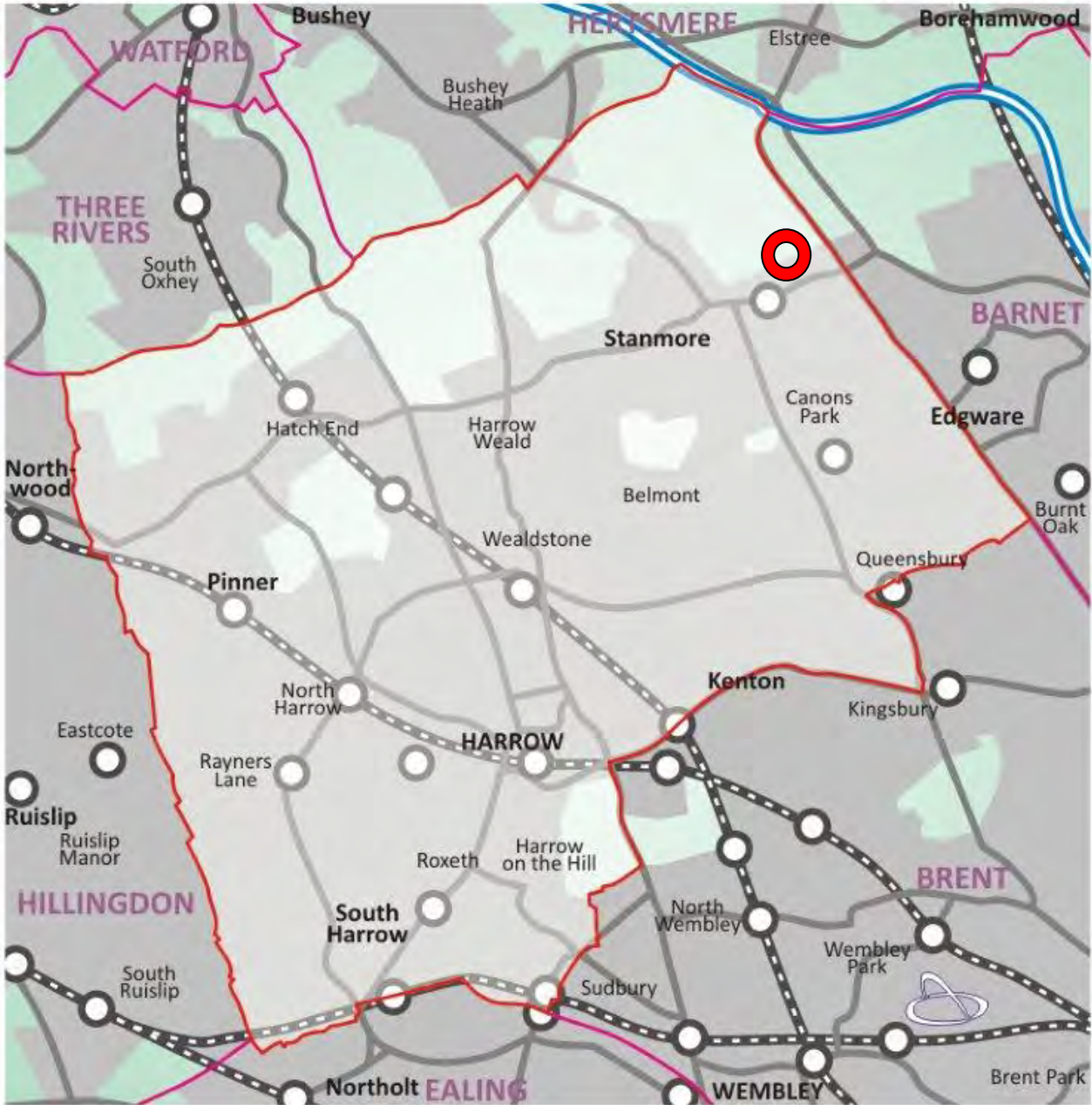
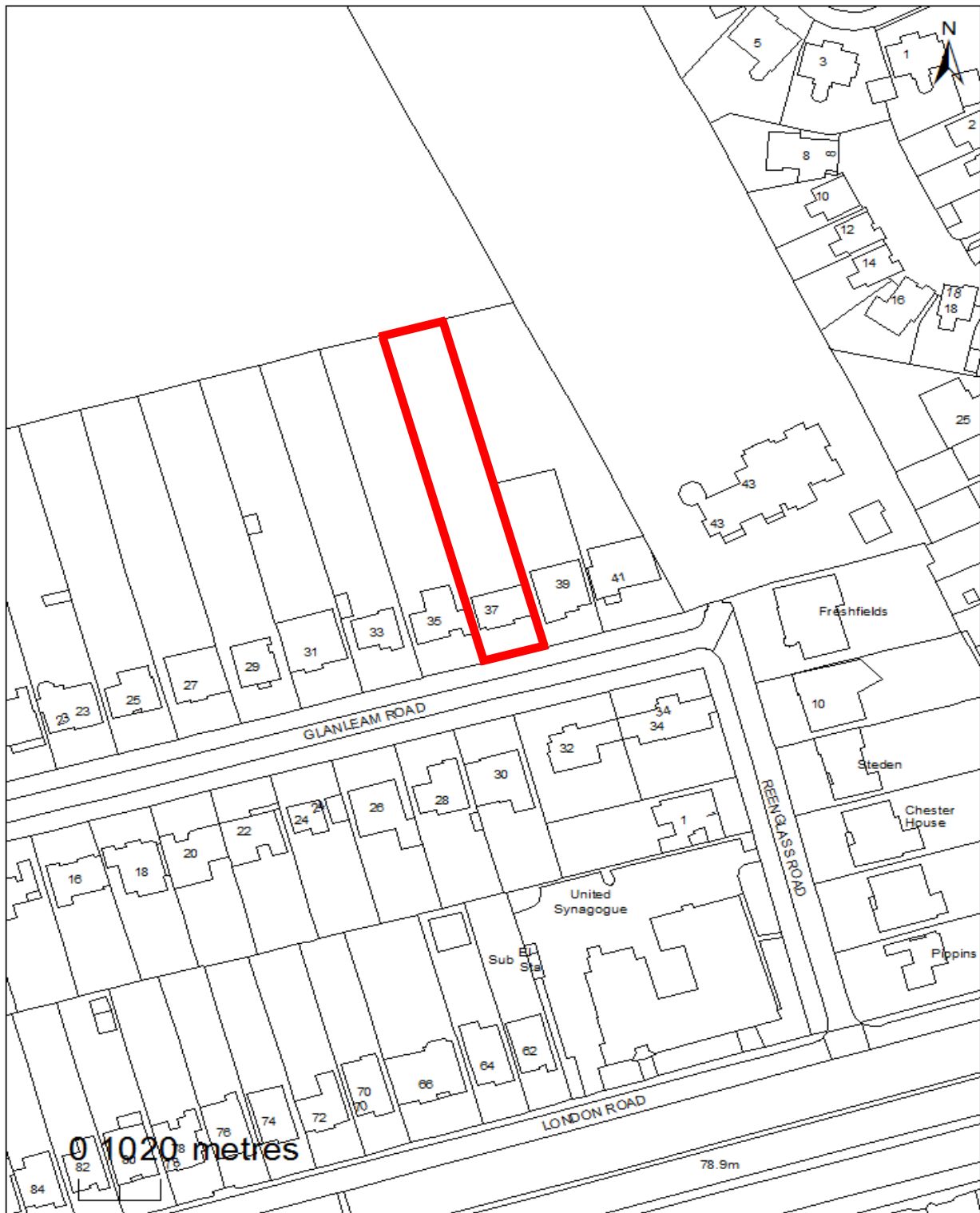


 = application site



37 Glanleam Road, Stanmore	P/3009/17
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37 Glanleam Road, Stanmore	P/3009/17
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LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

14th December 2017

APPLICATION NUMBER: P/3009/17
VALIDATE DATE: 10TH AUGUST 2017
LOCATION: 37 GLANLEAM ROAD
WARD: CANONS
POSTCODE: HA7 4NW
APPLICANT: MR ARUN PINDORIA
AGENT: DS SQUARED ARCHITECTS
CASE OFFICER: SHANE O'DONNELL
EXPIRY DATE: 21ST SEPTEMBER 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.

Raised Patio And Steps At Rear (Retrospective)

RECOMMENDATION

The Planning Committee is asked to:

- 1) Grant planning permission for the reasons set out below:

REASON FOR THE RECOMMENDATION

- 1) The proposal to create a raised patio and steps 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 or increase the risk of flooding 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 application has been called in by a nominated member.

Statutory Return Type: E21: Householder Development
Council Interest: None

Additional Floor Area	N/A
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 Photographs

Appendix 3 – Plans and Elevations

OFFICER REPORT

PART 1 : PLANNING APPLICATION FACT SHEET

The Site	
Address	37 Glanleam Road HA7 4NW
Applicant	Mr Arun Pindoria
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 Glanleam Road is a private residential road characterised mainly by detached dwellings of varying designs and sizes on generally large plots.
- 1.2 The subject planning application applies to a site located on the northern side of Glanleam Road, Stanmore.
- 1.3 A two storey dwelling is current under construction on site.
- 1.4 The neighbouring property to the east, No. 39 Glanleam Road is a detached two storey dwellinghouse featuring a catslide roof across part of the front roofslope with a front dormer. The catslide roof links into a half hipped roof and two storey front gable projection.
- 1.5 The attached neighbouring property to the west, No. 35 Glanleam Road is a detached bungalow with accommodation in the roofspace. This property has been extended with the addition of a single storey rear extension.
- 1.6 The main front wall of the application dwelling is set behind the front wall of the neighbouring dwellinghouse to the east, No. 39 but is marginally set forward of the front wall of No. 35.
- 1.7 The subject property has a long deep rear garden approximately 73 metres in length. Part of the rear garden is designated as Green Belt and is within the Harrow Weald Ridge Area of Special Character and Site of Nature Conservation Importance as identified in the Harrow Unitary Development Plan (2004) and Harrow Core Strategy (2012).

2.0 PROPOSED DETAILS

- 2.1 The application proposes a raised patio area to the rear including steps and a retaining wall.
- 2.2 The rear garden would be sited at a higher level to the finished floor level of the rear extension therefore the proposed patio is approximately 1 metre below the rear garden with the steps connecting the two levels.
- 2.3 The proposed patio area would cover an area of approximately 130m².
- 2.4 The proposed application is retrospective.

3.0 **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
ENF/0112/17/P	Unauthorised works in rear garden	Status: Ongoing
P/2495/16	Variation of condition 2 (approved plans) attached to planning permission P/0990/16 dated 28/04/16 for redevelopment to provide a two storey dwelling with habitable roofspace, parking, landscaping and bin storage	Appeal Allowed 07/04/2017
P/0990/16	Redevelopment to provide a two storey dwelling with habitable roofspace; parking, landscaping and bin storage	Granted 29-04-2016
P/1776/14	Redevelopment to provide two storey detached replacement dwelling with loft room, two rear dormers, velux window to side roofslopes, vehicular access and amenity space; boundary treatment	Granted 08-07-2014
P/0761/13	Demolition of existing dwellinghouse and replacement with three storey detached dwellinghouse	Refused 13-Jun-2013 Appeal Dismissed (Ref: APP/M5450/A/13/2200109 02-Oct-2013)
P/2633/12	Demolition of existing dwellinghouse and construction of replacement house with room in roofspace	Refused 10-Dec-2012 Appeal Dismissed (Ref: APP/M5450/A/13/2195540 03-Oct-2013)

4.0 **CONSULTATION**

4.1 A total of 3 consultation letters were sent to neighbouring properties regarding this application. The public consultation period expired on 31/08/2017.

4.2

Number of Letters Sent	3
Number of Responses Received	1
Number in Support	0
Number of Objections	1
Number of other Representations (neither objecting or supporting)	0

4.2.1 Summary of Responses

Details of Representation	Summary of Comments	Officer Comments
Mr. Leigh 39 Glanleam Road	<p>The proposed development will result in build of surface water in No. 37 that will result in flooding and harm to neighbouring properties</p> <p>The proposed development will result in build of surface water in No. 37 that will result in flooding and harm to neighbouring properties.</p> <p>The proposed drawings are inaccurate</p> <p>The proposed development would result in encroachment of neighbouring land.</p> <p>The proposed development is contrary to the design of the area.</p>	<p><i>Officer's Response: Please see section 6.4.1 to 6.4.3</i></p> <p><i>Officer's Response: Please see section 6.4.1 to 6.4.3</i></p> <p><i>Officer's Response: the proposed plans appear to show the inside lip of the side wall</i></p> <p><i>Officer's Response: This would be civil matter between the relevant parties</i></p> <p><i>Officer's Response: please see section 6.2.1. to 6.2.6</i></p>

4.3 Statutory and Non Statutory Consultation

4.3.1 None

4.4 Internal Consultation

4.5 Council's Drainage Team: Following the submission of further information, no objection raised.

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 currently under construction on site and includes a ground floor level with a finish floor level approximately 1 metre below the natural ground level of the rear garden. The rear garden itself has a depth of approximately 60 metres beyond the proposed wall of the dwelling.

6.2.5 The rear garden itself has a depth of approximately 60 metres beyond the proposed wall of the dwelling. Hence in the context of the wider site the proposed is not disproportionate and given its siting below the natural ground level of the rear garden the patio or step would not be unduly prominent in the surrounding area

6.2.6 Given the plot size and the siting of the proposed patio and stairs, it is considered that the proposed development would not harm the character of the host dwelling and have a detrimental impact on the surrounding streetscene and is therefore considered not acceptable in terms of policies 7.4 B and 7.6 B of The London Plan (2016), core policy CS1 (B) of the Harrow Core Strategy (2012), policies DM 1 and DM 27 of the Harrow Development Management Policies Local Plan (2013) and the Council's Supplementary Planning Document - 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 finished floor level of the dwelling under construction on site would be sited at a lower level to neighbouring gardens No. 35 and No. 39 Glanleam Road hence given the finished floor level of the patio it would not result in overlooking of neighbouring amenities

6.3.4 The proposed stairs would connect the proposed patio with higher level of the rear garden. From the officer's site visit, it did not appear that the excavation on site had significantly raised the level of the original rear garden. The replacement dwelling would have the same finish floor level but a deeper footprint than the existing dwelling hence the height between the finished floor level and the rear garden has increased because the ground slopes slightly upwards as the depth increases. Therefore, the proposed steps would not appear to create any additional overlooking of neighbouring properties when compared to the natural ground levels on site.

6.3.5 Given the lack of vantage points created and the lack of mass and form above ground level, it is considered that the proposed development would not harm the privacy or amenities of neighbouring occupiers

6.3.6 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 NPPF (2012) outlines the need to manage flood risk from all sources (paragraph 100). Policies 5.13, 5.12 and 5.14 of The London Plan seek to address surface water management and a reduction in flood risk. Policy 5.13 of

the London Plan requires that proposals should achieve greenfield run off rates and ensure that surface water is managed as close to its source as possible in accordance with the sustainable urban drainage (SUDS) hierarchy. Policy DM 9 outlines that development proposals should minimise the risk of flooding on site and not increase the risk of flooding elsewhere. Policy DM 10 of the Harrow Development Management Policies Local Plan (2013) requires that “*proposals for new development will be required to make provision for the installation and management of measures for the efficient use of mains water and for the control and reduction of surface water run off. Substantial weight will be afforded to the achievement of greenfield run off rates*”.

6.4.2 A small part of the eastern side of the site would now fall within flood zone 3a. Following approval of planning application P/0990/16, a Flood Risk Assessment was approved under the details to comply application P/3476/16. As part of the current application supplementary drainage information was submitted and referred to the Council’s Drainage Team. This information has included full storage calculations for all impermeable areas and demonstrates that there is sufficient volume of storage within the existing system. No objection is raised by the Council’s Drainage Team.

6.4.3 Therefore, the proposed development is considered to run contrary to the National Planning Policy Framework (2012), Policy 5.12 of The London Plan (2016), Core Policy CS1U of Harrow Core Strategy (2012) and Policies DM 9 and DM 10 of the Harrow Development Management Policies Local Plan (2013)

7.0 CONCLUSION AND REASONS FOR GRANT

7.1 The proposal would not harm the character of the surrounding area, harm neighbouring amenities or increase the risk of flooding.

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 Drawing Numbers

The development hereby permitted shall be completed in accordance with the following approved plans and documents: 15039 PD 01.01 Rev B, 15039 PD 01.00, Technical Documentation Underground Container F-Line, email from Antoine Edghill dated the 20/10/2017.

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

2 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.

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 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>

3 Protection of Highway

The applicant is advised to ensure that the highway is not interfered with or obstructed at any time during the execution of any works on land adjacent to a highway. The applicant is liable for any damage caused to any footway, footpath, grass verge, vehicle crossing, carriageway or highway asset. Please report any damage to nrswa@harrow.gov.uk or telephone 020 8424 1884 where assistance with the repair of the damage is available, at the applicant's expense. Failure to report any damage could result in a charge being levied against the property.

4 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

5 Surface Water Drainage Management

SUDS Surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management (SUDS). SUDS are an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on or near the site as opposed to traditional drainage approaches which involve piping water off site as quickly as possible. SUDS involve a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands. SUDS offer significant advantages over conventional piped drainage systems in reducing flood risk by attenuating the rate and quantity of surface water run-off from a site, promoting groundwater recharge, and improving water quality and amenity. Where the intention is to use soakaways they should be shown to work through an appropriate assessment carried out under Building Research Establishment (BRE) Digest 365.

Support for the SUDS approach to managing surface water run-off is set out in the National Planning Policy Framework (NPPF) and its accompanying technical guidance, as well as the London Plan. Specifically, the NPPF (2012) gives priority to the use of sustainable drainage systems in the management of residual flood risk and the technical guidance confirms that the use of such systems is a policy aim in all flood zones. Policy 5.13 of the London Plan (2016) requires development to utilise sustainable drainage systems unless there are practical reasons for not doing so. Sustainable drainage systems cover the whole range of sustainable approaches to surface drainage management. They are designed to control surface water run-off close to where it falls and mimic natural drainage as closely as possible. Therefore, almost any development should be able to include a sustainable drainage scheme based on these principles.

The applicant can contact Harrow Drainage Section for further information.

Plan Numbers: 15039 PD 01.01 Rev B, 15039 PD 01.00, Technical Documentation
Underground Container F-Line, email from Antoinne Edghill dated the 20/10/2017.

APPENDIX 2: SITE PHOTOGRAPHS

Rear Steps



View down the rear garden



Boundary with No. 39



Boundary with No. 39

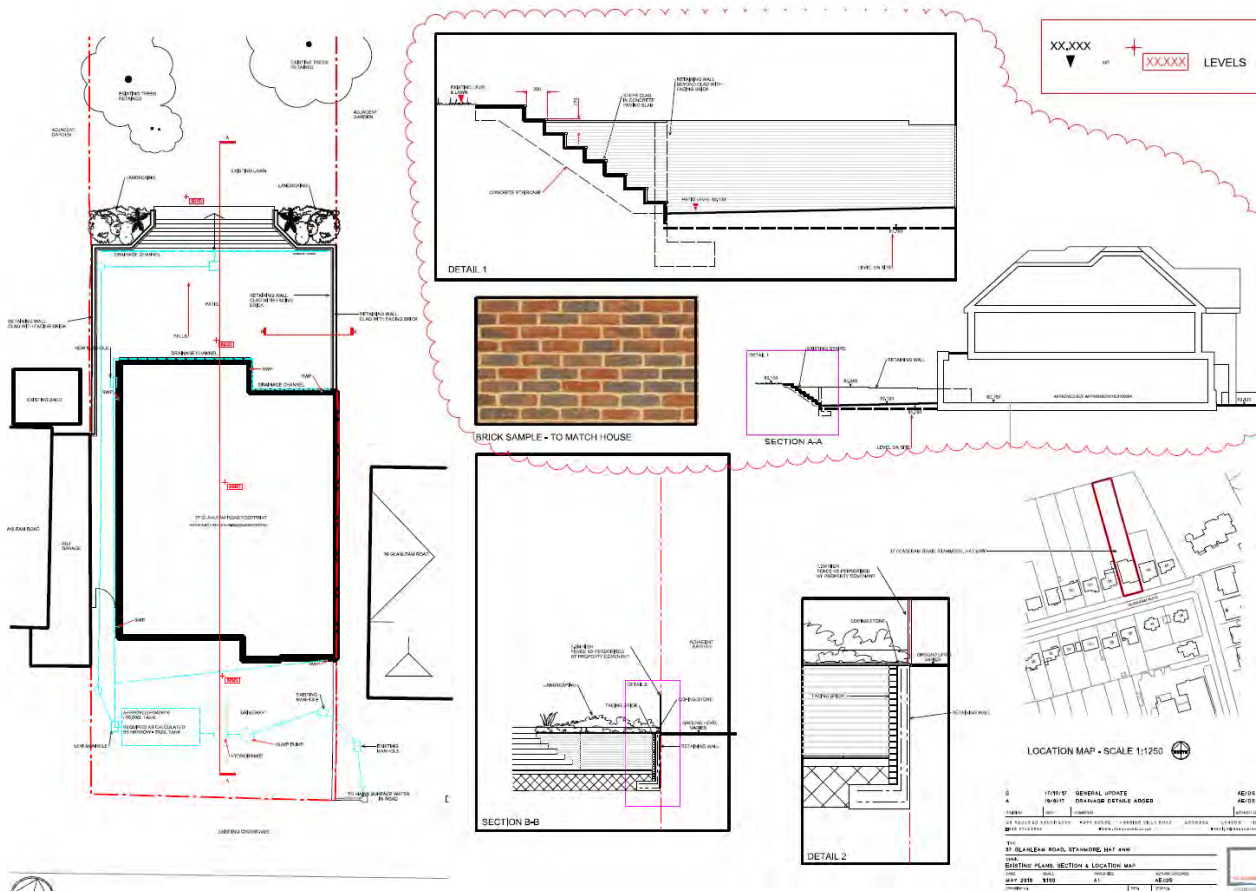


Boundary with No. 37



APPENDIX 3 : PLANS AND ELEVATIONS

Proposed Plans (Below)



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