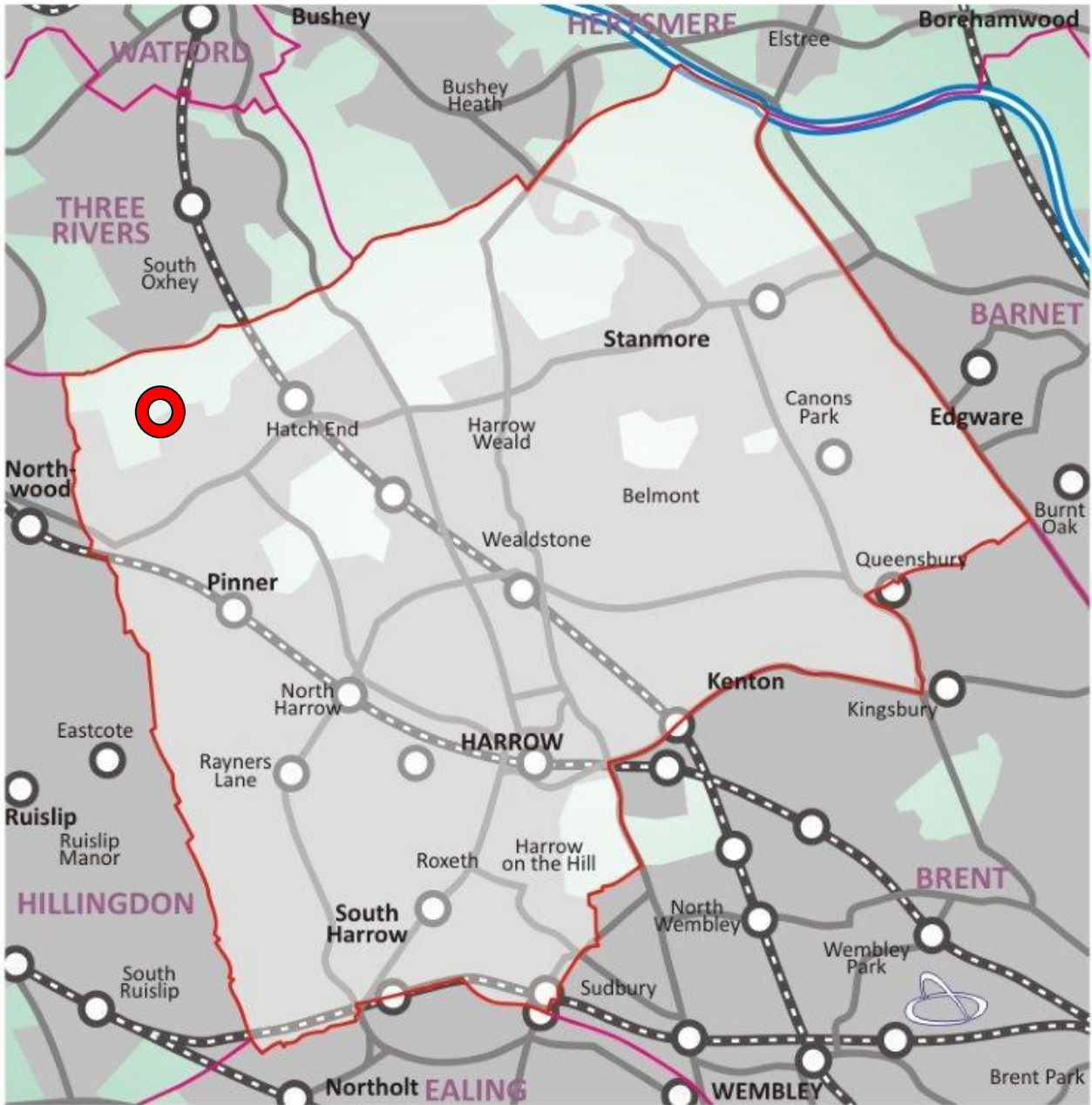
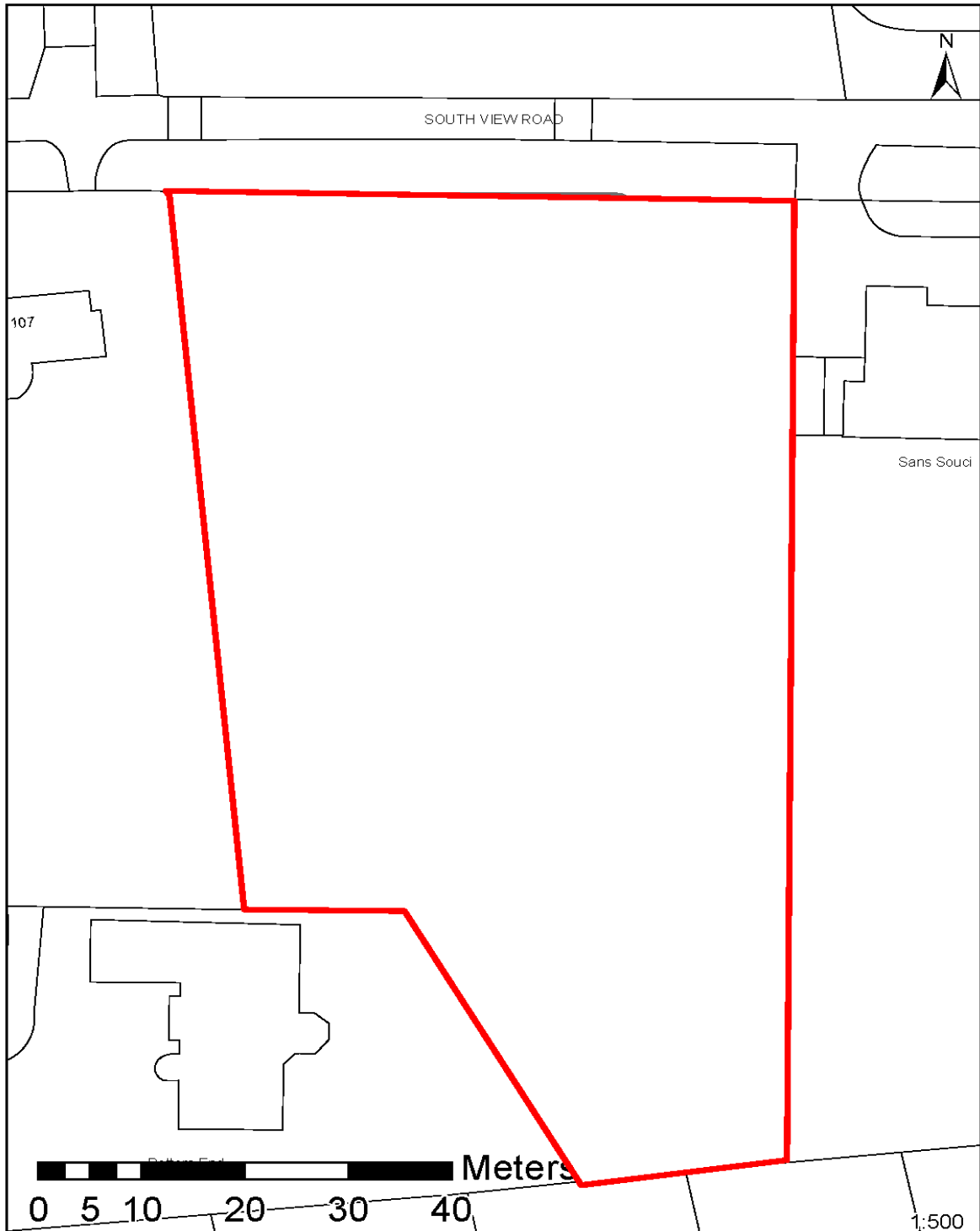


 = application site



Linden House, South View Road, Pinner	P/0708/18
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Linden House, South View Road, Pinner	P/0708/18
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LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

25th APRIL 2018

APPLICATION NUMBER: P/0708/18
VALIDATE DATE: 20/02/2018
LOCATION: LINDEN HOUSE, SOUTH VIEW ROAD, PINNER
WARD: PINNER
POSTCODE: HA5 3YD
APPLICANT: MR AMARJIT SINGH HUNDAL
AGENT: LUMIERE DEVELOPMENTS
CASE OFFICER: TENDAI MUTASA
EXPIRY DATE: 25/04/2018

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.

Four storey rear corner infill extensions; single storey side link extension; alterations and extension to roof to form crown roof with rooflights; four rear dormers; rear extension to detached garage; external alterations (demolition of side extension)

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.

INFORMATION

This application is reported to Planning Committee as the decision has been called in by a Nominated Member.

Statutory Return Type: E21 Householder Development
Council Interest: N/A
GLA Community Infrastructure Levy (CIL) Contribution (provisional): £10,500.00
Local CIL requirement: £33,000.00

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 – 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	Linden House, South View Road, Pinner, HA5 3YD
Applicant	Mr Amarjit Singh Hundal
Ward	Pinner
Local Plan allocation	None
Conservation Area	The Pinner Hill Estate Conservation Area
Listed Building	N/A
Setting of Listed Building	N/A
Harrow Weald Area of Special Character	YES
Tree Preservation Order	YES
Green Belt	YES

PART 2: Assessment

1.0 SITE DESCRIPTION

- 1.1 The site contains a large two/ three storey detached dwellinghouse on the southern site of South View Road, situated on a large plot.
- 1.2 The dwellinghouse was constructed in the early 1990's and retains its original form.
- 1.3 There is a detached garage located on the western side of the dwellinghouse and a disused outdoor swimming pool.
- 1.4 Site levels within the rear garden vary whereby the land slopes gently in a southerly direction, however, there are areas within the site where the level changes are more pronounced for example the area around the rear of the dwellinghouse and the tennis court within the rear most section of the subject site.
- 1.5 The site is located within the Pinner Hill Estate Conservation Area, the Metropolitan Green Belt and the Harrow Weald Area of Special Character.
- 1.6 The Pinner Hill Estate Conservation Area is characterised by low density housing in large plots within a semi-rural setting.

2.0 PROPOSAL

- 2.1 The application proposes to demolish the existing side extension, extend the detached garage and undertake the following extensions' alterations to the existing dwellinghouse:
- 2.2 Four storey rear corner extensions 3.70m wide and 1.25m deep.
- 2.3 Single storey rear extension to garage;
- 2.4 Glazed link walk-way to garage extension;
- 2.5 Alterations to roof to include the creation of a crown roof, four rear dormers.

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/3312/14	Demolition Of Utility Room, Detached Garage And Outbuildings; Alterations	Refused on 13/10/2014 An appeal was lodged reference

	<p>And Extensions To Front Porch And Canopy Over; Single Storey Rear Extensions; Extension To Basement To Provide New Swimming Pool, Gym Area And Plant Room; Associated Works To Ground Levels And Retaining Walls; Glazed Link Walk-Way Extension; Replacement Detached Garage Including Solar Panels, Sun Pipes And External Stairwells; Alterations To Roof To Include The Raising Of The Roof Height, Four Rear Dormers and Rooflights In Both Side Roofslopes; External Alterations Incorporating New Pitched Roof Over Existing Two Storey Rear Projection And Juliette Balconies With Balustrades; Changes To Fenestration Including Replacement Windows; Insertion Of Gate To Front Boundary Wall</p>	<p>number APP/M5450/W/3002236/APP/5450/W/3002473. This was dismissed and the Inspector agreed that the extensions were inappropriate development in the Green Belt. Further it was agreed that the proposals were harmful to the openness of the Green Belt due to the overall bulk. The floor space proposed was more than half the existing. The Inspector however disagreed with the Council regarding harm to the character and appearance of the area and Conservation Area. The crown roof was also not considered to be harmful.</p>
P/3326/14	<p>Demolition of detached house, garage and outbuildings; construction of two storey detached house with basement to include link to detached garage and habitable accommodation in roof; boundary wall and gates; associated landscaping</p>	<p>13/10/2014 Appeal dismissed</p>
P/4233/17	<p>Redevelopment to provide two x two storey detached dwellinghouses with basements and accommodation in roofs</p>	<p>Current but appeal lodged for non-determination</p>
P/4242/17	<p>Four storey rear corner</p>	<p>Current but appeal lodged for non-</p>

	infill extensions; single storey side link extension; alterations and extension to roof to form crown roof with rooflights; four rear dormers; rear extension to detached garage; external alterations (demolition of side extension)	determination
P/4368/17	Outline consent with all matters reserved: Redevelopment to provide a two storey detached building with basement and accommodation in roof to create nine flats; Basement parking	Current but appeal lodged for non-determination

4.0 **CONSULTATION**

4.1 A total of 6 notification letters were sent to neighbouring properties regarding this application.

4.2 The public consultation period expired on 26/10/2017.

4.3 Adjoining Properties

Number of letters Sent	5
Number of Responses Received	4
Number in Support	0
Number of Objections	4
Number of other Representations (neither objecting or supporting)	n/a

4.4 5 objections were received from adjoining residents and 1 objection was received from the Pinner Association.

4.5 A summary of the responses received along with the Officer comments are set out below: It is noted that some of the objects relate to other applications under different references.

Details of Representation	Summary of Comments	Officer Comments
Flooding	Objects to the application due to: Risk to flooding	The Drainage Team have been consulted and an informative has been attached to this permission to address this
Size of house	Due to a large house being built, this could increase problems with sewerage.	It is considered that this will remain a single dwellinghouse and as such would require the applicant to contact the services who deal with this matter. It is noted that this objection relates to a different application
Access during construction	Access to the site for construction vehicles is restricted due to the small road leading to the estate.	These are relatively modest extensions and it is up to the applicant to deal with access arrangements during construction
Proportions	The proposals are overdevelopment of the site and represent very significant extensions to what is already an extremely a large house in a conservation area. The intension is to convert the property to multi-family use which would lead to problems with traffic.	The proposals are considered to be modest and in comparison to the refused scheme these are not bulky and also taking note of the Inspector's decision which concluded that the refused scheme was acceptable in character. The proposals are for a single family dwelling and therefore the proposals would not exacerbate car parking problems
Dumping on site	The grounds are being used for dumping	This is not a material planning consideration
Precedent	Granting planning permission to one application will mean other will be granted	Every application is dealt with on its own merits. This is not a joint application
Ongoing works	Owners have started works inside to appease the Council to rush a decision.	This application has been assessed without considering the internal works which do not require planning permission

Recent appeal decisions	No new special circumstances exist since the lost appeals	The appeal decision has been taken into account in this recommendation
Disproportionate extensions	The extensions especially to the garage are out of context and bulky and would increase noise levels	These issues have been addressed in sections 6.2, 6.3, 6.4 and 6.5 of the report
Unclear plans	Proposals are unclear as they show a swimming pool which was built without planning permission.	This application will only assess details which have been applied for in the application form. Any unauthorised developments on site are the subject of planning enforcement
Overlooking	The rooms from the crown roof would result in overlooking and loss of privacy.	It is considered that due to the distance between the applicant building and neighbouring buildings no overlooking would occur over and above what could be experienced in suburban areas

4.6 Statutory and Non Statutory Consultation

4.7 The following consultations have been undertaken:

LBH Tree Officer Conservation Officer The Pinner Association Pinner Hill Residents Association CAAC

4.8 External 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
CAAC	The extensions would be massive	This has been addressed in sections 6.0 to 6.5 of the report under headings; Green Belt and Area of Special Character Character and Appearance of

		the Conservation Area
Pinner Hill Residents Association	Proposals are an overdevelopment of the site and represent urbanisation of a rural estate.	This has been addressed in sections 6.0 to 6.5 of the report under headings; Green Belt and Area of Special Character Character and Appearance of the Conservation Area

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 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;

Green Belt and Area of Special Character
Character and Appearance of the Conservation Area
Regeneration

Impact on Residential Amenity
Traffic, Parking and Drainage
Impacts on Trees

6.2 Principle of development on Green Belt Land

- 6.2.1 The NPPF consolidates previous National Planning Policy Statements and Guidance, including Planning Policy Guidance 2 'Green Belts'. Paragraphs 79 – 92 of the NPPF provide policy guidance in relation to 'Protecting Green Belt Land', stating that the fundamental aim is to prevent urban sprawl by keeping land permanently open and that the essential characteristics of Green Belts are their openness and their permanence. Paragraph 87 of the NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.
- 6.2.3 Policy 7.16 of the London Plan supports the aim of the NPPF and states that 'the strongest protection should be given to London's Green Belt. Inappropriate development should be refused except in very special circumstances.' This is further supported by Policy CS1.F of Harrow's Core Strategy which seeks to safeguard the quantity and quality of the Green Belt from inappropriate or insensitive development.
- 6.2.4 Paragraph 88 of the NPPF states that 'When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations'. This is supported by policy DM16 of the Development Management Policies Local Plan which states that 'proposals for inappropriate redevelopment or which, for other reasons, would harm the Green Belt or Metropolitan Open Land will be refused in the absence of clearly demonstrated very special circumstances'.
- 6.2.5 The NPPF goes on to inform the determination of whether any particular development in the Green Belt is appropriate or not, by stating in paragraph 89 that 'a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt'. It does however set out six exceptions to this, which inter alia include replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces; limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan and limited infilling or the partial or complete redevelopment of previously developed site (Brownfield land).

Existing	Proposed	% Increase
964.57sqm	1224.83sqm	29.98%

- 6.2.6 The percentage increase in proposed floor area equates to 29.98% above the original. Therefore, based on the existing site circumstances and that part of the proposed floor area and volume increase would be contained within the demise of the existing building, it is considered that the development would not amount to an unacceptable encroachment on to Green Belt land.

6.2.7 This application follows a scheme to extend the property which was refused in 2014 and subsequently an appeal was lodged on reference number APP/M5450/W/3002236/APP/5450/W/3002473. This appeal was dismissed and the Inspector agreed that the extensions were inappropriate development in the Green Belt. Further it was agreed that the proposals were harmful to the openness of the Green Belt due to the overall bulk. The floor space proposed was more than half the existing. In this application the proposed footprint is only 29.98% of the existing and therefore it is considered that the reason for refusal has been overcome.

6.2.8 The proposed extensions seek to construct a sustainable development on this site and due to the modest proportions are considered to warrant the very special circumstances that would be required to outweigh the harm the proposal would have upon the character of the Green Belt. The proposed extensions by reason of modest proportions would not result in disproportionate additions to the original dwellinghouse and would therefore not constitute inappropriate development in the Green Belt. The proposal would therefore not be detrimental to the character and appearance of the Green Belt in accordance with the policies set out above.

6.3 Impact upon the openness of the Green Belt

6.3.1 The NPPF does not give specific guidance on how to assess impacts on Green Belt openness. The London Plan is also silent on this matter. However, Policy DM16 of Harrow's Development Management Policies Local Plan requires the assessment of Green Belt openness to have regard to:

- a. the height of existing buildings on the site;*
- b. the proportion of the site that is already developed;*
- c. the footprint, distribution and character of existing buildings on the site; and*
- d. the relationship of the proposal with any development on the site that is to be retained.*

6.3.2 This policy recognises that judging impacts on Green Belt openness involves more than a mathematical exercise of comparing existing and proposed footprints, floor areas and volumes.

6.3.3 The subject dwellinghouse on the site is set on a spacious plot and retains space around the building and is independent to the existing garage on this site. The proposed seeks to add a link between the house and the proposed replacement garage and would therefore infill the space around the building. The 2014 application was refused because the link from the main house to the garage would have had glazed walls and a green roof over which would have added some solidness to this link. Furthermore, a proposed basement would have significantly encroached into the openness of the space.

6.3.4 In addition to this, the refused scheme proposed an increase in height of the main roof by 0.95m, taller than the existing dwellinghouse and would have included a crown roof detail which emphasised the bulk and scale of the development therefore further impacting on the open character of the Green

Belt. In the appeal decision, the Inspector agreed with the council regarding the harm to the openness. In this application no increase in height is proposed and the glazed link does not have a solid glass roof. Also the proposed alterations to the rear are contained within the built envelope of the existing building and as such are not projecting beyond the rear elevation of the existing.

6.3.5 As such, it is considered that the proposed extensions would not have a detrimental impact upon the openness of the Green Belt in accordance with the guidance contained in the NPPF and the development plan. A reason for refusal of a previous application has been overcome.

6.4 Impact upon the Area of Special Character

6.4.1 The application property is also sited within the Harrow Weald Ridge Area of Special Character. Policy DM 6 of the DMLP (2013) states that proposals affecting an area of special character will be considered having regard to the impact of the proposal upon the strategic value of the area of special character...proposals that would substantially harm an area of special character, or its setting, will be refused.

6.4.2 As discussed above, the location of the site within the Green Belt is an integral part of the special character of this area and that no harm has been identified above in terms of inappropriate development within the Green Belt and as such the proposals would not impact upon the special character of this area and therefore the proposal is considered to be in accordance with the above policy.

6.5 Character and appearance of the Conservation Area

6.5.1 London Plan policy 7.4B states, inter alia, that all development proposals should have regard to the local context, contribute to a positive relationship between the urban landscape and natural features, be human in scale, make a positive contribution and should be informed by the historic environment.

6.5.2 London Plan policy 7.6B states, inter alia, that all development proposals should; be of the highest architectural quality, which complement the local architectural character and be of appropriate proportion, composition, scale and orientation.

6.5.3 London Plan policy 7.8D states that development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

6.5.4 Core Policy CS1.B specifies that 'All development shall respond positively to the local and historic context in terms of design, siting, density and spacing, reinforce the positive attributes of local distinctiveness whilst promoting innovative design and/or enhancing areas of poor design; extensions should respect their host building.'

6.5.5 Policy DM1 of the DMP gives advice that "all development proposals must achieve a high standard of design and layout. Proposals which fail to achieve a

high standard of design and layout, or which are detrimental to local character and appearance, will be resisted.”

- 6.5.6 Policy DM7 of the DMP in assessing proposals that affect heritage assets, including non-designated heritage assets, seeks to secure the preservation, conservation or enhancement of a heritage asset and its setting, or which secure opportunities for sustainable enjoyment of the historic environment.
- 6.5.7 Pinner Hill Conservation Area’s special interest is defined by the CAAMS as relating to:
the area’s low density of development and surrounding open greenery or wooded environs. There is an overall secluded and tranquil feel to the area that is complemented by the private nature of the estate. The informal road layout and high architectural quality of the mix of styles from Arts and Crafts to Art Deco and Tudor Revival inspired properties, serve to create a unique sense of place. The atmosphere is enhanced by the sheltering of mature trees and hedgerows, as well as the glimpsed views out over Pinner and beyond’.
- 6.5.8 There is a good rural character to the area. The CAAMS states that there is an increased demand for extensions in this conservation area, which could damage the low density of development that forms an integral part of the special character of the area. Pressure for large extensions including two storey side and rear as well as new buildings, including garages and large outbuildings.
It states *‘The properties within this conservation area are detached, of reasonably large scale and set within substantial gardens’. ‘The increasing pressure of alteration and development threatens to damage the original character of the buildings by removing original fabric and / or by detracting attention from the original design. It also threatens to reduce the size of the large gardens that form an important setting to these properties, which would disrupt the continuity in the plan form of the area’.*
- 6.5.9 This property is sited in the Pinner Hill Conservation Area. The special character and appearance of that area is partly identified by the Pinner Hill Conservation Area Appraisal and Management Strategy (CAAMS) which states: ‘Pinner Hill Estate CA’s special interest is derived from the area’s low density of development and surrounding open greenery or wooded environs. There is an overall secluded and tranquil feel to the area that is complemented by the private nature of the estate. The informal road layout and high architectural quality of the mix of styles from Arts and Crafts to Art Deco and Tudor Revival inspired properties, serve to create a unique sense of place. The atmosphere is enhanced by the sheltering of mature trees and hedgerows, as well as the glimpsed views out over Pinner and beyond’.
- 6.5.10 The 2015 joint appeal decision references APP/M5450/W/3002236 and APP/M5450/W/3002473 note that: ‘The conservation area is characterised by individually designed houses in a range of sizes, generally with spacious landscaped plots. Some of the houses are smaller, with designs which would reflect a rural tradition and other influences include the Arts and Crafts movement, Italianate and art-deco styles, whilst others possess more

commonplace designs. There are a number of large dwellings, of which the appeal property is one'. The area is thus characterised by single family dwelling houses of traditional design and character. The conservation Officer has commented that the proposal is similar to the last where the appeal was dismissed in some aspects. In this application the proposal would not result in significant increase in footprint than the refused scheme at less than 30%. Further, the proposed four storey rear extensions would be contained within the envelope of the existing building and as such would not project beyond the existing rear elevations of the existing building. In the appeal decision, the Inspector mentioned that the extensions would preserve the character and appearance of the conservation area. The refused crown roof was smaller than the proposed. Although, there are some differences as the crown roof is now much larger. The recent appeal decision is a material consideration in this instance as it noted that a crown roof in this location is acceptable and the glazed link to the garage is also appropriate. The alterations to the garage including the glazed link are therefore considered to be acceptable additions to the existing.

- 6.5.11 The proposed rear dormers are designed to be visually contained within the rear roof slope in terms of their overall scale and design. These are appropriate within this Conservation Area.
- 6.5.12 Therefore the proposal would preserve the character and appearance of the Pinner Hill Conservation Area.
- 6.5.13 In conclusion, it is considered that the proposed development would not result in a development which is unduly bulky or visually obtrusive and would not be at odds with the simplistic semi-rural character and appearance of the Pinner Hill Estate Conservation Area. The proposal would therefore preserve or enhance the character and appearance of Pinner Hill Estate Conservation Area in accordance with the policies contained in the National Planning Policy Framework (2012), policies 7.4B and 7.8 C/D of The London Plan (2016), Core Policy CS 1 of the Harrow Core Strategy (2012), policies DM1 and DM7 of the Development Management Policies Local Plan (2013 and the adopted Supplementary Planning Document: Pinner Conservation Areas – Appendix 9: Pinner Hill Estate Conservation Area Character Appraisal and Management Strategy (2009).

6.6 Regeneration

- 6.6.1 The London Plan policy 7.4B, Core Policy CS1B of the Harrow Core Strategy (2012) and policy DM 1 and DM7 of the Harrow Development Management Policies Local Plan (2013) 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.
- 6.6.2 The proposed development would meet the requirements of the above policies and guidance by ensuring that extensions remain subordinate to the existing dwellings and that they do not harm the character and appearance of the area.

6.7 Residential Amenity

- 6.7.1 Policy DM1 seeks to “ensure that the amenity and privacy of occupiers of existing and proposed dwellings are safeguarded. Development proposals would be required to meet policy DM1 of the Development Management Policies Local Plan (2013), which 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”. This is supported at Paragraph 6.18 in the RDG which states that “ the acceptability of an extension will be determined on a case by case basis taking into account particular site considerations including: the design and character of the existing and neighbouring houses (established pattern of development)”.
- 6.7.2 In assessing the impact of the proposed development on the neighbouring properties at Sans Souci and Highfield, the proposed development in terms of its layout and scale would be sufficiently set away from the site boundaries adjoining these neighbours so as to not intercept any horizontal 45 degree splays taken from the nearest first floor corners of these dwellings. As such, the proposal would have no impact in terms of loss of light or outlook. The proposal would include new dormers at the rear. However, given the siting of the proposed development from the site boundaries, this aspect of the proposal would not result in any unacceptable level of overlooking of the neighbouring gardens.
- 6.7.3 The proposed development would be sufficiently set away from Potters End, Redwigs and Sundar Nivas, which all abut the rear boundary of the subject site.

6.8 Trees, Traffic and Parking

- 6.8.1 The trees in the rear garden are subject to a Tree Preservation Order (TPO No.221). The trees along the site boundary with Highfield and the frontage of the site are also protected by virtue of them being located within a conservation area
- 6.8.2 The submitted tree impact and assessment report asserts that the trees located along the frontage (T1 to T5 as noted on the site block plan) would not be affected by the proposal due to their siting along the frontage. T6, T7, T8 and T9 are sited closer to the development proposal. The report highlights the most important tree as T9 which is an Oak Tree which has been classified as a Category A tree.
- 6.8.3 The Council’s Tree officer has not commented on the proposed extensions and as such it is considered that the proposals would not cause harm to the protected trees. As such the proposal would not be contrary to policy 7.21 of The London Plan and policy DM22 of the DMP.

6.8.4 Policy DM42 of the DMP gives 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.

6.8.5 The subject site would provide sufficient provision for off-street parking for the proposed development and as such there would be no conflict with the above stated policy.

6.9 Development and Flood Risk

6.9.1 The application site is located in a critical drainage area of Harrow. Policy DM10 was introduced to address surface water run-off and flood risk from developments.

6.9.2 The application would result in a net increase in development footprint and there is the potential for surface water run off rates to increase. In order to address this issue it has been considered necessary to attach an informative to this permission.

7.0 CONCLUSION AND REASONS FOR APPROVAL

7.1 The proposed development has not been found to negatively impact the character and appearance of the property and the area. Furthermore, the proposed extensions and external alterations have not been found to have an unacceptably harmful effect on the amenity of the neighbouring occupiers.

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: LIN_V2.0_001, LIN_V2.0_002, LIN_V2.0_003, LIN_V2.0_004, LIN_V2.0_005, LIN_V2.0_006, LIN_V2.0_007, LIN_V2.0_008, LIN_V2.0_009, LIN_V2.0_010, LIN_V2.0_011, LIN_V2.0_012, Design and access statement, Ecological assessment map, Daylight and sunlight report, Flood Risk assessment, Townscape and visual impact assessment, Heritage statement, Tree Report

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 surfaces of the extensions hereby permitted shall match those used in the existing building.

Reason: To match the appearance of the original dwelling.

4 Glazed Link Extension

The proposed single storey glazed link extension shall be built as approved and retained in perpetuity.

Reason: To safeguard the openness of the green belt and character of the conservation area, and to enhance the appearance of the development.

5 Landscaping

The development hereby permitted shall not commence until there has been submitted to, and approved by, the local planning authority, a scheme of hard and soft landscape works for the forecourt of the site. Soft landscape works shall include: planting plans, and schedules of plants, noting species, plant sizes and proposed numbers / densities.

Reason: To safeguard the appearance and character of the area, and to enhance the appearance of the development.

Planting

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the dwellinghouse, or the completion of the development, whichever is the sooner. Any existing or new trees or shrubs which, within a period of 5 years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season, with others of a similar size and species, unless the local authority agrees any variation in writing.

Reason: To safeguard the appearance of the locality, in accordance with policy 7.4B of The London Plan 2016 and policies DM1, DM22 and DM23 of the Harrow Development.

Informatives

1 Policies

The following policies are relevant to this decision:

National Planning Policy Framework (2012)

The London Plan (2016):

7.1, 7.2, 7.3, 7.4, 7.6, 7.8, 7.16, 7.19, 7.21

The Draft London Plan (2017):

D1 London's form and characteristics

D2 Delivering good design

D3 Inclusive Design

The Harrow Core Strategy (2012) - Core Policies CS1 and CS6

Harrow Development Management Policies Local Plan (2013):

Policies DM1, DM6, DM7, DM10, DM16, DM20, DM22, DM23 and DM42.

Supplementary Planning Document – Residential Design Guide (2010)

Supplementary Planning Document: Pinner Conservation Areas – Appendix 9: Pinner Hill Estate Conservation Area Character Appraisal and Management Strategy (2009)

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 London Mayor's CIL Charges

Please be advised that approval of this application (either by Harrow Council, or subsequently by PINS if allowed on Appeal following a Refusal by Harrow Council) will attract a liability payment of £10,500.00 of Community Infrastructure Levy. This charge has been levied under Greater London Authority CIL charging schedule and s211 of the Planning Act 2008.

Harrow Council as CIL collecting authority on commencement of development will be collecting the Mayoral Community Infrastructure Levy (CIL).

Your proposal is subject to a CIL Liability Notice indicating a levy of £10,500.00 for the application, based on the levy rate for Harrow of £35/sqm and the stated increase in floorspace of 300sqm

You are advised to visit the [planningportal](http://www.planningportal.gov.uk) website where you can download the appropriate document templates.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

6 Harrow Council CIL Charges

Harrow has a Community Infrastructure Levy which will apply Borough wide for certain uses of over 100sqm gross internal floor space. The CIL has been examined by the Planning Inspectorate and found to be legally compliant. It will be charged from the 1st October 2013. Any planning application determined after this date will be charged accordingly.

Harrow's Charges are: £33,000.00

Residential (Use Class C3) - £110 per sqm;

Hotels (Use Class C1), Residential Institutions except Hospitals, (Use Class C2), Student Accommodation, Hostels and HMOs (Sui generis) - £55 per sqm;

Retail (Use Class A1), Financial & Professional Services (Use Class A2),

Restaurants and Cafes (Use Class A3) Drinking Establishments (Use Class A4)

Hot Food Takeaways (Use Class A5) - £100 per sqm

All other uses - Nil.

The Harrow CIL contribution for this development is £33,000.00

7

Site notice

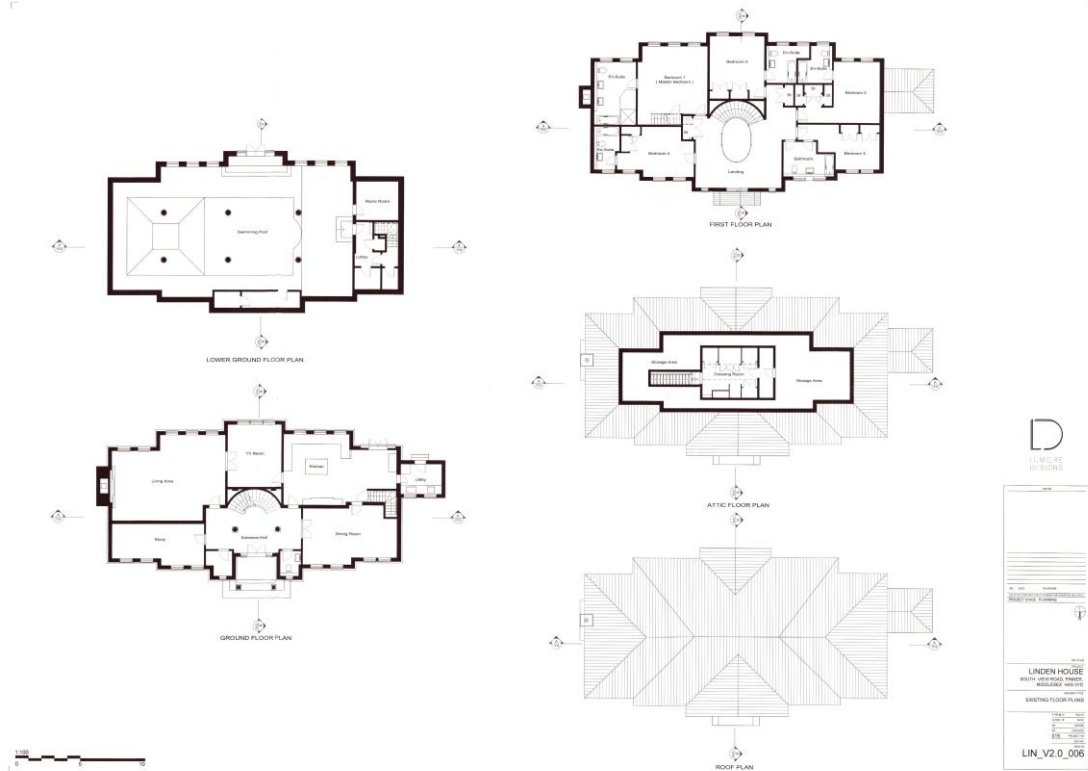
A yellow Site Notice relating to this planning application describing the development and alerting interested parties of the development has been placed in the vicinity of the application site. You should now REMOVE this Site Notice.

APPENDIX 2: SITE PLAN



APPENDIX 3: PLANS AND ELEVATIONS

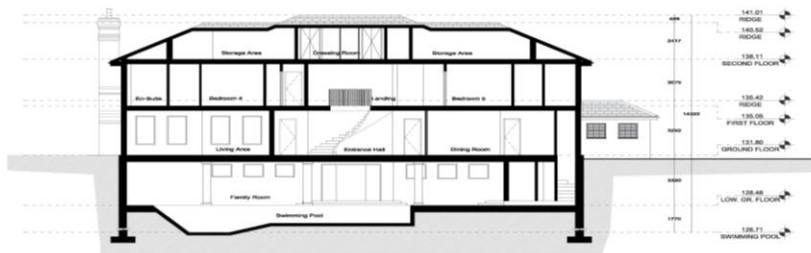
Existing plans – Floor plans



Elevations



Sections

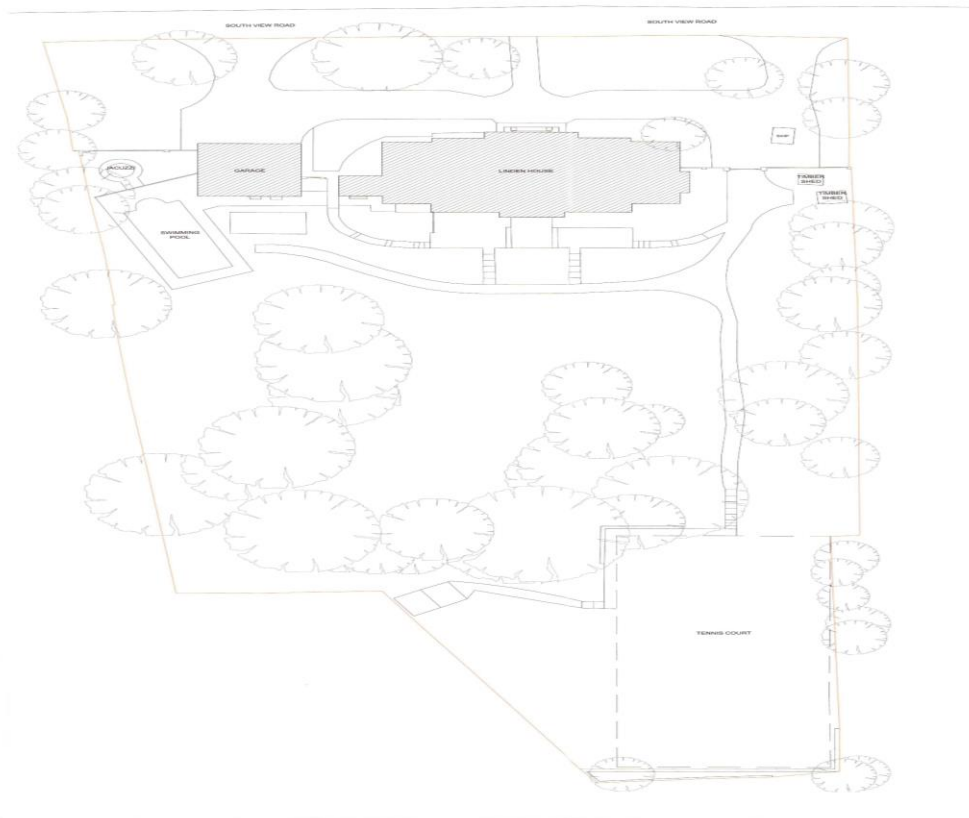


SECTION AA

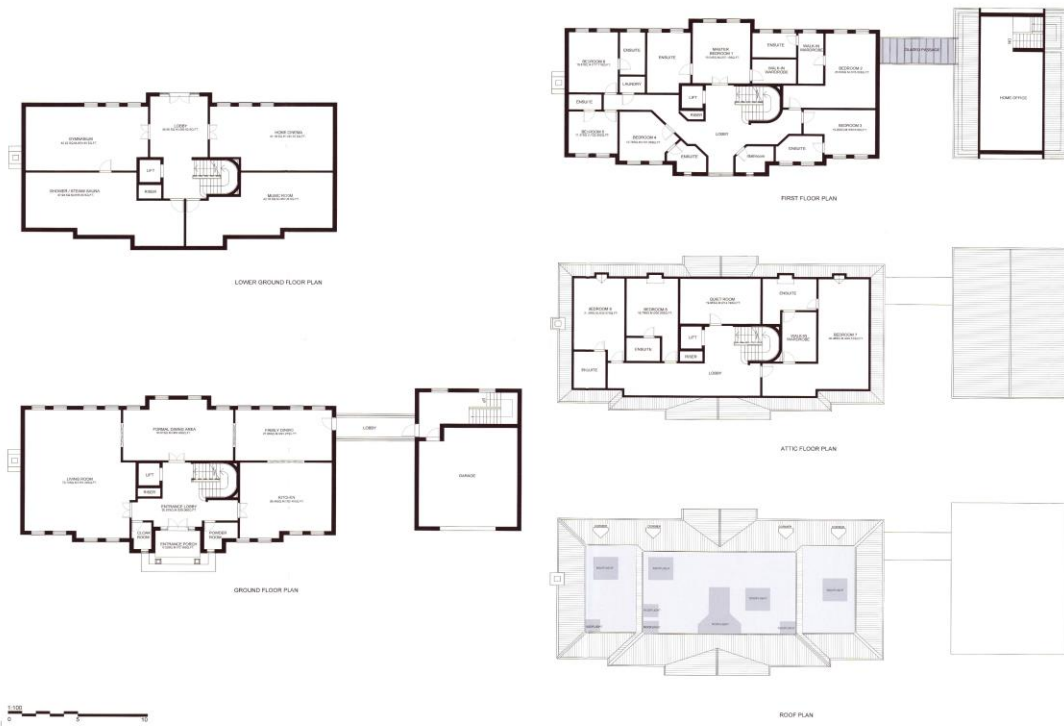


SECTION BB

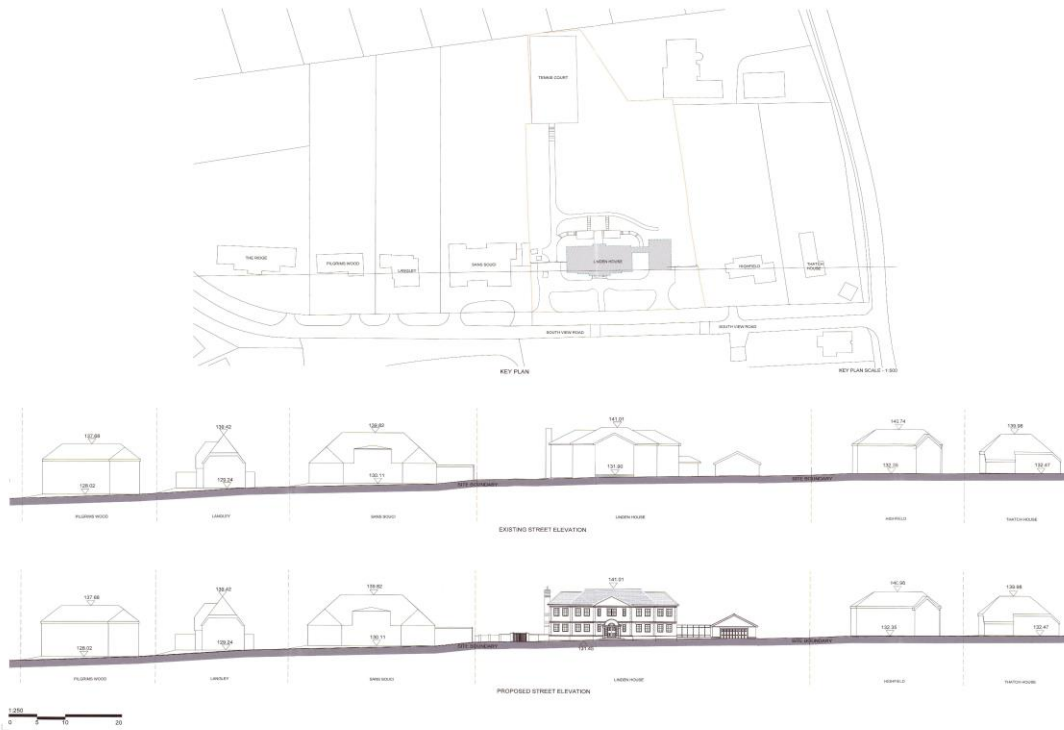
Site plan



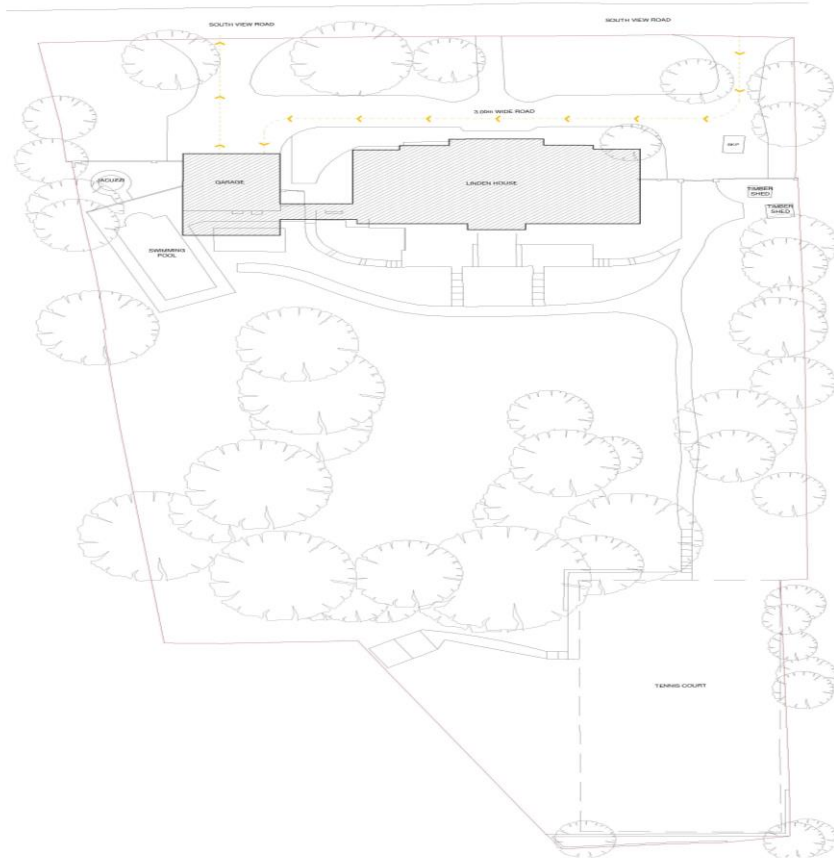
Proposed plans – Floor plans



Street Elevations



Proposed site plan



Sections



Photographs
Front Elevations





Grounds



Disused pool





Rear elevation



Shows the areas to be extended



The glazed link will be here



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