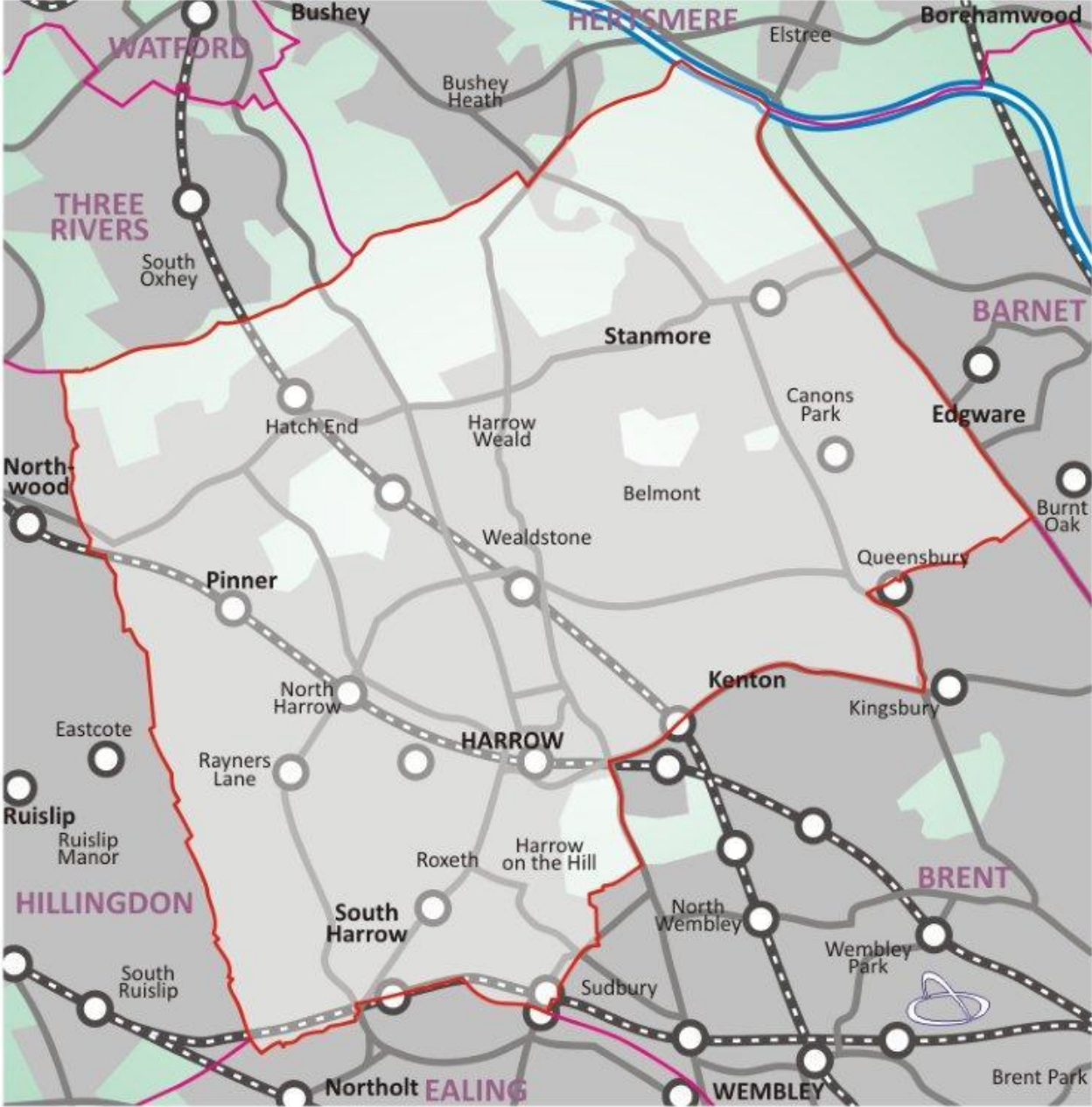


 = application site



<b>27 Radnor Road</b>	<b>P/1020/20</b>
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# 27 Radnor Road



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# LONDON BOROUGH OF HARROW

## PLANNING COMMITTEE

17th June 2020

**APPLICATION NUMBER:** P/1020/20  
**VALID DATE:** 3<sup>rd</sup> APRIL 2020  
**LOCATION:** 27 RADNOR ROAD, HARROW  
**WARD:** MARLBOROUGH  
**POSTCODE:** HA1 1RZ  
**APPLICANT:** MR A AWAN  
**AGENT:** TECON LTD  
**CASE OFFICER:** KATIE HOGENDOORN  
**EXPIRY DATE:** 29<sup>th</sup> MAY 2020

### PROPOSAL

First floor side extension

### 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 RECOMMENDATION

The proposal would result in an acceptable impact on the visual amenities of the house and surrounding area, and would have an acceptable impact on the residential amenities of neighbours. As such the proposal would accord with the NPPF (2019), Policies 7.4B and 7.6B of the London Plan (2016), Policies D1, D4 and D6 of the Draft London Plan Intend to Publish Version, Policy CS1.B of the Harrow Core Strategy, Policy DM1 of the Harrow Development Management Policies Plan, and the Harrow Supplementary Planning Document: Residential Design Guide (2010).

## **INFORMATION**

This application is reported to Committee as in the opinion of the Interim Chief Planning Officer, the proposals are likely to be of significant public interest. The proposal therefore does not fall within any of the provisions set out at Paragraphs 1 (a) to 1 (g) of the Scheme of delegation dated 12<sup>th</sup> December 2018.

Statutory Return Type:	(E)21 Householder Development
Council Interest:	None
Net Additional Floorspace:	16 sqm
GLA Community	
Infrastructure Levy (CIL):	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**

It is considered that the proposed development would not adversely impact upon community safety issues or conflict with development plan policies in this regard.

### **1.0 SITE DESCRIPTION**

- 1.1 The property is a substantial two storey detached single family dwellinghouse located on the east side of Radnor Road at the junction of Radnor Avenue. The dwellinghouse occupies a large corner site plot, and the property's principal/front elevation faces north, on to Radnor Avenue.
- 1.2 The existing dwelling has a distinctive two storey corner bay window with conical roof form.
- 1.3 The site photographs indicate that the property is being extended at loft level. Certificate of lawfulness applications for the conversion of the existing loft space and rear and side dormer windows are detailed below in Section 3.0 of this report.
- 1.4 The property is not a listed building or in a conservation area or within any other land designated under Article 2(3) of the GPDO 2015.

1.5 The property is not subject to an article 4 Direction.

1.6 The site is located within a critical drainage zone

## **2.0 PROPOSAL**

2.1 The application proposes a first floor side extension located on the north eastern side of the property.

2.2 The proposed first floor side extension would have a dual pitched roof, the ridge of which would be set down 0.7 metres from the main roof ridge. The first floor side extension would have a matching eaves height to the roof of the main house.

2.3 The proposed extension would project 3 metres from the original side elevation of the dwellinghouse and would have a total depth of 6.7 metres.

2.4 The proposed side extension would be set back 0.5 metres from the front elevation of the original dwellinghouse.

2.5 The proposed extension would have a roof light measuring 0.7 metres x 0.9 metres in the proposed side elevation of the pitched roof, and 3 new windows within the proposed side elevation at first floor.

2.6 A single first floor side window on the existing first floor side elevation of the existing dwellinghouse would be replaced with a smaller window to match the size and design of those within the proposed side elevation.

2.7 There would be a new window within the proposed front elevation and no new windows within the proposed rear elevation of the side extension.

2.8 The proposed extension would be finished in materials to match with the existing house.

## **3.0 RELEVANT PLANNING HISTORY**

3.1 A summary of planning history is set out below:

<b>Ref no.</b>	<b>Description</b>	<b>Status &amp; date of decision</b>
P/0163/20	Replacement of outbuilding flat roof with a pitched roof	REFUSED 13 <sup>th</sup> March 2020
Reason for Refusal: The proposal, by reason of its prominent siting forward of the neighbouring building line at No 1 Radnor Avenue, its roof form and its		

<p>excessive height, would create an obtrusive and bulky addition to the existing street scene and an awkward relationship with No 1 Radnor Avenue, and would be detrimental to the character and appearance of the area. The proposal is therefore contrary to the high quality design aspirations of the National Planning Policy Framework (2019), Policies 7.4 B and 7.6 B of The London Plan (2016), Policy CS1B of The Harrow Core Strategy (2012), Policy DM1 of Harrow Development Management Policies Local Plan (2013) and the adopted Supplementary Planning Document Residential Design Guide (2010).</p>		
P/5578/18	Certificate of lawful development (proposed): Single storey outbuilding in rear garden (Demolition of detached garage)	GRANTED 22 <sup>nd</sup> February 2019
P/3921/18	Certificate of lawful development (proposed): New build single storey detached outbuilding to contain garage and therapy room / games room (demolition of detached garage)	REFUSED 30 <sup>th</sup> October 2018
<p>Reason for Refusal: The proposed outbuilding by reason of the absence of any justification for the proposed scale and use as a therapy room and games room, on the balance of probabilities would not be for purposes incidental to the enjoyment of the dwellinghouse as such. The proposal is therefore not within the tolerances set out in Schedule 2 Part 1 Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).</p>		
P/3828/18	Certificate of lawful development (proposed): Single storey side extension (demolition of conservatory)	GRANTED 24 <sup>th</sup> October 2018
P/3500/18	Certificate of lawful development (proposed): Side dormer to create habitable roofspace; rooflight in front roofslope	GRANTED 28 <sup>th</sup> September 2018
P/1645/18	Certificate of lawful development (proposed): Rear dormer; installation of rooflight to each front and side roof slopes	GRANTED 19 <sup>th</sup> June 2018

### 3.2 Pre-application Discussion

- 3.2.1 Pre application advice was given reference P/4855/19/PREAPP on a first floor side extension. The proposal was concluded to be acceptable subject to the addition of a window within the first floor front elevation to ensure the proposed would have an acceptable impact in terms of its appearance on the Radnor Avenue frontage and street scene.

3.2.2 Whilst the proposed first floor side extension was the same depth (6.7 metres) as the current proposal, the front wall is now set back from the principal elevation and there is a new window within the proposed front elevation at first floor.

#### **4.0 CONSULTATION**

4.1 A total of 4 consultation letters were sent to neighbouring properties regarding this application. The minimum statutory consultation period expired on 18<sup>th</sup> May 2020.

4.2 Nine objections were received from the public consultation.

4.3 A summary of the responses received along with the Officer comments are set out below:

##### **Character and appearance:**

- The First floor side extension would be out of character with other development and would be obtrusive.
- The first floor side extension would be highly visible on this corner.

*Officer response: Given the varied character of the locality and the appropriate scale and design of the proposal it is considered that the proposal would not detract from the character and appearance of the house and the area.*

##### **Amenity:**

- The proposed would be overbearing and would impact upon privacy of neighbours.

*Officer response: The proposal is considered to have an acceptable impact with regard to outlook and privacy of neighbours. In addition, the Cabro roof light which appeared on the originally submitted elevation plans has been removed within this proposal to ensure an acceptable impact on residential amenity for neighbours. Furthermore, a condition ensuring that no new windows are installed within the side and rear elevations other than those shown on the approved plans, is included within this recommendation.*

#### 4.4 Statutory and non-statutory consultation

4.5 No consultations were undertaken as this application is for householder planning permission. Notwithstanding this, a section is included below on drainage as the site is located in a critical drainage area and as such relevant informatives are necessary and recommended.

### 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:

- Character and Appearance
- Residential Amenity Flood Risk and Drainage
- 

### **6.2 Character and Appearance**

6.2.1 The relevant policies are:

- The National Planning Policy Framework (2019)
- The London Plan (2016): 7.4B and 7.6B
- The Draft London Plan Intend to Publish Version (2019): D1, D4
- Harrow Core Strategy (2012): CS1B
- Harrow Development Management Policies (2013): DM 1

6.2.2 The existing Radnor Road street scene is characterised by a mix of semi-detached and detached dwellinghouses with those in the immediate locality predominantly comprising hipped roof forms. The dwellinghouse opposite at No 46 Radnor Road has been previously extended with a first floor side extension. This existing dwelling also has a distinctive two storey corner bay window with a conical roof form alike to the application site.

6.2.3 It is noted that due to the orientation of the property where its front elevation faces north on to Radnor Avenue, the proposed extension is assessed as a side rather than a rear extension. The width of the first floor side extension (3m) would ensure a subordinate appearance. The Harrow Residential Design Guide SPD states that two storey side extensions should be set back 1 metre from the front elevation of the main house. However, the set back of 0.5 metres in this location is considered to be acceptable, owing to the siting of the property and its existing staggered front elevation with conical bay window.

6.2.4 It is noted that the existing loft space has been converted and two dormer windows have been constructed to the side and rear roof slopes. The proposed first floor side extension would have a roof design which would reflect that of the original main roof form which would be retained on this north-east side elevation. As such the set down and back from the roof ridge and front elevation respectively, would result in a subordinate appearance when viewed from the street scene.

6.2.5 Further, the proposed window at first floor on the front elevation would ensure that the proposed side extension would have an acceptable visual appearance on the street scene. In addition, windows on the first floor side elevation would have an acceptable visual appearance as these would respect the size, design and position of the existing windows.

6.2.6 During the course of this application, the previously proposed 'Cabro' roof light to the proposed side roof slope has been removed and replaced with a smaller roof

light to match with the roof lights within the existing roof. As such the external finish of the proposal would ensure a satisfactory appearance.

6.2.7 In conclusion, the proposal is therefore considered to have an acceptable impact on the character and appearance of the main house and the street scene and would meet with the design aspirations of the NPPF (2019), Policies 7.4B and 7.6B of the London Plan (2016), and Policies D1 and D4 of the Draft London Plan Intend to Publish Version (2019).

### **6.3 Residential Amenity**

6.3.1 The relevant policies are:

- National Planning Policy Framework (2019)
- The London Plan (2016): 7.6B
- The Draft London Plan (Intend to Publish Version) (2019): D6
- Harrow Core Strategy (2012): CS1
- Harrow Development Management Policies (2013): DM1

6.3.2 The proposed first floor side extension would not breach the 45 degree line drawn from the edge of the nearest neighbouring side wall at no 25 Radnor Road. As such it is not considered that the proposal would adversely impact upon outlook to their nearest rear first floor window.

6.3.3 It is noted that objections have been received with regard to the loss of privacy of neighbours. The proposed side facing windows would be an acceptable distance from side facing rear windows within the existing side elevation of No 1 Radnor Avenue, and there would be no new windows within the proposed rear elevation facing the neighbour adjacent at No 25 Radnor Road. In addition, the window within the front elevation would be in the same position as windows within the existing front elevation and would therefore not be detrimental to the privacy enjoyed by occupants opposite the host site on the other side of Radnor Avenue.

6.3.4 During the course of this application, the previously proposed 'Cabro' roof light within the proposed side roof slope has been removed and replaced with a smaller roof light to match those of the existing roof. As such it is considered that the proposed roof light on this side would not give rise to any objections in terms of loss of privacy to neighbours.

6.3.5 In conclusion, the proposal would not give rise to any adverse impact in terms of loss of outlook or loss of privacy to neighbours.

### **6.4 Development and Flood Risk**

6.4.1 The relevant policies are:

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

- 6.4.2 Policy DM9 B of the Development Management Policies Local Plan (2013) states, “proposals that would fail to make appropriate provision for flood risk mitigation, or which would increase the risk or consequences of flooding, will be refused.”
- 6.4.3 The application site is located within a critical drainage area as defined by the maps held by the local drainage authority. The site is not located within a flood zone. As such this permission contains an informative relating to the provision of sustainable drainage systems.

## **7.0 CONCLUSIONS AND REASONS FOR APPROVAL**

- 7.1 The proposal would result in an acceptable impact on the visual amenities of the house and surrounding area, and would have an acceptable impact on the residential amenities of neighbours. As such the proposal would accord with the NPPF (2019), Policies 7.4B and 7.6B of the London Plan (2016), Policies D1, D4 and D6 of the Draft London Plan Intend to Publish Version, Policy CS1.B of the Harrow Core Strategy, Policy DM1 and DM10 of the Harrow Development Management Policies Plan, and the Harrow Supplementary Planning Document: Residential Design Guide (2010).

## **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, completed and retained in accordance with the following approved plans and document Schedule of application documents

Design and Access Statement: 10070 P 01 Rev A; 10070 P 02; 10070 P 03 Rev B; 10070 P 04 Rev B.

REASON: For the avoidance of doubt and in the interests of proper planning.

#### 3. Windows

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that order with or without modification), no window(s)/door(s), other than those shown on the approved plans shall be installed in the side and rear 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.

#### 4. 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.

## **INFORMATIVES:**

### 1. Policies

**The following policies are relevant to this decision:**

**The National Planning Policy Framework 2019**

**The London Plan 2016**

7.4B, 7.6B

**Draft London Plan Intend to Publish Version 2019**

D1, D4, D6

**The Harrow Core Strategy 2012**

CS1.B

**Harrow Development Management Policies Local Plan 2013**

DM1, DM10

**Relevant Supplementary Planning Document**

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. Party Wall Act

The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves:

1. work on an existing wall shared with another property;
2. building on the boundary with a neighbouring property;
3. excavating near a neighbouring building,

and that work falls within the scope of the Act. Procedures under this Act are quite separate from the need for planning permission or building regulations approval. "The Party Wall etc. Act 1996: Explanatory booklet" is available free of charge from: Communities and Local Government Publications, PO Box 236 Wetherby, LS23 7NB. Please quote Product code: 02 BR 00862 when ordering. Also available for download from the CLG website:

4. Per-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 39-42 of The National Planning Policy Framework. Pre-application advice was sought and provided and the submitted application was in accordance with that advice.

5. 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.

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](mailto:infrastructure@harrow.gov.uk) with your plans.

7. Damage to 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](mailto: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.

**CHECKED**

Interim Chief Planning Officer	Orla murphy pp Beverley kuchar
Corporate Director	Paul Walker 5.6 2020

**APPENDIX 2: SITE PLAN**





**APPENDIX 3: SITE PHOTOGRAPHS**



Existing front elevation – Radnor Road



Existing side elevation – Radnor Avenue side



Existing side/front elevation Radnor Road, Radnor Avenue corner



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