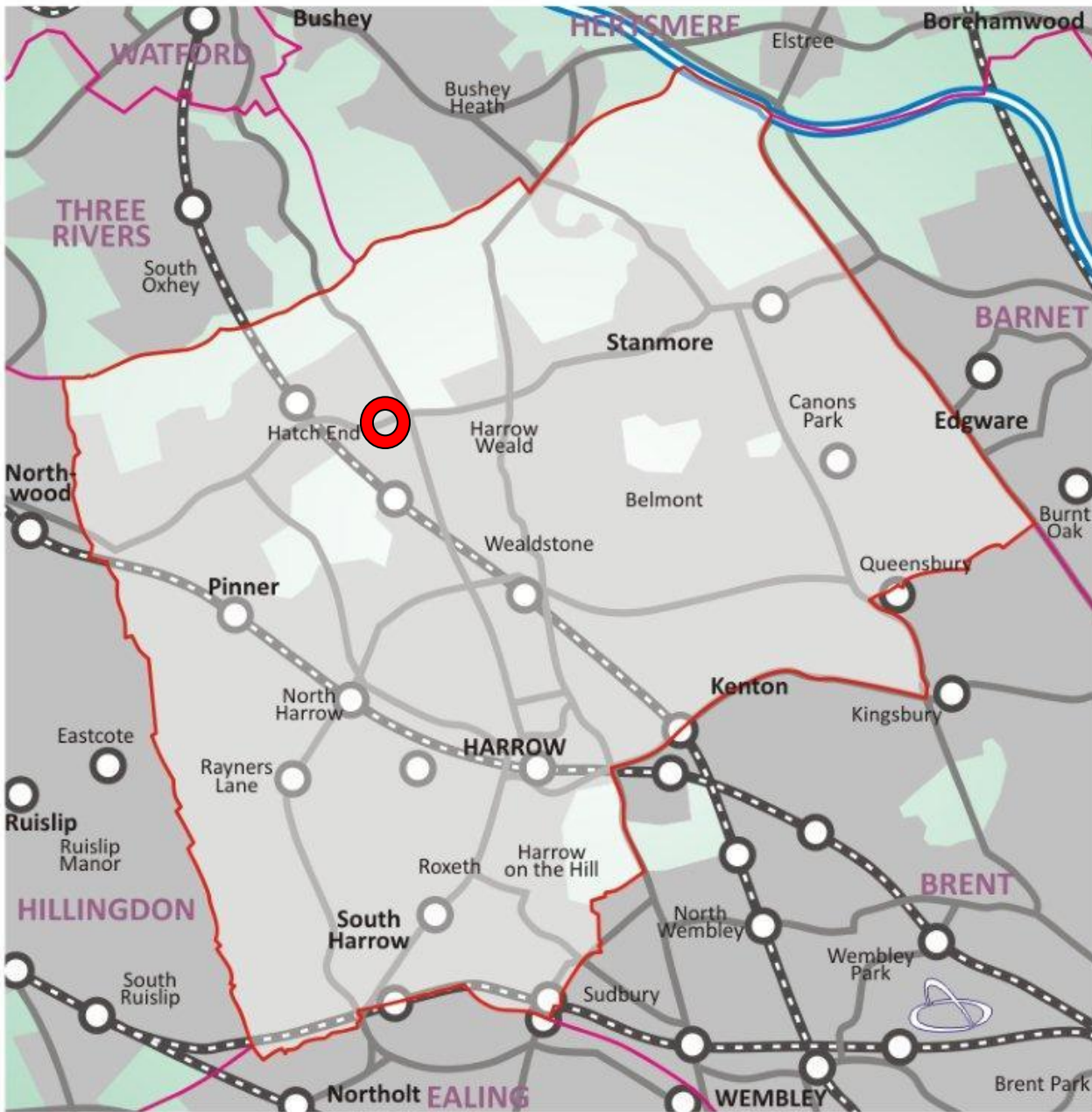


 = application site



30 Clonard Way	P/2981/18
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30 Clonard Way



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LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

25th JULY 2018

APPLICATION NUMBER: P/2981/18
VALIDATE DATE: 06/07/2018
LOCATION: 30 CLONARD WAY, HARROW,
WARD: HATCH END
POSTCODE: HA5 4BU
APPLICANT: MS KAJAL PATEL
AGENT: ATELIERS CONSULTING LTD
CASE OFFICER: TENDAI MUTASA
EXPIRY DATE: 31/08/2018 (EXTENDED)

PROPOSAL

Single and two storey side to rear extensions, ground floor front and rear extensions, rear dormer and rooflights and external alterations (demolition or rear extension and bin store)

RECOMMENDATION

- 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

Assessment

1.0 SITE DESCRIPTION

- 1.1 Two storey detached dwelling house located on the southern side of Clonard Way. The dwelling house has an existing single storey rear extension, measuring 3m in depth and features a swimming pool at the rear. The building features a catslide roof.
- 1.2 Both unattached neighbouring properties feature garages to the boundary shared with No 30 and are set away from the boundary. Clonard Way is characterised by detached two-storey dwellings, which vary in character and appearance, and scale.
- 1.3 The site is within a Critical Drainage Area with no other site constraints.

2.0 PROPOSAL

Single storey rear extension would project 4.0m beyond the proposed two storey rear extension (cumulatively the rear projection would be approximately 7.0m beyond the original rear wall at ground floor level) and would be 8.10m wide. It would be 2.60m at eaves height and feature a pitched roof at 3.95m height.

- Existing rear extension is to be demolished, hence the proposal would read as a two storey rear extension projecting to a depth of 3.0m extending to full width of dwelling house. This extension would have a hipped roof which would be set down below the main roof of dwelling.
- The front wall of the proposed two storey side extension would line up with the main front wall.
- The two storey side extension would span the full depth of the original dwelling, and project out by 3.0m beyond the rear main wall of the dwelling house at ground floor level. The roof over this extension would align with the main roof of the dwelling.
- To the front right side a single storey front extension is proposed to line up with the existing front projection and square out the front elevation.
- The proposed rear dormer would be contained within the rear roof of the two storey rear extension and it will be 2.2m in height with a width of 2.53m and feature a flat roof.

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/1412/17	First floor side extension; two storey and first floor rear extension; conversion of garage to room with installation of window; external alterations – Granted 15/05/2017	Granted 15/05/2017
P/0560/18	Single and two storey side to rear extensions; front extension, rear dormer and rooflights in front roof slopes; external alterations (demolition of attached garage and rear extension)	Granted 6/4/2018

4.0 **CONSULTATION**

4.1 A total of 4 notification letters were sent to neighbouring properties regarding this application. The reconsultation process followed amended plans to show the entire extent of the proposed extensions.

4.2 The public consultation period expired on 25/09/2018, this was a re-notification process.

4.3 **Adjoining Properties**

Number of letters Sent	4
Number of Responses Received	1
Number in Support	0
Number of Objections	1
Number of other Representations (neither objecting or supporting)	n/a

4.4 1 objection was received from adjoining resident.

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 side window	Objects to the application due to: The introduction of a side window which would overlook garden	Due to the siting of the window at ground level in relation to the boundary it is considered that the window would not be harmful to the amenities of this neighbouring property
Overbearing, overlooking, loss of privacy and overshadowing	Overbearing, overlooking, loss of privacy and overshadowing	These elements have been discussed under section on neighbour amenity

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 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 and host property
- Regeneration
- Impact on Residential Amenity
- Traffic, Parking and Drainage

6.2 Character and appearance of the Area

6.2.1 The character of the area is pre-dominantly made up of detached buildings of differing designs and sizes. Therefore the street has no clear pattern of development, however it consists of evenly spaced houses at first floor, in this context there are relatively large amounts of open space either side of No 30. The site has recently been granted planning permission under P/0560/18 for single and two storey side to rear extensions; front extension, rear dormer and rooflights in front roof slopes; external alterations (demolition of attached garage and rear extension), granted on 6/4/2018. These extensions are currently being built. The applicant is now seeking to add a further single storey rear extension to the already approved scheme.

6.2.2 Apart from the proposed single storey rear extension the rest of the extensions were considered acceptable within the recently granted planning permission under P/0560/18, therefore the scale, siting and appearance of these elements have already been accepted in principle and as such this application will only assess the acceptability of the proposed single storey rear extension and the cumulative impact of all the extensions. There has been no major policy change since the previous application was granted.

6.2.3 This re-submission involves a further single storey rear extension which would extend 4m deep from the rear elevation of the approved two storey rear extension. The total cumulative depth of the proposal is not within the guidelines for semi-detached properties as per the SPD. Under the previous application, the two storey rear extension projects out to a depth of 3.0m beyond the original rear wall. The proposed addition of a 4.0m deep single storey rear extension would have a total depth of 7.0m beyond the original rear wall.

- 6.2.4 However, the extension would remain set away from the rear elevations of the neighbouring buildings and would not be visible from within the streetscene, therefore 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. The eaves height would be no more than 3m and the roof will be pitched to a total height of less than 4m. 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 As mentioned above, the area is made up of detached dwellings of differing design and sited on relatively large plots which can accommodate larger extensions. In conclusion, it is considered that cumulatively the approved extensions and the proposed single storey rear extension can be accommodated on site and in terms of impact upon the character and appearance of the existing dwellinghouse and the streetscene and wider neighbourhood and would not give rise to any significant conflict with the aims and objectives of the Council's development plan policies so as to refuse on grounds of scale and bulk. In summary, the proposal would comply with the provisions of policies subject to conditions as attached to the approved 2018 planning application and the current application.
- 6.2.6 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.
- 6.2.7 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.

6.3 Residential Amenity

- 6.3.1 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 SPD 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)".

- 6.3.2 The approved application P/0560/18 assessed the impact of the two storey side to rear extension, front extension and rear dormer and in that application the impact on neighbouring amenity was considered acceptable. These aspects of the proposals would remain essentially the same as previously approved and there are no new site circumstances that exist to navigate from that decision and as such this application will assess the impact of the additional single storey rear extension.
- 6.3.3 The site benefits from planning permission for a two storey rear extension which will be 3.0m deep, therefore with an addition of a 4.0m deep rear extension, cumulatively, the rear extensions would be deeper than what is recommended in the SPD for a detached property. In terms of the neighbour at number 32 Clonard Way, the extension would be set away from the boundary and habitable windows by a distance of over 3.0m. Furthermore the dwelling at number 32 Clonard Way is set away from the boundary and as such the proposals would not be harmful to the amenities of this neighbouring building.
- 6.3.4 At a cumulative depth of 7.0m deep the proposed extension would be in excess of what is recommended in the SPD to avoid negative impacts such as loss of light, overbearing and loss of outlook. Whilst it is acknowledged that there might be some loss of outlook, the harm is not enough to justify a refusal on these grounds alone. This is because number 28 Clonard Way features a side element which is not a habitable room and also the proposals would maintain a gap between these detached buildings. The buildings would maintain a separation distance of over 2m and also number 28 Clonard Way is sited further back on the plot. The rear extension would be sited away from the main rear amenity area of this neighbour. Therefore due to site circumstances, height and depth, the proposal would not create an incongruous feature and would not be overbearing or result in loss of light or outlook to neighbouring buildings in compliance with paragraph 6.60 of the SPD which allow for deeper extensions close to boundaries where site circumstances allow.
- 6.3.5 In summary, it is considered that the proposed single storey rear extension and all the other extensions approved under P/0560/18 would not have an unreasonable impact on neighbouring amenity in terms of privacy, overbearing, loss of 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).

6.4 Development and Flood Risk

- 6.4.1 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.
- 6.4.2 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: 30CnW02/BrP18/02, 30CnW03/P18/03, 30CnW03/P18/05, 30CnW03/P18/06, 30CnW03/P18/10, 30CnW02/P18/11, 30CnW03/P18/12, 30CnW03/P18/16, 30CnW03/P18/17, 30CnW03/P18/18, 30CnW03/P18/19, 30CnW03/P18/20, 30CnW03/P18/21, 30CnW02/BrP18/01

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) (England) Order 2015 (or any order revoking and re-enacting that order with or without modification), no window(s)/door(s), other than those shown on the approved plans shall be installed in the flank elevation(s) of the development hereby permitted without the prior permission in writing of the local planning authority.

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

Informatives

1. Policies

The following policies are relevant to this decision:

The National Planning Policy Framework (2018)

The London Plan 2017 (Draft)

D1 London's form and characteristics

D2 Delivering good design

D3 Inclusive Design

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 with 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

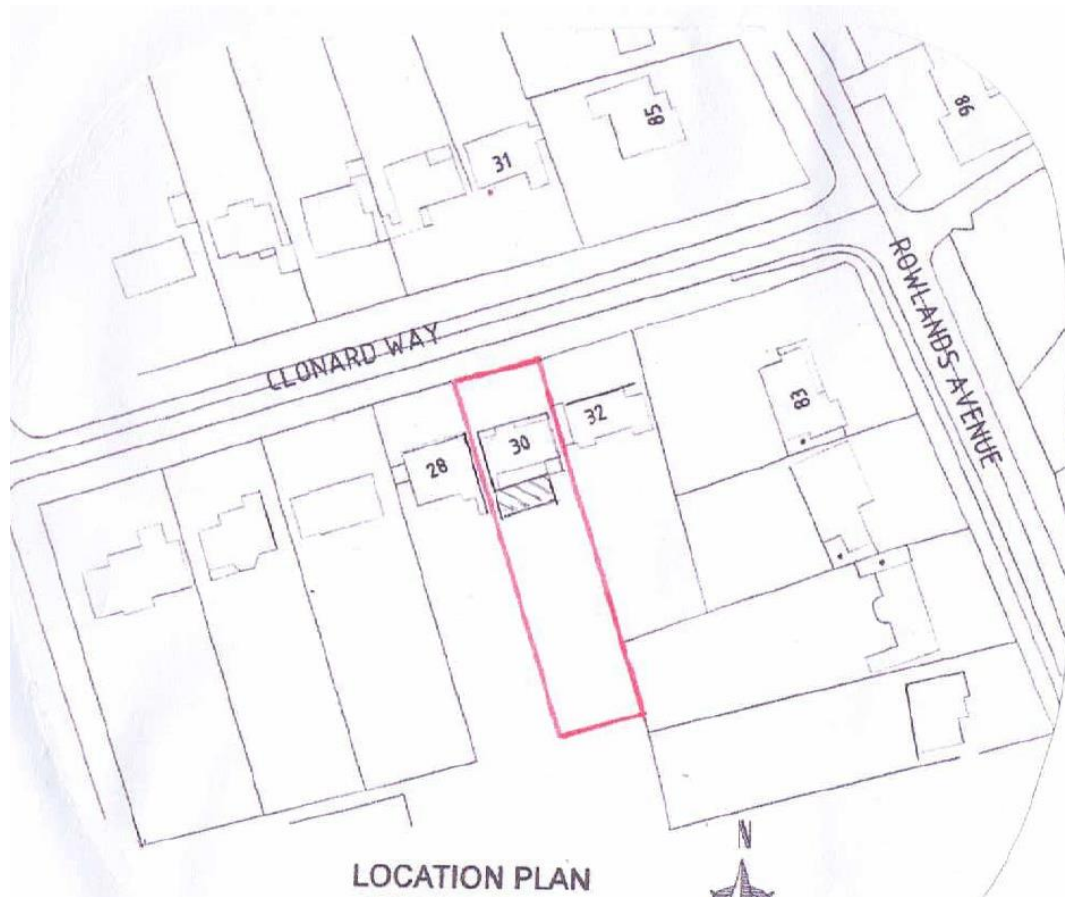
6. Surface and Foul Water Disposal

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

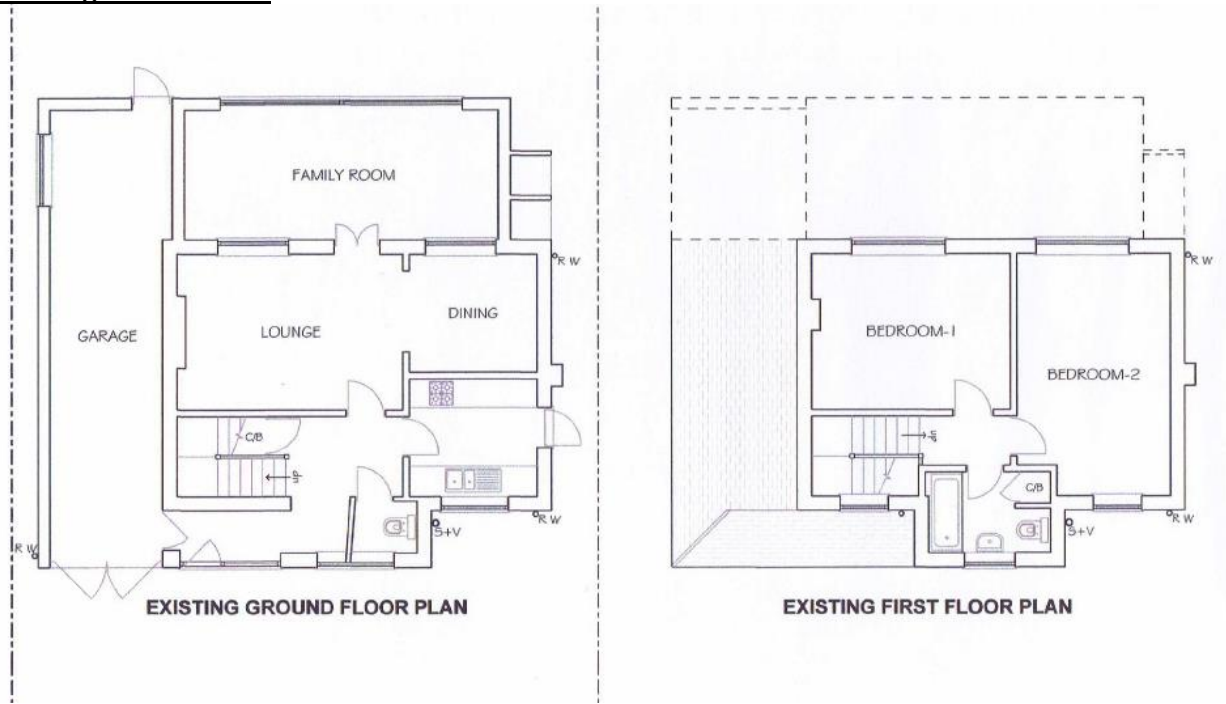
The applicant is advised to ensure that the highway is not interfered with or obstructed at any time during the execution of any works on land adjacent to a highway. The applicant is liable for any damage caused to any footway, footpath, grass verge, vehicle crossing, carriageway or highway asset. Please 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

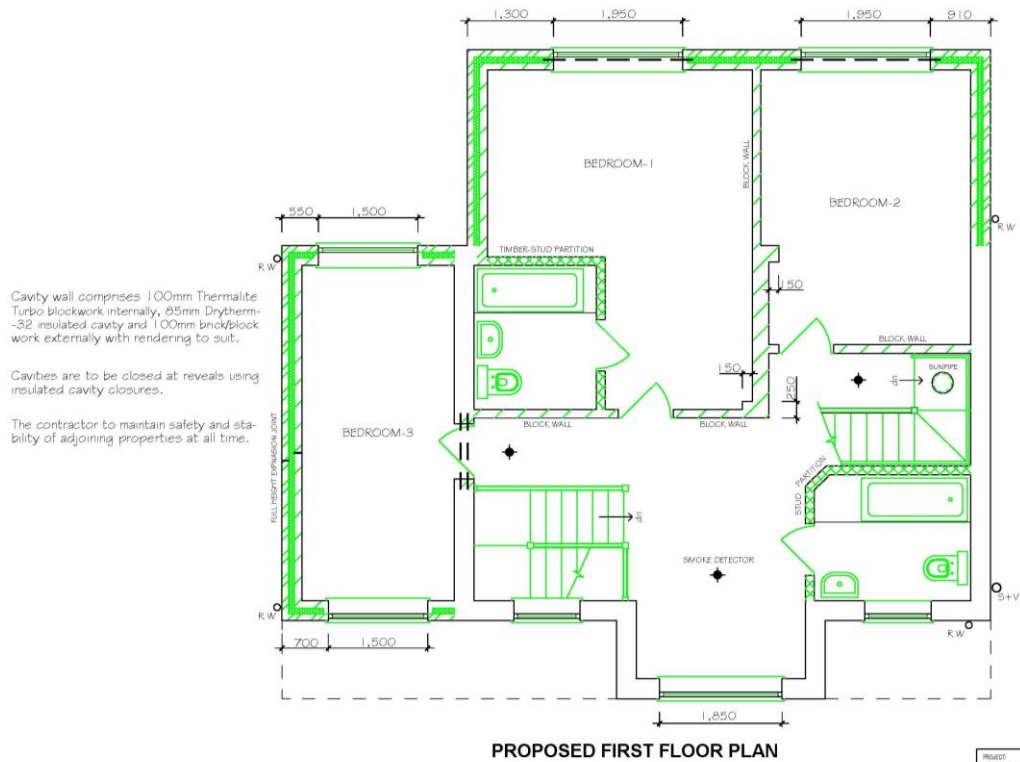
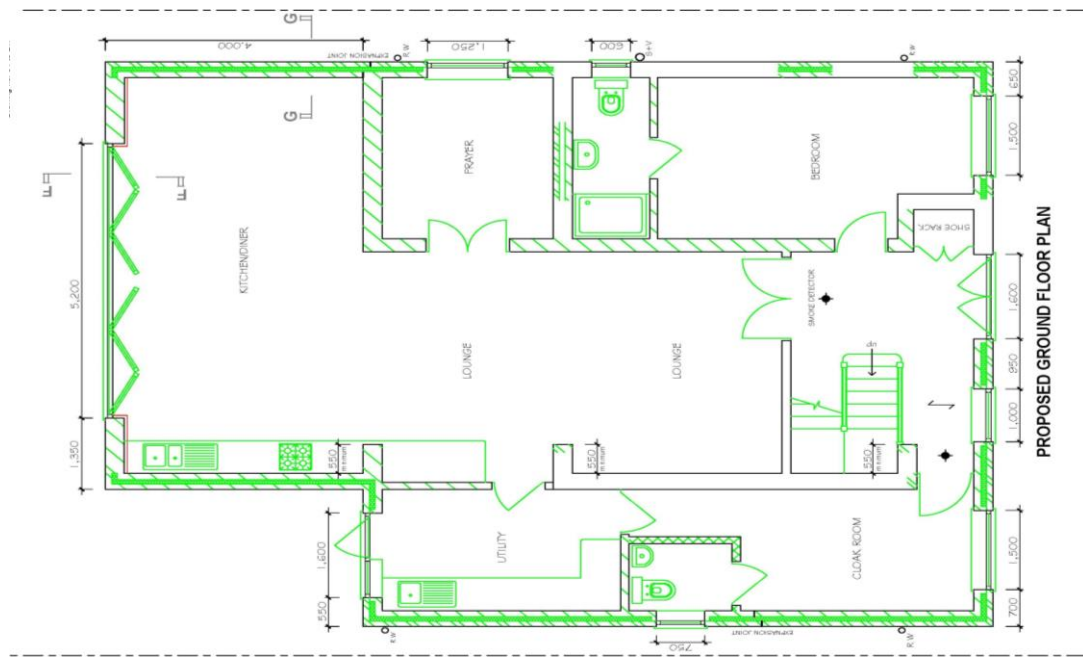
Existing Floor Plans



Existing Elevations

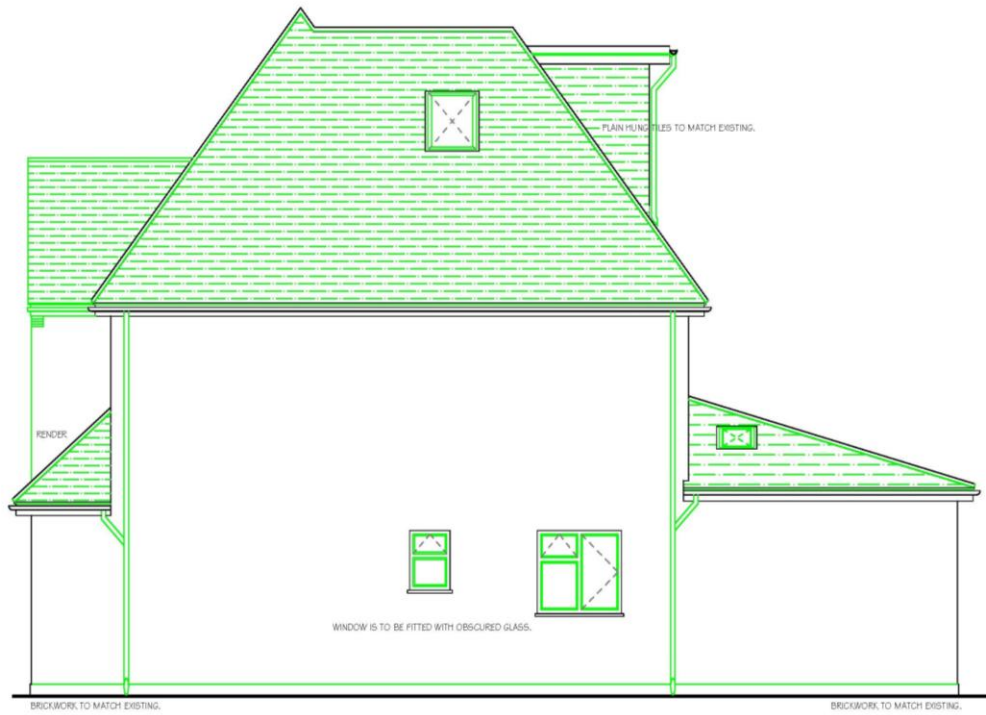


Proposed Ground and First Floor Plans



PROJECT:
30 CLONARD WAY,
BROOKLYN, LONDON

Proposed Elevations



PROPOSED R-SIDE ELEVATION

NOTES:
 All dimensions must be checked on site.
 This drawing has been prepared for Planning and Building Regulation Approvals only.
 This drawing is to be read in conjunction with Drawing no. 01 to 21.



PROPOSED FRONT ELEVATION



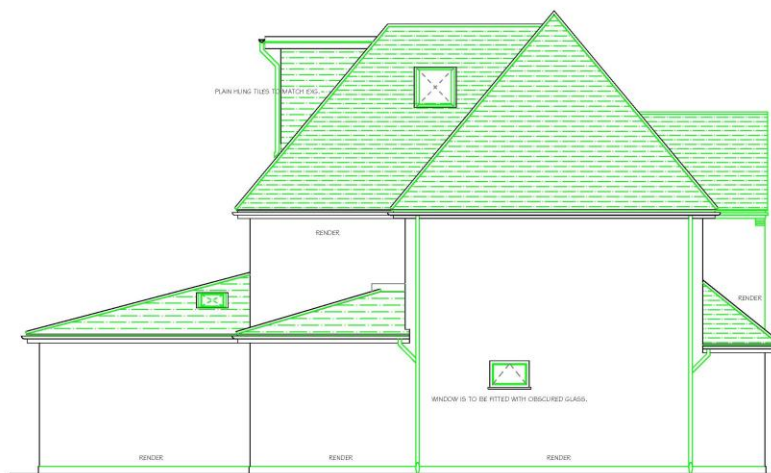
PROJECT: 30 CLONARD WAY, PINNER HAS 4BU, PROPOSED LOFT CONVERSION and SINGLE & TWO STOREY EXTENSIONS.	DATE: SEPTEMBER 2018
DRAWING: PROPOSED FRONT ELEVATION.	SCALE: 1:20 @ A3
	ISSUE NO: 30C/W03/P18/16.

Proposed Rear Elevation



PROPOSED REAR ELEVATION

NOTES:
 All dimensions must be checked on site.
 This drawing has been prepared for Planning and Building Regulation Approval only.
 This drawing is to be read in conjunction with Drawing no. 01 to 21.

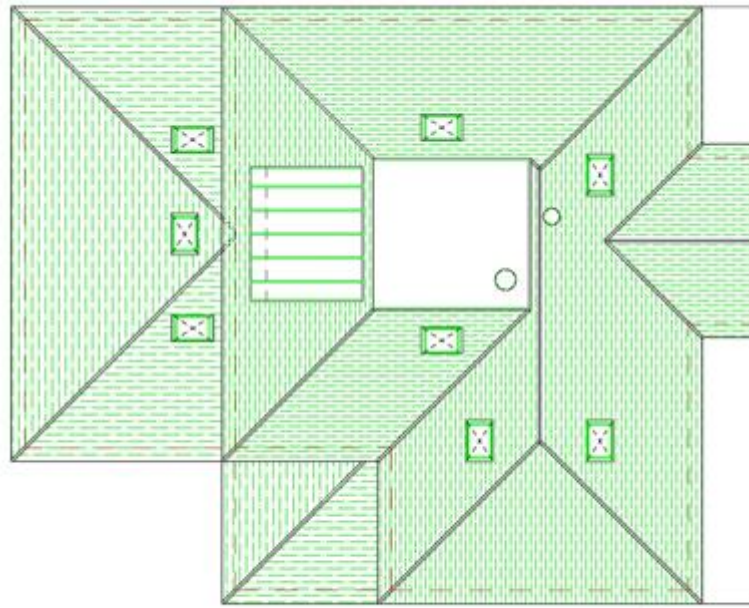


PROPOSED L-SIDE ELEVATION



Ref: 30 CLONARD WAY, PINNER HAS 4BU. PROPOSED LOFT CONVERSION and SINGLE & TWO STOREY EXTENSIONS.	DATE: 08 FEBRUARY 2018 SCALE: 1:50 @ A3 DRAWING NO: 30C/W03/P18/19,
DRAWING: PROPOSED L-SIDE ELEVATION.	

Proposed Roof Plan



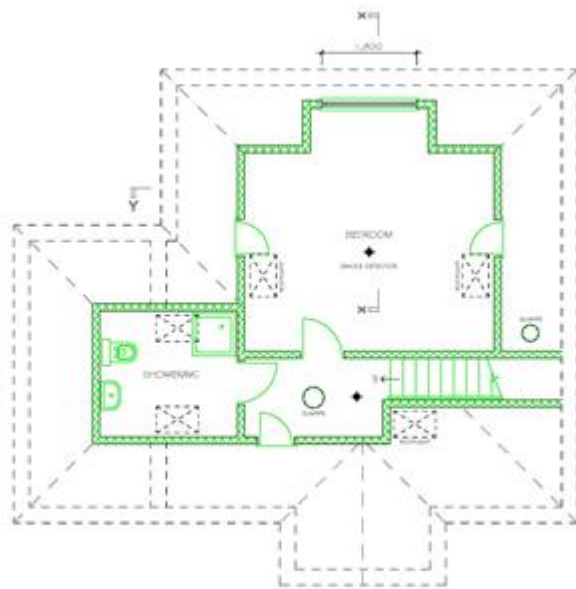
NOTES
 All dimensions must be checked on site.
 This drawing has been prepared for Planning
 and Building Regulation Approvals only.
 This drawing is to be read in conjunction with
 Drawing no. 01 to 21.

PROPOSED ROOF PLAN



PROJECT 30 GLENARD WAY, PIMMER HAS 4SU, PROPOSED LOFT CONVERSION and SINGLE & TWO STOREY EXTENSIONS.	DATE 17/10/18
DRAWN BY 3004W03P18/00	CHECKED BY 3004W03P18/00

Loft Plan



NOTES
 All dimensions must be checked on site.
 This drawing has been prepared for Planning
 and Building Regulation Approvals only.
 This drawing is to be read in conjunction with
 Drawing no. 01 to 21.

All new external windows to be PVCu or
 Aluminium framed double glazed.
 VELUX GUP double glazed roof lights
 with 800x1200mm openings. Kalfens
 to be skabbed up around all skylights.

PROPOSED LOFT FLOOR PLAN



PROJECT 30 GLENARD WAY, PIMMER HAS 4SU, PROPOSED LOFT CONVERSION and SINGLE & TWO STOREY EXTENSIONS.	DATE 17/10/18
DRAWN BY 3004W03P18/00	CHECKED BY 3004W03P18/00

APPENDIX 4: SITE PHOTOS



Front Elevation





Rear Elevations





View towards no. 28





View Towards no. 32



Google image- rear elevations

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