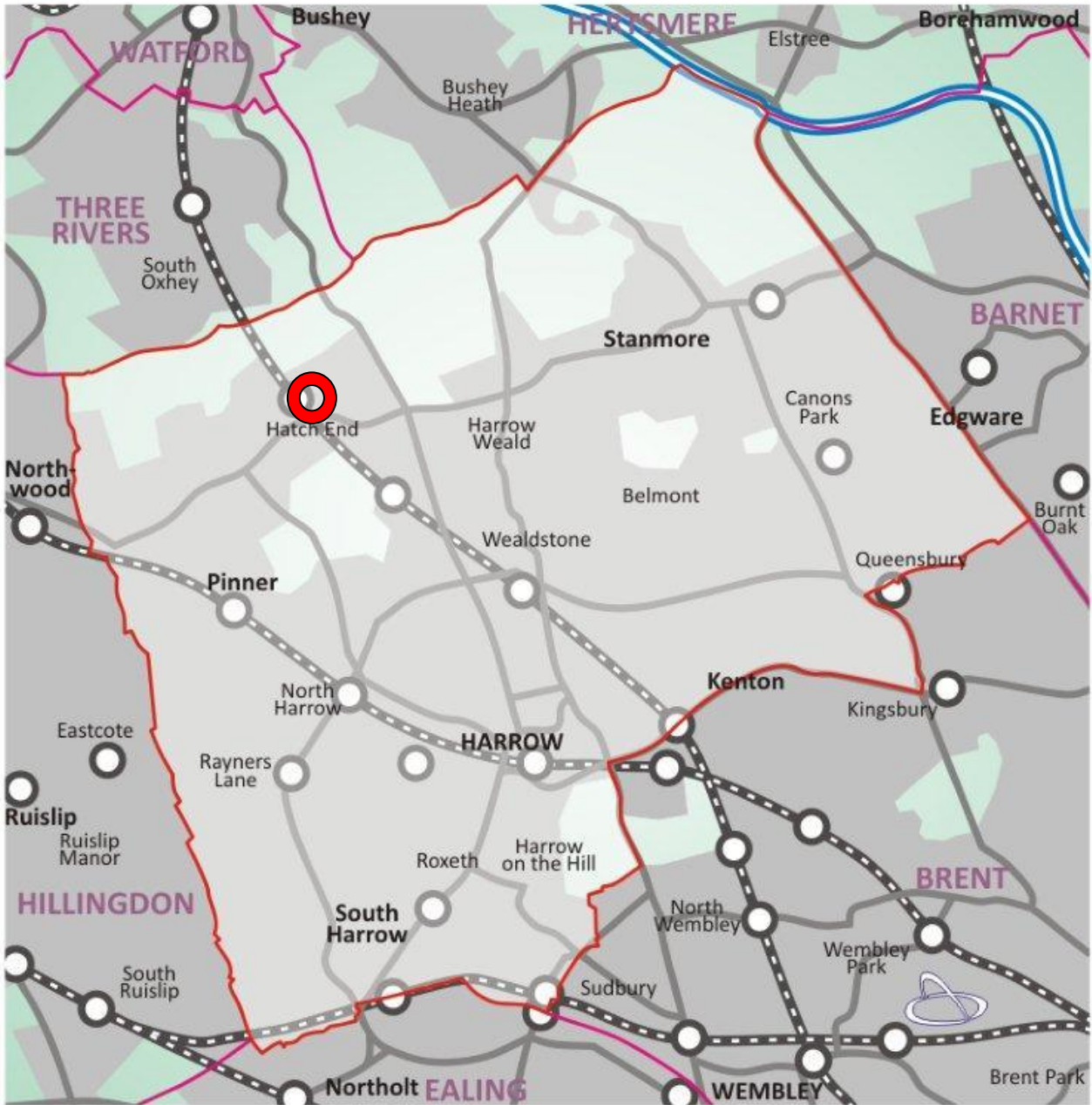
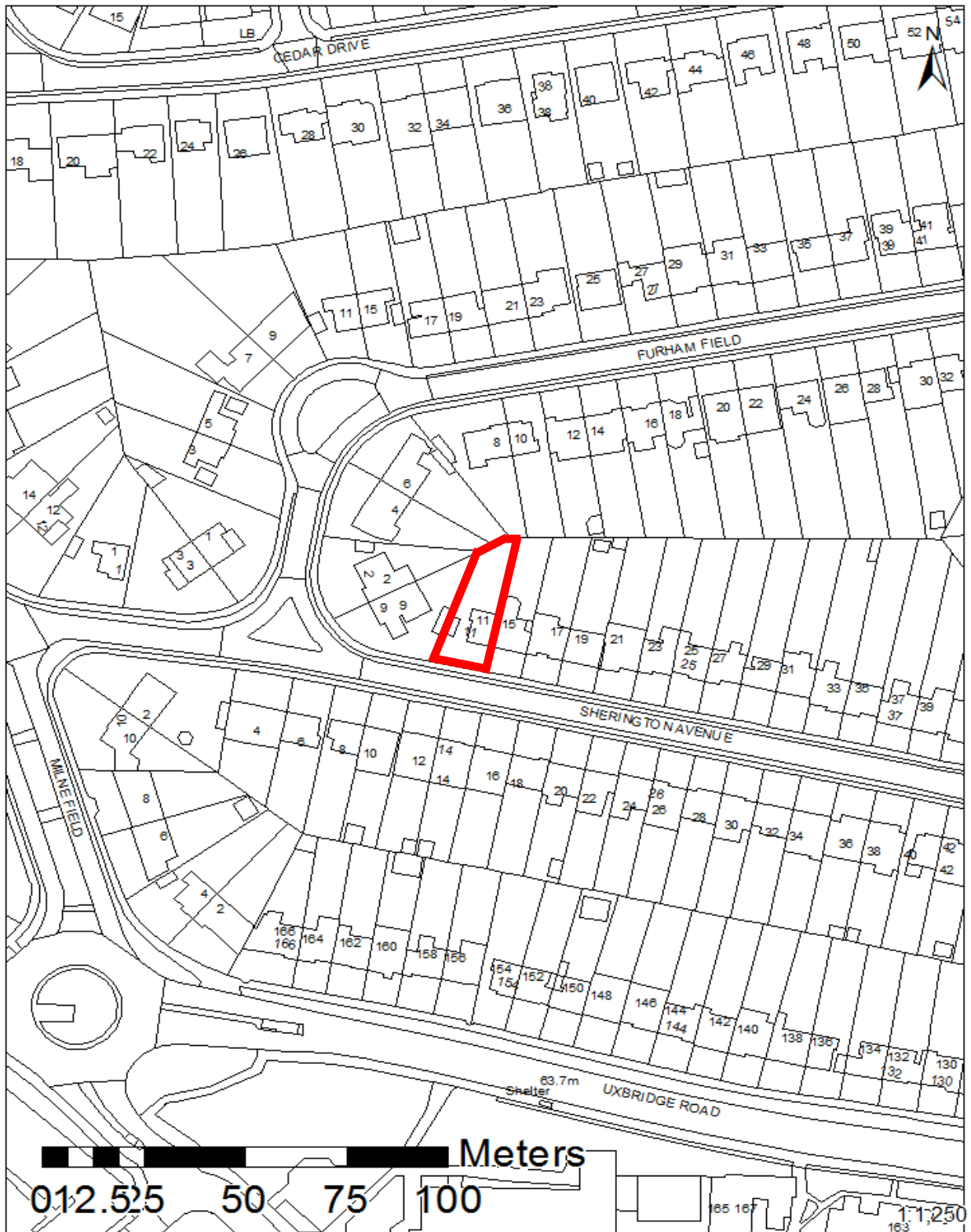


 = application site



11 Sherington Avenue, Pinner	P/5427/17
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11 Sherington Avenue, Pinner **P/5427/17**

LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

21st FEBRUARY 2018

APPLICATION NUMBER: P/5427/17
VALIDATE DATE: 22/12/2017
LOCATION: 11 SHERINGTON AVENUE
WARD: HATCH END
POSTCODE: HA5 4DU
APPLICANT: MR SHAHARAN DEEN
AGENT: N/A
CASE OFFICER: KATIE PARKINS
EXPIRY DATE: 6TH FEBRUARY 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:

Single and two storey side to rear extension, single storey rear extension, rear dormer, two rooflights in front roofslope to create habitable roofspace.

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

The proposed development 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 applicant is related to a member and therefore falls outside Part 1 (C.iii) of the Scheme of Delegation.

The application was deferred from the Planning Committee on the 24th January 2018 to allow members to conduct a site visit.

Statutory Return Type:	21 Householder
Council Interest:	None
GLA Community	Not applicable
Infrastructure Levy (CIL)	Not applicable
Contribution (provisional):	Not applicable
Local CIL requirement:	Not applicable

HUMAN RIGHTS ACT

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

EQUALITIES

In determining this planning application the Council has regard to its equalities obligations including its obligations under section 149 of the Equality Act 2010.

For the purposes of this application there are no adverse equalities issues.

S17 CRIME & DISORDER ACT

Policies 7.3.B and 7.13.B of The London Plan and Policy DM1 of the Development Management Policies Local Plan require all new developments to have regard to safety and the measures to reduce crime in the design of development proposal. It is considered that the development does not adversely affect crime risk.

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985 BACKGROUND PAPERS USED IN PREPARING THIS REPORT:

- Planning Application
- Statutory Register of Planning Decisions
- Correspondence with Adjoining Occupiers
- Correspondence with Statutory Bodies
- Correspondence with other Council Departments
- National Planning Policy Framework
- London Plan
- Local Plan - Core Strategy, Development Management Policies, SPGs
- Other relevant guidance

LIST OF ENCLOSURES / APPENDICES:

Officer Report:

Part 1: Planning Application Fact Sheet

Part 2: Officer Assessment

Appendix 1 – Informatives

Appendix 2 – Site Plan

Appendix 3 – Site Photographs

Appendix 4 – Plans and Elevations

OFFICER REPORT

PART 1: Planning Application Fact Sheet

The Site	
Address	11 Sherington Avenue, Pinner, HA5 4DU
Applicant	Mr Shaharan Deen
Ward	Hatch End
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 No 11 Sherington Avenue, a two-storey semi-detached dwellinghouse. The site has a prominent position within the streetscene due to its location on the corner of Sherington Avenue and Furham Field. The application site has a staggered building line with the neighbouring property No.9 Furham Field, and as such there are direct views of the flank wall of the host dwelling.
- 1.2 The adjoining property, No.15 Sherington Avenue has been previously extended by a single storey rear extension with a depth of approximately 3.3m and a rear dormer.
- 1.3 There are no significant changes in ground level.

2.0 PROPOSAL

- 2.1 It is proposed to build a two storey side to rear extension, single storey rear extension, rear dormer, two rooflights to front roofslope to create habitable roofspace.
- 2.2 The proposed side extensions would be 3.1m wide with a depth of 9.4m. It would be set-back at first floor level by 1m. It would be set-back from the sites boundary by approximately 1m. The proposed two-storey rear element would be 4.1m wide and would project 3m beyond the rear elevation of the original dwellinghouse. It would be set-in from the proposed flank wall of the two storey side extension by 500mm, and would be set-in from the sites boundary by 1.5m.
- 2.3 The proposed single storey rear extension would be 3m deep, and 8.8m wide. It would be set-in from the flank wall by 500mm. At single storey level it would be 3m in height with a flat roof.
- 2.4 The proposed rear dormer would be 2m wide and 1.6m in height with a flat roof. It would be set-in from the party wall by 0.7m, and set-up from the eaves by 1m.
- 2.5 In addition, it is proposed to install two rooflights in the front roofslope.

3.0 RELEVANT PLANNING HISTORY

- 3.1 There is no relevant planning history for the site.

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 10/01/2018.

4.3 Adjoining Properties

Number of letters Sent	6
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.

4.8 A summary of the response received along with the Officer comments are set out below:

Details of Representation	Summary of Comments	Officer Comments
Ms Hiroo Chothia 15 Sherington Avenue	Objects to the application due to: <ul style="list-style-type: none">• The impact on the character and appearance of our adjoining property.• Loss of light• Lack of privacy	Issues relating to impact to character and appearance are addressed in Section 6.2 of this report. Issues relating to impact to residential amenities are addressed in Section 6.3 of this report.

4.4 Statutory and Non Statutory Consultation

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

4.6 External Consultation

4.7 Not applicable.

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 In this instance, the Development Plan comprises The London Plan 2016, The Harrow Core Strategy 2012 [CS], Harrow and Wealdstone Area Action Plan (AAP) 2013, the Development Management Policies Local Plan 2013 [DMP], the Site Allocations Local Plan SALP 2013 [SALP].

5.3 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.

5.4 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 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.

5.5 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;

- 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 Policy 7.4 of the London Plan (2016) requires development to have regard to the form, function and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. Policy 7.6 of the London Plan (2016) requires buildings to make a positive contribution to a coherent public realm, streetscape and wider cityscape.

- 6.2.2 Policy DM1 of the Development Management Policies Local Plan seeks to ensure a high standard of development.
- 6.2.3 The Council's adopted SPD states that "Extensions should harmonise with the scale and architectural style of the original building, and the character of the area" (Paragraph 6.6). It goes on to say that "an extension should have a sense of proportion and balance, both in its own right and in its relationship to the original building and should not dominate the original building or surrounding area".
- 6.2.4 Paragraph 6.46 of the adopted SPD relates to two-storey side extensions and states subject to site circumstances, the minimum requirements are a set-back of the first floor front wall by at least 1m. Paragraph 6.52 states side extensions on corner sites should have a subordinate roof and should be sited a minimum of 1m from the corner boundaries at first floor level. The proposed two storey side to rear extension would be set-back at first floor level from the front corner by 1m. In addition, it would have a subservient roof and would be set-back from the boundary of the site by 1m - 1.5m.
- 6.2.5 Paragraph 6.59 of the adopted SPD specifically relates to single storey rear extensions and suggests a depth of 3m on a semi-detached house. The proposed single storey rear extension with a depth of 3m beyond the rear wall of the original dwellinghouse, therefore complies with this guidance. Paragraph 6.63 states "the finished height of an extension abutting a residential property should be a maximum of 3 metres on the boundary for a flat roof". The proposed single storey rear extension with a height of 3m therefore complies with this guidance. The proposed single storey rear extension would accord with paragraphs 6.59 and 6.63 of the adopted Residential Design Guide SPD in terms of depth of projection and height respectively. The height and depth of the proposed single storey rear extension would be a proportionate and subservient addition to the existing dwellinghouse and would respect the established pattern of development in the surrounding area.
- 6.2.6 With regards to roof alterations the SPD states that 'generally dormers should be subordinate features in the roof, and should not overlap or wrap around the roof hips and should never rise above the ridge. As such, dormers should achieve visual containment within the roofslope (paragraph 6.68). To achieve visual containment paragraph 6.70 requires that a dormer should be set-in at least 0.5m from a shared (party) boundary with an attached house and set-back at least 1m from the roof eaves and the gable-end. The proposed dormer, due to its size and siting would therefore comply with this guidance. Furthermore, the proposed rooflights on the front elevation are a typical feature within a suburban area.
- 6.2.7 The proposed development is of a modest size and scale and is considered proportionate to the existing dwellinghouse. It is therefore considered that the proposal would have an acceptable impact on the character and appearance of the house and the area in accordance with the NPPF (2012), Harrow Core Strategy (2012) CS1.B, policies 7.4.B and 7.6.B of The London Plan,

6.3 Residential Amenity - Neighbouring Occupiers

- 6.3.1 Policy DM1 seeks to “ensure that the amenity and privacy of occupiers of existing and proposed dwellings are safeguarded.”
- 6.3.2 The proposed two storey side and rear extension would be set-back from the sites boundaries by 1m and 1.5m, respectively. The proposed two-storey rear extension would be set-back from the party wall shared with No.15 Sherington Avenue by approximately 4.8m. The submitted drawings indicate that no part of the proposed first floor rear extension would interrupt a 45 degree splay from the first floor corner of the neighbouring properties. The proposed two-storey side to rear extension due to its design, size and siting, including its set-back from the boundaries of the site and relationship with neighbouring properties, would result in an addition which would not appear unduly prominent from the neighbouring properties and would not result in a detrimental impact to their residential amenities.
- 6.3.3 The flank walls of the proposed two-storey side to rear extension would contain one window at first floor level only facing the western site boundary, however this would serve a bathroom. In order to ensure the proposed development would not result in overlooking to neighbouring properties, it is considered appropriate to include a condition to restrict any further first floor windows in the without the prior written approval of the LPA.
- 6.3.4 Whilst the proposed development includes a window at first floor level in the rear elevation and in the dormer, it is considered that this window would not overlook any additional areas than what is currently experienced from existing first floor windows, and this type of relationship is typical in suburban settings.
- 6.3.5 Paragraph 6.59 of the adopted SPD specifically relates to single storey rear extensions and suggests a depth of 3m on a semi-detached house. The proposed single storey rear extension with a depth of 3m beyond the rear wall of the original dwellinghouse, therefore complies with this guidance. Paragraph 6.63 states "the height of single storey rear extensions should be minimised to restrict the impact on the amenities of neighbouring residents. Subject to site considerations, the finished height of an extension abutting a residential property should be a maximum of 3 metres on the boundary for a flat roof". The proposed single storey rear extension with a height of 3m therefore complies with this guidance. Furthermore, it would not project beyond the existing single storey rear extension at the adjoining property No.15 Sherington Avenue. Therefore, due to the modest size of the proposed single storey rear extension, its siting and its relationship with neighbouring properties, the proposed extension would not appear unduly prominent nor result in a detrimental impact to the residential amenities of neighbouring properties. However, the proposed flank wall facing No.15 Sherington Avenue would be adjacent to the party wall. Therefore, in order to prevent any overlooking and loss of privacy to the

adjoining property, it is considered appropriate to include a condition to ensure the glazing is obscured.

6.3.6 It is considered that the rooflights to the front of the property would be no more harmful than the impact on neighbouring properties opposite from that experienced from existing first floor windows.

6.3.7 In summary, the proposal is considered to be acceptable in terms of its impact to the residential amenities of neighbouring properties, in accordance to policy 7.6.B of the London Plan (2016), policy DM1 of the Harrow Development Management Policies (2013) and the adopted SPD: Residential Design Guide (2010), subject to conditions to prevent the installation of any further windows in the north, south and west elevations at ground and first floor levels, and a condition requiring the first floor windows in the north and south elevations to have obscured glazing and to be non-opening below 1.7m from floor level.

6.4 Development and Flood Risk

6.4.1 The development would result in additional hardsurfacing on the site. Although the site is located within a Critical Drainage Area, sustainable urban drainage [SuDs] is encouraged. An informative is attached to this effect.

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 proposed development is modest in size and is sympathetic to the existing property and would therefore not result in a detrimental impact to amenities of neighbouring properties or to the character and appearance of the surrounding area. Accordingly, the development is considered to accord with development plan policies.

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: 1:1250 Location Plan; 1:500 Site Plan; DRG01; DRG02; Photos.

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 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.

4 Glazing – Obscured

The first floor window in the west elevation of the proposed development shall: (a) be of purpose-made obscure glass, (b) be permanently fixed closed below a height of 1.7m above finished level, and shall thereafter be retained in that form.

REASON: To safeguard the residential amenities of neighbouring residents, in accordance with Policy DM1 of the Harrow Development Management Policies Local Plan (2013).

5 Glazing – Future

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 east and west 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).

INFORMATIVES

1 **Policies**

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

The London Plan 2016:
D1, D2

The Draft London Plan 2017:
D1, D2

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 Document - Residential Design Guide 2010

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. Pre-application advice was sought and provided and the submitted application was in accordance with that advice.

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 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



APPENDIX 3 : SITE PHOTOGRAPHS



Front elevation of application site and the adjoining property No. 15 Sherington Avenue.



Front elevation of the application site



Rear elevation of 11 Sherington Avenue



Rear elevation of the adjoining property No.15 Sherington Avenue



Rear garden of application site.



Rear elevation of neighbouring properties No.9 Sherington Avenue and the adjoining property No.2 Furham Feild.



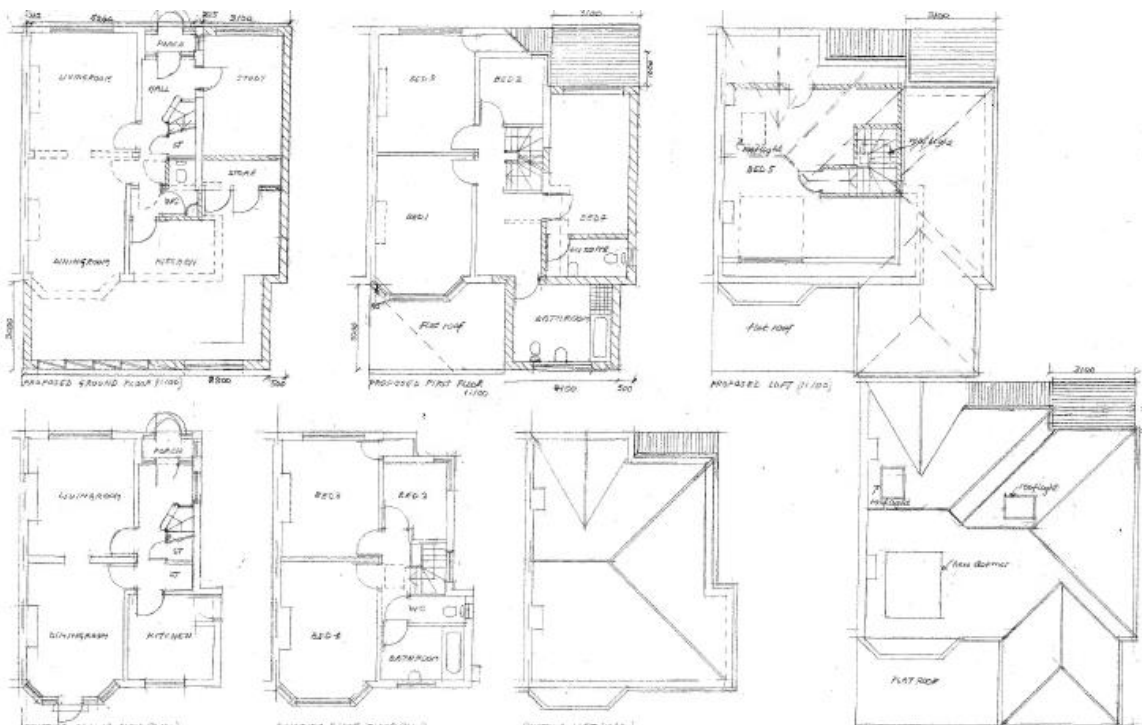
Front/side elevation of host dwelling when viewed from Furham Field

APPENDIX 4 : PLANS AND ELEVATIONS

Existing and Proposed Elevations



Existing and Proposed Floorplans



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