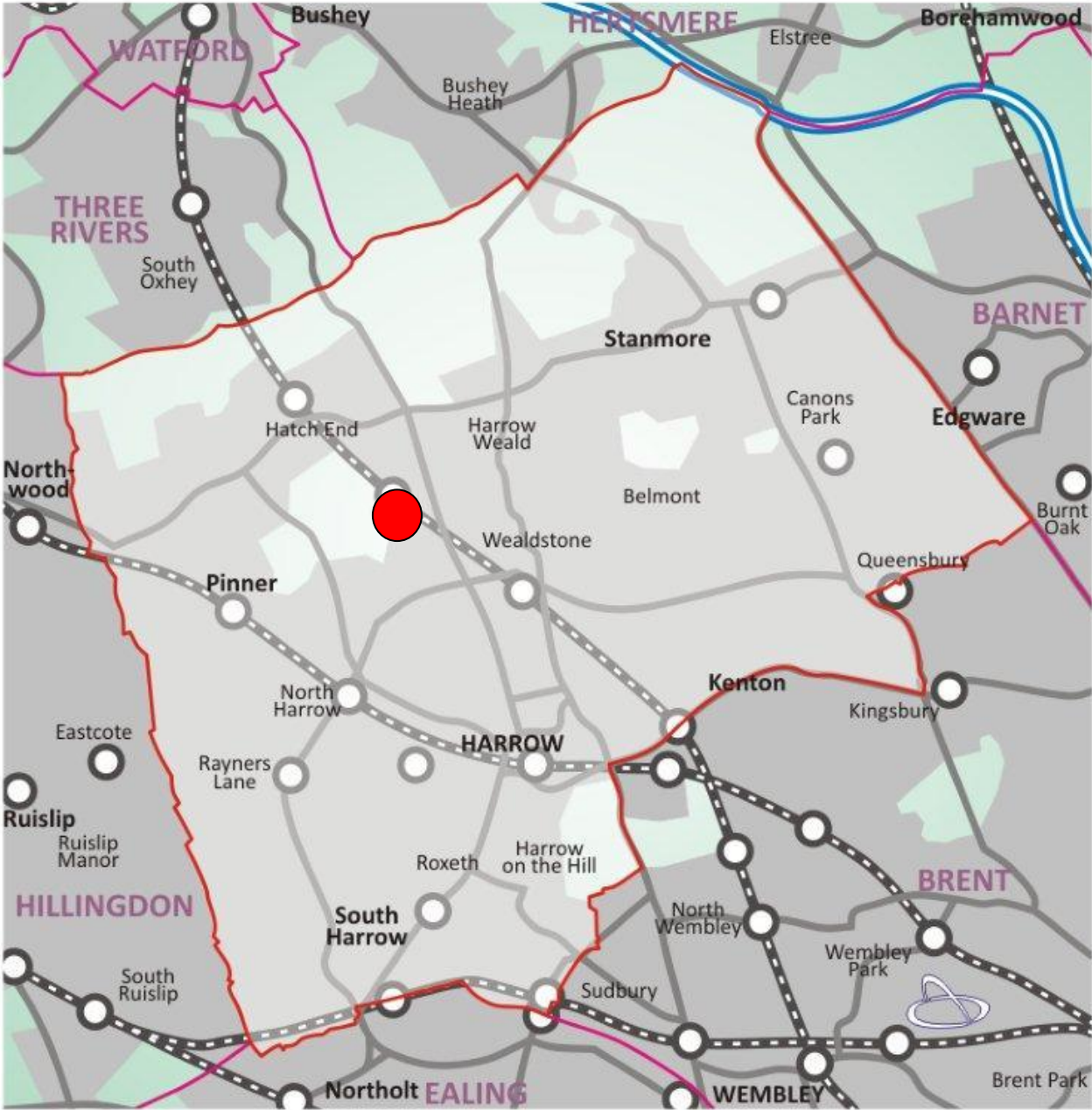
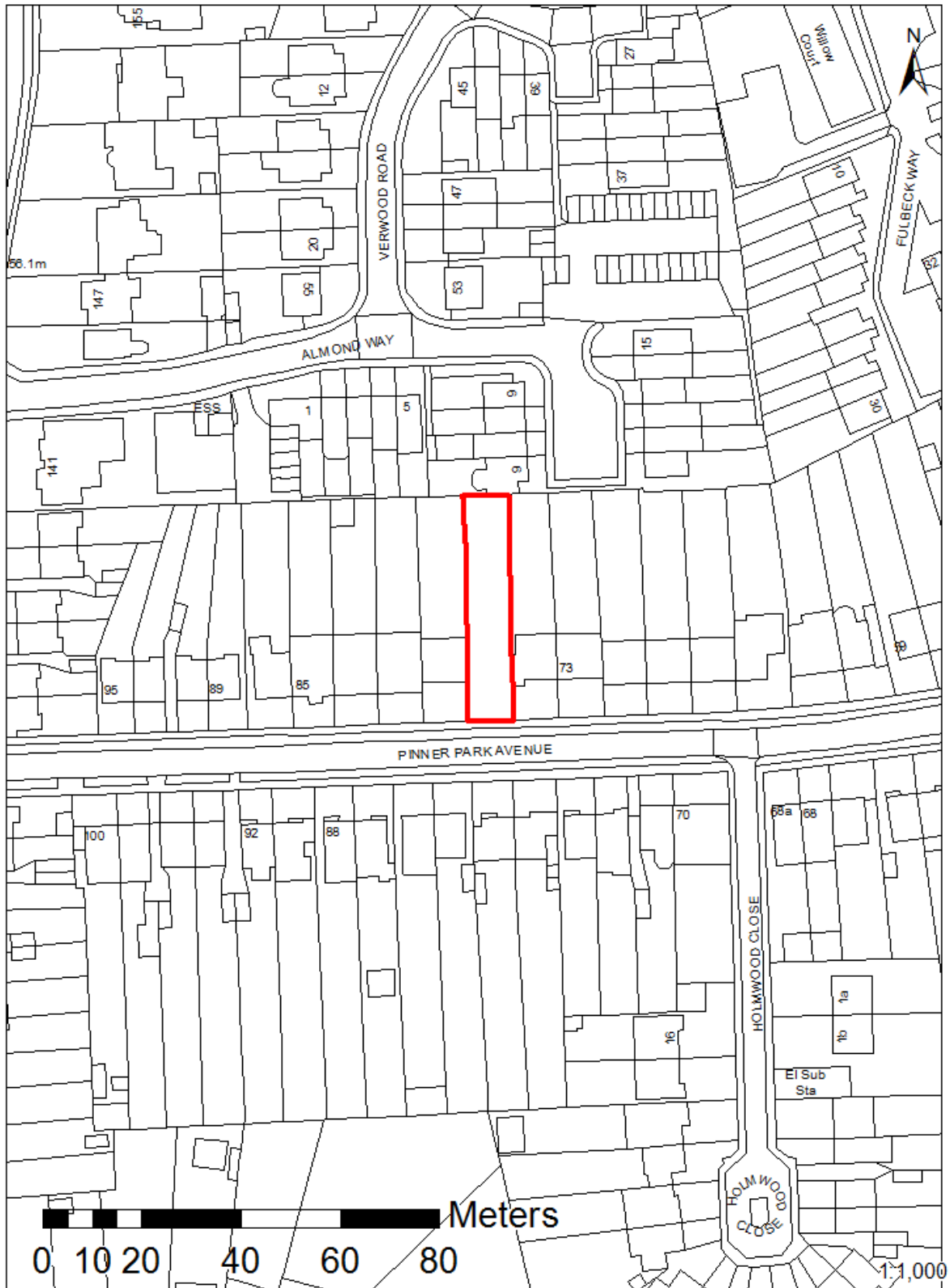


 = application site



77 Pinner Park Avenue	P/3424/18
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77 Pinner Park Avenue



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LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

26th September 2018

Application Number: P/3424/18
Validate Date: 30/07/2018
Location: 77 PINNER PARK AVENUE, HARROW,
Ward: HEADSTONE NORTH
Postcode: HA2 6JY
Applicant: MR PARESH MEHTA
Agent: DHIVA DESIGNS
Case Officer: AMIT PATEL
Expiry Date: 24/09/2018

PURPOSE OF REPORT/PROPOSAL

The purpose of this report is to set out the Officer recommendations to the Planning Committee regarding an application for planning permission relating to the following proposal.

Single storey front/side/rear extension

RECOMMENDATION

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 applicant works for Harrow Council.

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	77 Pinner Park Avenue Harrow HA2 6JY
Applicant	Mr Paresh Mehta
Ward	Headstone
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	Critical Drainage Area

PART 2: Assessment

1.0 SITE DESCRIPTION

- 1.1 Two storey detached dwelling house located on the southern side of Pinner Park Avenue. During the site visit works have already started for the rear extension approved under planning reference P/2870/17/PRIOR.
- 1.2 The unattached neighbouring property features a garage to the boundary shared with the application site and a single store rear element with a side access door. Pinner Park Avenue is characterised by two-storey, semi-detached dwellings, predominately with pitched and hipped roofs.
- 1.3 The site is within a Critical Drainage Area with no other site constraints.

2.0 PROPOSAL

- 2.1 Single storey front/side and rear extension 12.78m deep and 2.3m wide. It would be 3m high and finished with a flat roof.
- 2.2 The proposal involves the demolition of the existing garage.

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/3724/17	CERTIFICATE OF LAWFUL DEVELOPMENT (PROPOSED): Alterations to roof to form end gable; rear dormer; rooflight in front roofslope to create habitable roofspace; window in end gable; single storey rear extension.	GRANTED 04/10/2017
P/2870/17/PRIOR	Single Storey Rear Extension: extending 6 metres beyond the original rear wall, 3.3 metres maximum height, 3 metres high to the eaves	Granted 04/08/2017

4.0 **CONSULTATION**

4.1 A total of 3 notification letters were sent to neighbouring properties regarding this application.

4.2 The public consultation period expired on 31/08/2018.

4.3 **Adjoining Properties**

Number of letters Sent	3
Number of Responses Received	0
Number in Support	0
Number of Objections	0
Number of other Representations (neither objecting or supporting)	n/a

4.4 **Statutory and Non Statutory Consultation**

Drainage Team Leader and Engineer. No response received.

5.0 **POLICIES**

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that:

'If regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.'

5.2 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 was published in draft form in December 2017. Given that the draft Plan is still at early stages of the formal process it holds very limited weight in the determination of planning applications. Although this weight will increase as the Draft London Plan progresses to examination in public stage and beyond,

applications would continue to be determined in accordance with the 2016 London Plan. It is anticipated that the Examination in Public will commence early 2019.

- 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 and host property
Regeneration
Impact on Residential Amenity
Development and Flood Risk

6.2 Character and appearance of the Area

- 6.2.1 The character of the area is pre-dominantly made up of semi-detached buildings of similar sizes, with attached garages. However, there have been many alterations and extensions and therefore the street has no clear pattern of development.
- 6.2.2 The proposal involves the demolition of the existing garage (already done at the time of site visit) and erection of a single storey flat roof extension, which would extend to the front, in line with the existing porch, and to the full depth of the dwelling house. The proposal will not extend beyond the existing rear elevation. The proposal is compliant within the guidelines for semi-detached properties as per the SPD because the proposed extension would be 3m high and would not extend beyond the existing rear elevation. Considering that the neighbour has a similar extension and there are other examples within the street, it is considered that the proposed extension is acceptable in design terms.
- 6.2.3 The eaves height would be no more than 3m and a flat roof design is normally supported subject to details, site considerations and character of the area. Due to its height the proposed extension is considered to remain as a subordinate feature on the front/side/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.
- 6.2.4 In summary, the proposal would comply with the provisions and objectives of 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 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 Due to the proposal being contained on the eastern side of the dwelling, the occupiers to the east are the ones that are most affected by this proposal. The front element will be adjacent to the garage and therefore no habitable room will be impacted.
- 6.4.3 The side and rear element will be hard up on the boundary. There is a door in the side elevation of number 75, that will face the proposed extension, however, this door serves an access into the rear garden and therefore it is not considered that the proposal will have any significant impact to the detriment of this occupier.
- 6.4.4 The proposed extension projects 3m beyond the rear elevation of number 75. Number 75 has the benefit of a living room close to the corner but is set off the common boundary. Considering the application site is located to the west of number 75 and the proposal is for a single storey, it is considered that there would not be a significant impact on light or the outlook to warrant a refusal.
- 6.4.5 In summary, it is considered that the proposal would not have an unreasonable impact on neighbouring amenity in terms of privacy, outlook or overshadowing, in compliance 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).

6.5 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: DD154-01-P0, OS Map (1:1250 with constraints), OS Map (1:500 with constraints), OS Map (1:1250 without constraints), DD154-17-P0, DD154-18-P0.

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 and to safeguard the appearance of the locality to comply with core policy CS 1B of the Harrow Core Strategy 2012 and 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 (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, without the prior permission in writing of the local planning authority.

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

Informatives

1. Policies

The following policies are relevant to this decision:

The National Planning Policy Framework (2018)

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

Supplementary Planning Document: Residential Design Guide (2010)

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

The applicant is advised that 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 soak ways 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 (2012) 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

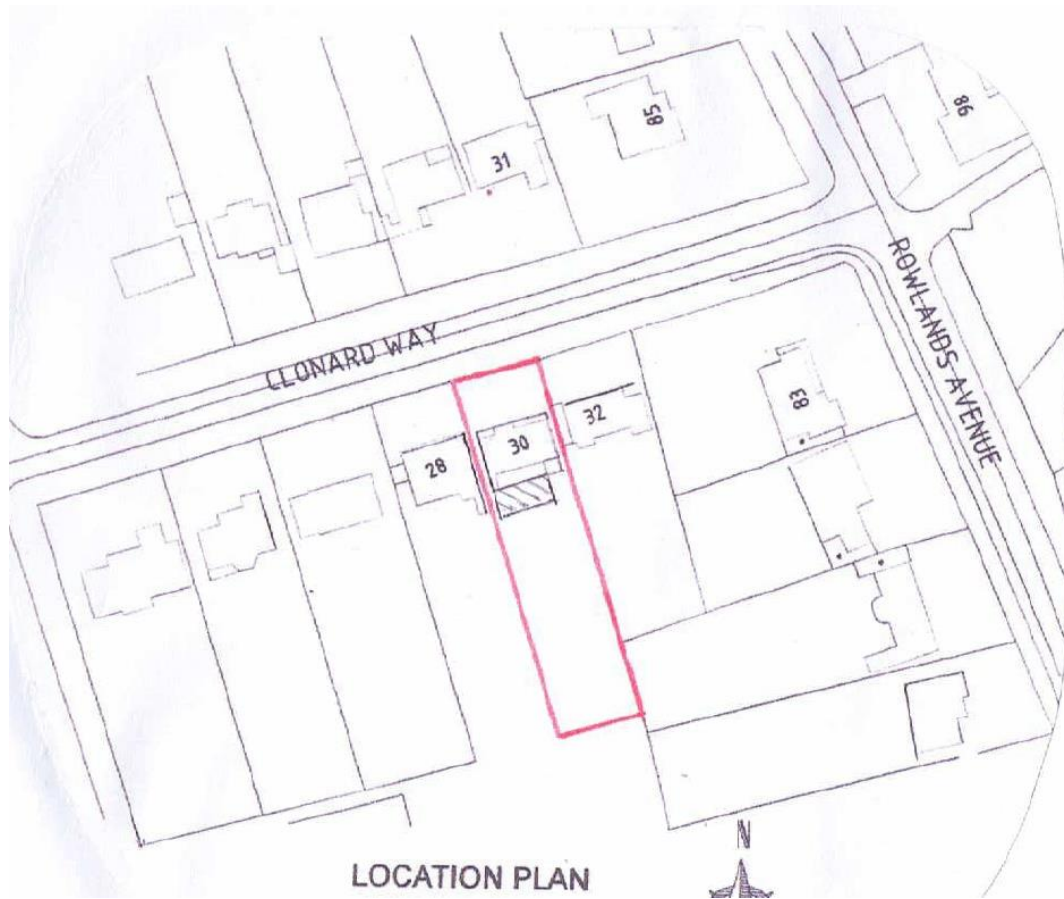
6. Surface and Foul Water Disposal

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.

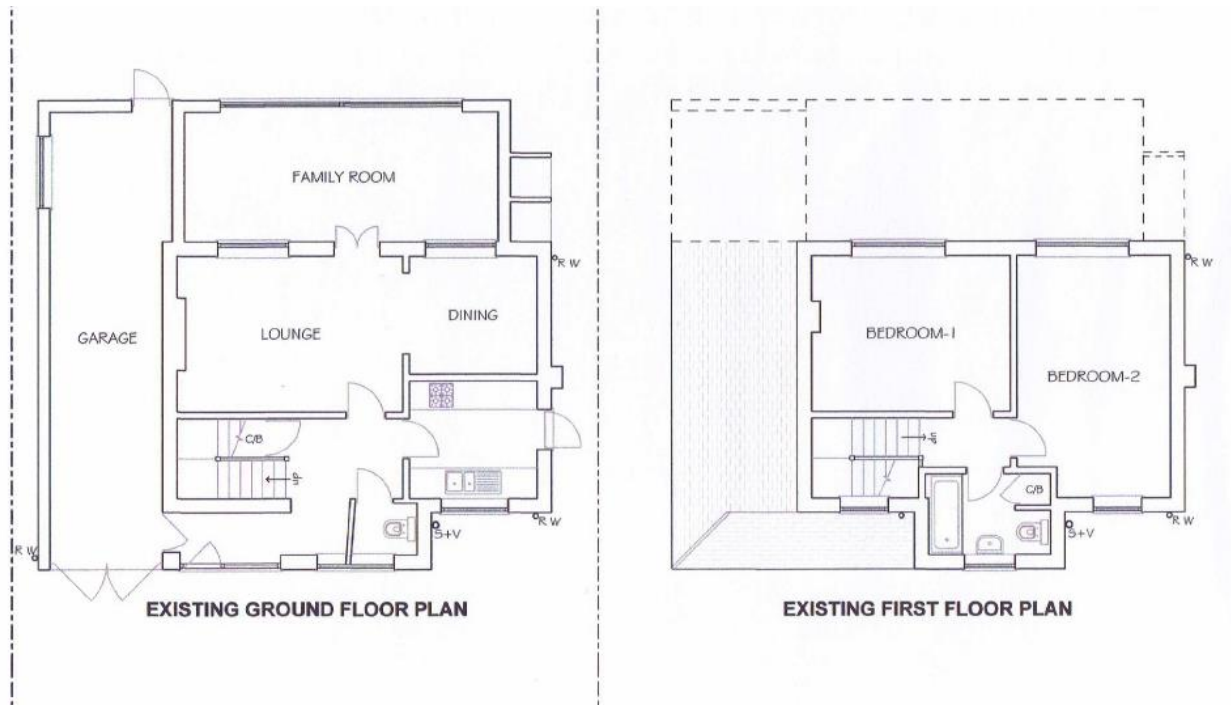
7. Highways Informative

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 applicants expense. Failure to report any damage could result in a charge being levied against the property.

APPENDIX 2: SITE PLAN



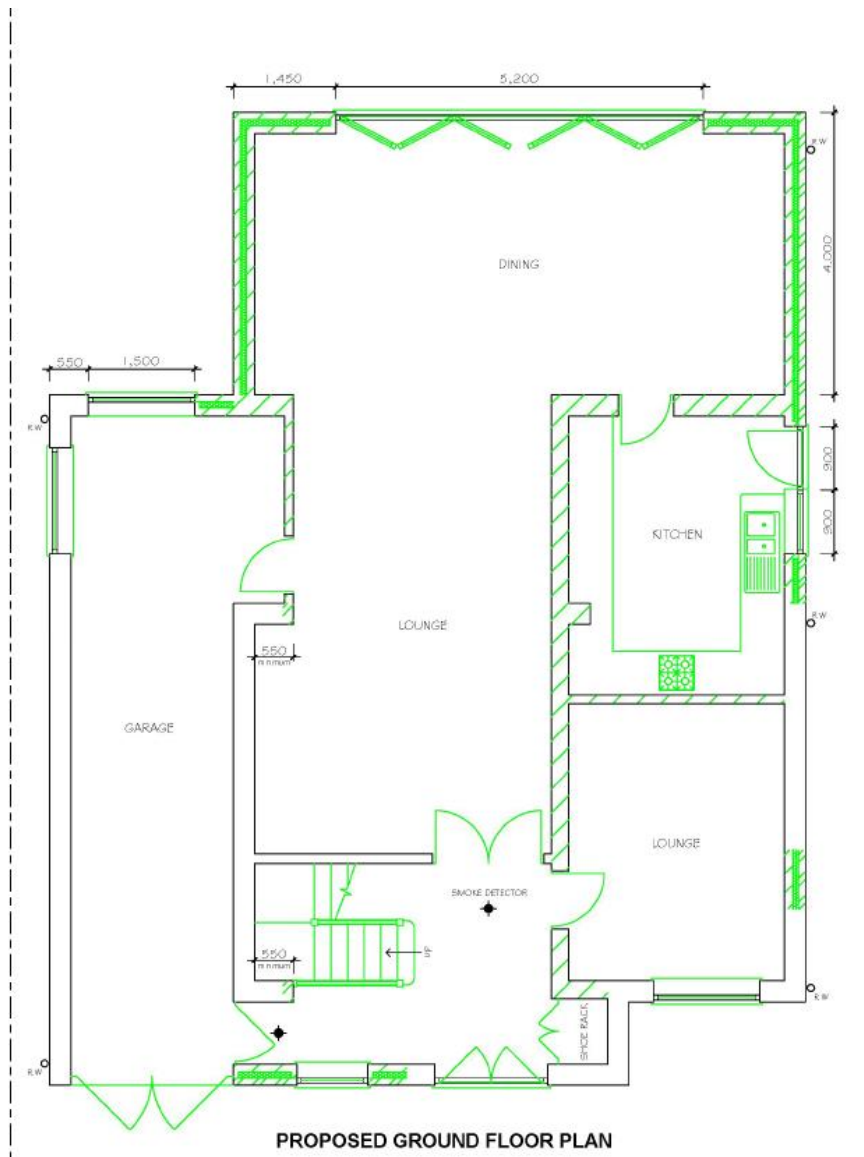
APPENDIX 3: PLANS AND ELEVATIONS



Existing Floor Plans



Existing Elevations



PROPOSED GROUND FLOOR PLAN

TES:
 dimensions must be checked on site.
 drawing has been prepared for Planning
 Building Regulation Approvals only.
 drawing is to be read in conjunction with
 win no: 01 to 10.



PROJECT: 30 CLONARD WAY, PINNER HA5 4BU. PROPOSED GROUND FLOOR REAR EXTENSION.	DATE: JUNE 2018
DRAWING NO: PROPOSED GROUND FLOOR PLAN.	SCALE: 1:50 @ A3. DRAWING NO: 30CrW02/BrP18/03

Proposed Ground Floor Plan



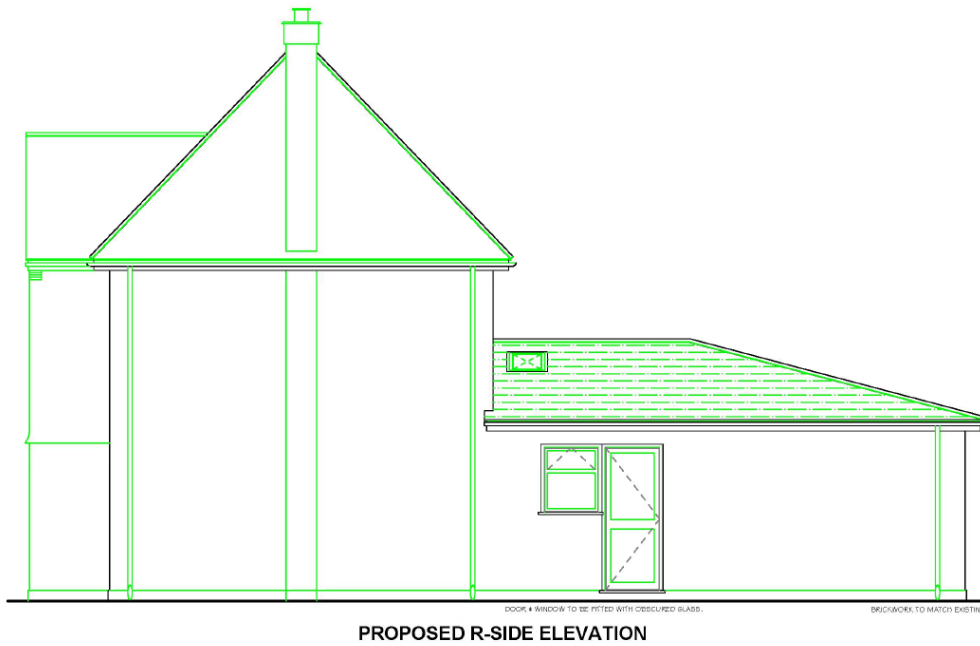
PROPOSED FRONT ELEVATION

Proposed Front Elevation

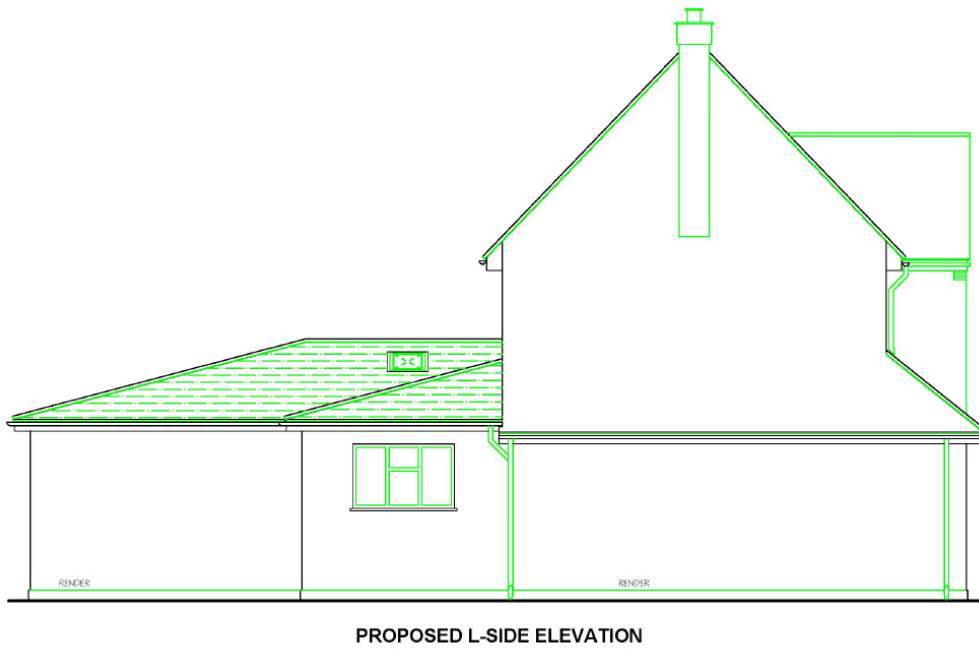


PROPOSED REAR ELEVATION

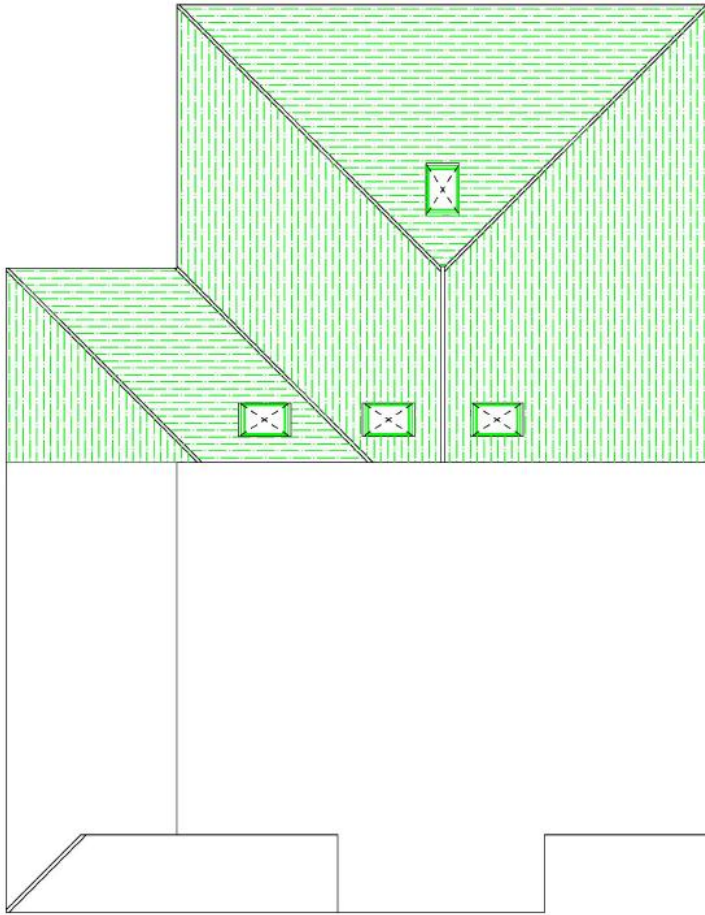
Proposed Rear Elevation



Proposed Side Elevation



Proposed Side Elevation 2



PROPOSED ROOF PLAN

Proposed Roof Plan

APPENDIX 4: SITE PHOTOS



Front Elevation



Front Elevation



Front Elevation



Rear Elevation



Rear Garden



View towards no. 28



View Towards no. 32



Google image- rear elevations

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