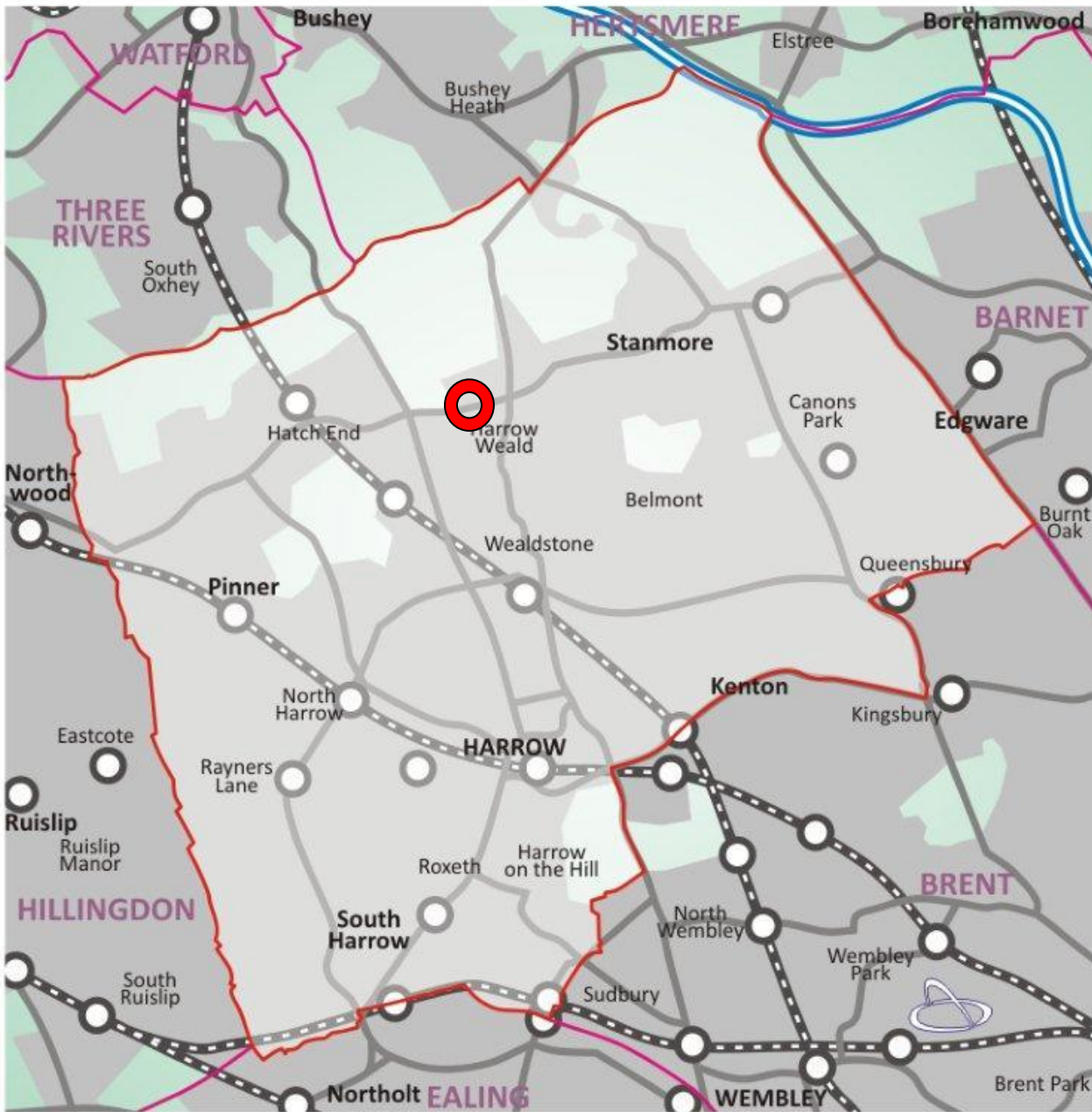
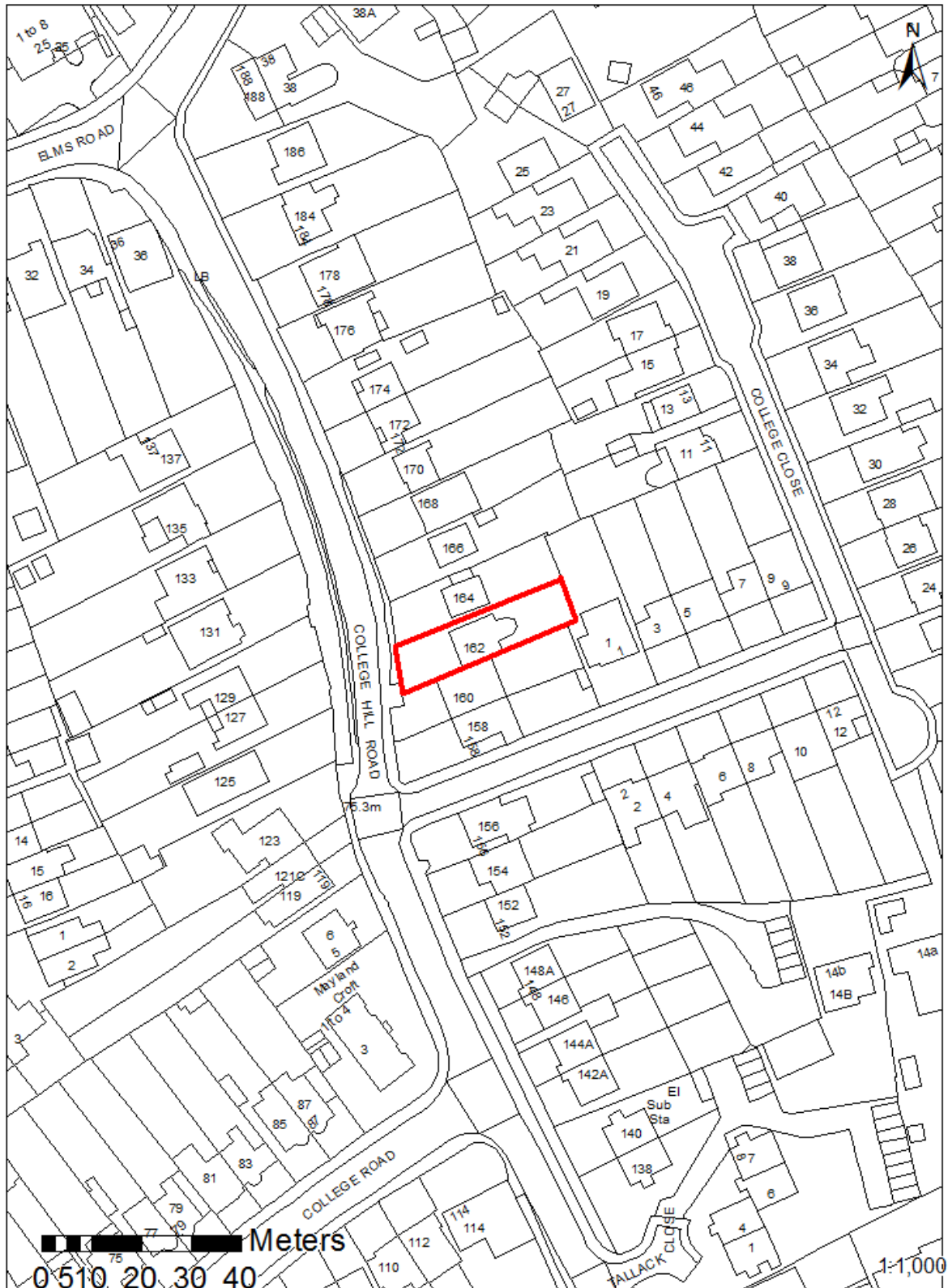


 = application site



| | |
|------------------------------|------------------|
| 162 College Hill Road | P/3622/19 |
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162 College Hill Road



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LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

16th October 2019

APPLICATION NUMBER: P/3622/19
VALIDATE DATE: 16/08/2019
LOCATION: 162 COLLEGE HILL ROAD
WARD: HARROW WEALD
POSTCODE: HA3 7BY
APPLICANT: MRS MINALI JONES
AGENT: MR MICHAEL BURNAND
CASE OFFICER: LAP PAN CHONG
EXPIRY DATE: 11/10/2019 (EXTENDED TO 23/10/2019)

PROPOSAL

Single storey rear extension; external alterations (Demolition of single storey rear projection, conservatory and detached store)

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 proposed single storey rear extension would accord with relevant policy and the proposed development would have an acceptable impact on the character of the area and the residential amenities of existing neighbouring occupiers.

INFORMATION

This application is reported to Planning Committee as the application involves development on land owned by an employee of the Council under Part 1, Proviso C (ii) of the scheme of delegation dated 12th December 2018.

Statutory Return Type: Householder
Council Interest: None
Additional Floor Area: 52.7m²

GLA Community Infrastructure
Levy (CIL) Contribution
(provisional): N/A
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.

LIST OF ENCLOSURES / APPENDICES:

Officer Report
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 The application site comprises a detached two storey dwellinghouse located on the eastern side of College Hill Road.
- 1.2 This part of College Hill Road has a staggered rear building line. The rear walls of the properties are set back towards the north.
- 1.3 The subject property features an original single storey rear projection and has been extended by means of a single storey side extension and a part-width rear conservatory.
- 1.4 To the south, the adjoining semi-detached property No.160 has a single storey side to rear extension.
- 1.5 To the north, the adjoining detached property No. 164 has a single storey detached rear store.
- 1.6 The site is located within Surface Water Flood Zone 3a and 3b. However, the proposed extension would not be not within any flood zone.

2.0 PROPOSAL

- 2.1 It is proposed to demolish the original single storey rear projection, conservatory and detached store, and to construct a single storey rear extension.
- 2.2 The proposed single storey rear extension will extend 4.65 metres beyond the original rear wall and span across the full width of the original property.
- 2.3 It will feature a pitched roof with a maximum height of 3.5 metres and an eaves height of 2.6 metres.
- 2.4 No side door or side window is proposed. The ground floor door in the northern flank elevation will be removed.

3.0 REVISIONS TO PREVIOUS APPLICATION

- 3.1 Following the decision (P/2063/19), the applicant has made the following amendments.
 - The depth of the proposed extension has been increased from 4 metres to 4.65 metres.
 - The roof form has been altered from a flat roof to a pitched roof.
 - The eaves height has been reduced from 3.2 metres to 2.6 metres.
 - The proposed extension would be set away 2.1 metres from the shared boundary with No.160.

4.0 **REVISIONS DURING THIS APPLICATION**

4.1 During this application, the applicant has made the following amendments.

- The maximum height has been reduced from 3.9 metres to 3.5 metres
- All the proposed side windows have been removed.

5.0 **RELEVANT PLANNING HISTORY**

| Ref no. | Description | Status and date of decision |
|--|---|------------------------------------|
| P/3062/05/DFU | Single storey front and side extension | Granted: 24/01/2006. |
| P/1086/06/DFU | Single storey rear extension | Refused 26/04/2006 |
| P/2212/06 | Single storey rear extension | Granted 12/09/2006 |
| P/2063/19 | Single Storey Side To Rear Extension (Demolition Of Conservatory) | Refused 02/07/2019 |
| <u>Reason for refusal</u> The proposed single storey side to rear extension, by reason of its excessive rearward projection, siting and relationship with No.160, would result in unacceptable loss of outlook, loss of sunlight and overshadowing, to the detriment of the residential and visual amenities of the neighbouring occupiers at 160 College Hill Road , contrary to the National Planning Policy Framework (2019), Policy 7.6B of The London Plan (2016), Policy DM1 of the Development Management Policies Local Plan document (2013) and the adopted Supplementary Planning Document: Residential Design Guide (2010). | | |

6.0 CONSULTATION

6.1 A total of 3 consultation letters were originally sent to adjoining neighbouring properties regarding this application.

6.2 The public consultation period expired on 13/09/2019.

6.3 Adjoining Properties

| | |
|---|---|
| Number of letters sent | 3 |
| Number of Responses Received (includes petition numbers) | 0 |
| Number in Support | 0 |
| Number of Objections | 0 |
| Number of other Representations (neither objecting or supporting) | 0 |

6.4 Statutory and Non Statutory Consultation

6.5 A summary of the consultation responses received along with the Officer comments are set out in the Table below.

LBH Drainage Authority

Summary of Comments

Please advise the applicant to submit drainage layout drawing showing two separate surface and foul water connections and outfall details. Combined drainage system are not acceptable.

Please advise the applicant that if a soakaway is provided, full construction details of the soakaway with its location, size, storage volume and calculations should also be provided

Officer Comments

Noted. An informative has been attached to remind the applicant of their responsibilities in regard to surface water drainage.

7.0 **POLICIES**

7.1 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.'

7.2 The National Planning Policy Framework (NPPF) 2019 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.

7.3 In this instance, the Development Plan comprises the London Plan (2016) and the Local Plan. The Local Plan comprises the Harrow Core Strategy (2012), Harrow and Wealdstone Area Action Plan (AAP) 2013, the Development Management Policies Local Plan (2013), the Site Allocations Local Plan (2013) and the accompanying policies map.

7.4 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 in Appendix 1 of this report.

8.0 **ASSESSMENT**

8.1 The main issues are:

- Character and Appearance of the Dwelling and the Area
- Residential Amenity

8.2 **Character and Appearance of the Dwelling and the Area**

8.2.1 The subject property has been extended by means of a single storey side extension and a part-width 4.6 metre deep rear conservatory. The original rear projection, existing rear conservatory and detached store will be demolished.

8.2.2 The proposed single storey rear extension will have a depth of 4.65 metres which would be proportionate to the original depth of the dwellinghouse at 8.4 metres. The proposed depth is the same as the existing rear conservatory.

8.2.3 Given the proportionate depth, modest height and standard design, the proposed single storey rear extension would not have an unacceptable impact on the character and appearance of the host property and the area. The proposal therefore accords 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).

8.3 Residential Amenity

- 8.3.1 Paragraph 6.59 of the adopted SPD (2010) states that a single storey rearward projection of up to 4 metres beyond the main rear wall of original detached houses would normally be acceptable.
- 8.3.2 Paragraph 6.61 of the SPD (2010) states that “*where a greater rear extension depth is acceptable, the additional depth should be set away from any side boundaries of the property by twice the amount of additional depth sought – this is known as the "two for one" rule*”.
- 8.3.3 Paragraph 6.63 of the adopted SPD (2010) outlines that the height of single storey rear extensions should be minimised to restrict the impact on the amenities of the neighbouring residents and states that ‘*Subject to site considerations, the finished height of an extension abutting a residential boundary should be a maximum of 3 metres on the boundary for a flat roof and for a pitched roof 3.5 metres at the mid-point of the pitch at the site boundary*’.

Impact on No.164

- 8.3.4 To the north, the detached property No.164 is unextended to the rear. The main property is set forward approximately 0.5 metres from the subject property in the rear elevation. It has a detached store which is sited approximately 2 metres away from the rear elevation of the host property and has a height of 2.1 metres and a depth of 3.2 metres abutting the shared boundary.
- 8.3.5 Given the set-back of the main property of No.164, the proposed single storey rear extension would result in an additional flank wall of 4.15 metres in depth visible from the No. 164’s rear elevation at a distance of 1 metre from the shared boundary. Given the slight deviation from the allowance in depth (0.15m), the separation distance from the shared boundary is considered sufficient to mitigate the impact on the residential amenities of No.164.
- 8.3.6 The existing detached store of the subject site (to be demolished) has a height of 2.3 metres and depth of 3.2 metres. The eaves height of the proposed single storey rear extension would be 2.6 metres but the height would gradually increase away from the adjacent property to the pitch of the roof.
- 8.3.7 Furthermore, the majority of the additional visible flank wall would be buffered by the existing detached store of No.164 abutting the shared boundary.
- 8.3.8 Given the site circumstances mentioned above it is therefore considered that the impact of the proposed single storey rear extension on No.164 in terms of loss of outlook, loss of daylight and overshadowing would not be significantly different from the existing situation.

Impact on No.160

- 8.3.9 To the south, the semi-detached No. 160 is extended by single storey side to rear extension. The subject property is set-back approximately 3 metres from the existing extended rear wall of No.160. The adjacent rear elevation of No.160 contains protected windows as per paragraph 6.26 of the Residential Design Guide SPD.
- 8.3.10 Following the decision (P/2063/19), the proposed single storey rear extension has been set 2.1 metres away from the shared boundary and the eaves height has been reduced from 3.2 metres to 2.6metres. The proposed single storey rear extension would have the same depth, eaves height and separation distance from the shared boundary as the existing conservatory.
- 8.3.11 It is noted that due to the staggered building relationship, when viewed in conjunction with the existing single storey side extension of the subject property, the total visible flank wall from No.160 would be 7.65 metres in depth. However, given the sufficient separation distance from the shared boundary, the proposed single storey rear extension would comply with the "Two for One" rule.
- 8.3.12 The proposed single storey rear extension would be sited to the north of No.160. The shadow will fall in the late evening of the summer months only. This would further mitigate overshadowing to the rear gardens of No.160.
- 8.3.13 Given the existence of the rear conservatory at the subject site, the sufficient separation distance from the shared boundary, the acceptable eaves height and orientation, the proposed singles storey rear extension would not result in an unreasonable degree of impacts on No.160 in terms of loss of outlook, loss of daylight and overshadowing. It is therefore considered that the reason for refusal (P/2063/19) has been fully addressed.

Overlooking

- 8.3.14 The existing rear conservatory contains large windows in the flank elevations, contrary to the approved drawings under planning permission P/2212/06 which show the flank elevations would be finished in solid walls. The proposed single story rear extension would be finished in solid flank wall so it would reduce the level of actual and perceived overlooking to the adjoining properties.
- 8.3.15 In the northern flank elevation, the existing ground floor door will be removed, which would help reduce the level of perceived overlooking and disturbance to No.160.
- 8.3.16 For all the reasons set out above, it is considered that the proposal would not result in undue impacts on the amenities of adjoining properties. Subject to conditions ensuring that additional windows are not placed in the flank elevations to ensure the privacy of neighbouring occupiers is maintained, the development would therefore accord with development plan policies in respect of amenity

9.0 CONCLUSION AND REASONS FOR APPROVAL

- 9.1 The proposed single storey rear extension would accord with relevant policy and the proposed development would have a satisfactory impact on the character of the area and the amenities of existing neighbouring occupiers.
- 9.2 For these reasons, weighing up the development plan policies and proposals, and other material considerations including comments received in response to notification and consultation as set out above, this application 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 & 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:

Site Location Plan (TQRQM19095164810959), 2703/1 B, 2703/2 D, 2703/3 D, 2703/4

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 extension 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. **Galzing2_M**

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 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:

National Planning Policy Framework (2019)

The London Plan (2016):

7.3 Designing Out Crime

7.4 Local Character

7.6 Architecture

Draft New London Plan (2017):

D1 London's form and characteristics

D2 Delivering good design

Harrow Core Strategy (2012):

CS1.B Local character

Harrow Development Management Policies Local Plan (2013):

DM1 Achieving a High Standard of Development

Supplementary Planning Documents:

Supplementary Planning Document: Residential Design Guide (2010)

2. 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.

3. 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 Portal website:

<https://www.gov.uk/party-wall-etc-act-1996-guidance>

4. Protection of Highway

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.

5. Considerate Contractor Code of Practice

The applicant's attention is drawn to the requirements in the Considerate Contractor Code of Practice. In the interests of minimising any adverse effects arising from building operations, the limitations on hours of working are as follows:
0800-1800 hours Monday - Friday (not including Bank Holidays)
0800-1300 hours Saturday.

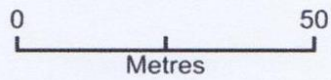
6. Surface and Foul Water Connections

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

Checked

| | |
|--------------------------------|--------------------------|
| Interim Chief Planning Officer | Beverley Kuchar 02/10/19 |
| Corporate Director | Paul Walker 04/10/19 |

APPENDIX 2: SITE PLAN



Plan Produced for: Mrs Minali Jones
Date Produced: 05 Apr 2019
Plan Number/Project ID: TQRQM19095164810959
Scale: 1:1250 @ A4

APPENDIX 3: SITE PHOTOGRAPHS

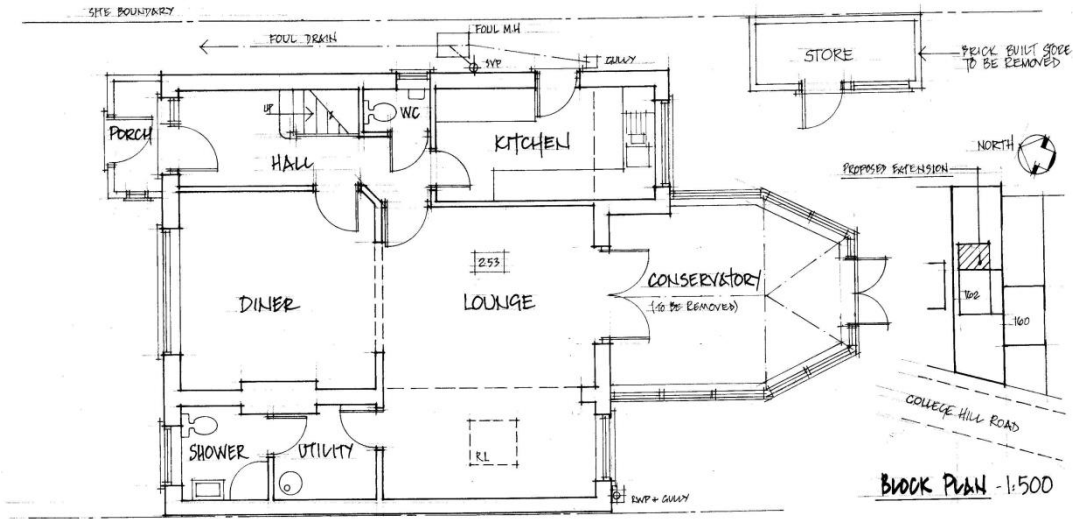


Front elevation



Rear elevation

APPENDIX 4: PLANS AND ELEVATIONS



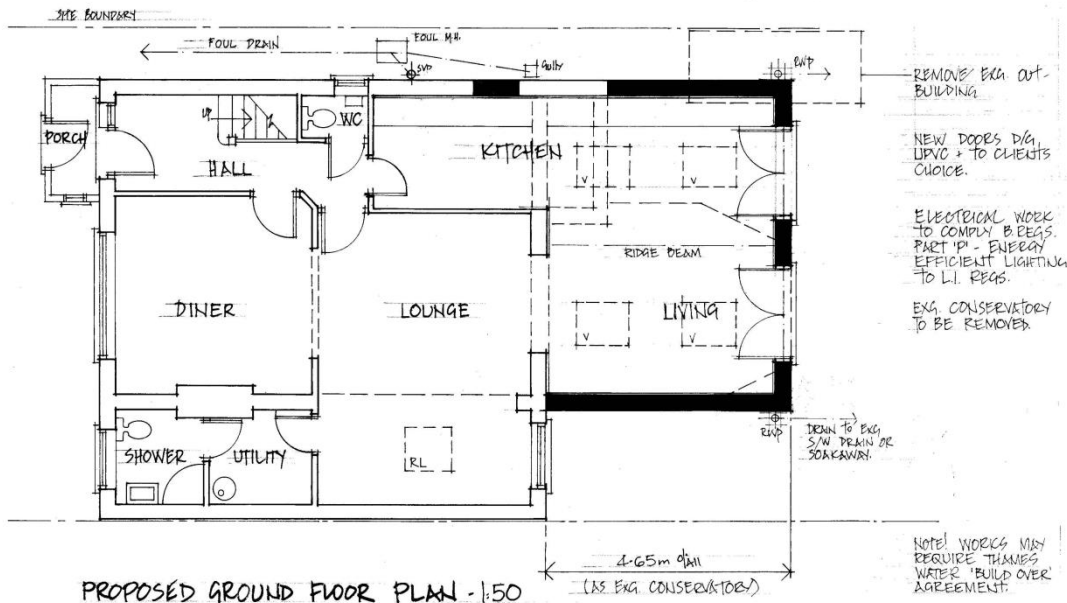
EXISTING GROUND FLOOR PLAN - 1:50



SCALE BAR - 1:50

| | | |
|--|-----------------|------------------|
| SURVEY AS EXISTING | MR. MRS JONES | M. BURNAND |
| 162 COLLEGE HILL ROAD, HARROW, HA3 7BY. (HARROW COUNCIL) | SCALE: 1:50 | |
| | DRG: 2703/1 'B' | TEL: 07436115850 |

Existing Ground Floor Plans



PROPOSED GROUND FLOOR PLAN - 1:50



SCALE BAR - 1:50

| | | |
|--|-----------------|------------------|
| REAR EXTENSION. | MR. MRS JONES | M. BURNAND |
| 162 COLLEGE HILL ROAD, HARROW, HA3 7BY. | SCALE: 1:50 | |
| | DRG: 2703/2 'D' | TEL: 07436115850 |

Proposed Ground Floor Plans



EXISTING ELEVATIONS - 1:100



SCALE BAR - 1:100

| | | | |
|----|--|---|----------------------------------|
| K3 | EXISTING ELEVATIONS. 162 COLLEGE HILL ROAD, HARROW, HA3 7BY. | MR MRS JONES SCALE: 1:100 DRG: 2703/4 | M. BURNAND. TEL: 07436 115850 |
| | | | |

Existing Elevations



PROPOSED ELEVATIONS - 1:100



SCALE BAR - 1:100

| | | | |
|----|---|---|----------------------------------|
| A3 | REAR EXTENSION. 162 COLLEGE HILL ROAD, HARROW, HA3 7BY. | MR MRS JONES SCALE: 1:100 DRG: 2703/3 | M. BURNAND. TEL: 07436 115850 |
| | | | |

Proposed Elevations

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