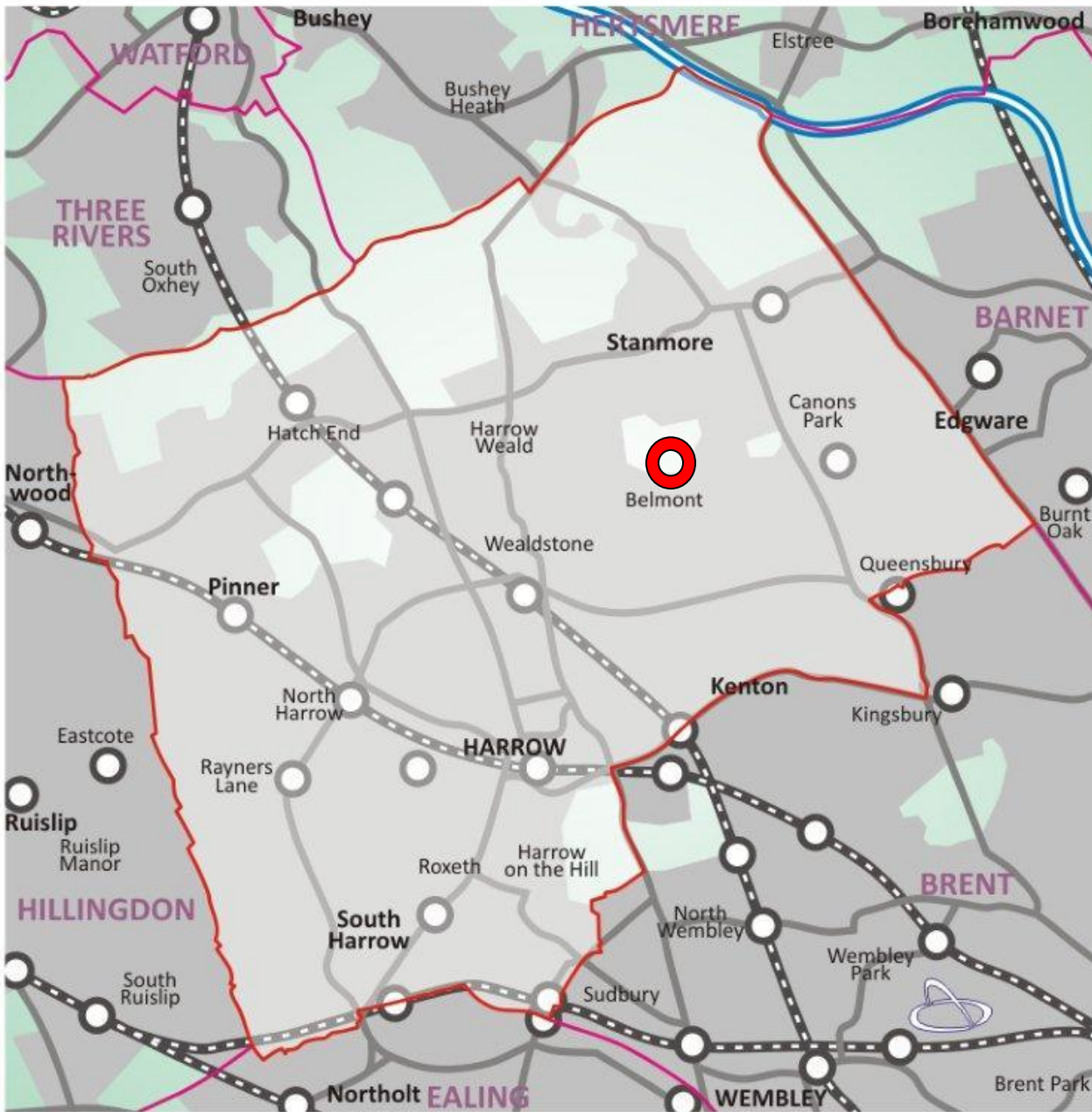
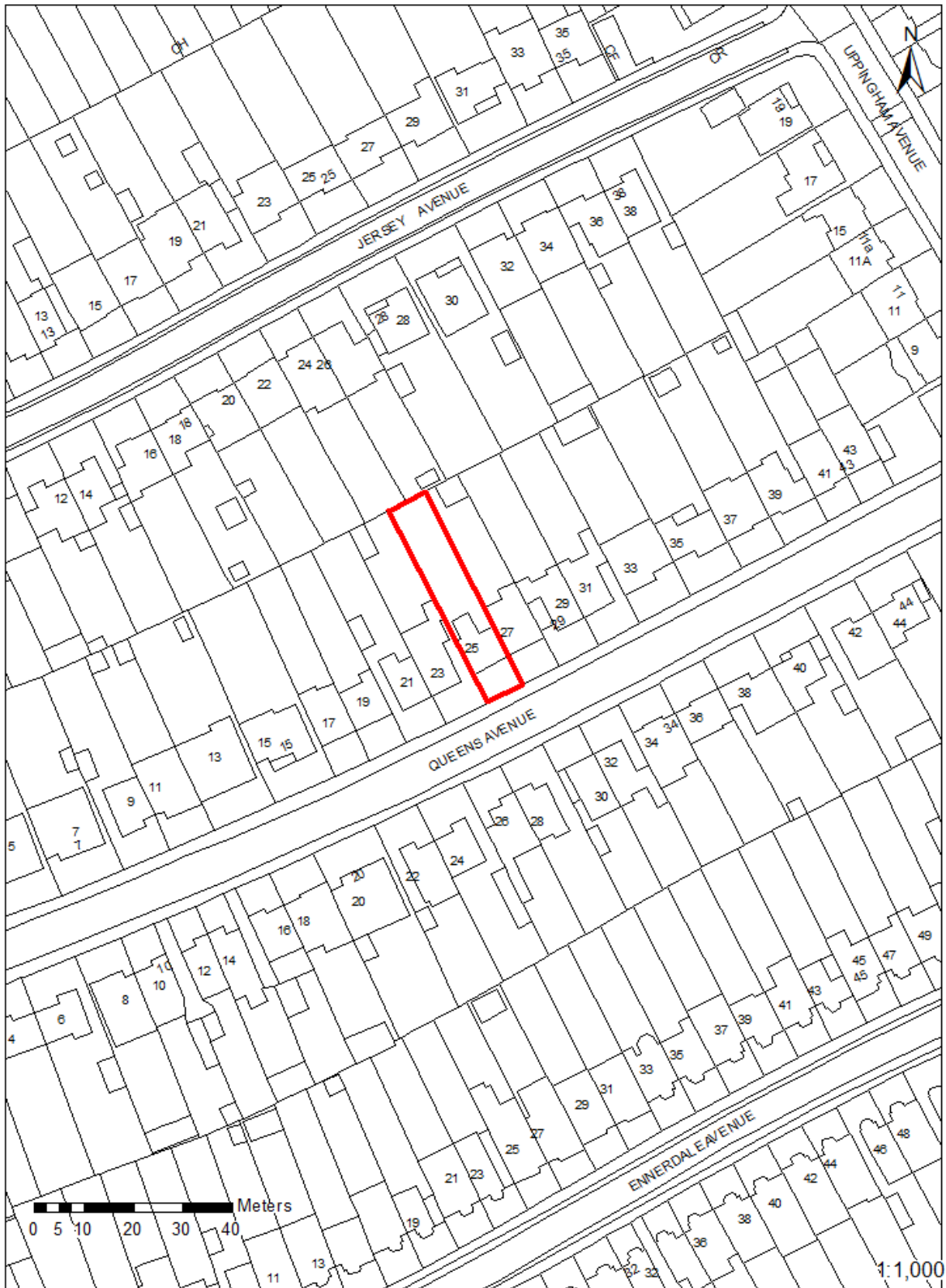


 = application site



25 Queens Avenue	P/4885/18
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25 Queens Avenue



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LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

12th December 2018

APPLICATION NUMBER: P/4885/18
VALIDATE DATE: 08/11/2018
LOCATION: 25 QUEENS AVENUE, STANMORE
WARD: QUEENSBURY
POSTCODE: HA7 2LE
APPLICANT: MS VENETIA REID-BAPTISTE
AGENT: DRAWING AND PLANNING LTD
CASE OFFICER: NABEEL KASMANI
EXPIRY DATE: 31/12/2018

PROPOSAL

Single storey rear extensions

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:

REASON FOR THE RECOMMENDATIONS

The development would provide an improvement in quality of accommodation for the occupiers of the property, whilst ensuring extensions would be sympathetic to the existing property and would not unduly impinge on neighbouring amenities. Accordingly, the development would accord with development plan policies and is recommended for grant.

INFORMATION

This application is reported to Planning Committee as the applicant is an employee of the Council. The proposal therefore falls outside Schedule 1 of the Scheme of Delegation.

Statutory Return Type: (E)21 Householder
Council Interest: n/a
GLA Community: n/a
Infrastructure Levy (CIL)
Contribution:
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 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 proposed access 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:
Officer Assessment
Appendix 1 – Conditions and Informatives
Appendix 2 – Site Plan
Appendix 3 – Site Photographs
Appendix 4 – Plans and Elevations

OFFICER REPORT

1.0 SITE DESCRIPTION

- 1.1 The application site consists of a two-storey semi-detached dwellinghouse located on the northern side of Queens Avenue. The subject property has been previously extended by means of a side dormer and single storey rear extension. The forecourt is entirely hard surfaced and could accommodate two motor vehicles.
- 1.2 The attached property no. 27, has been previously extended with a side dormer and single storey rear extensions. The adjoining property no. 23 features a side dormer and a single storey side to rear extension.
- 1.3 The application site is located within a critical drainage area. There are no other planning designations / constraints at the site.

2.0 PROPOSAL

- 2.1 The application proposes single storey rear extensions to the rear of the existing living room and kitchen. The proposed single storey rear extension beyond the living room would have a rearward depth of 2.2m and the additional rearward projection beyond the kitchen would have a depth of 2.4m.
- 2.2 The proposed single storey rear extension would have a flat roof adjacent to the attached property no. 27 and would feature a continuation of the hipped roof form adjacent to no. 23.

3.0 RELEVANT PLANNING HISTORY

- 3.1 There is no relevant planning history to the application

4.0 CONSULTATION

- 4.1 A total of 4 consultation letters were sent to neighbouring properties regarding this application. There were no responses received to the consultation.
- 4.2 The initial public consultation period expired on 3rd December 2018.

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 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied; it is a material consideration in the determination of this application. The current NPPF was published in July 2018 and replaces the first NPPF (March 2012).
- 5.3 In this instance, the Development Plan comprises The London Plan 2016 [LP] and the Local Development Framework [LDF]. The LDF comprises The Harrow Core Strategy 2012 [CS], Harrow and Wealdstone Area Action Plan 2013 [AAP], the Development Management Policies Local Plan 2013 [DMP], the Site Allocations Local Plan [SALP] 2013 and Harrow Local Area Map 2013 [LAP].
- 5.4 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. Given that that the draft London Plan is still in the initial stages of the formal process it holds very limited weight in the determination of planning applications. 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.
- 5.5 A full list of all the policies used in the consideration of this application is provided as Informative 1 in Appendix 1 of this report.

6.0 ASSESSMENT

- 6.1 The main issues are;

Layout, Design, Character and Appearance
Residential Amenity
Flood Risk and Development

6.2 Layout, Design, Character and Appearance

- 6.2.1 Chapter 12 of the NPPF states that 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. Good design is central to all objectives of the London Plan and is specifically promoted by the policies contained within Chapter seven, which address both general design principles and specific design issues. Policy DM1 on Achieving a High Standard of Development of the Development Management Policies Document requires all development proposals to achieve a high standard of design and layout.

6.2.2 The proposed single storey rear extensions would represent proportionate and subservient additions to the subject dwellinghouse. The single storey rear extension adjacent to no. 27 would feature a flat roof profile while the proposed rear addition adjacent to no. 23 would feature a continuation of the hipped roof. It is considered that the proposed roof profiles would be acceptable in accordance with the adopted Residential Design Guide SPD (2010) and would harmonise with the appearance of the subject dwellinghouse and the properties within the surrounding area. On this basis, it is considered that the effect of the proposal on the character and appearance of the host property and surrounding area would be acceptable and would accord with the above policies.

6.3 Residential Amenity

6.3.1 A core principle of the NPPF is to always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. Policy 7.6 of The London Plan states that the design of new buildings should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings in relation to privacy, overshadowing, wind and microclimate. Harrow Local Plan Policy DM1 undertakes to assess privacy and amenity considerations having regard to, among other things, the prevailing character of amenity and the need to make effective use of land; the relationship between buildings and site boundaries; and the visual impact when viewed from within the buildings and outdoor spaces.

6.3.2 The proposed single storey rear extension would project 1.3m beyond the adjacent rear elevation of no. 27 Queens Avenue and would have a flat roof with a maximum height of 2.7m. The proposed single storey rear extension would therefore have an amenity impact consistent with the residential design guide. Officers consider that the proposal would not have a detrimental impact on the residential amenities of the attached occupiers at no. 27.

6.3.3 With regards to no. 23 Queens Avenue, the proposed single storey rear extension to the kitchen would not protrude beyond the adjacent rear elevation of no. 23 Queens Avenue. The proposed extension would therefore be buffered in view from the existing rear elevation and patio area of no. 23. On this basis, Officers consider that the proposed extension would not have an unduly harmful impact on the residential amenities of the adjoining occupiers by reason of overshadowing, loss of light or loss of outlook. The proposed extensions would therefore accord with the respective policies which seek to safeguard the residential amenities of the adjoining occupiers.

6.4 Flood Risk and Development

6.4.1 The application site is located within a Critical Drainage Area. An informative is therefore included to encourage sustainable urban drainage measures to be incorporated in the proposed development. The proposal would therefore comply with policy 5.13 of the London Plan (2016) and Policy and DM10 of the Development Management Policies (2013)

7.0 CONCLUSION AND REASONS FOR APPROVAL

- 7.1 The development would provide an improvement in quality of accommodation for the occupiers of the property, whilst ensuring extensions would be sympathetic to the existing property and would not unduly impinge on neighbouring amenities. Accordingly, the development would accord with development plan policies and 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 Plans and documents

The development hereby permitted shall be carried out and completed in accordance with the following approved plans and documents:

QUEAV-E001, QUEAV-E002, QUEAV-E003, QUEAV-E101, QUEAV-E102, QUEAV-E103, QUEAV-P001, QUEAV-P002, QUEAV-P003, QUEAV-P101, QUEAV-P102, QUEAV-P103, QUEAV-S001, QUEAV-S101, QUEAV-L001, QUEAV-L101,
Design and Access Statement (November 2018)

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 safeguard the character and appearance of the area in accordance with Core Policy CS1.B of the Harrow Core Strategy (2012) and Policy DM1 of the Harrow Development Management Policies Local Plan (2013)

4. Glazing

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) shall be installed in the flank wall(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).

5. No Balcony

The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific permission from 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. Planning Policies

The following policies are relevant to this decision:

National Planning Policy Framework (2018) (NPPF)

London Plan (2016): 5.13, 7.4B, 7.6B

Draft London Plan (2017): D1, D2

Harrow Core Strategy (2012): CS1

Development Management Policies (2013): DM1, DM10

Supplementary Planning Document: Residential Design Guide (2010)

2. 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.

3. The Party Wall etc. Act 1996

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: Ucommunities@twoten.comU4T

4. Sustainable Urban Drainage

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

5. Highways Damage

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.

6. Pre-application engagement

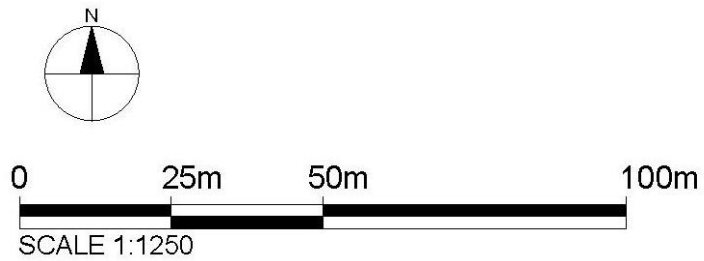
Statement under Article 35(2) of The Town and Country Planning (Development Management Procedures) (England) Order 2015

This decision has been taken in accordance with paragraphs 187-189 of The National Planning Policy Framework. Harrow Council 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.

APPENDIX 2: SITE PLAN



OS Map

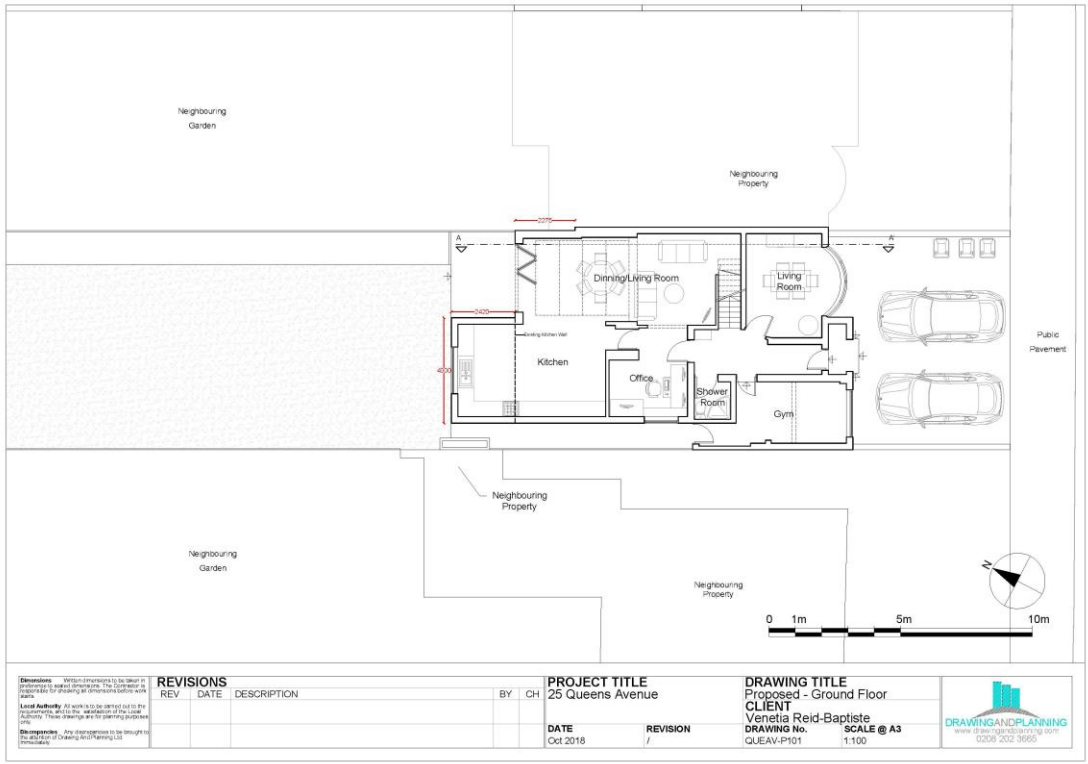
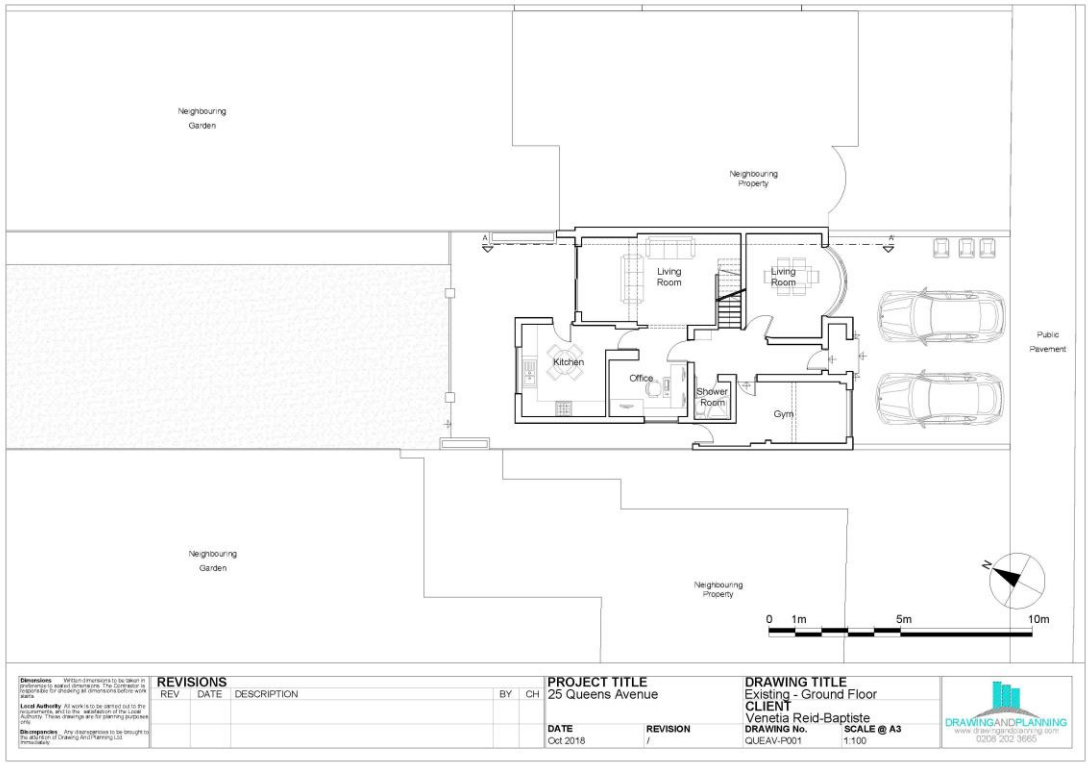


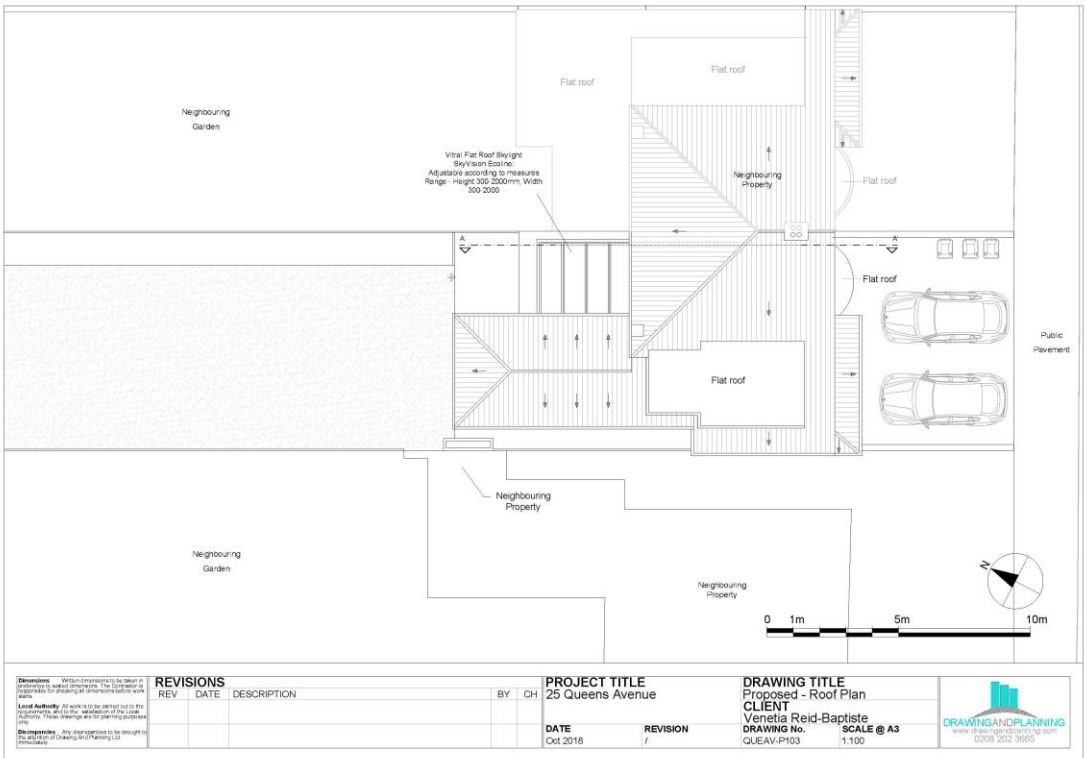
APPENDIX 3: SITE PHOTOGRAPHS



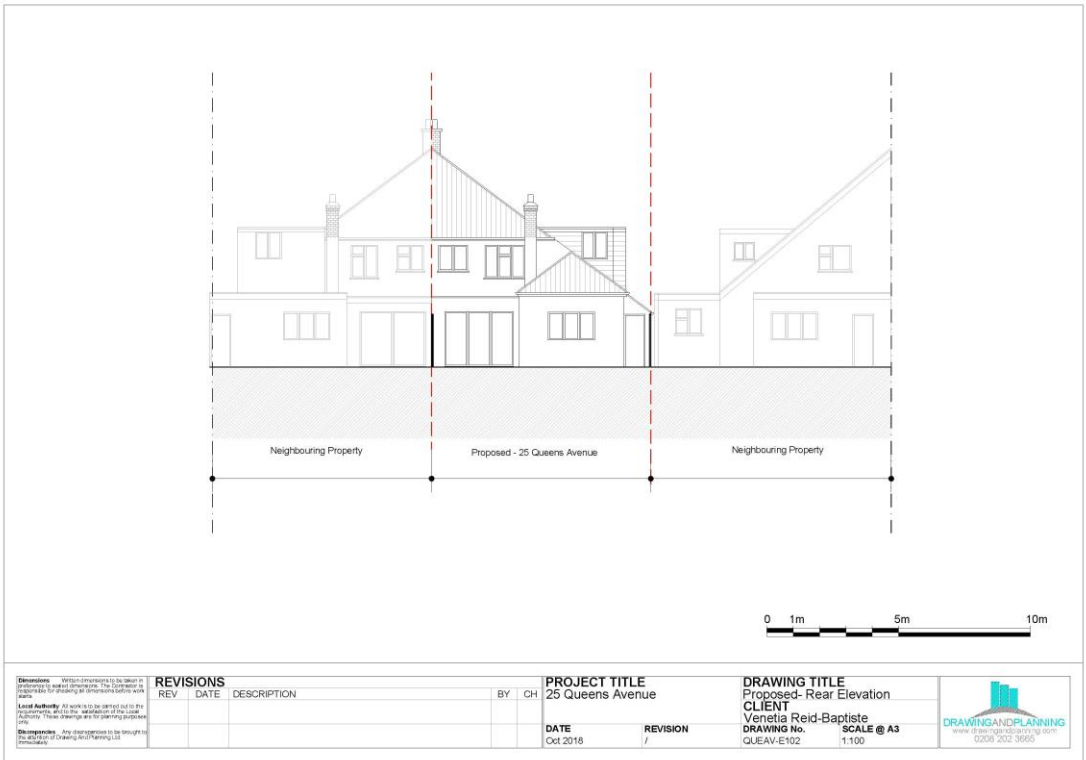
Existing rear elevations

APPENDIX 4: PLANS AND ELEVATIONS





<p>Dimensions - Where dimensions to be taken in accordance with the project drawings, the dimension lines shall be placed parallel to the dimensioned lines.</p> <p>Local Authority - All work to be carried out to the project drawings shall be in accordance with the local authority. These drawings are for planning purposes only.</p> <p>Responsibility - Any discrepancies to be brought to the attention of Drawing and Planning Ltd immediately.</p>	<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> <th>CH</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		REV	DATE	DESCRIPTION	BY	CH						<p>PROJECT TITLE 25 Queens Avenue</p> <p>DATE Oct 2018</p>		<p>DRAWING TITLE Proposed - Roof Plan</p> <p>CLIENT Venetia Reid-Baptiste</p> <p>DRAWING No. QUEAV-P103</p>		<p>SCALE @ A3 1:100</p>		
	REV	DATE	DESCRIPTION	BY	CH														
<p>REVISION /</p>		<p>DATE Oct 2018</p>		<p>REVISION /</p>		<p>SCALE @ A3 1:100</p>													



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	REV	DATE	DESCRIPTION	BY	CH														
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