



Above: Front View of No. 11



Above: Front elevation subject property

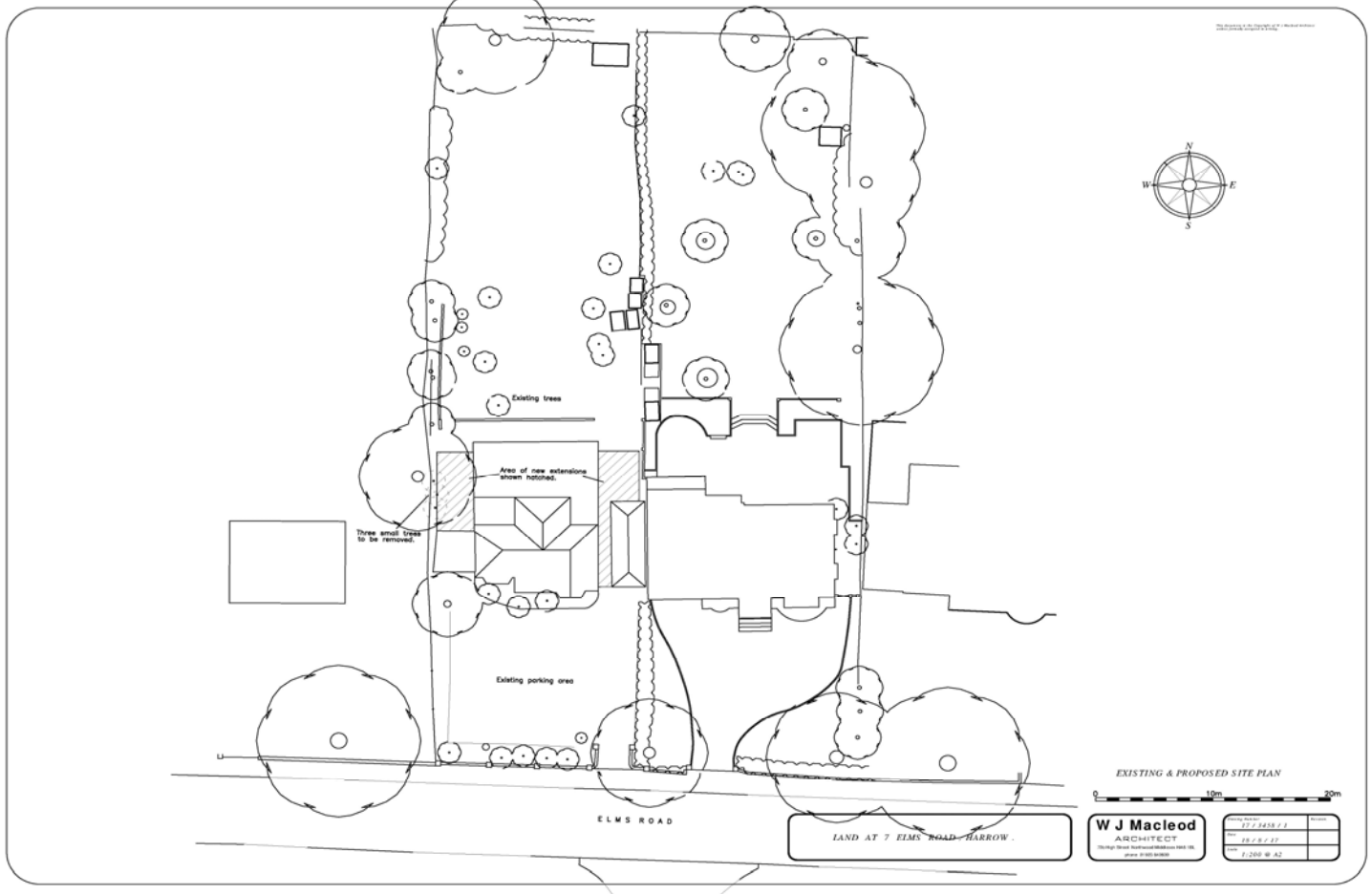


Above: Rear view towards No. 11

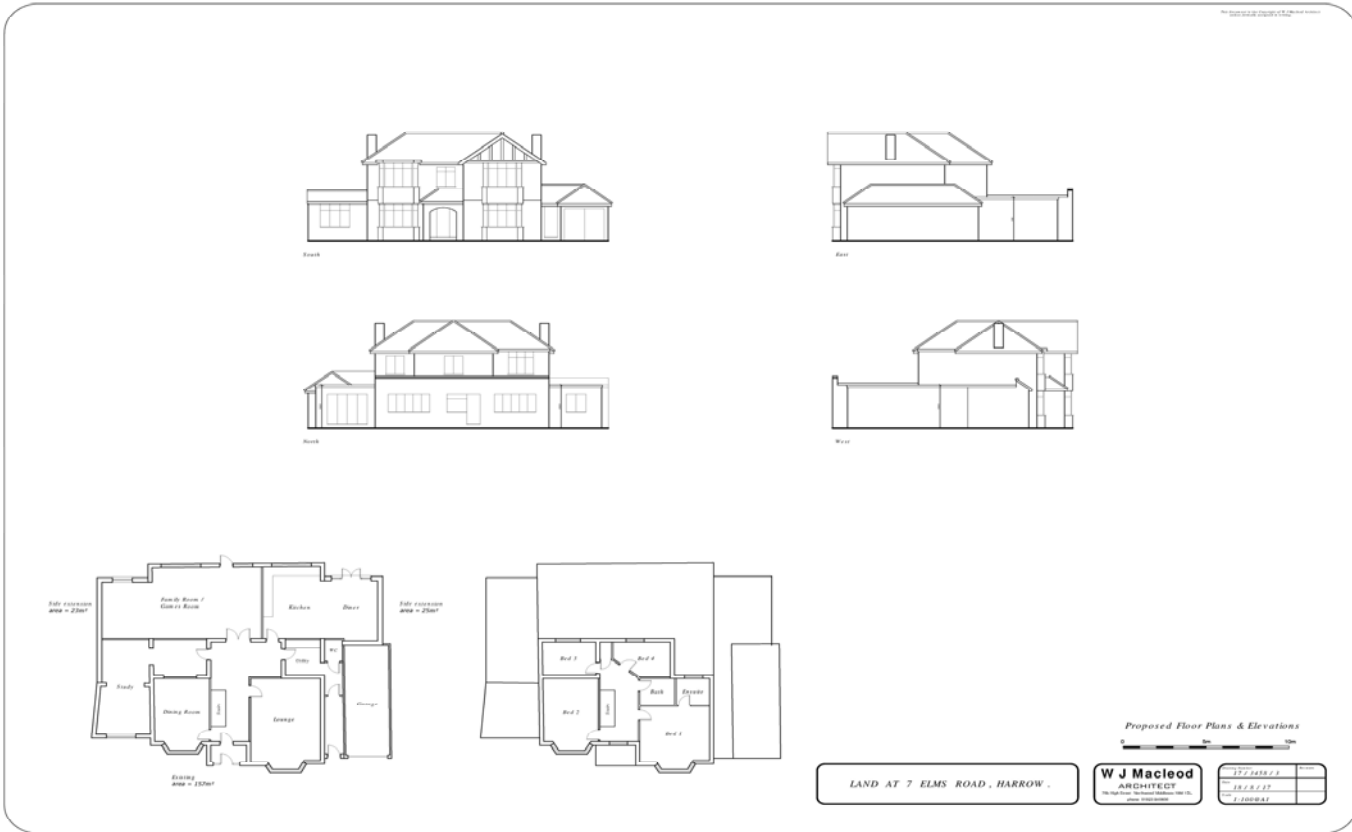


Above: Rear View towards No. 5

APPENDIX 4: PLANS AND ELEVATIONS



Above: Site Block Plan



Above: Proposed Floor Plans and Elevations

This page has been left intentionally blank