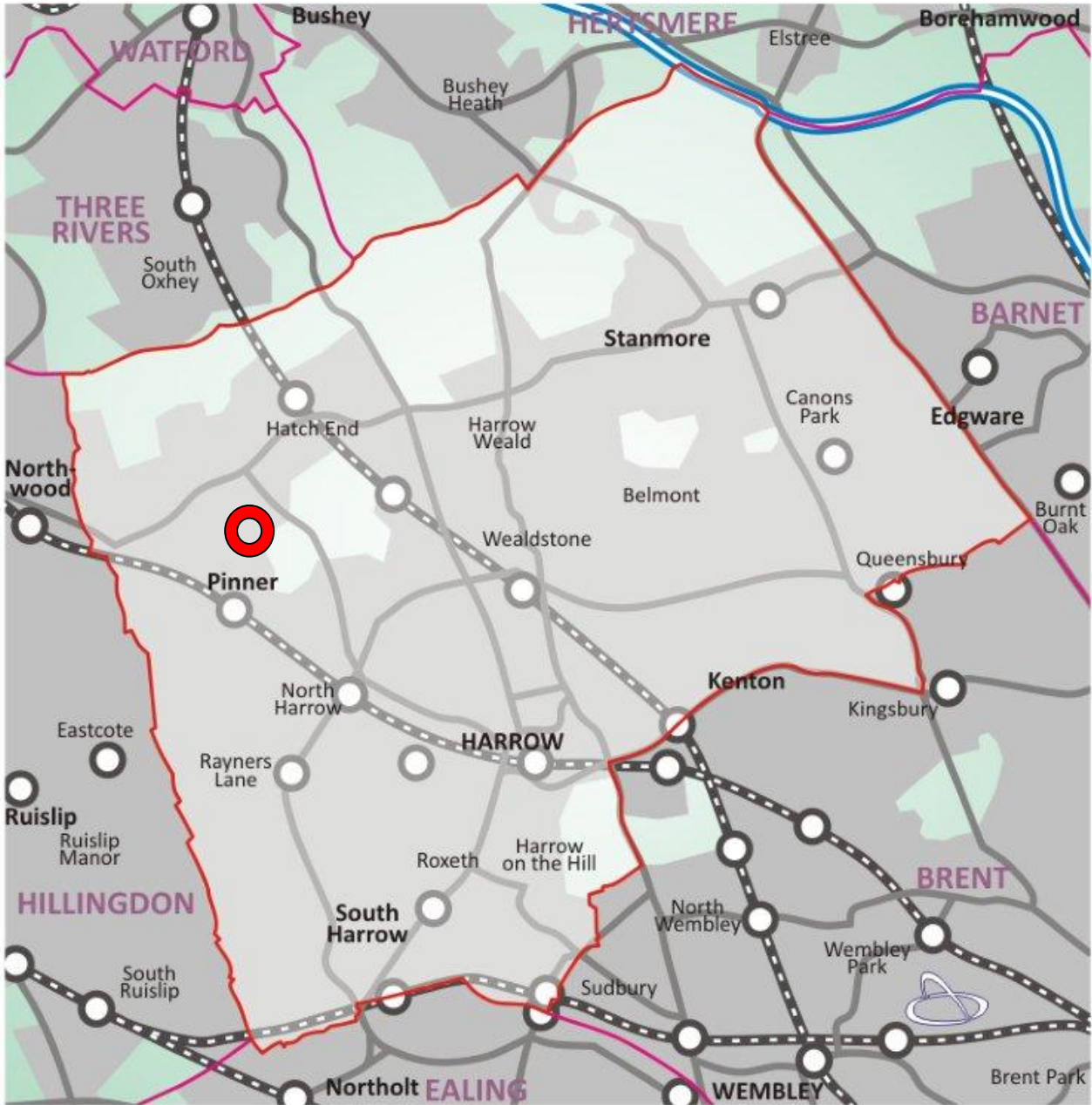
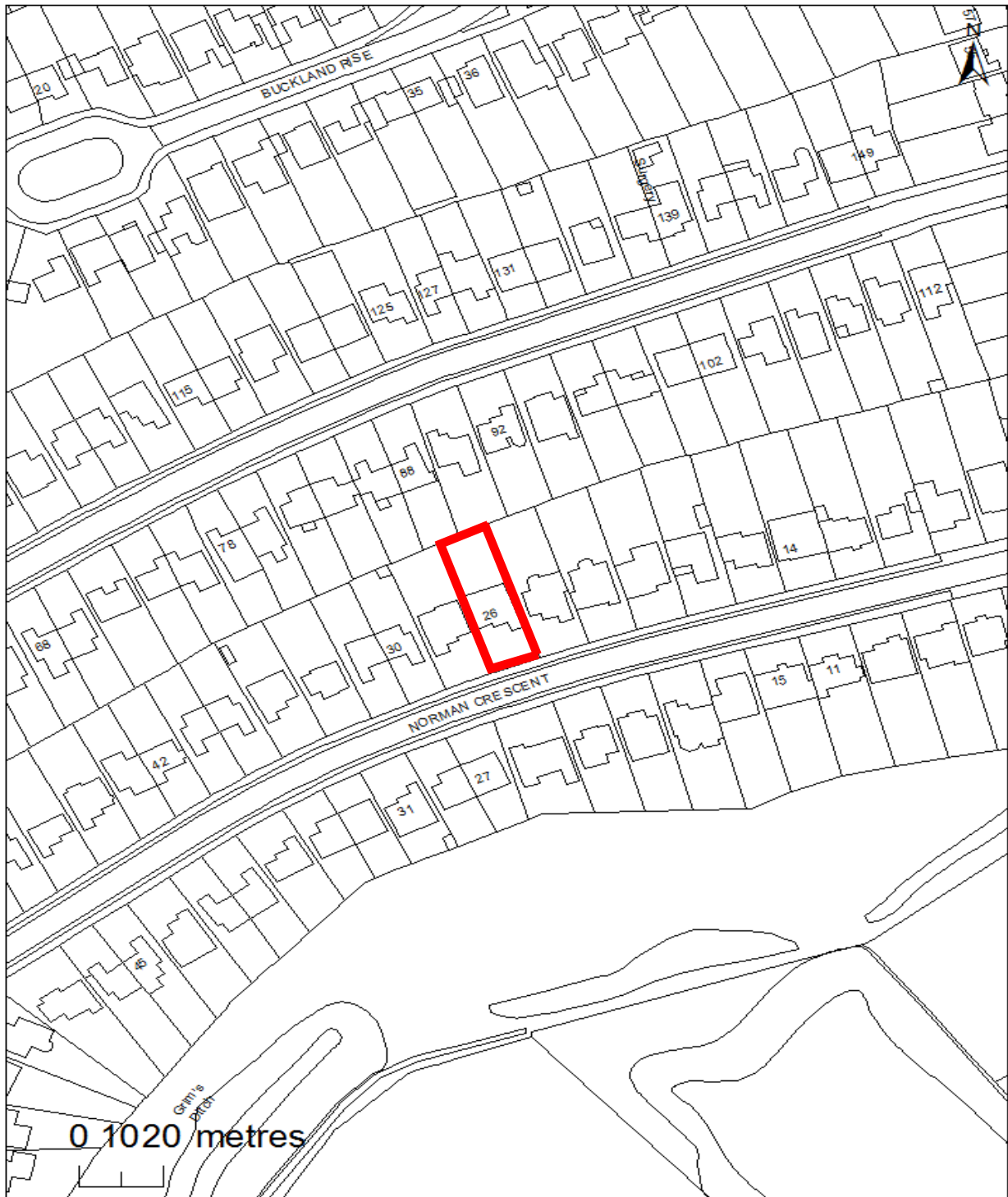


 = application site



<b>26 Norman Crescent, Harrow</b>	<b>P/3901/17</b>
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<b>26 Norman Crescent, Harrow</b>	<b>P/3901/17</b>
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## LONDON BOROUGH OF HARROW

### PLANNING COMMITTEE

22<sup>nd</sup> NOVEMBER 2017

**APPLICATION NUMBER:** P/3901/17  
**VALIDATE DATE:** 11/9/2017  
**LOCATION:** 26 NORMAN CRESCENT  
**WARD:** PINNER  
**POSTCODE:** HA5 3QN  
**APPLICANT:** MRS LEENA BOSE  
**AGENT:** N/A  
**CASE OFFICER:** AADIL ESSA  
**EXPIRY DATE:** 6<sup>TH</sup> 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.

*Conservatory at rear*

The Planning Committee is asked to:

- 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 rear conservatory, 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 as the application involves development on land in which an employee of the Council (or the spouse/partner of such an employee) has an interest and therefore falls outside Part 1 (C.ii) of the Scheme of Delegation.

Statutory Return Type: E21: Householder Development

Council Interest:	None
GLA Community Infrastructure Levy (CIL) 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 – 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	26 Norman Crescent, Pinner, HA5 3QN
Applicant	Mrs Leena Bose
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 two-storey detached dwellinghouse located on the northern side of Norman Crescent.
- 1.2 The dwellinghouse has a hipped roofline, and an integral garage.
- 1.3 The dwelling originally had a staggered rear wall, however a 3.6m deep rear extension has squared off the rear wall.
- 1.4 The surrounding area is a residential area, which contains predominance of semi-detached and detached dwellings on rectangular sites similar to the subject site.
- 1.5 The adjacent property to the east no.24 Norman Crescent is a two-storey detached dwelling that is set slightly forward in its plot in relation to the subject dwelling. The property benefits from a 3.9m deep single storey rear extension (conservatory) which is sited approximately 3.5m away from the common boundary shared with no.26.
- 1.6 The adjacent property to the west no.28 Norman Crescent is a two storey detached dwelling that has benefitted from a first floor rear extension.
- 1.7 Nos 88 and 90 Norman Crescent adjoin the application site at the rear.

#### 2.0 PROPOSAL

- 2.1 It is proposed to build a single storey conservatory extension to the rear elevation of the dwellinghouse.

2.2 The proposed conservatory would be 9m wide and 3m deep would have a glazed pitched roof over, with a maximum height of 3m.

2.3 The conservatory would feature solid flank walls with a set of windows installed approximately 1.78m from the ground level and would feature a long set of bi-folding doors on its south facing elevation.

### **3.0 RELEVANT PLANNING HISTORY**

3.1 A summary of the relevant planning application history is set out in the table below:

<b>Ref no.</b>	<b>Description</b>	<b>Status and date of decision</b>
HAR/18890	Erect Detached House/Garage	Granted 5/12/1961
LBH/11737	Erection of single storey extension to rear of dwellinghouse	Granted 29/4/1976
WEST/513/01/FUL	Front dormer	Granted 8/9/2001
WESTt/45261/92/FUL	Two storey and first floor rear extension featuring rear dormer	Granted 6/9/2001
P/3347/11	Single storey rear extension; external alterations	Granted 10/2/2012
P/5878/16	Single storey rear extension; extending 3.5 metres beyond the original rear wall 3.030 metres maximum height 2.1 metres high to the eaves	Refused 20/1/2017

### **4.0 CONSULTATION**

4.1 A total of 4 consultation letters were sent to neighbouring properties, regarding this application.

4.2 The overall public consultation period expired on 02/10/2017.

#### 4.3 Adjoining Properties

Number of letters Sent	4
Number of Responses Received	1
Number in Support	0
Number of Objections	1
Number of other Representations (neither objecting or supporting)	0

4.4 1 objection was received from an adjoining resident.

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

<b>Details of Representation</b>	<b>Summary of Comments</b>	<b>Officer Comments</b>
24 Norman Crescent	Objects to the application due to:  The extension would extend the original house by 7m thereby affecting the character.  The proposal would result in the loss of light and privacy to the neighbouring property.	Issues relating to character are assessed in section 6 of this report.  Issues relating to amenity are addressed in section 6 of this report.

#### 4.6 Statutory and Non Statutory Consultation

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

#### 4.8 External Consultation

4.9 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 The NPPF makes it very clear that the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people (paragraph 56). It goes on to state that 'it is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes'.
- 6.2.2 The London Plan (2016) policy 7.4B, Core Policy CS1.B of the Harrow Core Strategy (2012) and policy DM1 of the Development Management Plan seek to encourage development with a high standard of design that responds positively to the local context in terms of scale, siting and materials. The adopted SPD 'Residential Design Guide' elaborates upon these policies with detailed guidance.
- 6.2.3 The property has already benefitted from a single storey rear extension. Notwithstanding this, given that the surrounding area is a mixture of relatively large properties, the proposed extension at a depth and height of 3m would be acceptable and would not look out of character within the context of the main dwelling or surrounding area. Furthermore, the proposal would be in



accordance with what was approved under planning permission P/3347/11 dated 10/02/2012.

6.2.4 In summary, the proposal is considered to be acceptable and would accord with the relevant policies of the development plan and the Council's adopted SPD: Residential Design Guide 2010 in terms of character.

### 6.3 Residential Amenity – Neighbouring Occupiers

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. Policy DM1 of the DMP seeks to ensure that "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 the development, will be resisted".

6.3.2 It is acknowledged that the single storey rear extension would comply with the SPD's recommended height for these types of extension. It is also noted that the depth would not comply with Councils "2 for 1" rule in relation to eastern boundary. However, due to the favourable angling of the neighbouring dwelling (no. 24 Norman Crescent) as well as the presence of a ground floor rear extension to this property which is sited approximately 3.5m away from the common boundary with no.26, the proposed development would not result in an overbearing and obtrusive impact, and therefore would not cause a detriment to the residential amenities of the neighbouring occupiers.

6.3.3 In relation to the application property, the adjacent property to the west, no.28 Norman Crescent benefits from a single storey rear extension which sets its rear elevation in line with that of the subject property. The proposed extension would have an exposed flank wall adjacent to the neighbouring property of 3m deep. This depth is considered acceptable. Furthermore, the proposal would be largely screened away from the neighbouring property no.28 due to an existing 3.5m high hedge along the common boundary of no.26 and no.28. It is therefore considered that the proposal would not result in an unreasonable degree of impacts to the amenities of no.28.

6.3.4 The windows installed in the east and west facing flank elevations of the extension would provide oblique views across the rear gardens of no's 24 and 28 Norman Crescent. However given the distance between these windows and the common boundaries shared with these neighbouring properties, it is considered that the proposal would not unreasonably affect the amenity of the neighbouring occupiers at no's 24 and 28 Norman Crescent in terms of outlook.

6.3.5 In view of the relationship between the subject dwelling and the adjoining properties at the rear no's 88 and 90 Norman Crescent, given the host property has a relatively large rear garden it is considered that the rear facing window of the rear extension would not be detrimental to the privacy of the occupiers of these neighbouring properties.

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 means of overshadowing, loss of light, loss of outlook or loss of privacy.

6.3.7 Subject to conditions ensuring that no windows are placed in the flank elevation to ensure the privacy of neighboring occupiers is maintained, the development would therefore accord with development plan policies in respect of amenity in terms of loss of light, outlook and privacy.

#### 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 APPROVAL**

7.1 The development would provide an improvement in quality of accommodation for the occupiers of the property, whilst ensuring extension would be sympathetic to the existing property and would not unduly impinge on neighbouring amenities.

7.2 Accordingly, the development would accord with development plan policies and 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: BOSE 100; BOSE 101; Site location plan; Design and Access Statement

Reason: For the avoidance of doubt and in the interests of proper planning.

#### 3 Materials

The materials to be used in the construction of the external surface of the extension hereby permitted shall match those used in the existing building.

Reason: To safeguard the character and appearance of the area in accordance with Core Policy CS1.B of the Harrow Core Strategy (2012) and Policy DM1 of the Harrow Development Management Policies Local Plan (2013).

#### 4 Glazing

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that order with or without modification), no window(s)/door(s) shall be installed in the flank elevation(s) of the development hereby permitted without the prior permission in writing of the local planning authority.

Reason: To safeguard the amenity of neighbouring residents in accordance with Policy DM1 of the Harrow Development Management Policies Local Plan (2013).

#### 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 residential amenities of neighbouring residents, in accordance with Policy DM1 of the Harrow Development Management

## **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.

### 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 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

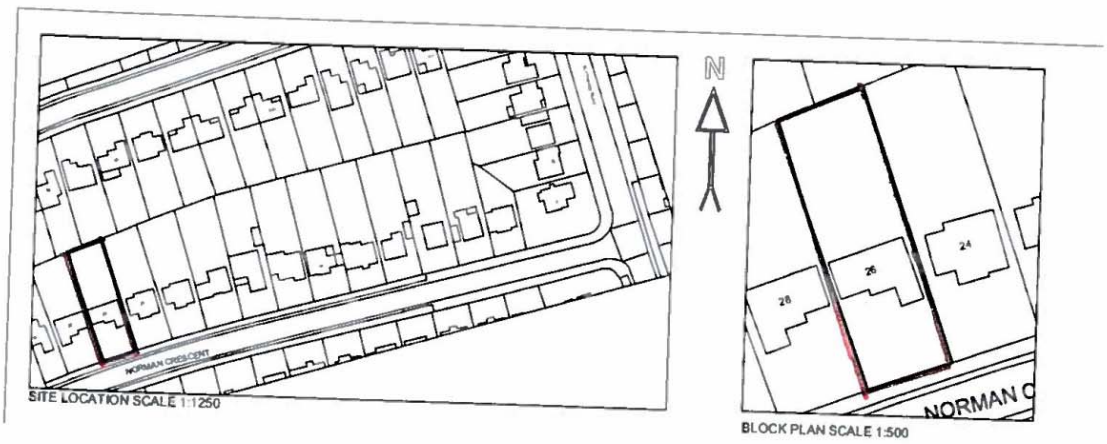
#### 6 Surface Water Drainage Management

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.

## APPENDIX 2: SITE PLAN



Reference P/3901/17  
Location: 26 Norman Crescent, Pinner, HA5 3QN  
Applicant name: Mr and Mrs Bose

**APPENDIX 3: SITE PHOTOGRAPHS**



*Existing rear elevation of the subject property*



*Rear elevation of the neighbouring property no.24 Norman Crescent showing existing 3.5m deep conservatory when viewed from the subject property.*





*Rear elevation of the neighbouring property no.24 showing the position of the rear conservatory.*



*Photograph showing 1.2m separation distance from the existing rear elevation of no.26 and the common boundary shared with no.24*



*Photograph showing 3.5m high hedge on the common boundary shared with no.26 and no.28 Norman Crescent*



*Close up photo showing existing 3.5m high hedge at the common boundary between no.26 and 28 Norman Crescent*



*Side/rear elevation facing no.24 Norman Crescent*



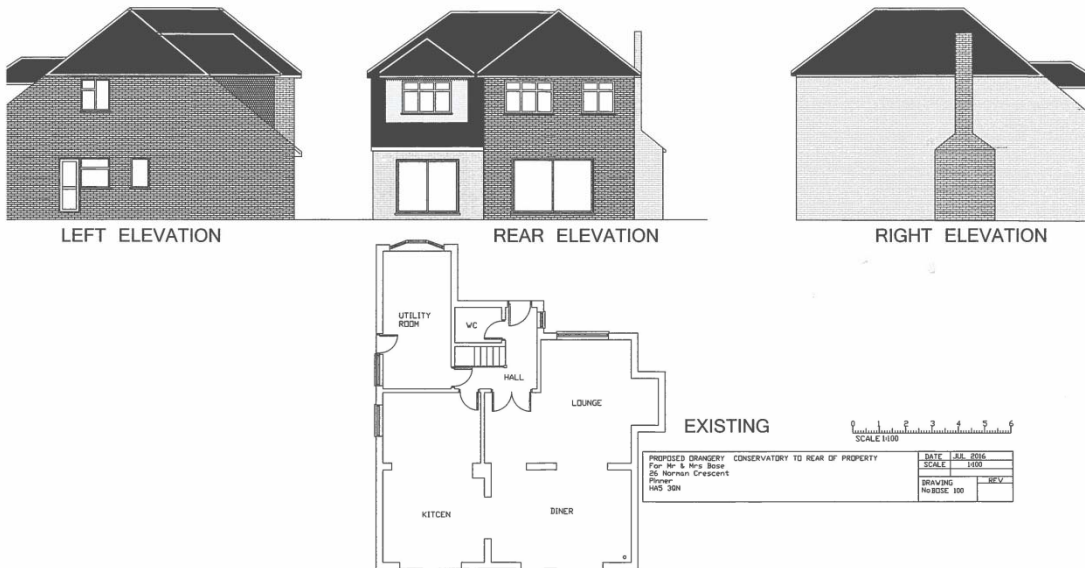
*Rear garden of the subject property*



*Front elevation of the subject dwelling*

# APPENDIX 4: PLANS AND ELEVATIONS

## Existing Elevations and Floorplan



## Proposed Elevations and Floorplan



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