

Harrow Planning Committee AGENDA (scheduled for Wed 21<sup>st</sup> Nov at 6.30pm)

Reference Application Number: P/1472/18 to grant retrospective planning permission 121 Rowlands Avenue. We object to the following points within the sections listed below:

2.5 Approved:

The two storey side extension would have a width of 1.65 metres and would measure 10.67 metres in depth. It would have a roof that would continue in line with the main roof of the existing dwelling.

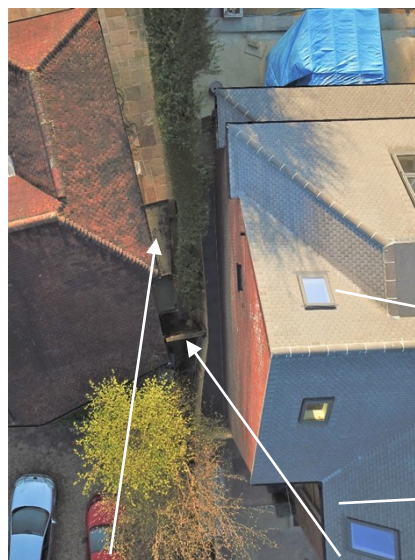
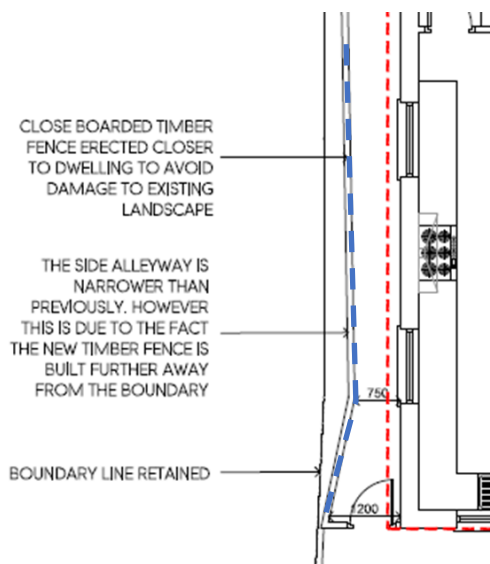
There would be a 0.75 metre gap for pedestrian access between the flank elevation of the two storey side extension and the shared boundary with No. 119.

**Correction** - Should read '*there would be a 1 metre gap*' as per approved plan P/1472/18

This element has not been built in accordance with the approved plans. The side wall has been set in from the boundary shared with number 119 by approximately 0.22m. In addition the fencing has been moved from the actual boundary and erected within number 121 to protect the greenery and this has resulted in the reduction in width of the pedestrian access.

**Correction**

The 'boundary line retained' is drawn incorrectly. The blue dashed line superimposed on the drawing below and white line on the aerial photo is the true boundary. The 'boundary line retained' as marked on the submitted drawing would cut through our downstairs toilet and side gate clearly displayed on the photo. We request a site visit to confirm the boundary error and correct (accurate) drawings submitted by 121 to enable 119 to retain the correct boundary line between properties before any decision is made.



Downstairs Toilet

Side gate

The fence has not been erected within 121's land to protect greenery. The reduced width of the passageway is as a direct result of the size of the extension. The hedge is and has always been within 119's land. This is inaccurate information provided by the architect. It is hearsay and needs removing from the report.

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 two storey side extension	Objects to the application due to: two storey side extension too close to the neighbour at number 119 and as such is contrary to the SPD in terms of the	This part of the proposals as built is actually set in than the approved plans and as such the impact of this element is considered to have been sympathetically designed due to it being set away from the boundary. 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.

**Correction** - The officers comments are inaccurate as stated above. The officer has misquoted the approved distance as 0.75 m instead of 1.0m and therefore it is not set away from the boundary.

Loss of light to bedroom window at number 119	Due to a mistake on a previous application the built structure has resulted in loss of light	The mistake on the side elevation and floor plan is noted, however it is considered that due to dense vegetation along this shared boundary the bedroom in question received limited light. Furthermore, it is noted that adjoining property to south, no. 119, is a two storey detached dwellinghouse, which has been extended at the rear with a two storey
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**Correction** - The 'dense vegetation' is a hedge. It is below the level of the window and therefore has no impact whatsoever on the light coming through the window. This is factually inaccurate as confirmed with the photograph below showing the view out of the bedroom window.



		<p>rear extension. Plans held by the Council show that prior to the two storey rear extension, bedroom 3 had dual aspect windows, with the primary window located at the rear elevation. As a result of the extension to this property directly at the rear of bedroom 3, the only window serving this bedroom is located in the flank elevation facing number 121's flank wall. As such this new situation would not exacerbate the existing situation. The gap separating the two buildings is largely the same as before the extensions were built.</p>
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**Correction** *'The gap separating the two buildings is largely the same as before the extensions were built'* is inaccurate. A review of the original building location and the size of the side extension reveals a substantial difference and is not *'largely the same'*. The following before and after photographs show how the gap has been considerably reduced therefore this statement will need to be amended to reflect this position.



Above an aerial photo of original 121 house. Below a similar aerial position after the new 121 house was built. It shows quite clearly how the new 121 dwelling has encroached on the gap separating the two houses.



6.2.1 The character of the area is pre-dominantly made up of detached buildings of differing designs and sizes and sitting on large plots. 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 121 .

**Correction** - There is no '*large amounts of open space either side of 121*'. The build at 121 abuts the adjacent Saddlers Mead boundary and is less than 0.75m from 119 boundary as demonstrated by the officers own photographs below. This is factually incorrect and should be amended.



121 boundary with Saddlers Mead property.



121 boundary with 119

### 6.2.3 Extension of Front Garage

Whilst the footprint and height of the garage would be greater than that approved under P/3509/14, it is considered that the garage as built would still remain subordinate to the existing dwelling and as such is considered to remain a proportionate addition to the original dwellinghouse . It would have no negative impact on the street scene as it remains set away from the street by a distance of approximately 25m.

### 6.2.4 Front and side fenestration

It is considered that due to the detached nature of the building, its position being set away from the street and neighbouring buildings together with the varied character and appearance along Rowlands Avenue, the fenestration detail is acceptable in terms of its appearance and character .

6.2.5 Roof and set in from boundary shared with number 119. It is considered that the marginal deviation from the approved plans would still ensure that the proposals do not materially alter the approved scheme and as such considered acceptable.

6.2.6 The roof of the house has been built 0.6m higher than what was previously approved. The increase to the main roof ridge height would be acceptable in terms of its impact on the streetscene .

The raising of the roof is also considered acceptable due to the fact that there is a variation in roof forms and height with those of neighbouring properties . No increase in width is proposed. It is considered that the additional modest additional height of the new roof as built would not be noticeable within the street scene and nor would it appear out of context within the streetscene.

**Correction** – Terms such as *‘no negative impact on the street’* (6.2.3), *‘the fenestration detail is acceptable in terms of its appearance and character’* (6.2.4), *‘The increase to the main roof ridge height would be acceptable in terms of its impact on the streetscene’* and *‘The raising of the roof is also considered acceptable due to the fact that there is a variation in roof forms and height with those of neighbouring properties’* (6.2.6) are subjective arguments.

All 20 people living near 121 who posted objections to the retrospective planning application did not support any of these views and were diametrically opposed in these opinions.