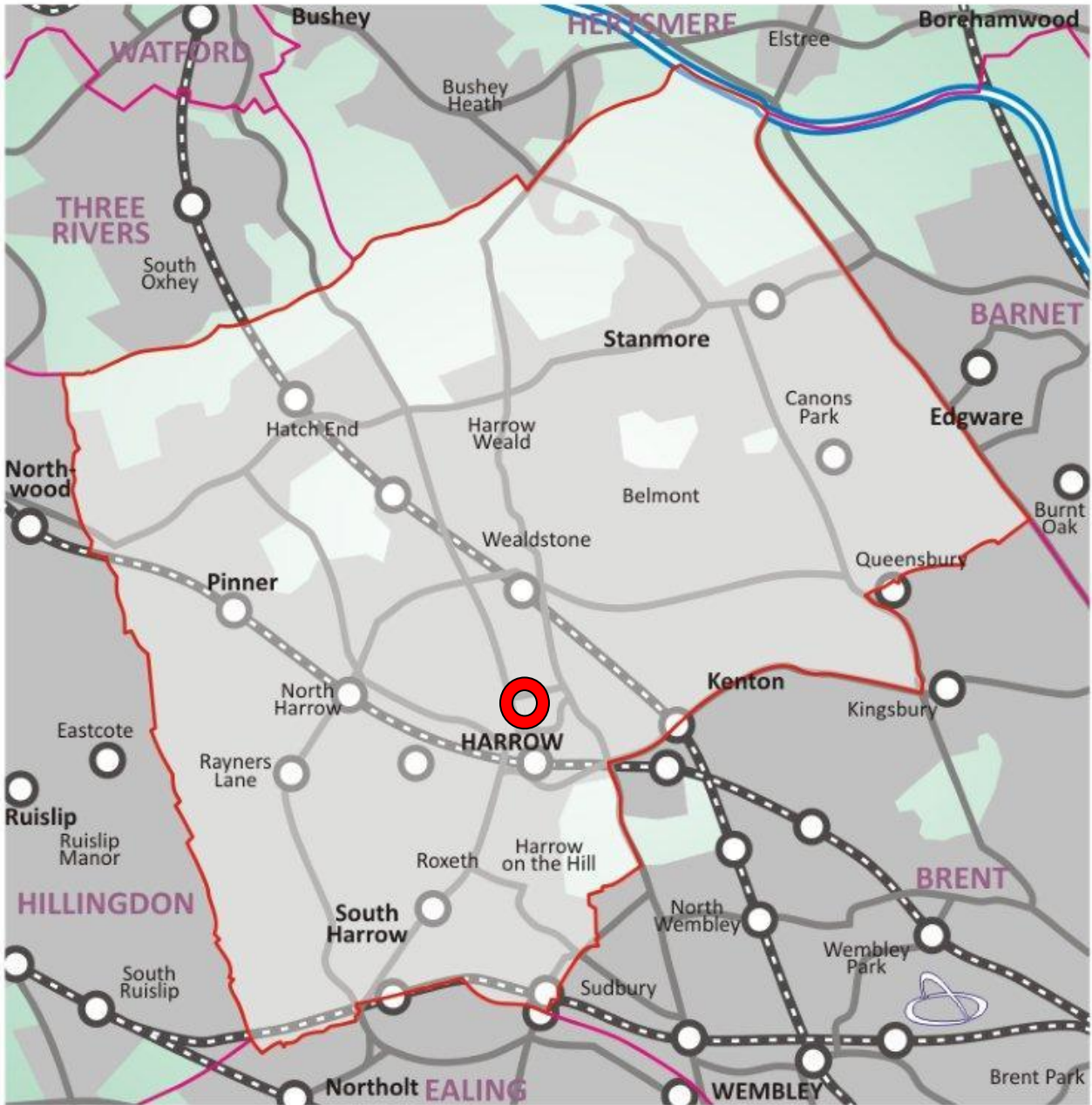
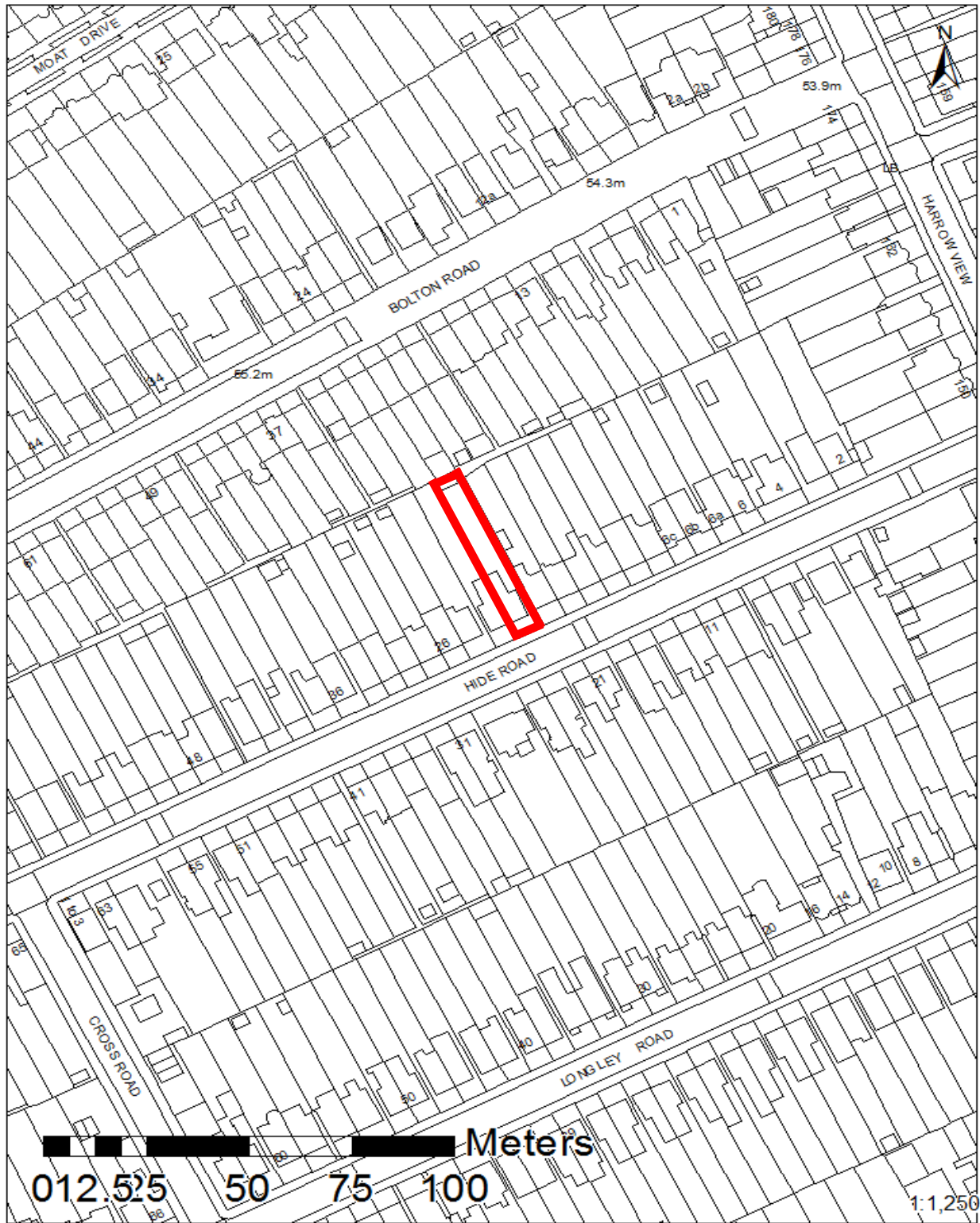


 = application site



22 Hide Road, Harrow	P/5149/17
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20 Hide Road, Harrow	P/5149/17
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LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

24th January 2018

APPLICATION NUMBER: P/5149/17
VALIDATE DATE: 23/11/2017
LOCATION: 22 HIDE ROAD, HARROW
WARD: HEADSTONE SOUTH
POSTCODE: HA1 4SF
APPLICANT: MR SHAH
AGENT: LINEAR INSIGHT LTD
CASE OFFICER: TENDAI MUTASA
EXPIRY DATE: 18/01/2018

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.

Conversion of existing dwelling into 3 flats with associated external alterations; refuse and cycle storage

The Planning Committee is asked to:

RECOMMENDATION

- 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

The development would add to the housing provision and choice within the Borough and would have a satisfactory impact on the character and appearance of the property and the area. The proposed internal layouts, specifications and management of the proposed development would provide an acceptable standard of accommodation in accordance with Policies 3.16 and 3.17 of The London Plan (2016), Policy DM1 of the DMP (2013). Furthermore, the development would not unduly impact on the amenity of the neighbouring occupiers.

INFORMATION

This application is reported to planning committee due to the public interest received under part 1, Proviso E of the scheme of delegation dated 29th May 2013.

Statutory Return Type: 13 Minor Dwellings
Council Interest: None
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 Photographs
Appendix 3 – Plans and Elevations

OFFICER REPORT

PART 1: Planning Application Fact Sheet

The Site	
Address	22 Hide Road, Harrow, HA1 4SF
Applicant	Mr Shah
Ward	Headstone South
Local Plan allocation	N/A
Conservation Area	N/A
Listed Building	N/A
Setting of Listed Building	N/A
Building of Local Interest	N/A
Tree Preservation Order	N/A
Other	Critical Drainage Area

Transportation		
Car parking	No. Existing Car Parking spaces	1
	No. Proposed Car Parking spaces	1
	Proposed Parking Ratio	
Cycle Parking	No. Existing Cycle Parking spaces	0
	No. Proposed Cycle Parking spaces	3
	Cycle Parking Ratio	
Public Transport	PTAL Rating	2
	Closest Rail Station / Distance (m)	
	Bus Routes	
Parking Controls	Controlled Parking Zone?	No
	CPZ Hours	
	Previous CPZ Consultation (if not in a CPZ)	N/A
	Other on-street controls	
Parking Stress	Area/streets of parking stress survey	N/A
	Dates/times of parking stress survey	N/A
	Summary of results of survey	N/A
Refuse/Recycling Collection	Summary of proposed refuse/recycling strategy	9 Bins

PART 2: Assessment

1.0 SITE DESCRIPTION

- 1.1 The application site comprises a two storey semi-detached property to the west of Hide Road. It has an original two-storey outrigger element
- 1.2 The property has been extended by means of a single storey rear extension, side extension and roof alterations.
- 1.3 The property is not located within a conservation area, nor is it statutorily / locally listed.
- 1.4 The site is in Critical Drainage Area

2.0 PROPOSAL

- 2.1 It is proposed to convert the enlarged dwellinghouse into 1 x 2 bed (3 person) on the ground floor and a studio flat on the first floor and studio flat in the loft area.
- 2.2 It is proposed to sub-divide the garden area into 3 to provide a private garden area for each flat.
- 2.3 The plan submitted with the application indicates that one off-street parking space is proposed at the front.
- 2.4 6 no. bins on the plans are shown to be located in the side garden area, 2 per flat.

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/1504/17	The proposed alterations to the roof to form end gable, wrap around dormer at rear and insertion of two rooflights in front roofslope would be within the tolerances of Classes B and C of Schedule 2, Part 1 of The Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.	Granted 23/06/2017

P/5624/16	Single Storey Rear Extension: extending 6 metres beyond the original rear wall, 3 metres maximum height, 3 metres high to the eaves	Granted 30/01/2017
P/5858/16	Single storey side/rear extension	Granted 10/02/2017
P/0349/17	Certificate of lawful development (proposed): Single storey rear extension	Granted 21/03/2017
P/5857/16	CERTIFICATE OF LAWFUL DEVELOPMENT (PROPOSED): Alterations to roof to form end gable, wrap around dormer at rear and insertion of two rooflights in front roofslope	Refused 21/03/2017

4.0 **CONSULTATION**

4.1 A total of 16 notification letters were sent to neighbouring properties regarding this application

4.2 The public consultation period expired on 26/12/2017

4.3 Adjoining Properties

Number of letters Sent	16
Number of Responses Received	12
Number in Support	0
Number of Objections	12
Number of other Representations (neither objecting or supporting)	0

4.4 12 objections were received from adjoining residents.

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

Details of Representation	Summary of Comments	Officer Comments
Objection letters were received from various addresses around Hide Road	Objects to the application due to: <ul style="list-style-type: none"> • Parking congestion due to the proposed flats. 	Issues relating to parking congestion are assessed in section 6.10 of this report.
	Converting the house to flats would change the character of the area which is mainly made up of family houses. Further, as more people would be living in the flats potential for noise will increase.	It is considered that the proposed change of use of the house would not change the character of the area as no other extensions are proposed. The level of noise would not increase as only 5 people are expected to be living in the new flats.
	12 bins would not enhance the amenity of the streetscene.	Only 9 bins would be required to service refuse and these are not considered excessive. A condition is attached to ensure that the bins are kept away from the street frontage except on collection day.
	Overlooking/loss of privacy, loss of light or overshadowing, layout and density of building, previous planning decisions, design and appearance of building, disabled access	These have not been properly expressed as such the officer is not clear whether these are objections or not. No extensions are proposed in this application.

	Soft landscape proposed will not be maintained	The proposed soft landscaping area is considered too small to warrant a reason for refusal on maintenance grounds.
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4.6 Statutory and Non Statutory Consultation

4.7 The following consultations have been undertaken:

LBH Drainage
LBH Highways
LBH Waste Officer

4.8 Internal Consultation

4.9 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 Team	Standard Drainage Conditions should be attached	Noted.
Highways Team	No objections subject to retention of existing parking space and bike storage condition	Noted
Waste Officer	No comments received	

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 While this application has been principally considered against the adopted London Plan (2016) policies, some regard has also been given to relevant policies in the Draft London Plan (2017), as this will eventually replace the current London Plan (2016) when adopted and forms part of the development plan for the Borough.
- 5.5 The document has been published in draft form in December 2017. Currently, the Mayor of London is seeking representations from interested parties/stakeholders, before the draft Plan is sent to the Secretary of State for Examination in Public, which is not expected to take place until the summer of 2019. Given that the draft Plan is still in the initial stages of the formal process it holds very limited weight in the determination of planning applications.
- 5.6 Notwithstanding the above, the Draft London Plan (2017) remains a material planning consideration, with relevant policies referenced within the report below and a summary within Informative 1

6.0 ASSESSMENT

- 6.1 The main issues are;

Principle of the Development
Regeneration
Residential Amenity and Accessibility
Traffic, Parking and Drainage
Sustainability

6.2 Principle of Development

- 6.2.1 Policy 3.8 of The London Plan (2016) encourages the Borough to provide a range of housing choices in order to take account of the various different groups who require different types of housing.

Further to this, Core Policy CS1 (I) states that 'New residential development shall result in a mix of housing in terms of type, size and tenure across the Borough and within neighbourhoods, to promote housing choice, meet local needs, and to maintain mixed and sustainable communities'. Having regard to the London Plan and the Council's policies and guidelines, it is considered that the proposed conversion of the property would constitute an increase in housing stock within the borough, and would therefore be acceptable in principle

- 6.2.2 There is no specific policy in the Council's Core Strategy that precludes the principle of converting an existing building to provide enlarged and new flats. The proposals do not include any extensions.

6.2.3 Policy DM 26 supports in principle the conversion of residential premises to flats where they provide a satisfactory standard of accommodation and contribute positively to their surroundings.

6.2.4 In this case it is considered that the principle of converting the building to flats is therefore acceptable.

6.3 Regeneration

6.3.1 The proposed development would provide for housing within the Borough that would constitute an increase in housing stock in terms of unit numbers. As such, it is therefore considered that the proposed development would meet the overarching principles of regeneration into the area.

6.4 Refuse Storage

6.4.1 Details for a convenient location and arrangement for the storage of refuse bins is a requirement of policy DM1 and DM26 of the Development Management Policies Local Plan 2013 as part of a formal planning submission.

6.4.2 Generally for single family dwellings, a total of 3 domestic sized bins would be required, which would comprise a bin for general waste, a bin for recycling and a bin for organic (garden only) waste (optional). In addition, there is a requirement for a small bin for food waste. For the conversion of the existing site into three flats a total of 9 bins are most likely to be required in addition to the 3 small caddy bins for food waste. The proposal includes a bin storage area at the side of the building indicating 6 bins.

6.4.3 The bins proposed would be of insufficient numbers to provide each of the three flats proposed. However, during a site visit to the property it was noted that the site has sufficient space to accommodate the required bins. Accordingly, a condition has been attached requiring further details to be submitted for assessment.

6.5 Impact of the Conversion on Host and Neighbouring Amenity

6.5.1 Policies DM1 and DM26 of the DMP both seek to “ensure that the amenity and privacy of occupiers of existing and proposed dwellings are safeguarded.

6.5.2 It is likely that up to a maximum of five persons would occupy the proposed flats. The proposed conversion would not result in an unacceptable increase in the use profile of the property as currently the property has four bedrooms and the proposals would still essentially have four bedrooms. Any disturbance or activity arising from the proposed conversion would still be residential and minor in scale, and not discernible from the use of the property as a single residential unit.

6.5.3 It is therefore considered that unreasonable impacts arising from the nature of the use of the property would not arise. A reason for refusal on this basis could not be justified.

6.6 Amenity of Future Occupiers

6.6.1 *Room Size and Layout*

Policy 3.5C of The London Plan requires all new residential development to provide, amongst other things, accommodation which is adequate to meet people's needs. In this regard, minimum gross internal areas (GIA) are required for different types of accommodation, and new residential accommodation should have a layout that provides a functional space. Table 3.3 of The London Plan specifies minimum GIAs for residential units and advises that these minimum sizes should be exceeded where possible. The use of these residential unit GIA's as minima is also reiterated in Appendix 1 of the Residential Design Guide SPD. Further detailed room standards are set out in the Mayors Housing Supplementary Planning Guidance 2012.

6.6.2 On 25 March 2015 through a written ministerial statement, the Government introduced new technical housing standards in England and detailed how these would be applied through planning policy.

6.6.3 The national standards came into effect on 1st October and therefore an application submitted at this site would be considered against the new national standards instead of the current London Plan standards. Furthermore, the imposition of any conditions requiring compliance with specific policy standards relating to new housing would need to be considered against the national standards.

6.6.4 These standards came into effect on the 1st of October 2015. From this date relevant London Plan policy and associated guidance in the Housing Supplementary Planning Guidance (SPG) should be interpreted by reference to the nearest equivalent new national technical standard. The Mayor intends to adopt the new standards through a minor alteration to the London Plan. In the interim the Housing Standards Policy Transition Statement (October 2015) should be applied in assessing new housing development proposals. This is also set out in the draft Interim Housing SPG.

6.6.5 Therefore from October 2015, policy 3.2 (c) requires that table 3.3 to be substituted with Table 1 of the nationally described space standards, which is set out in the table below. Policy 3.8 (c) of the London Plan relating to Housing Choice, from the 1 October should be interpreted as 90% of homes should meeting building regulations M4 (2) – 'accessible and adopted dwellings'. Policy 3.8 (d) will require 10% of new housing to meeting building regulations M4 93) – 'wheelchair user dwellings'.

Bedrooms	Bed spaces	Minimum GIA (sq m)		
		1 storey dwellings	2 storey dwellings	3 storey dwellings
1b	1p	39 (37) *		
	2p	50	58	
2b	3p	61	70	
	4p	70	79	

6.6.6 The overall gross internal floor area of both ground floor and upper flats is considered acceptable. The ground floor would feature a two bedroom flat and would have a GIA of 70.56sqm. The upper floors would have two studio flats with GIAs of 44.83sqm and 40.2sqm respectively. The proposed room sizes would exceed the minimum space standards. As such, the layout of the flats would be acceptable.

6.6.7 Each of the flats provided would have a functional layout and would have an adequate outlook and receive a satisfactory level of natural light. It is considered that the proposed living accommodation provided would therefore be considered acceptable and would accord with the relevant policies.

6.7 Stacking Arrangements

6.7.1 Paragraph 5.12 of the Council's adopted Supplementary Planning Document – Residential Design Guide (2010) states that 'The vertical stacking of rooms between flats should ensure that bedrooms do not overlap living rooms, kitchens and bathrooms on other floors. Policy DM26 (b) which notes that proposals will be required to "secure the separation of bedrooms and other room uses between homes within the development and neighbouring dwellings having regard to the adequacy of any measures to prevent noise transference".

6.7.2 The plans show that the habitable rooms stack up consistently and therefore, the overall stacking relationship would be acceptable in accordance with paragraph 5.12 of the adopted SPD.

6.8 Outdoor Amenity Space

6.8.1 The adopted SPD states that amenity space, either on a private or communal basis, should be provided. The supporting information shows that sufficient amenity has been provided on site, therefore the provided amenity space would be considered acceptable in this instance. A boundary fence would be erected at the rear of the ground floor flat to avoid overlooking from the gardens of the upper flats.

6.9 Drainage and Flood Risk

6.9.1 The site lies in a critical drainage area. However as the proposal does not involve any development footprint in terms of extensions it would not be reasonable to seek information regarding drainage measures. The proposal is

considered satisfactory and in accordance with the objectives of policy DM 10 of the DMP and the guidance contained in the NPPF in this regard.

6.10 Traffic and Parking

- 6.10.1 Policies DM26 and DM42 of the DMP give advice that developments should make adequate provision for parking and safe access to and within the site and not lead to any material increase in substandard vehicular access.
- 6.10.2 The proposal would retain the existing car parking space within the curtilage of the site. It is noted that several objections have been raised siting the potential of parking stress due to the proposed number of flats. The Highways Officer has been consulted and has commented that although there may be concerns surrounding parking in this area, we would not object to this proposal as the likely impact of a development of this size is expected to be very small on its own. London Plan standards would permit the current dwelling a maximum of two parking spaces and the proposal would be about the same as each 1 or 2 bed unit is permitted less than one space. On-street parking in this area can be in high demand due to a general lack of off-street parking and it being a PTAL 2 location. For this reason, preference would be for the development to retain the off-street parking it has in order to minimise the impact as much as possible.
- 6.10.3 Secure and readily accessible cycle parking has been provided at 1 space per unit in line with London Plan Policy 6.9. The number and position of cycle storage has been indicated on plan at the side of the property, however the details of secure cycle storage have not been provided therefore a condition is attached to address this.
- 6.10.4 The development would not result in any significant increase in traffic movements from the site or unreasonable impacts on highway safety and convenience, and would therefore accord with policies DM26 and DM42 of the DMP.

6.11 Accessibility

- 6.11.1 Policy DM2 of the DMP and policies 3.5 and 3.8 of The London Plan (2016) seek to ensure that all new housing is built to 'Lifetime Homes' standards. Furthermore, The London Plan policy 7.2 requires all future development to meet the highest standards of accessibility and inclusion. The national space standards which came into force from 1 October 2015, requires development proposals to meet Part M4(2) (accessible and adaptable homes) of the buildings regulations and Part M4(3) (wheelchair accessible homes) of the building regulations. These requirements are reflected in the Mayor of London's Housing SPG (2016).
- 6.11.2 The proposed accommodation as a conversion of an existing dwelling, is unlikely to be able to meet all relevant parts of the above legislation because Part M only has limited impacts in relation to the conversion of existing properties. However, it is noted that the proposed accommodation is of a good

layout and generous size, which would allow good circulation for future occupiers.

7.0 CONCLUSION AND REASONS FOR APPROVAL

7.1 The proposal would have no undue impact upon the adjoining properties and it would have no undue impact upon the character and appearance of the area. Furthermore, the proposal would provide a satisfactory level of accommodation for future occupiers. The decision to grant planning permission has been taken having regard to National planning policies, the policies of The London Plan 2016, the Harrow Core Strategy 2012, the Harrow and Wealdstone Area Action Plan 2013 and the Development Management Policies Local Plan 2013, as well as to all relevant material considerations including any responses to consultation.

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: 1305-002-PL2, 1305-001-PL2 REV A, 1305-003-PL2, 1305-004-PL2 REV A, 1305-005-PL2

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

3 Cycle Storage

Notwithstanding the details shown on the approved plans, the flats hereby approved shall not be occupied until details of safe and secure cycle storage, to accommodate secure, integrated, convenient and accessible cycle parking facilities for all flats (3 spaces in total), have been submitted to and agreed in writing by the local planning authority. The flats shall not be occupied until the cycle storage has been provided in accordance with the details so agreed, and shall thereafter be retained.

Reason: To ensure adequate safe and secure cycle parking if provided for the future occupiers of the proposed development.

4 Bin Storage

Notwithstanding the details shown on the approved drawings, the development hereby permitted shall not be occupied until details (including elevations) of the scheme for the storage and disposal of refuse/waste for all units (9 bins) has been submitted to, and approved in writing by, the local planning authority. The development shall not be occupied or used until the works have been completed in accordance with the approved details and shall thereafter be retained. The refuse and waste bins shall be stored at all times, other than on collection days, within the designated refuse storage areas as shown on the approved plans.

Reason: To ensure adequate standards of hygiene and refuse/waste collection without prejudice to the enjoyment by neighbouring occupiers of their properties or the occupiers of the proposed development.

Informatives

1 **Policies**

The following policies are relevant to this decision:

National Planning Policy Practice Guidance (2012)

The London Plan 2016

3.3 Increasing Housing Supply
3.5 Quality and Design of Housing Developments
3.8 Housing Choice
5.13 Sustainable Drainage
6.9 Cycling
6.13 Parking
7.3 Designing Out Crime
7.4 Local Character
7.6 Architecture

The Draft London Plan (2017):

Policy D2 Delivering Good Design
Policy D3 Inclusive design
Policy D4 Housing Quality and Standards
Policy D5 Accessible Housing
Policy H12 Housing Size Mix
Policy SI12 Flood Risk management
Policy SI13 Sustainable Drainage
Policy T5 Cycling
Policy T6 Car Parking
Policy T6.1 Residential Parking

Harrow Core Strategy 2012

Core Policy CS 1 – Overarching Policy Objectives

Harrow Development Management Policies Local Plan (2013)

Policy DM 1 – Achieving a High Standard of Development Policy
DM 2 – Achieving Lifetime Neighbourhoods Policy
DM 10 – On Site Water Management and Surface Water Attenuation
Policy DM 12 – Sustainable Design and Layout
Policy DM 22 – Trees and Landscaping
Policy DM 24 – Housing Mix
Policy DM 27 – Amenity Space Policy
Policy DM 42 – Parking Standards
Policy DM 44 - Servicing
Policy DM 45 – Waste Management

Relevant Supplementary Documents

Supplementary Planning Document: Residential Design Guide (2010)

The London Plan Housing Supplementary Planning Guidance (2016)

Code of Practice for Storage and Collection of Refuse and Materials for Recycling in Domestic Properties (2016)

Building Regulations 2010 M4 (2) Category 2: Accessible and Adaptable Dwellings

2 Pre-application engagement

Grant without pre-application advice

Statement under Article 31 (1) (cc) of The Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)

This decision has been taken in accordance with paragraphs 187- 189 of The National Planning Policy Framework. Harrow 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 Considerate Contractor Code of Practice

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

4 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 CLG website:

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/133214.pdf>

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com

5 Compliance with Planning Conditions

IMPORTANT: Compliance With Planning Conditions Requiring Submission and Approval of Details Before Development Commences

- You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority.
- Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted.
- Beginning development in breach of a planning condition will invalidate your planning permission.
- If you require confirmation as to whether the works you have carried out are acceptable, then you should apply to the Local Planning Authority for a certificate of lawfulness.

APPENDIX 2: SITE PHOTOGRAPHS

Front car parking to be retained



Rear/Side



Rear elevation

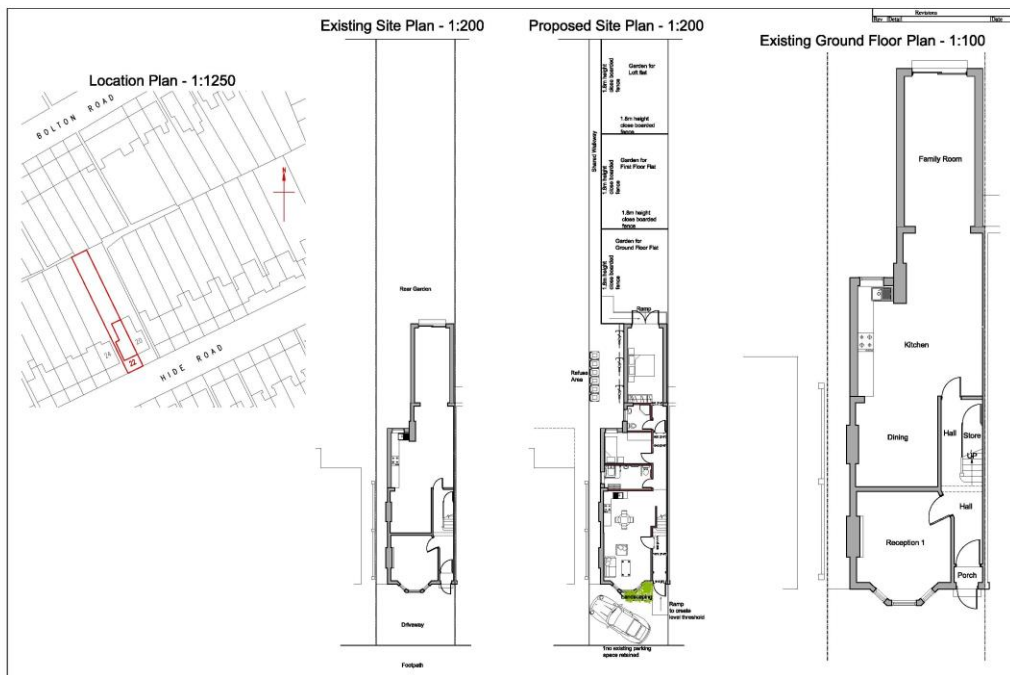


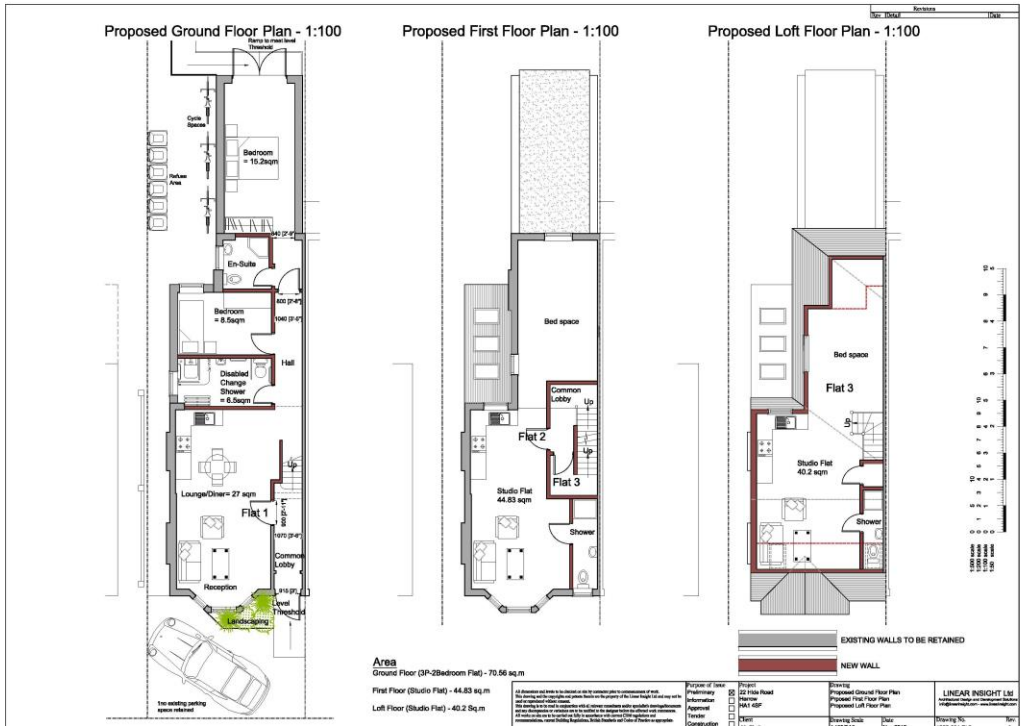
Rear Garden





APPENDIX 3: PLANS AND ELEVATIONS





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