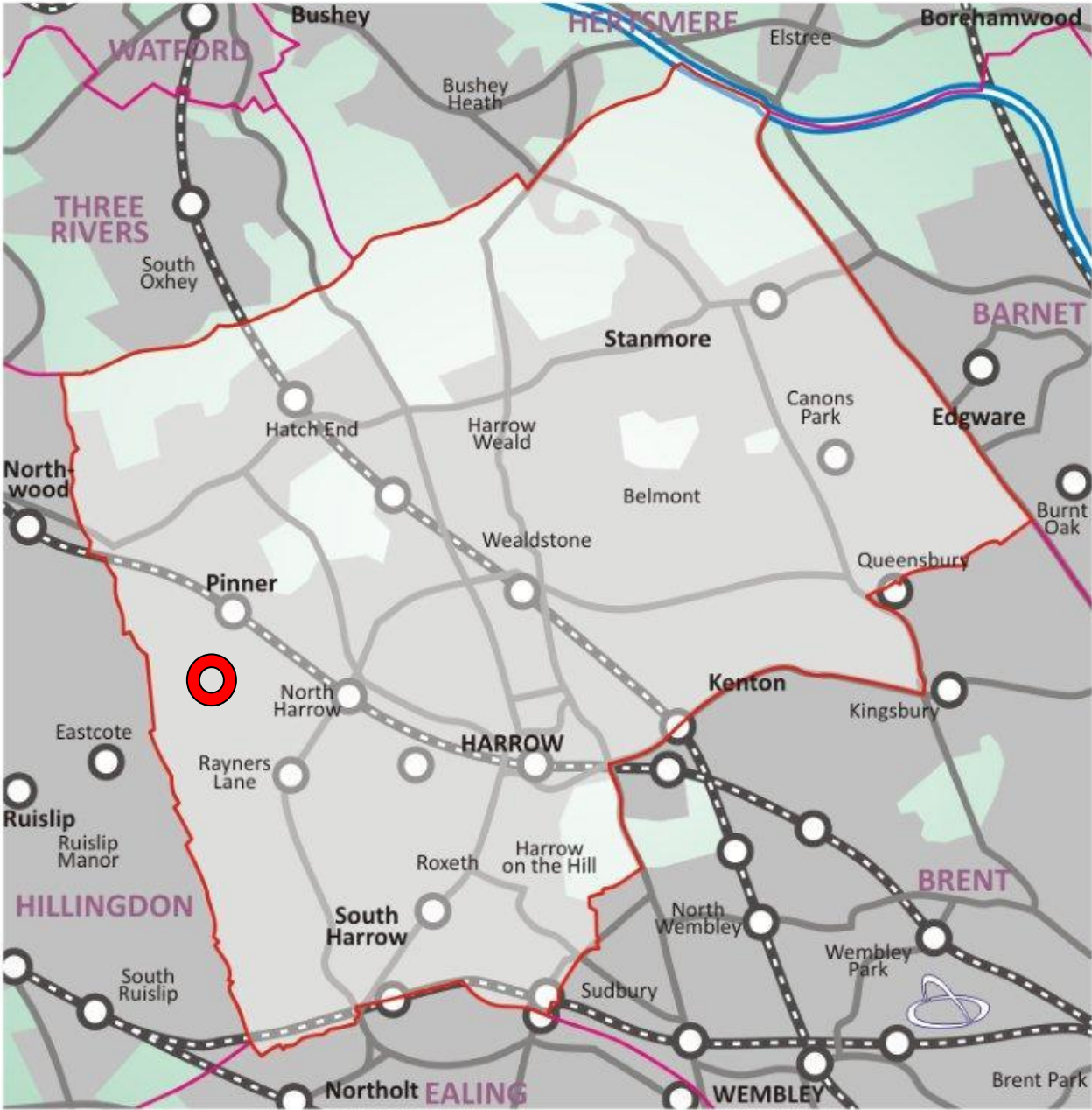
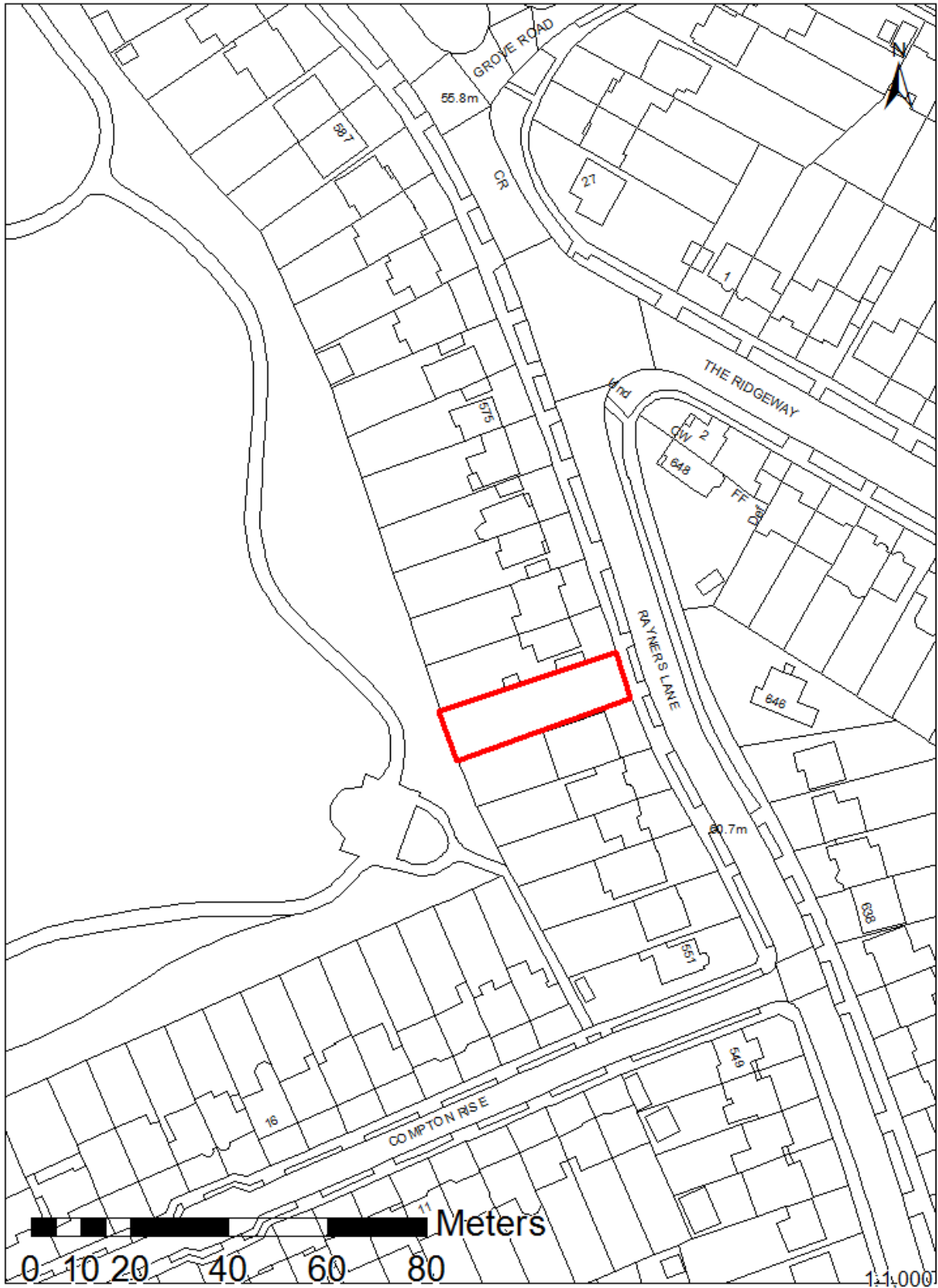


 = application site



565 Rayners Lane	P/0789/18
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565 Rayners Lane



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LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

25th JULY 2018

Application Number: P/0789/18
Validate Date: 06/03/2018
Location: 565 RAYNERS LANE, HARROW,
Ward: PINNER SOUTH
Postcode: HA5 5HP
Applicant: DAVID AND VALRIE ALLEYNE AND STEWART
Agent: TOM FITZSIMMONS ARCHITECTS
Case Officer: TENDAI MUTASA
Expiry Date: 01/05/2018 (EXTENDED)

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 extension; single storey rear extension; alterations to roof; rooflights in front and side roofslopes; external alterations (demolition of detached garage and rear extension)

The Planning Committee is asked to:

RECOMMENDATION A

- 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 N/A
Infrastructure Levy (CIL)
Contribution (provisional):
Local CIL requirement: N/A

HUMAN RIGHTS ACT

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

EQUALITIES

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

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

S17 Crime & Disorder Act

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

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

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

LIST OF ENCLOSURES / APPENDICES:

Officer Report:

Part 1: Planning Application Fact Sheet

Part 2: Officer Assessment

Appendix 1 – Conditions and Informatives

Appendix 2 – Site Plan

Appendix 3 – Site Photographs

Appendix 4 – Plans and Elevations

OFFICER REPORT

PART 1: Planning Application Fact Sheet

The Site	
Address	565 Rayners Lane Harrow HA5 5HP
Applicant	David and Valrie Alleyne and Stewart
Ward	Pinner South
Local Plan allocation	None
Conservation Area	N/A
Listed Building	N/A
Setting of Listed Building	N/A
Building of Local Interest	N/A
Tree Preservation Order	N/A
Other	N/A

PART 2: Assessment

1.0 SITE DESCRIPTION

- 1.1 Two storey semi-detached dwelling on the south-west side of Rayners Lane, in Pinner South Ward; with an existing rear dormer and a part-width rear extension, 2.35 metres deep. This extension is mirrored on no. 567 to the same depth, and shares a party wall.
- 1.2 There is a significant drop in site level moving towards the rear of the garden; the ground has been levelled around the house and to a depth of 4.5 metres beyond the rear elevation of the original kitchen projection; with a step of 530mm+ down to the lower level of the garden
- 1.3 Attached semi no.567 (to north-west) extended at the side and at rear with a part-width 2.4 metre extension; adjacent part of extended ground floor rear elevation contains a window to a habitable room. The rear patio area has also been built up and levelled off to accommodate the change in site levels, with a step down into the garden several metres from the rear of the house in a similar manner to no. 565. The patio and garden levels of the two properties are roughly even.
- 1.4 Neighbouring dwelling no. 563 (to south-east) unextended at rear; adjacent part of ground floor rear elevation contains patio doors to a habitable room. Pinner Village Gardens adjoins the application site at the rear.
- 1.5 The site is not located in a conservation area, however it is located in a Critical Drainage Area

2.0 PROPOSAL

- 2.1 The proposed two storey side extension would span a width of approx. 3.40m and would not project beyond the rear elevation of the original building. There would be a set back of 1.0m from the main front elevation of the subject property. It would be stepped down from the main roof and feature a hipped roof. Two rooflights are proposed at the front.
- 2.2 A single storey rear extension is proposed at a depth of 2.8m beyond the rear elevation of extended Number 567 and would project approximately 5.35m to the boundary shared with number 563 but would be set away by 2.0m. It is noted that the ground level slopes but the eaves height would be no more than 3m with a mid-pitch height of approximately 2.90m measured from the slope and the total height is 3.85m. It would feature a pitched roof.
- 2.3 The existing garage will be extended to the front by approximately 0.60m and the garage door retained. It will feature a pitched roof with a proposed height of 3.65m, The existing garage width will be maintained and it would remain set away from the front bay window.
- 2.4 The existing dormer window will be reglazed and the new frames would match the existing.
- 2.3 The proposed extensions would have materials to match the existing.

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/2023/15	Single Storey Rear Extension: extending 6 metres beyond the original rear wall, 3.8 metres maximum height, 2.9 metres high to the eaves	Refused on 04/06/2015
P/3088/15	Single Storey Rear Extension: extending 5.4 metres beyond the original rear wall, 3.8 metres maximum height, 2.9 metres high to the eaves	Granted on 30/07/2015

4.0 CONSULTATION

4.1 A total of 2 notification letters were sent to neighbouring properties regarding this application.

4.2 The public consultation period expired on 30/05/2018. This was a re-notification process following amended plans to reduce the width and depth of the rear extension, fencing height and the decking.

4.3 Adjoining Properties

Number of letters Sent	2
Number of Responses Received	2
Number in Support	0
Number of Objections	2
Number of other Representations (neither objecting or supporting)	n/a

4.4 2 objections were received from adjoining residents.

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

Details of Representation	Summary of Comments	Officer Comments
Impact of single storey rear extension	Objects to the application due to: Single storey rear extension is too deep and as such is contrary to the SPD in terms of the two for one rule	It is considered that that although the extension's depth exceeds the requirement of the SPD, it has been sympathetically designed due to it being set away from the boundary and featuring a lower height. As such the proposed extension would not be overbearing or result in loss of outlook as explained in section 6.4.3 of the report under neighbour amenity.
Design	The proposals would create a terracing	The extensions have been sympathetically

	effect and will be out of keeping with the surrounding.	designed so as to respect the character of the area which varies. These extensions have been designed to meet the requirements of the SPD.
Front extension	The depth of the garage of the extension is inconsistent as it shows different figures on ground and first floor. This forward projection will cause loss of light to bedroom living room.	The plans submitted with this application are correct the only issue is that the first floor is showing the overhang of the roof. The forward projection at the front of the garage is considered a modest addition and as such would not cause any loss of light to this neighbouring building.
Decking and fencing	The height of the fencing is more than 2m and the decking will cause privacy issues	This was revised to below 2.0m to match the existing and neighbouring properties were given the opportunity to comment on the proposals. The depth of the decking was reduced to 1.5m. The area is characterised by sloping rear gardens and the houses feature decking at the rear. Any overlooking of rear gardens will not be greater than what is currently being experienced.
Side extension	Issues raised regarding close proximity of side extension to number 563. Also how repairs	Boundary treatments and access are third party wall matters which are dealt with under separate

	would be carried out. Possible noise from fan extractors.	legislation. This is a householder application and as such it is common to see small domestic extractor fans closer to boundaries. This is not a material planning issue.
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4.6 Statutory and Non Statutory Consultation

N/A

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.

5.6 Notwithstanding the above, the Draft London Plan (2017) remains a material planning consideration, with relevant polices 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 and host property

6.2 Character and appearance of the Area

- 6.2.1 The proposed first floor element of the single and two-storey side extension would be set down and back behind the main front and the boundary and would have a hipped roof. The two storey side element would not project beyond the rear elevation of the original house and as such it is considered that these elements of the proposals are acceptable and would not imbalance the pair of semi-detached buildings.
- 6.2.2 Further, due to the set back from the existing front elevation and the width and height the proposals are considered to be proportionate to the existing dwellinghouse in accordance with Paragraphs 6.41 and 6.40 of the adopted Supplementary Planning Document (SPD).
- 6.2.3 The re-glazed dormer would remain visually contained within the rear roofslope and as such is considered to be proportionate to the original dwellinghouse. It would have no impact on the street scene.
- 6.2.3 The proposal involves a single storey rear extension which would extend approximately 5.35m deep from the existing rear elevation closer to the boundary shared with number 563 and 2.8m along the boundary shared with number 567. The proposal is not within the guidelines for semi-detached properties as per the SPD which state that extension should be 3.0m deep to avoid dominance and protect the amenities of neighbouring properties.
- 6.2.4 However, the guidance allows for deeper extensions where site circumstances allow. In this case a sufficient gap has been left to the boundary shared with number 563 and also number 567 has extended. It is noted that the ground level slopes but the eaves height would be no more than 3m with a mid-pitch height of approximately 2.90m measured from the slope and the total height is 3.85m. Due to its depth and height the proposed rear extension is considered to remain as a subordinate feature on the rear elevation of the dwelling. The host property also has a relatively large rear garden. Therefore the proposed extension would not appear cramped within the property and would accord with guidance set out in the Council's SPD.
- 6.2.5 Further to this deeper extensions are common within the surrounding area and it should be noted that each proposal is considered on its merits in light of the Councils planning policies to protect the amenities of neighbours and the character of the area. In light of this it is considered that due to site circumstances the proposal would not create an incongruous feature and would not be overbearing in compliance with paragraph 6.60 of the SPD which allow for deeper extensions close to boundaries where site circumstances allow.
- 6.2.6 The proposed single storey front extension would not attach to the existing bay window but would extend the existing garage. It would extend approximately

0.65m and be of an appropriate height and appearance within the existing streetscene and comply with guidance as set out in the Council's SPG.

- 6.2.7 Because the existing garage will be retained it is considered that the proposals would respect the character and appearance of the dwellinghouse and the area and would not disrupt the balance and design of the subject dwelling within the streetscene and the surrounding residential area.
- 6.2.8 There are no concerns regarding the proposed stepped access, ramp and platform to the rear of the property. Its revised proposed depth of 1.5m is a modest addition which would not create any detrimental impact on the character of the host dwelling or surrounding area and is acceptable. The siting of the decking has been amended in order to address an objection raised and its impact on neighbour amenity is discussed below under residential amenity.
- 6.2.9 In conclusion, it is considered that the proposed alterations and extensions in terms of impact upon the character and appearance of the existing dwellinghouse and the streetscene and wider neighbourhood would accord with the aims and objectives of the Council's development plan policies.
- 6.2.10 Subject to conditions, the development would accord with the relevant policies of the development plan and the Council's adopted SPD: Residential Design Guide 2010.

6.3 Regeneration

- 6.3.1 The London Plan policy 7.4B, Core Policy CS1B of the Harrow Core Strategy (2012) and policy DM 1 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.
- 6.3.2 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.

6.4 Residential Amenity

- 6.4.1 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)".

- 6.4.2 The proposed single and two storey side elements of the proposals would be obscured from view of the neighbouring occupiers at no.567. In terms of the single storey rear extension, it is noted that number 567 has an existing rear extension and as such the proposal would only project 2.8m beyond that extension which is within the requirement of the SPD. The impact would not be dissimilar if an extension were erected under permitted development, for which planning permission would not be required) and in this respect would not be harmful to the amenities of this neighbour in terms of loss of light, outlook or overbearingness.
- 6.4.3 The proposed two storey side extension would comply with the 45 degree guidance in relation to the adjoining neighbour no 563 because the proposals do not project beyond the rear elevation of number 563. In terms of the single storey rear extension, although the depth of the proposed extension exceeds the guidance depth of 3.0m along the boundary shared with Number 563, it is considered that because of the 2.0m gap and the eaves height which would be no more than 3m with a mid-pitch height of approximately 2.90m measured from the slope and the total height is 3.85m, the rear extension would not be overbearing or result in loss of outlook. The two storey side and single storey rear extensions would still remain as proportionate additions along the common boundary and would not result in an overbearing feature when viewed from the neighbouring property at number 563. The ground level of 565 sits at a lower level than 563 and consequently the impact of the rear extension relative to the boundary fence is further reduced. Because of these site circumstances it is considered that the proposals would not result in unacceptable harm to the occupiers of the dwelling. Further, the two storey rear element of the proposed extension would not project beyond the rear elevation of the host dwelling therefore would not breach the 45 degree rule on both neighbouring properties.
- 6.4.4 It is considered that the projection at the front of the garage would not be so far forward as to be harmful to the amenities of number 563 or the streetscene.
- 6.4.5 In terms of the raised decking and the ramp, these elements have been significantly reduced from the original proposal. The stepped rear sloping access and platform have been reduced in depth to 1.5m deep and, in terms of the platform, set further away from the boundary as compared to the original plans. As such it is considered that any negative impacts on neighbouring amenity have been mitigated.
- 6.4.5 In light of this it is considered that the amenities of both neighbouring properties will not be harmed.
- 6.5 Development and Flood Risk
- 6.5.1 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.

6.5.2 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 informatives 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: Planning Statement, RAYNO1.1 REV D, RAYNO1.2 REV D, RAYNO1.3 REV D, RAYNO1.4 REV D, RAYNOO REV E, RAYNO11.2 REV F, RAYNO11.3 REV E, RAYNO11.4 REV F,

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

3 Dormer Window

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

REASON: To safeguard the amenity of neighbouring residents at 43 Glover Road in accordance with policy DM 1 of the Development Management Policies Local Plan 2013.

4 Glazing Flank Future

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that order with or without modification), no window(s) / door(s) shall be installed in the flank elevations of the development hereby permitted other than those shown in the approved plans, without the prior permission in writing of the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

Informatives

1. **Policies**

The following policies are relevant to this decision:

The National Planning Policy Framework (2012)

The London Plan 2017 (Draft)

The London Plan 2016:

7.3, 7.4B, 7.6B

The Harrow Core Strategy 2012:

CS1.B

Harrow Development Management Policies Local Plan 2013:

DM1, DM10

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. SUDS

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

6. Surface and Foul Water Disposal

The applicant is advised that the Drainage Authority in Harrow recommends the submission of a drainage plan, for their approval, indicating all surface and foul water connections and their outfall details. Please also note that separate systems are used in Harrow for surface water and foul water discharge. Please email infrastructure@harrow.gov.uk with your plans.

7. Highways Informative

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.

APPENDIX 2: SITE PLAN



APPENDIX 3: PLANS AND ELEVATIONS

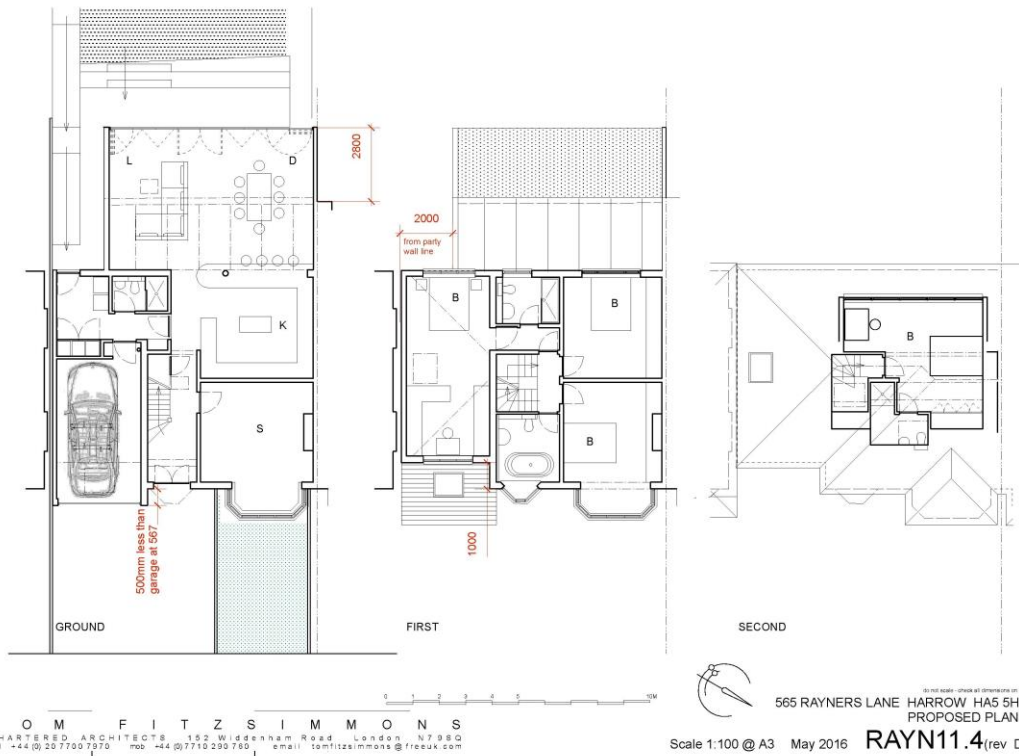
Sections



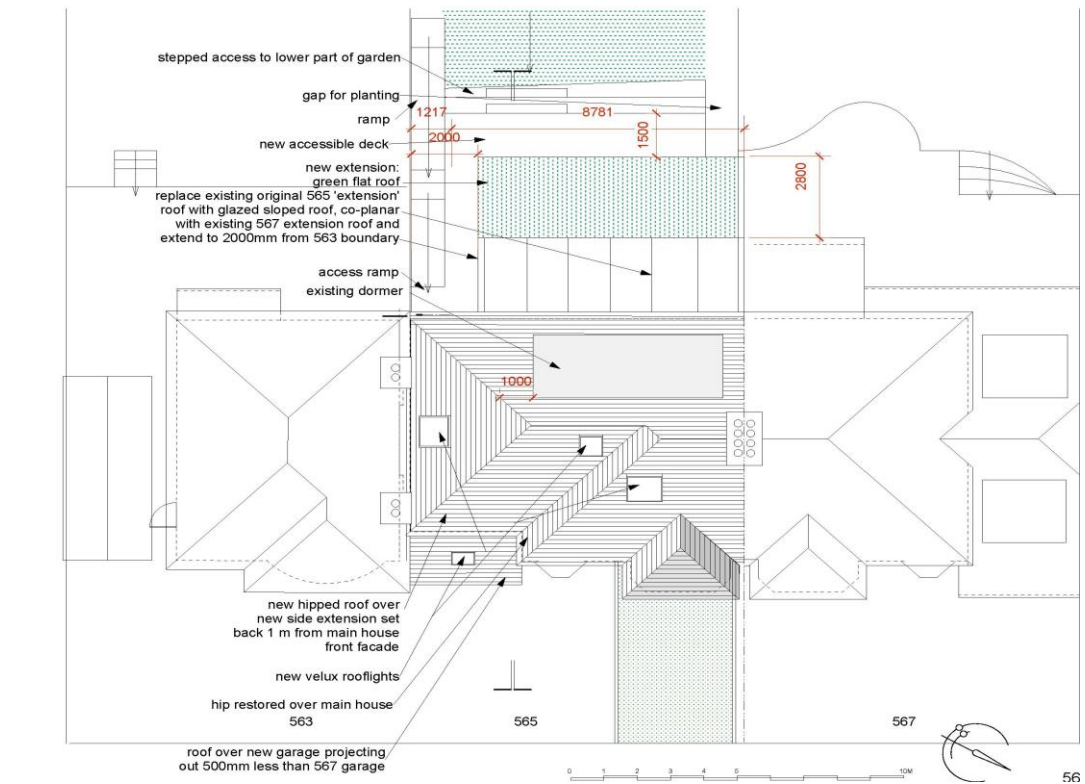
Proposed plans



Floor Plans



Roof Plans



3 D Images



PROPOSED REAR



PROPOSED FRONT

Photographs



STREET VIEW: 563 & 565



STREET VIEW: 565 & 567



GARDEN VIEW: 567 & 565



GARDEN VIEW: 565 & 563



Rear of 567



Showing existing rear gardens



Rear of 565





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