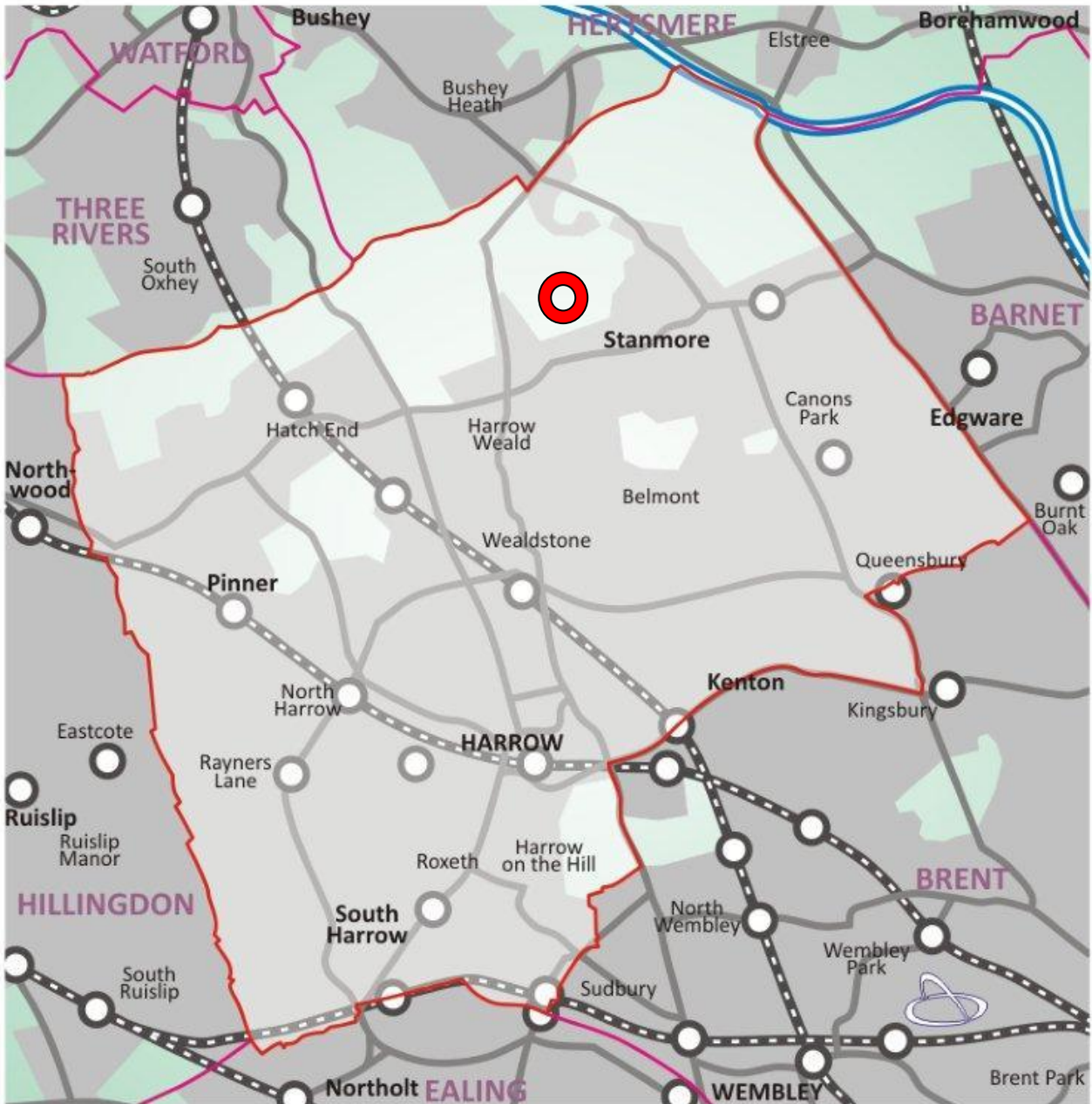
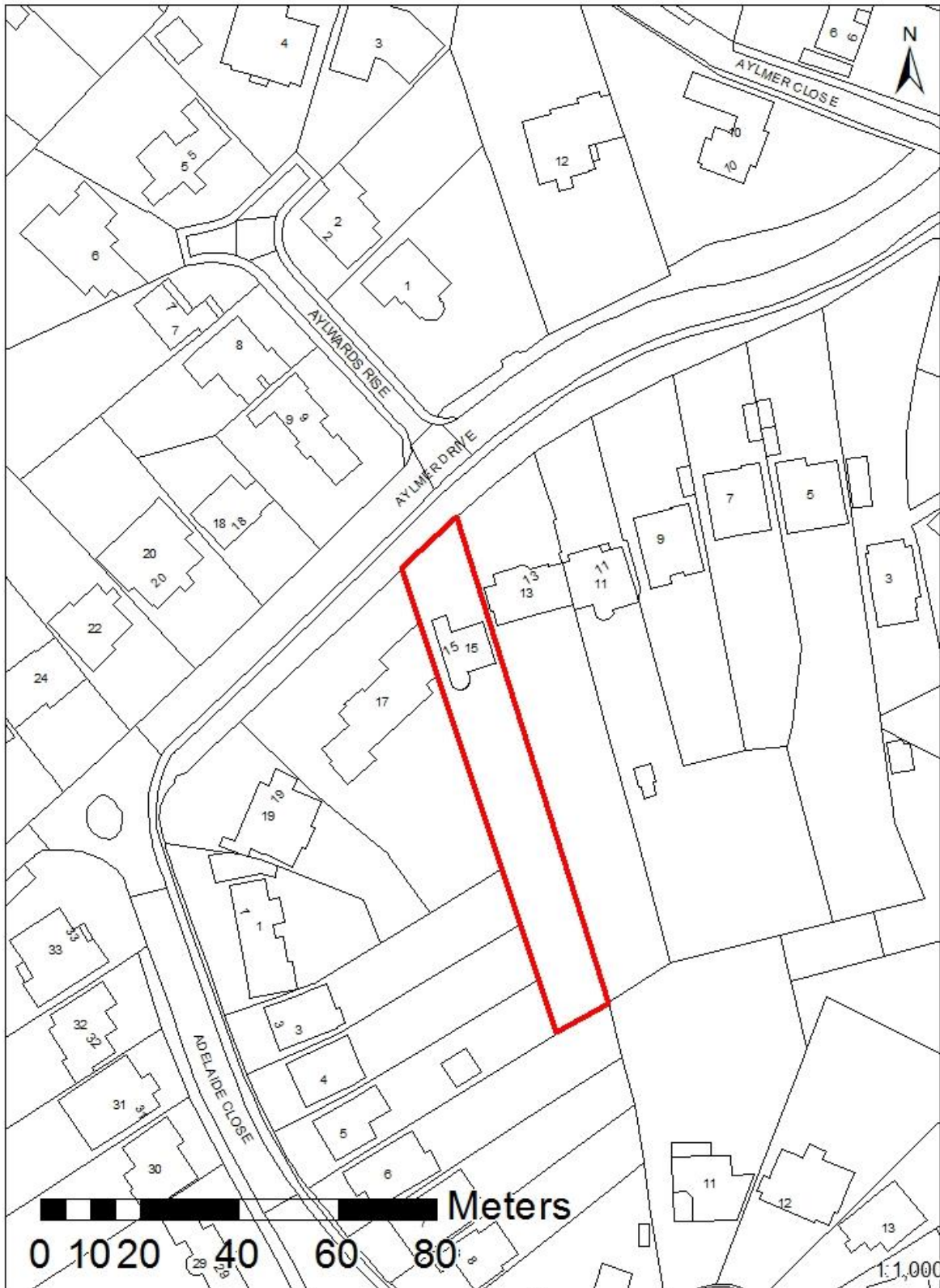


 = application site



15 Aylmer Drive HA7 3EJ	P/0063/20
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15 Aylmer Drive HA7 3EJ



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LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

17th June 2020

APPLICATION NUMBER: P/0063/20
VALID DATE: 16th JANUARY 2020
LOCATION: 15 AYLMER DRIVE, STANMORE, HA7 3EJ
WARD: STANMORE PARK
POSTCODE: HA7 3EJ
APPLICANT: MR BHAVISH PATEL
AGENT: N/A
CASE OFFICER: WILL HOSSACK
EXPIRY DATE: 23rd APRIL 2020

PROPOSAL

Redevelopment to provide a two storey dwelling with basement; parking; hard and soft landscaping; bin store (demolition of existing dwelling)

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 RECOMMENDATION

The proposal would provide a high quality replacement family dwellinghouse which responds appropriately to the site, local context, height, massing and architectural appearance. Officers consider that the proposal would not have an unduly harmful impact on the amenity of neighbouring occupiers in terms of privacy/outlook; daylight, sunlight or overshadowing.

Accordingly, weighing up the development plan policies and proposals, and other material considerations including comments received in response to notification and consultation as set out below, officers conclude that the proposed development is worthy of support.

INFORMATION

This application is reported to Planning Committee on request of a nominated member and therefore falls within proviso A of the Scheme of Delegation.

Statutory Return Type:	E13 Minor Dwellings
Council Interest:	N/A
Net additional Floorspace:	373sqm
GLA Community	£22,380
Infrastructure Levy (CIL) Contribution (provisional):	
Local CIL requirement:	£60,256

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 proposal does not adversely affect crime risk.

1.0 SITE DESCRIPTION

- 1.1 The application site consists of a two-storey detached dwellinghouse orientated towards the north-west along Aylmer Drive. The application site is sited on a raised slope from the roadside and has a long narrow plot spanning approx. 100m in depth. The flank elevations of the property have two gable walls and the eastern side of the property has a two-storey gable-styled rear projection. The property has an original single storey front projection with a catslide roof protruding approx. 3.6m from the main front building line spanning 3.15 in width. The property has previously extended at the rear by way of a single storey rear extension spanning 2.4m deep. The property is set back approximately 13m from the roadside (the north-western site boundary).
- 1.2 Aylmer Drive is sited off of Stanmore Hill and as such the levels of Aylmer Drive decline towards the south-west. Aylmer Drive is residential in character and has individually designed large detached properties within large plots, all of which are set back from the roadside and the streetscene. The application site is adjoined by large residential properties and gardens.
- 1.3 The eastern site boundary adjoins no.13 Aylmer Drive. No.13 Aylmer Drive is a two storey detached dwellinghouse which has been extended by way of a front porch; two storey front; two storey rear; single storey side extensions and roof alterations (raising ridge height and construction of a rear dormer). No.13 is sited forward of the application site. Due to the sloping levels of the area no.13 is on a higher natural ground level than no.15.
- 1.4 The western site boundary adjoins no.17 Aylmer Drive. No.17 is also a detached property within a large plot which is not as deep as that found at no.15 however, it is significantly wider. The property has historically been extended by two storeys to both sides (and partly to the rear); and a single storey side extension adjoining the shared boundary with no.15; resulting in the property having a cumulative width of approx. 29m. The orientation of no.17 is more towards the north-east than no.15. As such, the rear elevation of the property faces toward the shared boundary at no.15. Due to the sloping ground level no.17 is sited on lower natural ground level than no.15.
- 1.5 There is a Tree Protection Order for a tree sited along the front site boundary (TPO 21: Aylmer Drive, Stanmore Hill, T22 Ornamental Cherry) however, this tree is not actually within the site.
- 1.6 The application site has a PTAL rating of 1a. Aylmer Drive is a private road and as such is unadopted Highways land.
- 1.7 The application site is not located within a Critical Drainage Area or any Fluvial or Surface Water Flood Zones, nor any other site constraint.

2.0 PROPOSAL

- 2.1 The proposal is a re-submission of application P/5300/15 which was previously granted on 07/01/2016 but not implemented.
- 2.2 The application seeks to demolish the existing dwellinghouse and re-develop the site to provide a two-storey dwellinghouse with an undercroft and basement extension. The proposed property would have a raised roof ridge, habitable roof space, and would project further forward towards the front and the rear of the existing house.
- 2.3 The slope of the front garden/drive would be excavated to provide an entrance, in the form of a garage door, to the undercroft/basement level (below ground floor level). The footprint of the basement would not project beyond the front building line of the existing dwelling, and would project 12.7m beyond the original rear wall of the property at its deepest point. The south-western side of the proposed basement would also see the ground to be excavated round to the rear garden beyond the rear elevation of the dwelling. This creates a lowered “terrace” area adjoining (and accessible to/from) the basement to the side and rear of the property.
- 2.4 In relation to the footprint of the existing dwellinghouse, the proposed dwelling would project further forward by 5.5m on the eastern side of the ground floor. The western side would not project further (matching the depth of the existing single storey front projection) but the width of the projection would be slightly increased on both sides resulting in a 5m wide projection. The proposed dwelling would at the rear project beyond the ground floor footprint by 5.6m at its deepest point. The flank elevations of the proposed ground floor would not exceed the width of the original dwelling, the rear component would be slightly set in from the width of the original dwelling. The space between these two projections is recessed and forms the main entrance to the property (in line with the original footprint).
- 2.5 The front of the first floor would match the footprint of the proposed ground floor. This would result in the front of the first floor increasing in depth between 1.4m – 5.5m. The first floor would also match the footprint of the recessed entrance projecting 2.5m. The rear of the first floor would project 2m at the rear. The rear first floor footprint would be set in approx. 1.2m on both flank elevations from the original footprint.
- 2.6 The proposal would see the maximum height of the roof ridge raised by 600mm from the highest point of the existing building. The proposed dwelling would have a pitched roof form and would form two small crowns set down from the raised ridge.
- 2.7 The overall appearance of the building would be contemporary in design. The property features two large glazed features serving to split the raised roof of the north-east part of the building resulting in an appearance where the remaining roof forms are lowered and subservient from the front of the building. One of the glazed features is in the front elevation above the recessed entrance – consisting of a large window serving the 1st floor stairway and rising up being flush with the slope

of the roof. The other glazed feature is sited within the eastern elevation (orientated towards the shared boundary with no.13) which spans from the ground floor to being flush with the roof. These features connect in the roof and serve to provide light throughout the dwelling and the habitable roofspace. The materials used in the property consist of stone cladding primarily in the north-east part of the building and the basement. The rest of the building is to be rendered whilst the roofslopes (where not glazed) feature tile.

2.8 The proposal also features raised boundary treatment in the form of retaining walls on both shared boundaries with no's. 13 and 17 Aylmer Drive.

3.0 RELEVANT PLANNING HISTORY

3.1 A summary of the planning history is set out below:

Ref no.	Description	Status & date of decision
P/1997/03/DFU	Two storey side extension incorporating front and rear dormer	Refused (21/10/2003)
P/322/04/DFU	Two storey side extension incorporating front and rear dormers (revised)	Granted (30/03/2004) Not Implemented
P/5300/15	Redevelopment to provide a two storey detached dwellinghouse with habitable roofspace and basement level parking and bin storage	Granted (07/01/2016) Not Implemented

4.0 CONSULTATION

4.1 A total of 6 consultation letters were sent to neighbouring properties regarding this application. The minimum statutory consultation period expired on 6th February 2020.

4.2 6 Objections from 5 different objectors have been received following the public consultation.

4.3 These objections are summarised below with officer comments in italics:

Character and appearance:

- Poor design and detrimental to character of the area;
- Overbearing development in terms of scale and massing
- Disproportionate development in relation to its plot;
- Inappropriate basement development

Officer response: As discussed in the report, the development would be considered proportionate relative to its plot whilst its design serves to mitigate some bulk. The report also highlights an appeal decision for a property within the locality where the Inspector concluded a contemporary design within the area can be acceptable The basement development is considered to be acceptable in

terms of impact to character and appearance.

Residential Amenity:

- Overlooking issues impacting no's 13 and 17 Aylmer Drive;
- Loss of light issues impacting no.13 Aylmer Drive;
- Failure to comply with 45 degree code

Officer response: It is considered the proposed development has the appropriate set-backs as to not significantly impinge upon the privacy, light and outlook of neighbouring properties whilst conditions can ensure windows in flank elevations are obscure glazed. The existing and proposed breach a 45 degree angle from no.17 however, it is considered the less bulky proposed building form and the distance between the properties would serve to mitigate any significant impacts.

Flood Risk and Drainage:

- Proposal would be detrimental in terms of flood risk and drainage capacity

Officer response: The Drainage Authority and Thames Water have raised no objections to the proposal and its impact to flooding/drainage capacity

Biodiversity;:

- Reduction in biodiversity due to removal of bushes and trees

Officer response: Removal of landscape features can be addressed by way of condition requiring landscaping to be provided prior to commencement of the proposal. The application site is not located within any policy constraints relevant to biodiversity or the conservation of wildlife.

Other issues:

- Building works affecting foundations

Officer response: Structural issues would be addressed at the Building Control stage and is not a planning consideration.

4.4 Statutory and Non Statutory Consultation

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

Consultee and Summary of Comments

LBH Highways

No Objection – Aylmer Drive is an unadopted highway. The proposal should however still meet the requirements of The London Plan standards in terms of car parking (max. 1.5 spaces) and cycle storage (min. 2 spaces).

This is a relatively small proposal and unlikely to result in a severe impact for the surrounding highway network on its own. This is due to the proposal only being for four additional one bedroom flats and generally, this would not result in high

parking demand or trip generation.

LBH Drainage

No Objection subject to conditions - conditions requested are pre-commencement conditions pertaining to surface water drainage strategy; basement protection; and proposed parking/hardstanding

Thames Water

No Objection – expect developer to minimise groundwater discharge where possible and as part of basement construction would require a permit to discharge water into the network. If recommended for approval request attachment of informative.

LBH Landscape Officer

No Objection subject to conditions – conditions requested are pre-commencement conditions concerning:

- Landscaping details to be approved
- Hard Landscape Material Details
- Landscaping Scheme – Implementation including a period of 5 years for replacement of soft landscaping
- Boundary Treatment
- Site Levels
- Details of Tree Protection Measures

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 Government has issued the National Planning Policy Framework [NPPF 2019] sets out the Government’s planning policies for England and how these should be applied, and is a material consideration in the determination of this application.

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 (2019), as this will eventually replace the current London Plan (2016) when adopted and forms part of the development plan for the Borough.

5.5 The document was originally published in draft form in December 2017 and subject to Examination in Public (EiP) with the Panel's report published in October 2019. The Mayor of London has considered these recommendations, and has either accepted them or where not, provided justification as to why accepting them would not be appropriate. The Mayor has now submitted to the Secretary of State an 'Intend to Publish' version of The Plan. It is for the Secretary of State to determine whether he agrees with the revised Plan and it ought to be published in that form.

5.6 The Draft London Plan is a material planning consideration that holds significant weight in determining planning applications, with relevant polices referenced within the report below and a summary within Informative 1.

6.0 ASSESSMENT

6.1 The main issues are;

- Principle of Development
- Character and Appearance of the Area
- Residential Amenity
- Trees
- Traffic, Safety and Parking
- Flood Risk and Drainage

6.2 Principle of Development

6.2.1 The relevant policies are:

- National Planning Policy Framework (2019)
- The London Plan 2016: 3.14
- The Draft London Plan 2019: H8, D10
- Harrow Core Strategy 2012: CS1

6.2.2 The proposal would require the demolition of the existing dwellinghouse. Although there is no specific policy against the principle of the demolition of the dwellinghouse, as they are not protected, Policy 3.14 of The London Plan (2016) and Policy H8 of The London Plan (2019) – 'Intend to Publish' safeguard the loss of housing. The proposal however, would provide a replacement dwellinghouse with a greater floorspace and would therefore not conflict with the policy in this regard.

6.2.3 Having regard to the planning designations on the site, there are no development plan policies that specifically preclude the replacement of a residential dwelling here. Consequently, it is considered that the principle of a replacement dwellinghouse would be acceptable, subject to detailed consideration of the likely impact on the character and appearance of the surrounding area, neighbouring amenity, highway safety, flooding, trees and other matters addressed below.

6.2.4 The proposed dwelling includes basement development. Policy D10 of The London Plan (2019) – Intend to Publish Version, states boroughs should establish policies to address the negative impacts of large-scale basement development beneath existing buildings, where this is an identified local issue. There is currently no evidence base present within the London Borough of Harrow to establish that this is a local issue and therefore in relation to basement development there are no specific development plan policies. As such, there is no objection to the principle of the proposed basement development. The basement level has been assessed on its own merits in accordance with remaining relevant development plan policies in relation to impact to the Character and Appearance of the Area; Residential Amenities; Traffic and Parking; and Drainage and Flood Risk.

6.3 Character and Appearance of the Area

6.3.1 The relevant policies are:

- National Planning Policy Framework (2019)
- The London Plan 2016: 7.4, 7.6, 7.21
- The Draft London Plan 2019: D1, D3
- Harrow Core Strategy 2012: CS1
- Harrow Development Management Policies Local Plan (2013): DM1, DM22, DM23, DM42

Relevant Supplementary Documents

- Residential Design Guide (2010)

6.3.2 Paragraph 4.35 of the Council's SPD states "Irrespective of whether a development compliments the existing building fabric of an area or constitutes an innovative new style in its setting, the design must be of a high standard. Building designs which are harmful in their site and setting will not be accepted'.

6.3.3 Aylmer Drive is characterised by various detached properties individually designed with albeit "traditional" styling with similar brickwork or render. However, there is not much uniformity or replication of exact buildings forms in the area and a new contemporary design would not be unjustified. Furthermore, buildings of a contemporary design are present within the area, notably no.33 Adelaide Close (allowed on appeal reference no.APP/M5450/A/12/2179736) which is sited at the bottom of the road on the corner of Aylmer Drive and Adelaide Close.

6.3.4 Landscaped frontages are a prominent feature throughout the locality. It is considered the proposal being set back from the front site boundary in conjunction with an acceptable landscaping scheme would serve to mitigate any harm caused by a contrasting design of the proposed dwelling to that within the area. No details of landscaping have been provided in the application however, this can be secured by way of a pre-commencement condition. In conjunction with providing high quality materials to be used in the development (which can also be secured by way of another pre-commencement condition) it is considered the contemporary

design of the new dwellinghouse would be acceptable. This is consistent with the aforementioned appeal decision at no.33 Adelaide Close.

- 6.3.5 It is noted the scale of the new dwellinghouse would be significantly larger in terms of footprint and depth when compared to the original dwellinghouse. The original house is smaller than others found in the area. This is due to being within one of the deeper and narrower plots in the locality. The total depth of the proposed dwelling would span approx. 25m² (from the front of the basement to the rear most point). The extended footprint although large would not be of detriment to the character or pattern of development of the locality. As previously mentioned the area is characterised by large dwellings of various scales, notably the adjoining neighbour no.17 (found within a significantly wide plot) has extended to be approx. 29m in width. Furthermore, the overall design of the proposal features set-backs and design features which serve to mitigate the bulk and massing normally associated with such a development. These include glass features, running down from the roof down to ground floor in both the principal and eastern flank elevations, which serve to break down the building into separate components reflecting the alternating materials; and the proposed hipped roof form. Although, the proposed roof form would be higher than the existing dwelling, the overall visual appearance from the front would be less bulky than the existing gabled roof form – maintaining the gaps between the host and neighbouring dwellings.
- 6.3.6 The front of the basement forms an undercroft and the garage door would be visible from the front elevation (excavating the slope leading up to the house). However, this would not be a feature unlike that already present at no.11 Aylmer Drive. No.11 has a detached garage sited beyond the front building line but within an excavated area (below the ground level of the host dwelling). In conjunction with the set back from the streetscene and landscaping details (secured by pre-commencement condition) the undercroft garage/basement would not be a prominent, intrusive nor incongruous feature to the street scene and locality.
- 6.3.7 The rear of the house would not be visible from the streetscene and is enclosed by the rear gardens of adjoining residential properties. The basement level of the proposal would not be visible to either of the adjoining neighbours due to the excavation and the raised boundary treatment. The ground floor (total depth 20m) is set in from the footprint of the basement and expands to a lesser depth than that which can currently be achieved via the utilisation of Permitted Development on the site (potential to expand 8m from existing rear building line). The first floor rear building line would only extend 2m beyond the original rear of the existing dwelling and due to its set-backs would serve to break down any visual bulk between the ground and first floors. However, it is ubiquitous that the proposal consists of an overall large development and it is considered this would be the extent as to what should be achievable within the plot for a residential property. It is recommended, if the proposal is approved, that the sites Permitted Development rights are removed by way of planning condition. This would allow the Local Planning Authority to exercise full control over any future development within the site.

- 6.3.8 The existing site has landscaping features to the front and rear of the site. The proposal provides some provision for landscaping. The Council's Landscape Architect has raised no objections to the proposal subject to conditions consisting of: the submission of a soft landscaping scheme, a 5 year schedule for the replacement of soft landscaping, materials used for the driveway and boundary treatment. A condition is also attached concerning site levels which would be a pre-commencement condition and is necessary in order to fully assess the proposal in relation to levels of the wider site (and external sites). The soft landscaping condition also contains details requiring protection measures for the TPO.
- 6.3.9 The proposal includes four refuse bins which would be sited along the entrance to the basement level, out of view from the streetscene. This would be an acceptable arrangement not serving to provide unnecessary clutter in the area.
- 6.3.10 For these reasons, officers consider that the proposal comply with the respective policies in this regard.

6.4 Residential Amenity

6.4.1 The relevant policies are:

- National Planning Policy Framework (2019)
- The London Plan (2016): 3.5C, 7.6B
- The Draft London Plan (2019): D1, D3, D6
- Harrow Core Strategy 2012:CS1
- Harrow Development Management Polices Local Plan (2013):DM1

Relevant Supplementary Documents

- Residential Design Guide (2010)

- 6.4.2 The Gross Internal Area and room sizes of the proposed dwellinghouse, and the form and amount of amenity space provision, would comply with The London Plan (2019) – Intend to Publish and the Council's Residential Design Guide (SPD) and the Technical Housing Standards – Nationally Described Space Standards. As such, the proposal is considered acceptable in this regard and would provide acceptable living accommodation and amenity space for the future occupiers. The proposed dwelling would also have adequate floor to ceiling heights in accordance with the Technical Housing Standards and the habitable rooms would all benefit from an adequate amount of light and outlook.
- 6.4.3 In regard to the impact of neighbouring residential amenities to no.13, it is noted no.13 is sited further forward than the existing and proposed dwelling at no.15. The rear of no.13 has a protected rear window in its extended first floor and the existing relationship between the first floors of both properties (as originally built) would be contrary to the Council's SPD 45 degree rule. However, the proposed dwellings first floor is set in 1.6m further from the shared boundary than that of the

existing dwellings first floor. The hipped roof form would be of a lesser volume and bulk than the existing first floor wall and gable roof form (which is sited closer to the boundary). As such, the proposed dwelling would not be as visually intrusive as the existing relationship and would not be of significant detriment to no.13 in terms of loss of light or outlook or in creating a sense of enclosure.

- 6.4.4 The large amount of glazing in the flank elevation facing no.13 would be high level and can be conditioned to be non-opening (up to 1.7m above finished floor level) and obscure glazed. The windows in the flank elevation are either serving non-habitable rooms or provide a secondary window to a habitable room and due to this it is considered the relationship between these windows and no.13 would not give rise to increased levels of overlooking. Due to their high level non-opening design in conjunction with being obscure glazed it is considered the glazing in the flank elevation would not be of significant detriment to no.13 by way of actual/perceived overlooking nor loss of privacy. It is acknowledged that the large glazed element would be a significant expanse of glazing. But it should be acknowledged this would only serve a hallway/stairwell and not a habitable room and can also be conditioned – as such, given its non-habitable nature it is considered in conjunction with the appropriate obscure glazing (and non-opening) condition this would be an acceptable arrangement.
- 6.4.5 In regard to impact to no.17, the proposal would comply with all 45 degree codes. Due to the siting of the dwellings, four of the proposed windows in the flank elevation would extend beyond the rear building line of no.17 in the basement level and the ground floor. It is considered due to the existing relationship of the ground level and the excavation the basement level these windows would only offer views to the boundary treatment. Furthermore, the ground floor windows would not be the primary windows of the rooms they serve and as such can be secured by condition to be non-opening and obscure glazed.
- 6.4.6 Objections have been received concerning overlooking to the rear amenity space of no.17 from the ground floor terrace (atop the basement level). However, in conjunction with the raised boundary treatment and the closest part of the basement to the shared boundary being sited approx. 1.2m away, it is considered the proposal would not be of significant detriment to the residential amenities of no.17 Aylmer Drive. The removal of Permitted Development Rights as mentioned above would also prevent the installation of any new windows in the flank elevation without planning permission.
- 6.4.7 The windows in the front and rear elevation of the proposal remain the same orientation as that of the original dwelling and therefore it is considered not give rise to any new unacceptable relationships. For the reasons outlined above it is considered the proposal would not result in unacceptable living accommodation for the occupiers of the dwelling.
- 6.4.8 For these reasons above, officers consider the proposal to comply with the respective policies in this regard.

6.5 Trees

6.5.1 The Council's Tree Officer raised no objection to the proposal. The application site does not contain a TPO but is adjacent to one, therefore measures of protection have been included in the Landscaping condition to be provided to mitigate the loss of soft landscaping and protect the TPO.

6.6 Traffic and Parking

6.6.1 The relevant policies are:

- National Planning Policy Framework (2019)
- The London Plan (2016): 6.3, 6.9, 6.13
- The Draft London Plan (2019): T5, T6, T6.1
- Harrow Core Strategy (2012): CS1
- Harrow Development Management Policies (2013): DM42, DM44

6.6.2 The Highways Authority have raised no objection to the proposal. The basement provides two parking spaces and therefore officers consider the proposal acceptable in regard to respective policies.

6.7 Development and Flood Risk

6.7.1 The relevant policies are:

- National Planning Policy Framework (2019)
- The London Plan (2016): 5.13
- The Draft London Plan (2019): SI13
- Harrow Core Strategy (2012): CS1
- Harrow Development Management Policies (2013): DM9, DM10

6.7.2 The Council's Drainage Officer has reviewed the proposal and raised no objection to the proposal, subject to safeguarding conditions and informative. Since the preceding application was granted, the West London Strategic Flood Risk Assessment (SFRA) has been updated. Conditions relating to basement protection measures and surface water attenuation and storage works have therefore been included to accord with the requirements of the SFRA. Subject to conditions, the proposal would therefore comply with the relevant policies in this regard.

6.7.3 The application was also referred to Thames Water who have raised no objection to the proposal however, have reiterated a permit would be needed to discharge ground water to a public network and have requested an informative to be attached to the proposal.

7.0 CONCLUSION AND REASONS FOR APPROVAL

- 7.1 The proposal would result in a high quality contemporary design within the locality and would have an acceptable impact on the residential amenity of adjoining occupiers and in relation to the functioning and safety of the public highway. Further, subject to conditions the proposal does not raise any issues to flooding or drainage concerns. Officers conclude that the proposed development is worthy of support.
- 7.2 For all the reasons considered above, and 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 and Country Planning Act 1990.

2. Approved Plans and Documents

The development hereby permitted shall be carried out in accordance with the following approved plans: PL/01, PL/02, PL/03, PL/04, PL/05, PL/06, PL/07, PL/08, PL/09, PL/10, PL/11, PL/12, PL/13, PL/14, PL/15, PL/16, PL/17, PL/18, SL/512/002, Design and Access Statement, Planning Statement, Site Location Plan, existing and proposed 'aerial views'
REASON: For the avoidance of doubt and in the interests of proper planning.

3. Materials

The development of the dwellinghouse hereby permitted shall not commence until samples of the materials to be used in the construction of the external surfaces of

- the new dwelling
- the ground surfacing

have been submitted to, and approved in writing by, the local planning authority. The development shall be carried out in accordance with the approved details and shall thereafter be retained.

REASON: To safeguard the character and appearance of the locality. To ensure that measures are agreed and in place to safeguard the character and appearance of the locality during the construction phase of the development so that the development is completed in accordance with approved details. This condition is a PRE-COMMENCEMENT condition.

4. Levels

No site works or development shall commence until details of the levels of the building(s), road(s) and footpath(s) in relation to the adjoining land and highway(s), and any other changes proposed in the levels of the site, have been submitted to, and approved by, the local planning authority. The development shall be carried out in accordance with the approved details.
REASON: To ensure that the works are carried out at suitable levels in relation to the highway and adjoining properties in the interests of the amenity of neighbouring residents, the appearance of the development, drainage, gradient of access and future highway improvement.

5. Sewage Disposal Details

The construction of the building hereby approved shall not be commenced until works for the disposal of sewage have been provided on site in accordance with details to be submitted to, and approved in writing by, the local planning authority. The works shall thereafter be retained in accordance with the approved details.

REASON: To ensure that adequate drainage facilities are provided in accordance with sewers for adoption. This condition is a PRE-COMMENCEMENT condition.

6. Surface Water Disposal Details

The construction of the building hereby approved shall not be commenced until works for the disposal of surface water have been provided on site in accordance with details to be submitted to, and approved in writing by, the local planning authority. The works shall thereafter be retained in accordance with the approved details.

REASON: To ensure that adequate drainage facilities are provided. This condition is a PRE-COMMENCEMENT condition.

7. Basement Protection Measures

Notwithstanding the approved plans, the scheme shall not commence until details for basement protection for ground water flooding, which would include waterproofing and water tanking details have been submitted and approved by the Local Planning Authority. The development shall be completed in accordance with the approved details and shall thereafter be retained.

REASON: To ensure that adequate drainage facilities are provided. This condition is a PRE-COMMENCEMENT condition.

8. Surface Water Attenuation

The development of any buildings hereby permitted shall not be commenced until surface water attenuation and storage works have been submitted to, and approved in writing by, the local planning authority.

REASON: To ensure that adequate drainage facilities are provided. This condition is a PRE-COMMENCEMENT condition.

9. Landscaping Details

The dwellinghouse hereby permitted shall not be occupied until there has been submitted to and approved in writing by, the local planning authority, a scheme of hard and soft landscape works for the forecourt of the site.

Soft landscape works shall include: planting plans, and schedules of plants, noting species, plant sizes and proposed numbers / densities, and measures to protect the protected tree: TP21 at the front of the site. Hard landscaping shall include details of the boundary wall (materials, finished treatment including colour, height). The development shall be carried out in accordance with the approved details and shall thereafter be retained.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development.

10. Planting Schedule

All planting, seeding or turfing shall be carried out in the first planting and seeding seasons following the occupation of the approved dwelling, or the completion of the development, whichever is the sooner. Any existing or new trees or shrubs which, within a period of 5 years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season, with others of a similar size and species, unless the local authority agrees any variation in writing.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development.

11. Tree Protection Measures

The erection of 2.5m heras steel fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition, and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development.

12. Construction Management Strategy

No development shall take place, including any works of demolition, until a demolition and construction logistics plan has first been submitted to and agreed in writing by the Local Planning Authority. The plan shall detail the arrangements for:

- a) the parking of vehicles of site operatives and visitors;
- b) loading and unloading of plant and materials;
- c) storage of plant and materials used in construction of the development;
- d) the erection and maintenance of security hoardings;
- e) measures for the control and reduction of dust, noise and vibration

The demolition and construction of the development shall be carried out in accordance with the plan so agreed.

REASON: To ensure that measures are put in place to ensure the transport network impact of demolition and construction work associated with the development is managed and reduce noise and vibration impacts during demolition and construction and to safeguard the amenity of neighbouring occupiers. Details are required prior to commencement of development to ensure a satisfactory form of development.

13. Permitted Development Rights

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 development which would otherwise fall within Classes A, B, D, E and F in Part 1 of Schedule 2 to that Order shall be carried out in both the existing dwellinghouse and the new dwellinghouse hereby approved, without the prior written permission of the local planning authority.

REASON: To safeguard the character of the area by restricting the amount of site coverage and size of dwelling in relation to the size of the plot and availability of:

a: amenity space

b: parking space

and to safeguard the amenity of neighbouring residents in accordance with Policy 7.6 of the London Plan (2016) and Policy DM1 of the Harrow Development Management Policies Local Plan (2013).

14. Glazing

The window(s) and glazed elements in the side elevation(s) of the proposed development shall:

(a) be of purpose-made obscure glass,

(b) be permanently fixed closed below a height of 1.7m above finished floor level,

and shall thereafter be retained in that form.

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 (2019) (NPPF)

The London Plan (2016): 3.5, 5.12, 5.13, 6.9, 6.13, 7.4, 7.6

Draft London Plan: D1, D3, D6, SI13, T5, T6,

Core Strategy: CS1

Development Management Policies: DM1, DM9, DM10, DM22, DM23, DM42

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. Pre-application engagement

Statement under Article 35(2) of The Town and Country Planning (Development Management Procedure) (England) Order 2015. This decision has been reached 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.

5. Compliance With Planning Conditions Requiring Submission and Approval of Details Before Development Commences

- You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority.
- Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted.
- Beginning development in breach of a planning condition will invalidate your planning permission.
- If you require confirmation as to whether the works you have carried out are acceptable, then you should apply to the Local Planning Authority for a certificate of lawfulness.

6. Thames Water

A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing wwgriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

With regard to surface water drainage, Thames Water would advise if the developer follows the sequential approach to the disposal of surface water we would have no objection. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website. <https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewater-services>

7. 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.

8. Mayoral Community Infrastructure Levy (provisional)

Please be advised that approval of this application (either by Harrow Council, or subsequently by the Planning Inspectorate if allowed on appeal following a refusal by Harrow Council) will attract a Community Infrastructure Levy (CIL) liability, which is payable upon the commencement of development. This charge is levied under s.206 of the Planning Act 2008 Harrow Council, as CIL collecting authority, has responsibility for the collection of the Mayoral CIL

The Provisional Mayoral CIL liability for the application, based on the Mayoral CIL levy rate for Harrow of £60/sqm is £22,380. This amount excludes indexation. The floorspace subject to CIL may also change as a result of more detailed measuring and taking into account any in-use floor space and relief grants (i.e. for example, social housing).

You are advised to visit the [planningportal](https://ecab.planningportal.co.uk/uploads/1app/forms/form_1_assumption_of_liability.pdf) website where you can download the appropriate document templates. Please complete and return the Assumption of Liability Form 1 and CIL Additional Information Form 0.

https://ecab.planningportal.co.uk/uploads/1app/forms/form_1_assumption_of_liability.pdf

https://ecab.planningportal.co.uk/uploads/1app/forms/cil_questions.pdf

If you have a Commencement Date please also complete CIL Form 6:
https://ecab.planningportal.co.uk/uploads/1app/forms/form_6_commencement_notice.pdf

The above forms should be emailed to HarrowCIL@Harrow.gov.uk Please note that the above forms must be completed and provided to the Council prior to the commencement of the development; failure to do this may result in surcharges and penalties

9. Harrow Community Infrastructure Levy (provisional)

Harrow has a Community Infrastructure Levy which applies Borough wide for certain developments of over 100sqm gross internal floor space.

Harrow's Charges are:

Residential (Use Class C3) - £110 per sqm;

Hotels (Use Class C1), Residential Institutions except Hospitals, (Use Class C2), Student Accommodation, Hostels and HMOs (Sui generis) - £55 per sqm;

Retail (Use Class A1), Financial & Professional Services (Use Class A2), Restaurants and Cafes (Use Class A3) Drinking Establishments (Use Class A4) Hot Food Takeaways (Use Class A5) - £100 per sqm

All other uses - Nil.

The Provisional Harrow CIL liability for the application, based on the Harrow CIL levy rate for Harrow of £110/sqm is £60,256

This amount excludes indexation. The floorspace subject to CIL may also change as a result of more detailed measuring and taking into account any in-use floor space and relief grants (i.e. for example, social housing).

The CIL Liability is payable upon the commencement of development.

You are advised to visit the [planningportal](http://planningportal.co.uk) website where you can download the relevant CIL Forms.

Please complete and return the Assumption of Liability Form 1 and CIL Additional Information Form 0 .

https://ecab.planningportal.co.uk/uploads/1app/forms/form_1_assumption_of_liability.pdf

https://ecab.planningportal.co.uk/uploads/1app/forms/cil_questions.pdf

If you have a Commencement Date please also complete CIL Form 6:

https://ecab.planningportal.co.uk/uploads/1app/forms/form_6_commencement_notice.pdf

The above forms should be emailed to HarrowCIL@Harrow.gov.uk

10. Damage to the 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.

11. Street Naming and Numbering

Harrow Council is responsible for the naming and numbering of new or existing streets and buildings within the borough boundaries. The council carries out these functions under the London Government Act 1963 and the London Building Acts (Amendment) Act 1939.

All new developments, sub division of existing properties or changes to street names or numbers will require an application for official Street Naming and

Numbering (SNN). If you do not have your development officially named/numbered, then then it will not be officially registered and new owners etc. will have difficulty registering with utility companies etc.

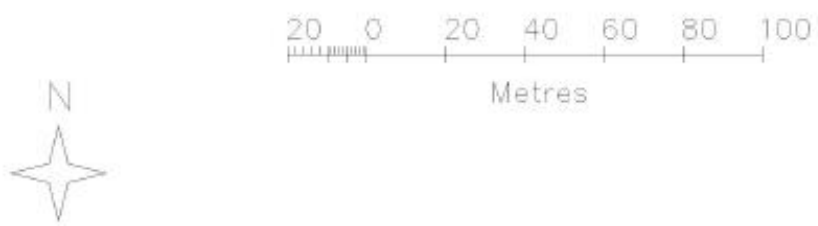
You can apply for SNN by contacting technicalservices@harrow.gov.uk or on the following link.

http://www.harrow.gov.uk/info/100011/transport_and_streets/1579/street_naming_and_numbering

CHECKED

Interim Chief Planning Officer	Orla Murphy pp Bev Kuchar
Corporate Director	Paul Walker 5 th June 2020

APPENDIX 2: SITE PLAN



APPENDIX 3: SITE PHOTOGRAPHS











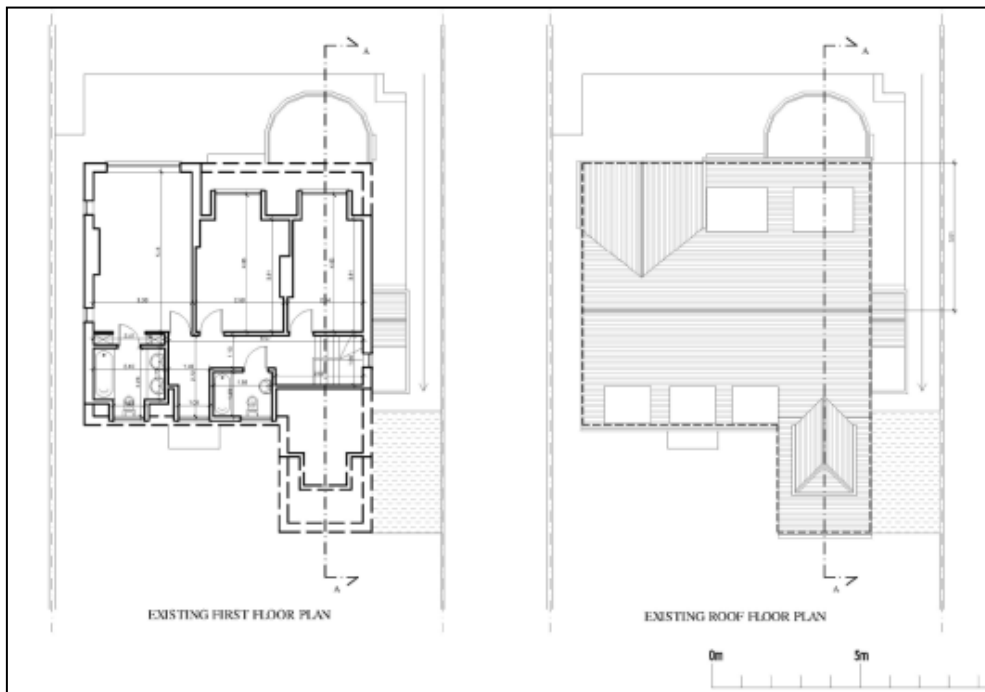
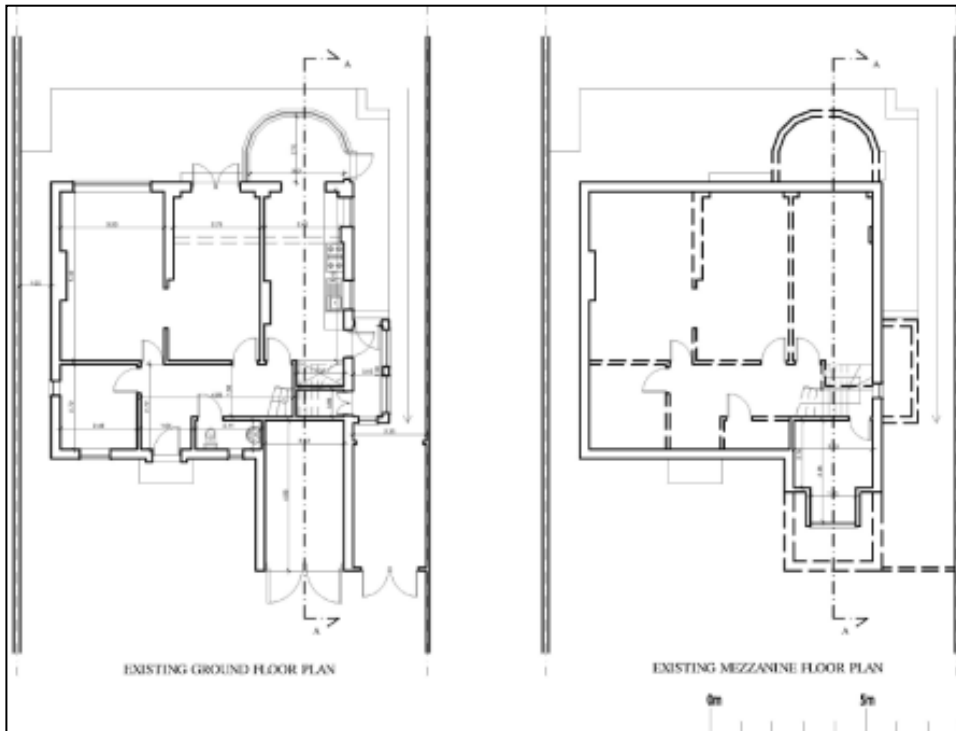


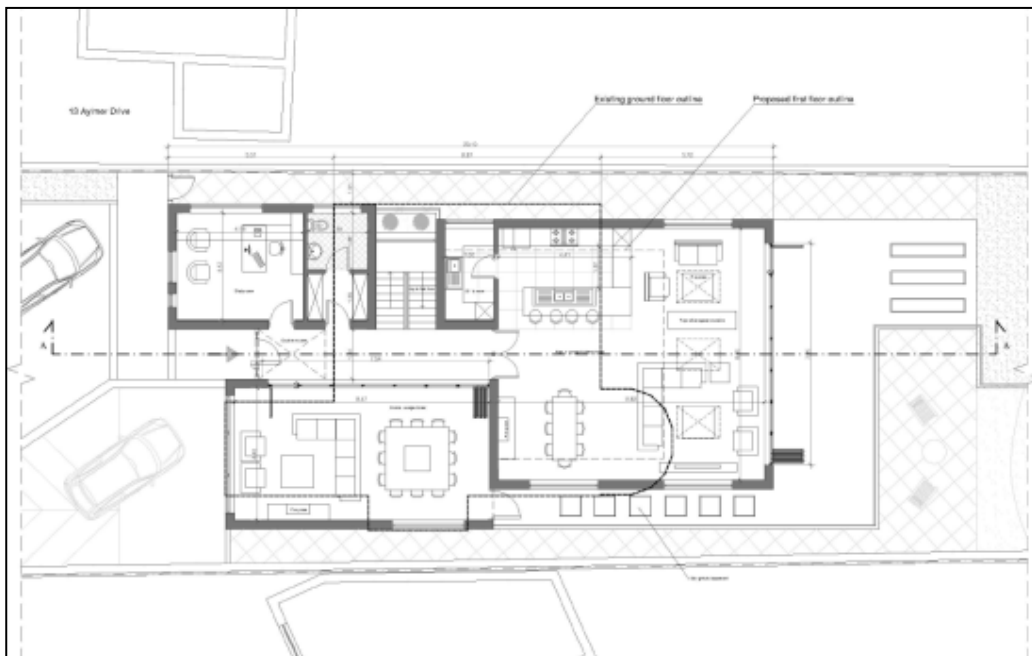
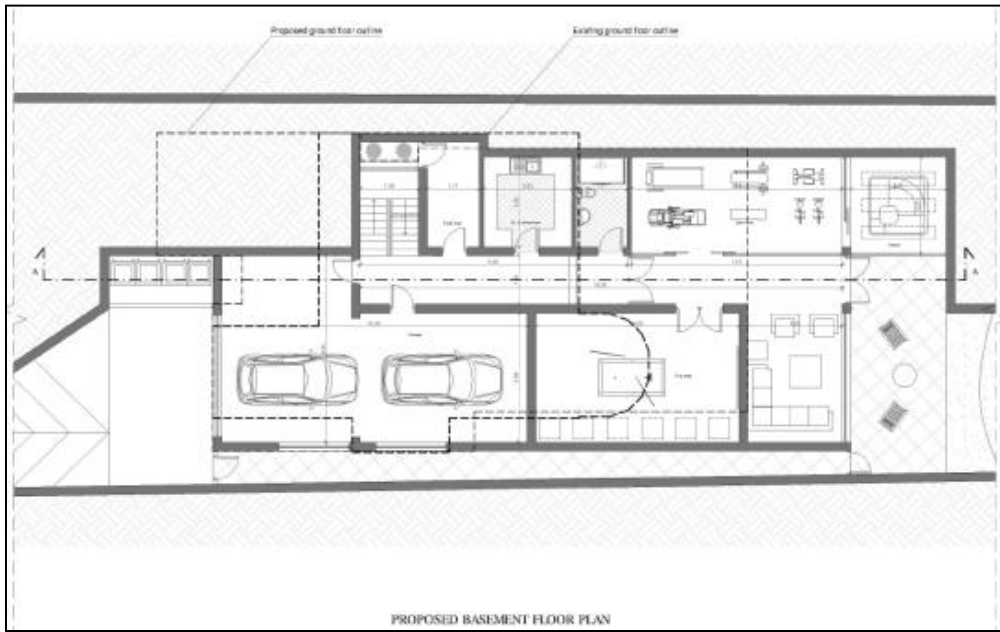
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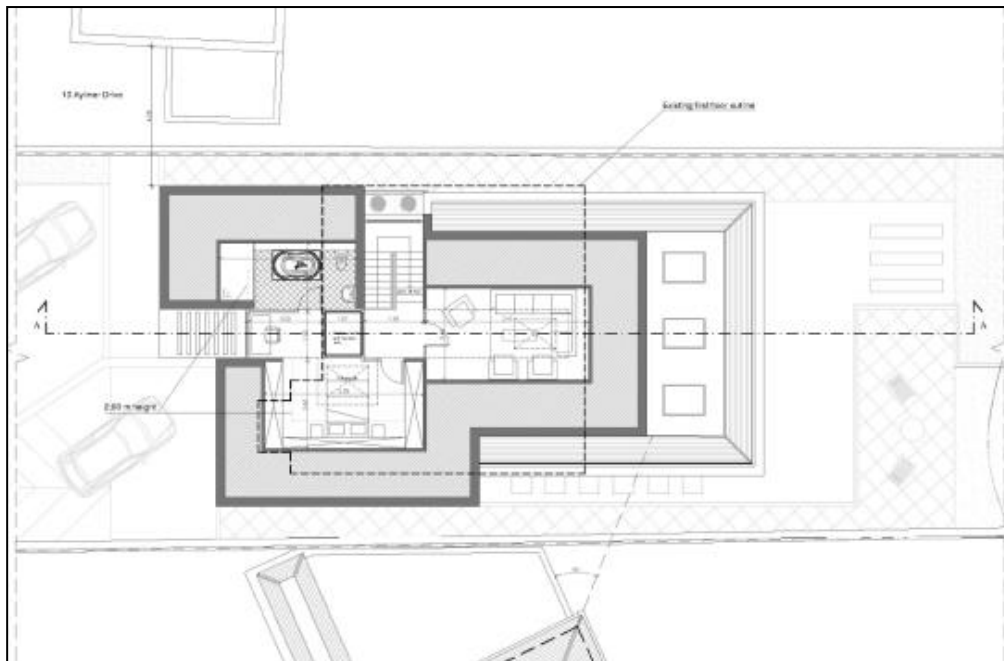
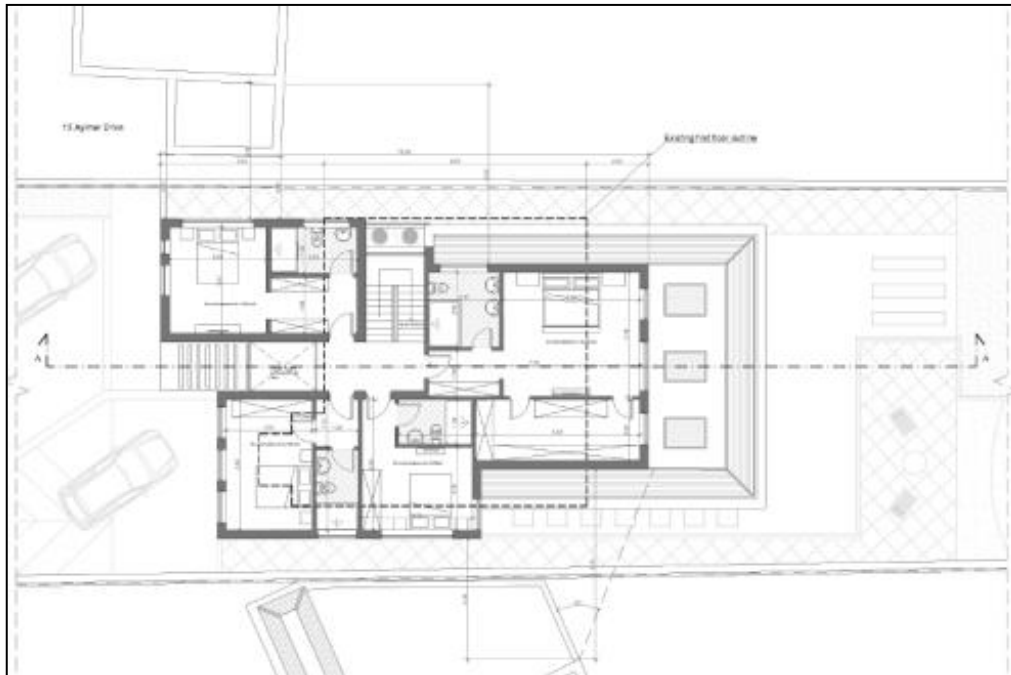


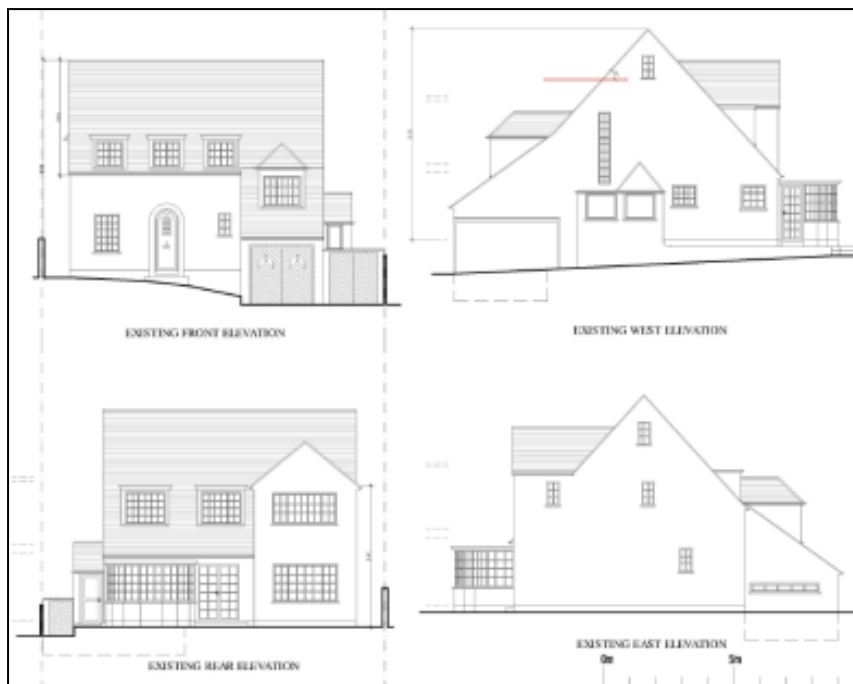
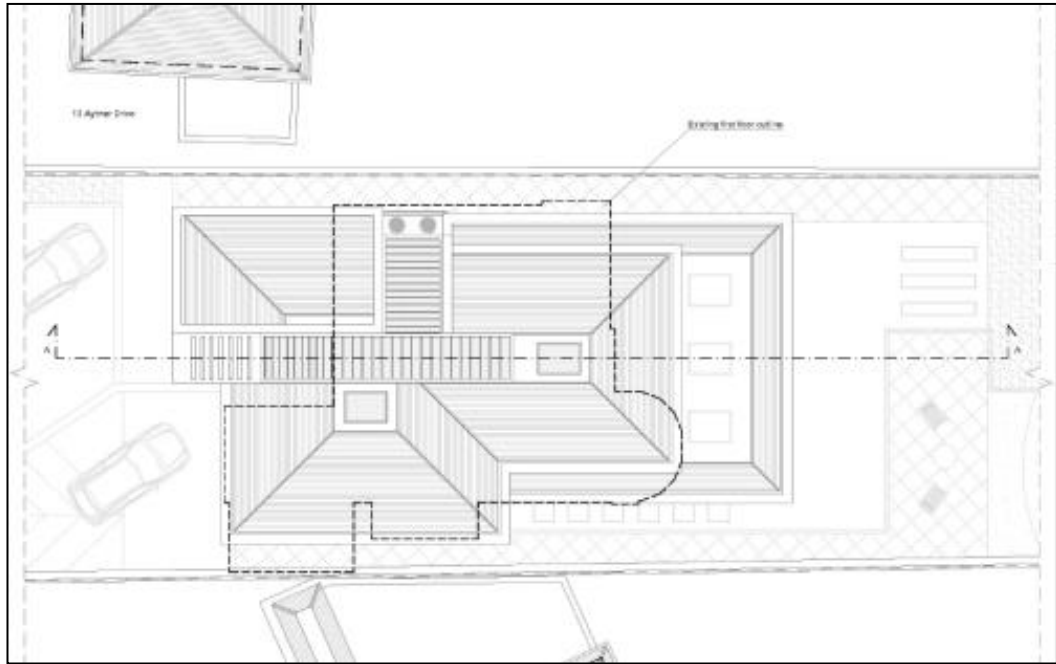


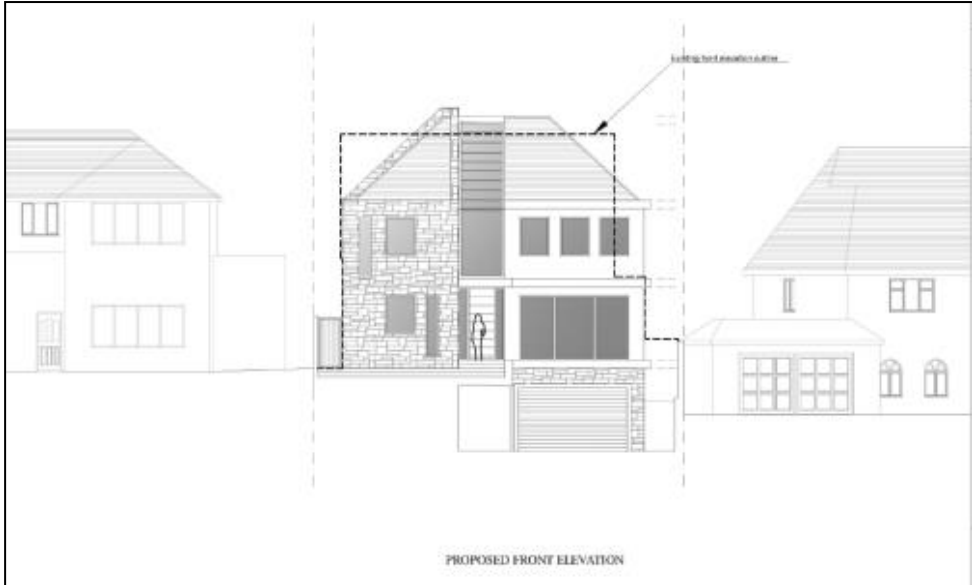
APPENDIX 4: PLANS AND ELEVATIONS













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