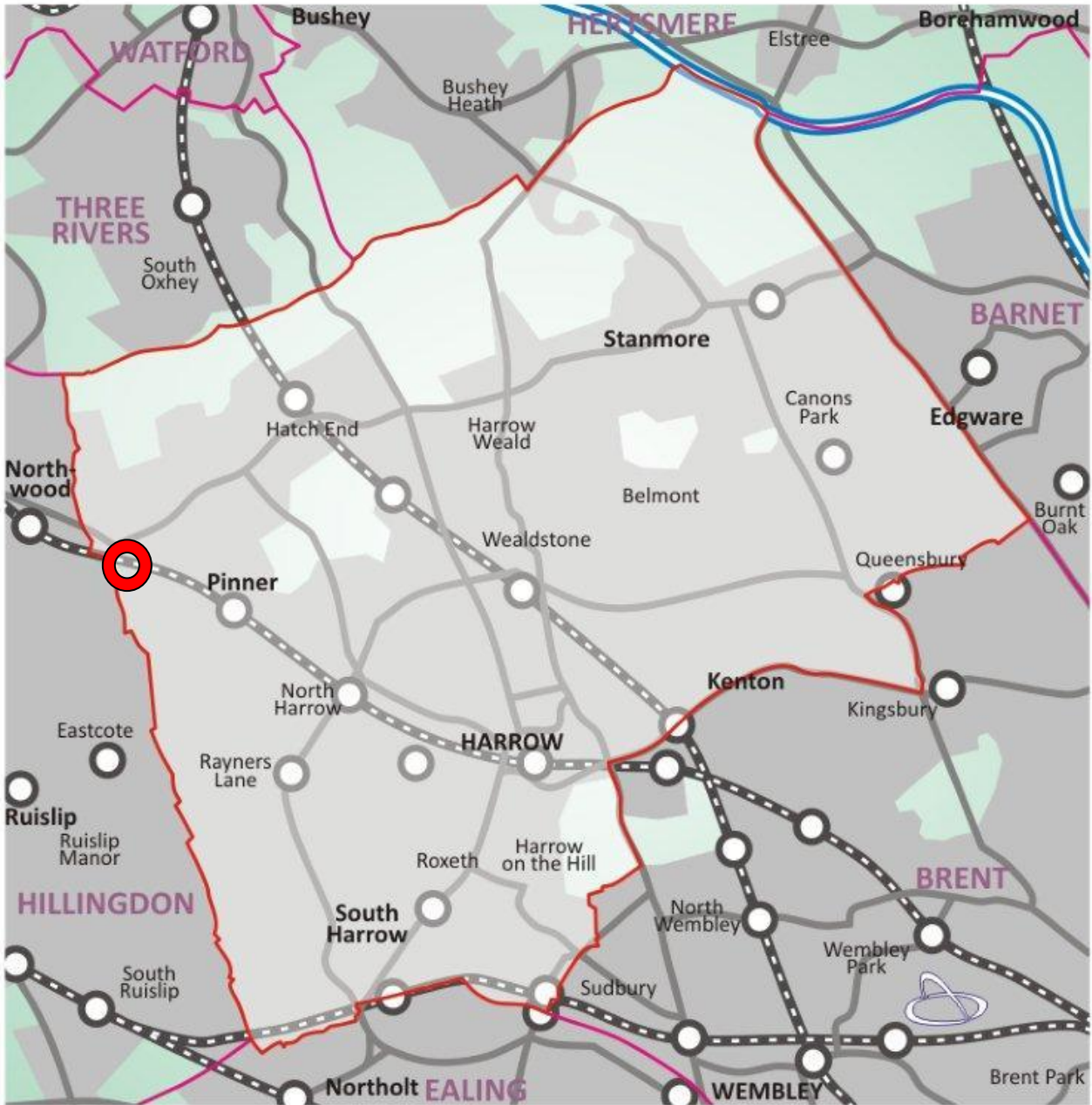
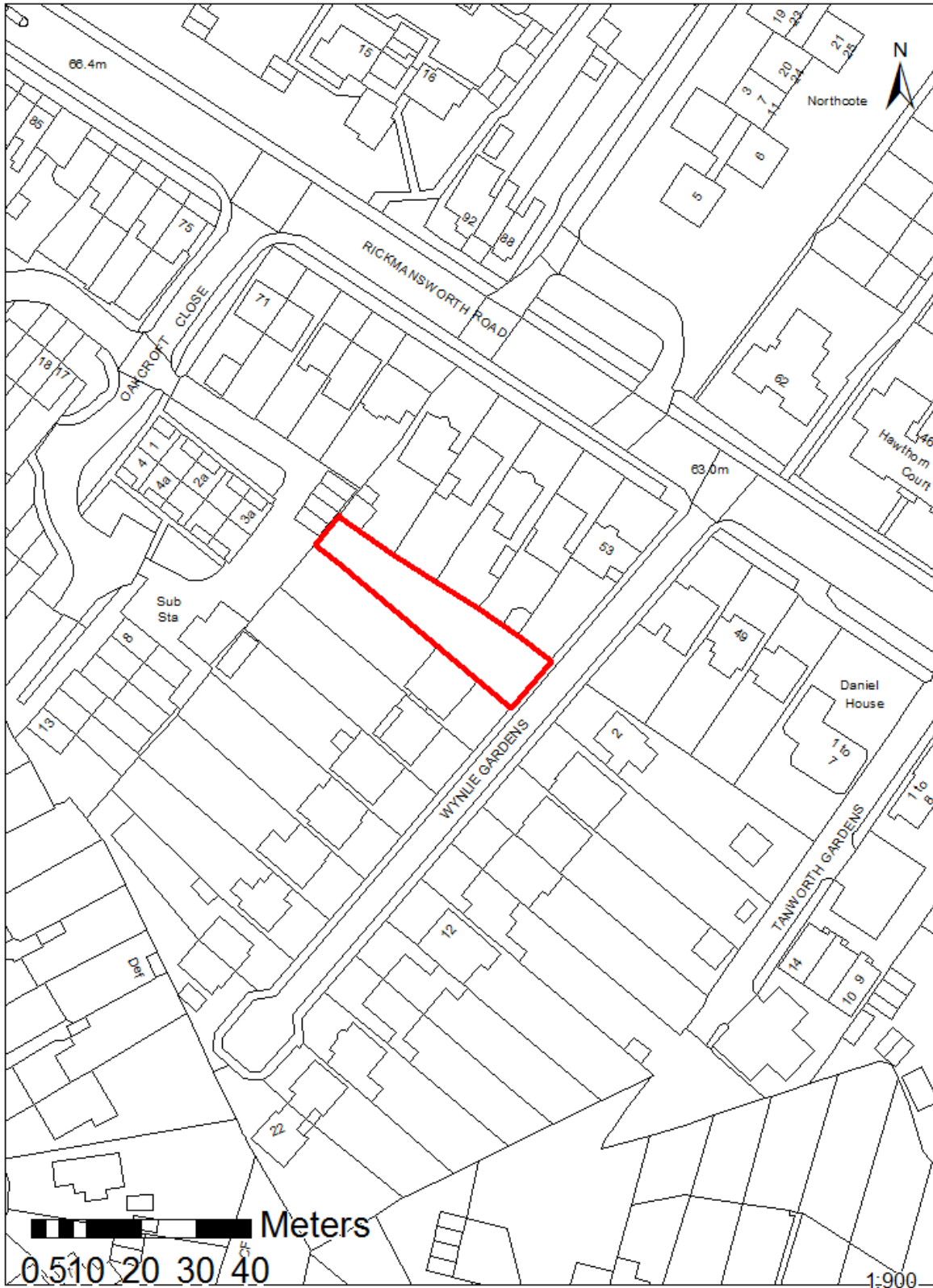


 = application site



1 Wynlie Gardens, Pinner	P/2297/18
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1 Wynlie Gardens



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LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

25th July 2018

APPLICATION NUMBER: P/P/2297/18
VALIDATE DATE: 06/06/2018
LOCATION: 1 WYNLIE GARDENS
WARD: PINNER
POSTCODE: HA5 3TN
APPLICANT: MR G MATA
AGENT: SIAW LTD
CASE OFFICER: AADIL ESSA
EXPIRY DATE: 26TH JULY 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:

Front porch; Single storey and first floor rear extensions; Side dormers; External alterations

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 RECOMMENDATION

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 due to the public interest received under Part 1, Provisio E of the scheme of delegation dated 29th May 2013.

Statutory Return Type: E21: Householder Development

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
- 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 – 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	1 Wynlie Gardens, Pinner, HA5 3TN
Applicant	Mr G Mata
Ward	Pinner
Local Plan allocation	No
Conservation Area	No
Listed Building	No
Setting of Listed Building	No
Building of Local Interest	No
Tree Preservation Order	No
Other	No

PART 2: Assessment

1.0 SITE DESCRIPTION

- 1.1 The application property is a two storey detached property located at the north-western side of Wynlie Gardens in Pinner.
- 1.2 The dwellinghouse features a side dormer within its east facing roofslope.
- 1.3 The adjacent neighbouring property to the south-west No.3 Wynlie Gardens is a detached property that has benefitted from a single and first floor side (in form of a side dormer) and rear extension.
- 1.4 The rear building lines of the neighbouring properties No's 53-61 Rickmansworth Road are perpendicular to the north-east boundary of the host dwelling.
- 1.5 The rear boundary of the site is shared with Oakcroft Close.
- 1.6 There is a thick vegetation cover along the boundaries of the site.

2.0 PROPOSAL

- 2.1 It is proposed to build a single storey and first floor rear extension, and construction of two side dormers and front porch with external alterations.
- 2.2 The proposed ground floor rear extension would project 4m beyond the original rear elevation.
- 2.3 The proposed first floor rear extension would project 4m beyond the rear elevation and would maintain a gabled roof.
- 2.4 The proposal includes the replacement of the existing side dormer within the eastern roofslope with a larger dormer measuring approximately 8.5m in width, 2.2m high and 2m in depth and would be set back approximately 3.3m from the front elevation. In addition to this, the proposal includes the creation of a dormer within the western roofslope which would set back from the front elevation by 4.45m. It would measure 3.3m wide, 2.2m in height, and 2m in depth.
- 2.5 The front porch would project beyond the front elevation by approximately 0.8m. It would measure 2.3m in width and would have a maximum height of 2.9m.

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
WEST/655/93	SINGLE STOREY SIDE AND REAR EXTENSIONS	GRANTED (17/01/1993)
P/2265/05/DCE	CERTIFICATE OF LAWFUL EXISTING USE: OUTBUILDING AS AN ANNEX TO DWELLINGHOUSE	REFUSED (14/12/2005)

4.0 **CONSULTATION**

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

4.2 The public consultation period expired on 27/06/2018.

4.3 Amended plans were received on 2/7/2018 and neighbouring properties were consulted again and were given a further 14 days to submit their comments.

4.4 The overall public consultation period expired on 17/7/2018.

4.5 Adjoining Properties

Number of letters Sent	16
Number of Responses Received	2 + 1 Petition (11 Signatures)
Number in Support	0
Number of Objections	2 + 1 Petition (11 Signatures)
Number of other Representations (neither objecting or supporting)	0

4.6 2 objections were received from adjoining residents, along with 1 petition containing 11 signatures.

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

Details of Representation	Summary of Comments	Officer Comments
Dorah Jones 53 Rickmansworth Road	<ul style="list-style-type: none"> The length of the dormer would be excessive and would overlook the garden. 	Noted. Impact on amenity is discussed in Section 6.3 Residential amenity below.
Mr and Mrs Knight 57 Rickmansworth Road	<ul style="list-style-type: none"> The windows in the dormer would look into the neighbouring bedroom and would lead to loss of privacy. 	Noted. The window has been removed from the proposed dormers in the revised drawings received on 3/7/18 and as such no loss of privacy would occur.
Mr and Mrs Knight 57 Rickmansworth Road	<ul style="list-style-type: none"> The proposed extra metre would lead to loss of light and create a sense of enclosure. 	Noted. Impact on amenity is discussed in Section 6.3 Residential amenity below.
Mr Farshad Mardani 1 Wynlie Gardens – Lead Petitioner	<ul style="list-style-type: none"> The proposal would alter the facade of the dwellinghouse that would result in a loss of character of the surrounding area 	Noted. Impact of character is discussed in Section 6.2 Character and Appearance of the area below.
Mr Farshad Mardani 1 Wynlie Gardens – Lead Petitioner	<ul style="list-style-type: none"> The proposed dormer facing No.3 Wynlie Gardens would result in a loss of light to the neighbouring amenity. The proposed windows on the dormer will result in overlooking and loss of privacy. 	Noted. Impact on amenity is discussed in Section 6.3 Residential amenity below.
Mr Farshad Mardani 1 Wynlie Gardens – Lead Petitioner	<ul style="list-style-type: none"> The proposed front porch exceeds the building line and would impact on the character of the neighbouring properties. 	Impact of character is discussed in Section 6.2 Character and Appearance of the area below.
Mr Farshad Mardani 1 Wynlie Gardens – Lead Petitioner	<ul style="list-style-type: none"> The existing ground floor rear extension is over 3 metres in depth and as such the proposal would lead to an overall extension than is greater than 4m. 	Noted. The proposed extension in conjunction with the existing extension would not exceed 4m in depth.

	<ul style="list-style-type: none"> • The drawings are inaccurate as they illustrate a gap between the rear right side of the subject dwelling and the adjacent fence. This is incorrect, in reality there is no gap that exists. • The extension would lead to an overdevelopment of the site and in conjunction with the existing outbuilding in the rear garden would result in parking issues. 	<p>The drawings do not illustrate a gap between the subject dwelling and the adjacent fence.</p> <p>Impact of character is discussed in Section 6.2 Character and Appearance of the area below. The Enforcement Team has been notified of the existing outbuilding in the rear garden and will be investigating the potential breach. However, this is not a material planning consideration in relation to this current application.</p>
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4.8 Statutory and Non Statutory Consultation

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

4.10 External Consultation

4.11 The Pinner Association was required for this scheme.

5 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 The NPPF makes it very clear that the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people (paragraph 56). It goes on to state that 'it is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes'.

- 6.2.2 The proposal is for the erection of a single and first floor rear extension and the construction of two side dormers and a front porch. Wynlie Gardens is predominantly residential and characterised mainly by detached and semi-detached single family properties. Original design features characteristic of these properties include a side dormer and single storey side extension.
- 6.2.3 The proposed single and first floor rear extension would not be visible from the streetscene. It is considered that the additional bulk of the extension created from the proposed depth of 4m from the original rear wall would not appear excessive or disproportionate or discordant with the original context of the dwellinghouse. and would accord with paragraph 6.59 of the Council's SPD Residential Design Guide in terms of depth. The roof form would match the existing dwelling and would therefore have an acceptable relationship with the host dwelling.
- 6.2.4 The subject property features an existing dormer within its east facing roofslope which is a predominant feature amongst the properties along Wynlie Gardens. The proposal aims to replace the dormer on the eastern roofslope with a larger dormer that would extend approximately 8.5m in width and would form part of the proposed first floor rear extension. There are other examples of such wide dormers along Wynlie Gardens. The proposal would also include a construction of a dormer within the western roofslope of the dwellinghouse which would be 3.3m in width. Whilst it is acknowledged that that the properties along Wynlie Gardens feature only one side dormer, some properties within the vicinity particularly along Rickmansworth Road do feature side dormers on both roofslopes and as such the streetscape and roofscape of the surrounding area is therefore not entirely uniform. Notwithstanding this, the lack of presence of side dormers on both sides along Wynlie Gardens does not necessarily preclude the acceptability of such forms of development. Each proposal has to be assessed on its own merits having regard to what harm arises from such proposals on the character and appearance of the area and taking a balanced view. Furthermore, given that the dormer on the eastern side is set back by 3.3m from the front elevation and whilst the dormer on the western side is set back by 4.45m, any perceived sense of visual obtrusiveness from the public domain would be mitigated by such set backs. It is therefore considered that the proposed development would, on balance, not have a detrimental impact to the character and appearance of the original property and the surrounding area, due to these site circumstances. Whilst the proposal would involve the removal of a chimney on the western side to accommodate the side dormer it would not constitute a significant change to the character of the original dwelling and surrounding properties.
- 6.2.5 The proposed porch would protrude 0.8m beyond the original main wall of the dwelling. The proposed porch would maintain a clear separation from the existing front bay window and would therefore comply with Paragraph 6.35 of the SPD. The addition of a gable roof over the and front porch with a maximum height of 2.9m is considered acceptable and would preserve the character and visual amenity of the streetscene.
- 6.2.6 In summary, the proposal would not have a detrimental impact to the character and appearance of the original property and the surrounding area and therefore complies with policies 7.4B and 7.6.B of the London Plan (2016), policy CS1.B of

the Harrow Core Strategy (2012), Policy DM1 of the Harrow Development Management Policies (2013) and the adopted SPD: Residential Design Guide (2010).

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 front porch would offer views of the public domain and would not therefore harm neighbouring amenity.
- 6.3.3 Given the modest scale and siting of the proposed front porch, it is considered that the proposed front extension would not compromise the residential amenities of the neighbouring occupiers by means of overshadowing, loss of light, loss of outlook or loss of privacy.
- 6.3.4 The neighbouring house to the south-west No.3 Wynlie Gardens is a two storey detached house which benefits from a single and first floor side and rear extension. The western roofslope of the host dwelling is set-back from the side boundary shared with No.3 Wynlie Gardens by approximately 0.7m, and is approximately 3.8m from No.3’s side extension. Given that the proposed first floor rear extension would project 4m deep, it would ensure that the extension would be in line with No.3’s rear elevation. Furthermore, due to the absence of any windows within the proposed side dormer, and given its modest size and scale and its relationship with No.3 Wynlie Gardens, the proposal would not appear unduly prominent nor result in a detrimental impact to the residential amenities in terms of loss of light, outlook, loss of privacy or overlooking. Whilst it is acknowledged that No.3’s adjacent eastern flank elevation contains “protected” windows as per paragraph 6.26 of the Residential Design Guide SPD, given the site circumstances mentioned above, in particular the distance between the flank elevation of the proposed dormer and these windows, it is considered that the development would not result in an unreasonable degree of impacts in terms of overshadowing, daylight and outlook, and visual impact on the amenities of this adjoining property to warrant refusal on such grounds.
- 6.3.5 The neighbouring houses to the north-east No’s 53 – 61 Rickmansworth Road feature gardens that are perpendicular to the subject property. The proposed dormer on the eastern roofslope would be sited approximately 14m away from the rear elevations of these neighbouring properties. Furthermore, given that no windows are to be installed in the dormer, the proposal would not result in a detrimental impact to the residential amenities of the occupiers of No’s 53 – 61 Rickmansworth Road in respect of loss of privacy.
- 6.3.6 The proposed ground floor rear extension would project 1m deep and in conjunction with the existing rear extension it would project 4m in total from the original rear building line of the subject property. It would maintain a flat roof with a maximum height of 2.8m which would accord with the Council’s SPD Residential Design Guide in terms of depth and height. Furthermore, due to the presence of mature thick vegetation along the common boundary shared with No.3 Wynlie

Gardens and No's 53 – 61 Rickmansworth Road, any amenity impacts on the occupiers of these neighbouring properties would to some extent be mitigated.

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).

6.4 Development and Flood Risk

6.4.1 The site is not located within a Critical Drainage Area. However given there is a net increase in development footprint, there is the potential for surface water run-off rates to increase, but is not in a higher risk flood zone.

6.4.2 The Engineering Drainage Section did not raise any objection to the proposed development.

7.0 CONCLUSION AND REASONS FOR GRANT

7.1 The proposal to extend the dwellinghouse with a front porch, single storey and first floor rear extensions, side dormers and external alterations would have a satisfactory impact on the character of the area and to the residential amenities of neighbouring occupiers and would accord with the relevant planning 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: A-100 Revision P0; A-101 Revision P0; A-102 revision P8; A-103 Revision P1; Site Location Plan

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 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no window(s) / door(s), other than those shown on approved plans shall be installed in the flank elevations of the development hereby permitted without the prior permission in writing of the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

APPENDIX 2: INFORMATIVES

Informatives

1 Policies

The following policies are relevant to this decision:

The National Planning Policy Framework (2012)

The London Plan 2016:

7.4B, 7.6B

The 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 applicants 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 3: SITE PLAN



APPENDIX 4: SITE PHOTOGRAPHS



Front elevation of the subject dwelling No.1 Wynlie Gardens



Photo showing front elevation of No.5 Wynlie Gardens (Left) and No.3 Wynlie Gardens (Right)



Photo showing the relationship between No.1 Wynlie Gardens (Left) and No.3 Wynlie Gardens (Right). The photo shows an existing parapet wall and side extension at No.3 Wynlie Gardens.



Rear elevation of No.1 Wynlie Gardens.



Photo showing the relationship between the front elevation of No.1 Wynlie Gardens (Right) and No.3 Wynlie Gardens (Left)



Rear garden of No.1 Wynlie Gardens

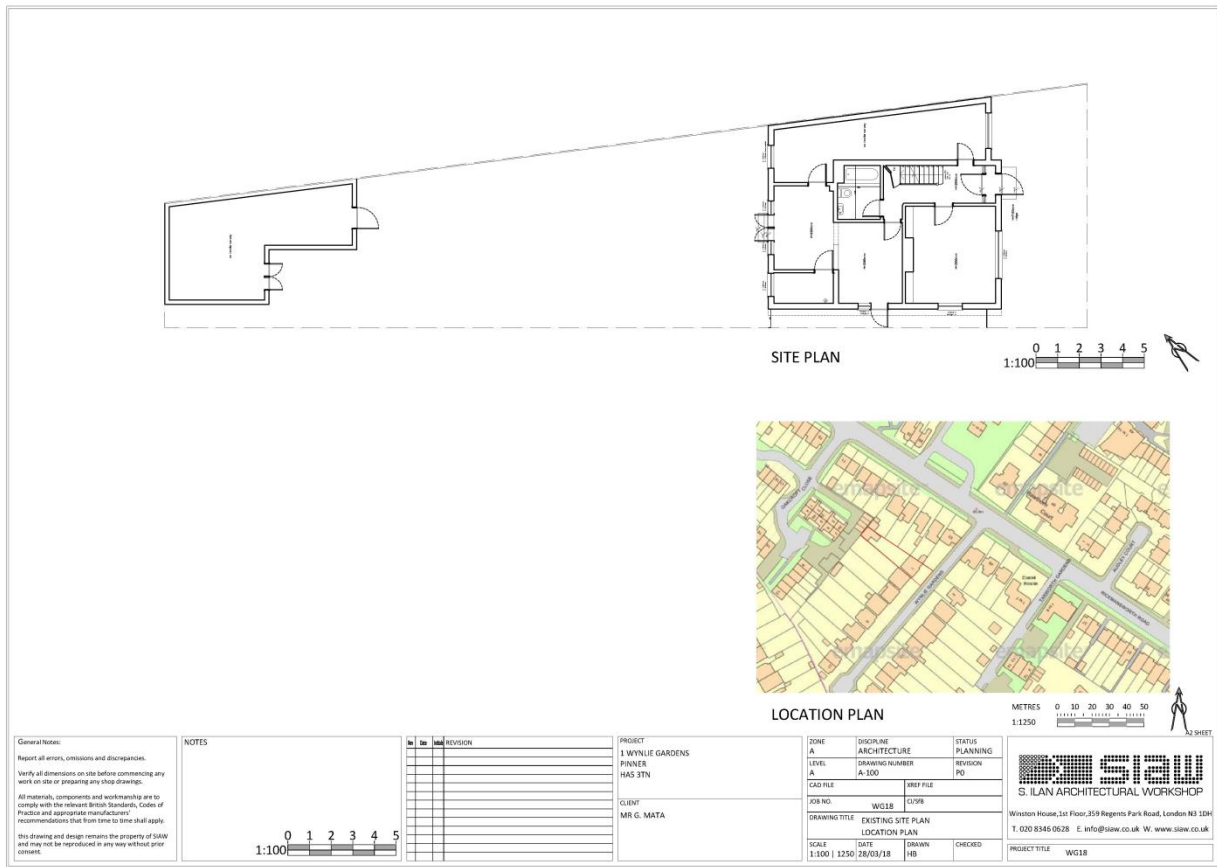


No's 15 and 17 Wynlie Gardens



No.53 Rickmansworth Road

APPENDIX 5: PLANS AND ELEVATIONS



Site Block Plan

FRONT ELEVATION **GROUND FLOOR** **1st FLOOR** **ROOF PLAN**

EAST ELEVATION **REAR ELEVATION** **WEST ELEVATION**

General Notes:
Report all errors, omissions and discrepancies.
Verify all dimensions on site before commencing any work on site or preparing any shop drawings.
All materials, components and workmanship are to comply with the relevant British Standards, Codes of Practice and appropriate manufacturers' recommendations that from time to time shall apply.
This drawing and design remains the property of SIAW and may not be reproduced in any way without prior consent.

NOTES

Scale: 1:100

NO	REVISION

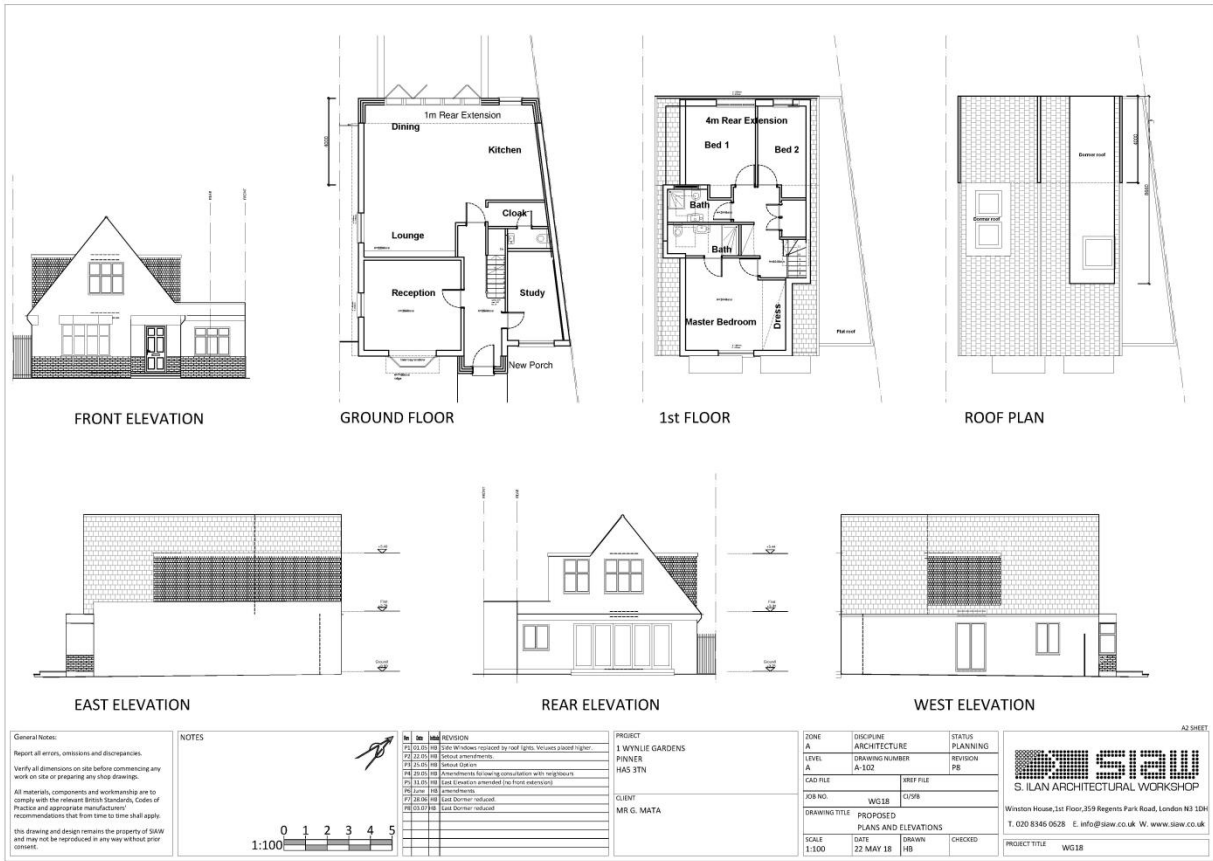
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CLIENT MR G. MATA	LEVEL A	DRAWING NUMBER A-501	REVISION PO
	CAO FILE	BREF FILE	
	JOB NO. WG18	CI/98	
	DRAWING TITLE EXISTING	PLANS AND ELEVATIONS	
	SCALE 1:100	DATE 26/03/18	DRAWN HB
		CHECKED	

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PROJECT TITLE WG18

A2 SHEET

Existing floorplans and elevations



Proposed elevations and floorplans

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