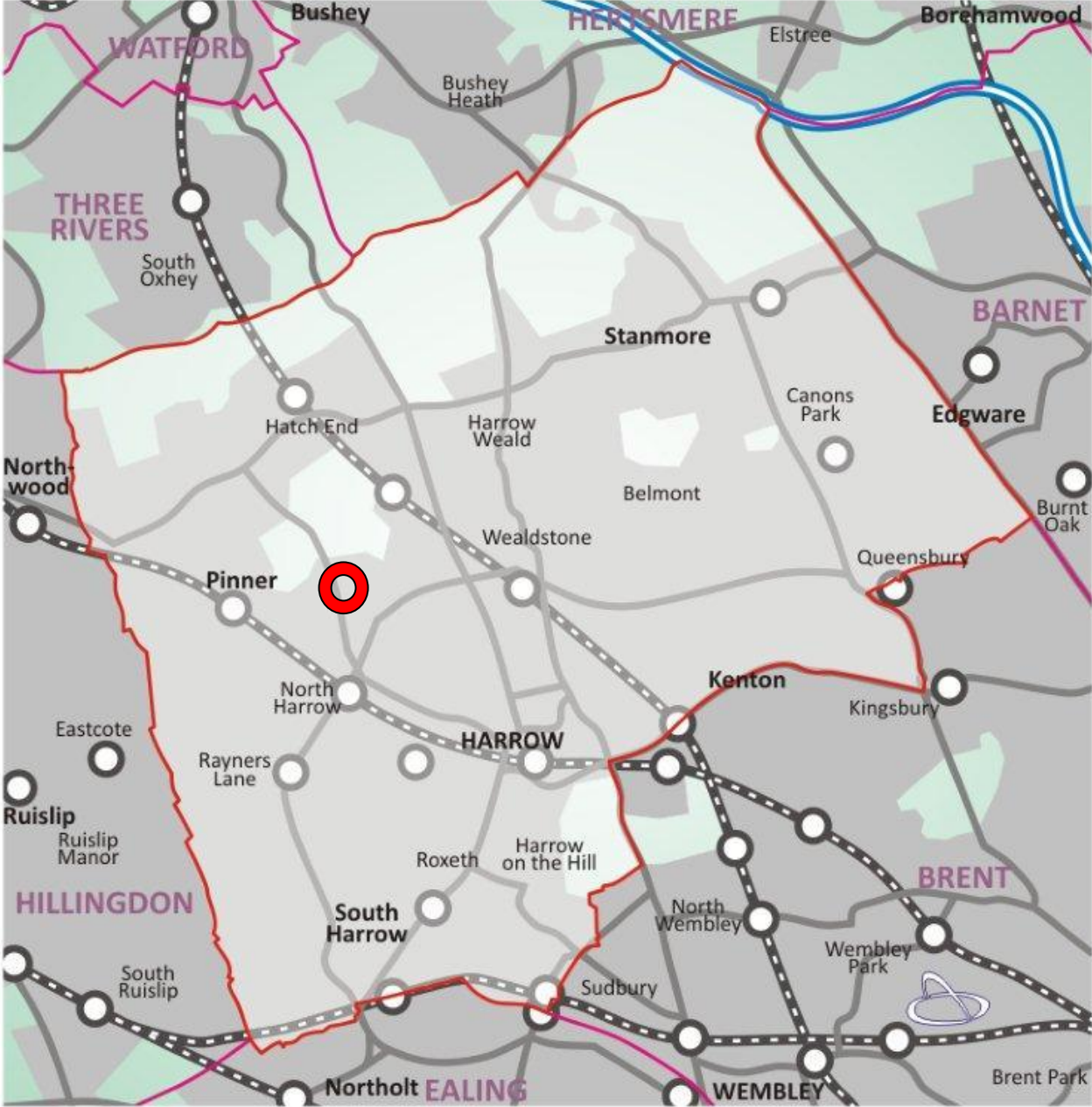
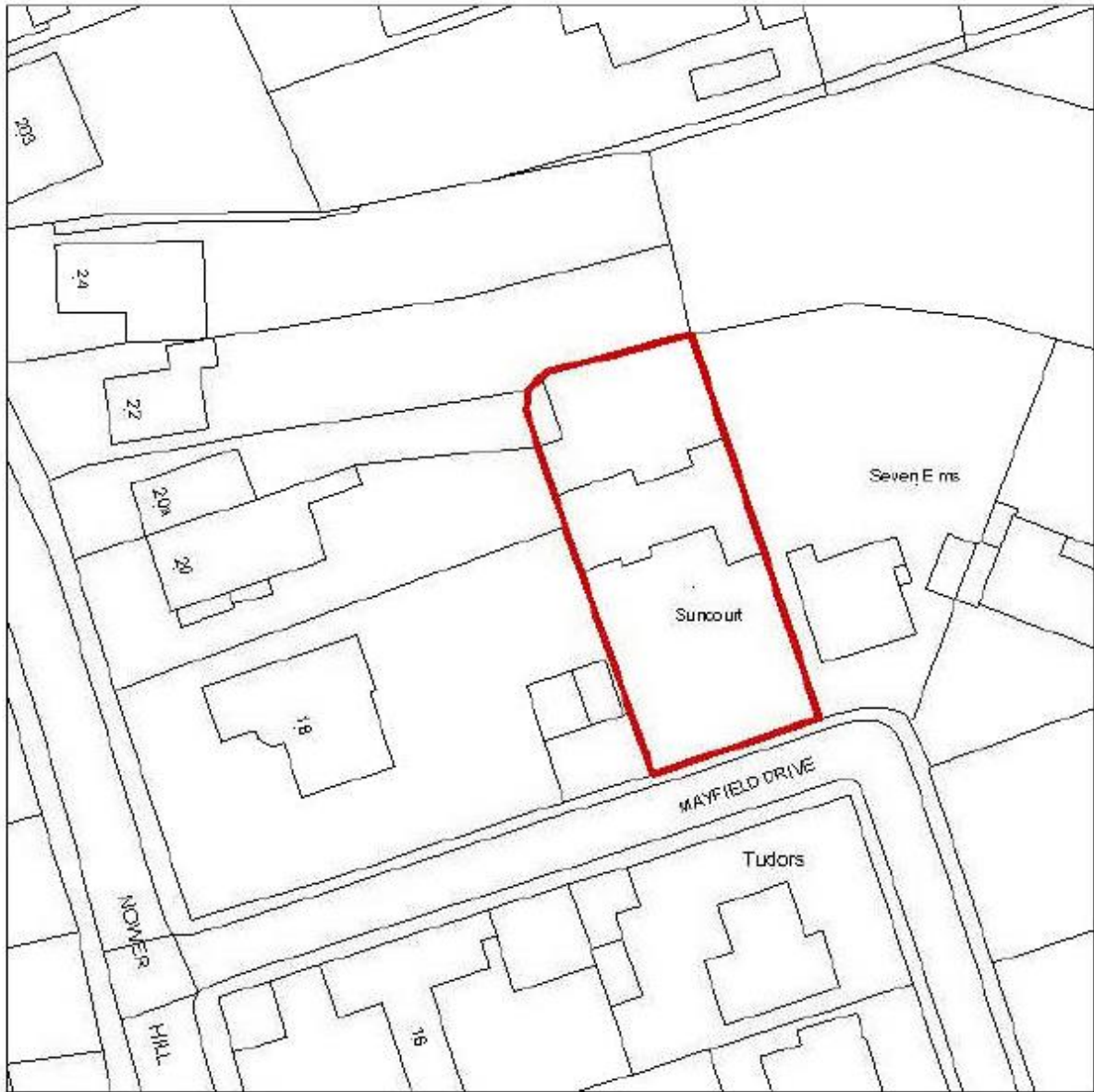


 = application site



Suncourt, Mayfield Drive	P/0188/20
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LOCATION PLAN 1:1250

LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

22nd July 2020

APPLICATION NUMBER: P/0188/20

VALID DATE: 28th JANUARY 2020

LOCATION: SUNCOURT, MAYFIELD DRIVE, HARROW

WARD: PINNER

POSTCODE: HA5 5QT

APPLICANT: DR CHETAN KAHER

AGENT: CONSILIO TOWN PLANNING

CASE OFFICER: BLYTHE SMITH

EXPIRY DATE: 24th JULY 2020

PROPOSAL

Two storey front extension; single storey rear extension; alterations to form pitched roof over single storey side extension; alterations and extension to roof over existing first floor side extension; first floor side infill extension; first floor rear infill extension; front dormer; two rear dormers; rooflights in both side roofslopes; Juliette balcony at first floor rear; conversion of garage to habitable room with installation of window to front; external alterations

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 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, 7.6B, 7.8C and 7.8D 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 DM7 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 12th December 2018.

Statutory Return Type:	(E)21 Householder Development
Council Interest:	None
Net Additional Floorspace:	91.29 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 north side of Mayfield Drive. The dwellinghouse occupies a large plot with the rear amenity space of No.18, 20 and 20a to the west and the flank elevation of Seven Elms to the east, and the property's principal/front elevation faces south, on to Mayfield Drive.
- 1.2 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, however it is adjacent to Tookes Green Conservation Area by its western flank boundary.
- 1.3 The property is not subject to an article 4 Direction.
- 1.4 The site is located within a critical drainage zone

2.0 PROPOSAL

- 2.1 The application proposes a two storey front extension located on the southern side of the property, single storey rear extension located to the north of the property, alterations to form pitched roof over single storey side extension located on the west of the property, alterations and extension to roof over existing first floor side extension to the east of the property, first floor side infill extension, first floor rear infill extension to the north of the property, front dormer, two rear dormers, rooflights in both side roofslopes, Juliette balcony at first floor rear, conversion of garage to habitable room with installation of window to front and external alterations including the relocation of the front door.
- 2.2 The proposed two storey front extension would continue the hipped roof profile and would extend out by 2m. The ridge and eaves height would be maintained.
- 2.3 The proposed single storey rear extension would project 2.6m and 4.1m from the rear elevation with a width of 14m. This will have a flat roof, with roof lights at a maximum height of 3m
- 2.4 The proposed pitched roof over the side extension will replace a flat roof, at a maximum height of 3.4m
- 2.5 The proposed alterations to the first floor side extension would raise the existing walls and incorporate an subservient hipped roof, at a maximum height of 7.5m.
- 2.6 The proposed first floor rear infill extension would project 1.5m and come inline with the existing rear elevation.

- 2.7 The proposed front dormer would project 1.8m from the roof slope, with a height and width of 1.5m and 1.6m. The proposed rear dormers will project 2m with a height and width of 1.5m and 1.2m.
- 2.8 The proposed development would have three roof lights measuring 0.8 metres x 0.8 metres in the proposed side elevation of the hipped roof, it would have 3 roof lights on the ground floor roof alteration. Two windows from the western flank will be removed, three windows will be incorporated on the western flank. The garage door will be replaced with a window, as well as the door on the existing ground floor side extension. A Juliette balcony will be incorporated on the rear elevation.
- 2.9 The existing garage will be converted to a habitable space.
- 2.10 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:

Ref no.	Description	Status & date of decision
LBH/4526	Front extension to garage	GRANTED 17 th November 1969
LBH/4526/1	Erection of carport	GRANTED 3 rd October 1975
LBH/38564	First floor side extension assistant	GRANTED 6 th June 1989

3.2 Pre-application Discussion

- 3.2.1 Pre application advice was given reference P/5036/19/PREAPP on the pre-revised plans. The proposal was concluded to be unacceptable subject due to the impact of the two storey front extension on the character of the area.
- 3.2.2 Whilst many elements of the proposed development are similar to the plans submitted under pre application P/5036/19/PREAPP, the front extension has been reduced from 3.9m to 2.1m in depth

4.0 **CONSULTATION**

- 4.1 A total of 7 consultation letters were sent to neighbouring properties regarding this application, an additional renotification was sent due to the amended plans being received Two site notices were placed in the local area due to the proximity to the conservation area. The minimum statutory consultation period expired on 1st June 2020.
- 4.2 Eighteen 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 two storey front 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. 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.

Impact of vehicles delivering materials:

- Difficulty of vehicles turning within the cul-de-sac, and impact of deliveries on emergency vehicles

Officer response: This is not a planning consideration

Wall between boundaries

- Applicant wishes to develop on the boundary walls

Officer response: There have been no plans for any development on the boundary walls

Parking

- Removal of garage will increase off street parking

Officer response: There would remain sufficient hardstanding to the front of the property to accommodate off street parking for residential use.

Flooding

- The proposed development will increase the risk of flooding for the local area

Officer response: Harrow Councils drainage officer has raised no concerns regarding drainage of the area.

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.

Conservation Officer	“This property is in the setting of the Tookes Green Conservation Area. The proposal would preserve the setting of the conservation area given the scale and design of the extensions as long as the rooflights were all conditioned to be flush with the roofline and materials and details were otherwise conditioned to match.”
CAAC	“There should be no front dormer given the views from the conservation area.”

- 4.6 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] which 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 policies referenced within the report below and a summary within Informative 1.

6.0 ASSESSMENT

6.1 The main issues are:

- Character and Appearance of the Area/Setting of Conservation Area
- Amenity
- Residential Amenity Flood Risk and Drainage

6.2 Character and Appearance of the Area/Setting of Conservation Area

6.2.1 The relevant policies are:

- The National Planning Policy Framework (2019)
- The London Plan (2016): 7.4B, 7.6B, 7.8C and 7.8D
- The Draft London Plan Intend to Publish Version (2019): D1, D4
- Harrow Core Strategy (2012): CS1B
- Harrow Development Management Policies (2013): DM1, DM7

6.2.2 The existing Mayfield Drive street scene is characterised by a mix of detached dwellinghouses with those in the immediate locality predominantly comprising hipped and pitched roof forms.

6.2.3 It is noted that the application property has a significant set back from Mayfield Drive and the neighbouring property Seven Elms. The two storey front extension would be 18m from the front boundary. This would remove the front gable of the

original property but would ensure a subordinate appearance from the host dwelling.

- 6.2.4 The proposed ground floor rear extension would project 2.5m from the existing rear, or 4m including the infill, this would be considered acceptable for a detached dwelling.
- 6.2.5 The proposed rear dormer dimensions would be considered acceptable and would not be considered out of place on Suncourt.
- 6.2.6 The proposed roof lights would not significantly project beyond the roof slope
- 6.2.7 The rearranged front door would not be considered out of place in relation to the other properties situated on Mayfield Drive
- 6.2.8 The existing garage would be converted to a habitable space. As there would be sufficient off street parking to the front of Suncourt, this would be considered acceptable and would not increase on-street parking.
- 6.2.9 Harrow Council's Heritage officer has been consulted on the plans and has confirmed the proposals would be considered acceptable in relation to the setting of the Tookes Green Conservation area.
- 6.2.10 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 two storey front extension would not breach the 45 degree line drawn from the edge of the nearest neighbouring side wall at Seven Elms. 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 regarding the loss of privacy of neighbours. The proposed side facing windows would be between 1m to 4m from the common boundary with Seven Elms and serve non protected rooms, and the flank elevations of No. 20, 20a and 18, the proposed windows towards Seven Elms can be condition to be obscurely glazed to protect against overlooking. Additionally, there would remain enough distance from the rear elevation of Suncourt and the property to the rear. In addition, the window and front dormer 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 Mayfield Drive.

- 6.3.4 The proposed front extension would not project beyond a 45 degree angle from the nearest first floor corner of Seven Elms, and the rear extensions would be buffered from view by the existing property. There would therefore not be an unacceptable impact on these neighbouring occupiers in terms of overbearing impacts.
- 6.3.5 The proposed rooflight would be positioned to not provide a clear line of sight to a neighbouring property. 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.
- 6.3.6 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, 7.6B, 7.8C and 7.8D 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: PA-01; Heritage Statement

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

3. Windows 1

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. Windows 2

The windows in the eastern wall of the approved development shall:

- a) be of purpose-made obscure glass,
 - b) be permanently fixed closed below a height of 1.7 metres above finished floor level,
- and shall thereafter be retained in that form.

REASON: To safeguard the amenity of neighbouring residents.

5. 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, 7.8C, 7.8D

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,DM7, 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. 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 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 with your plans.

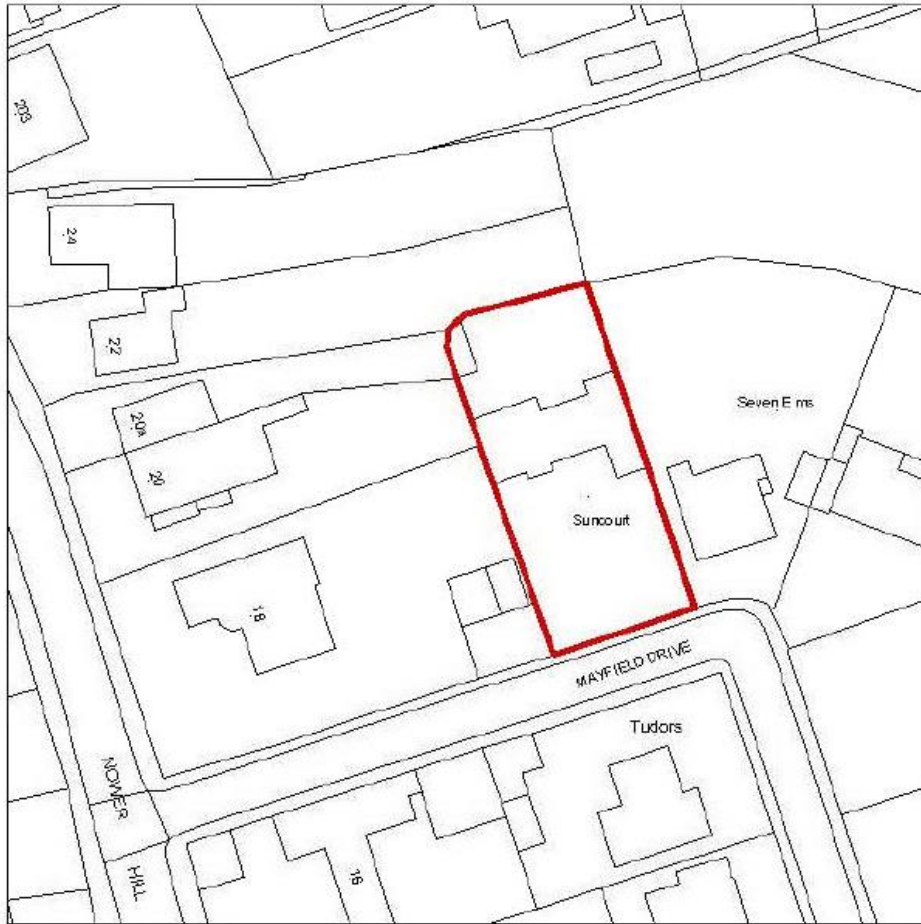
7. Damage to Highway

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 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	Hugh Peart 9/7/2020

APPENDIX 2: LOCATION PLAN



LOCATION PLAN 1:1250

APPENDIX 3: SITE PHOTOGRAPHS



Figure 1 View of property looking north from Mayfield Drive



Figure 2 Existing rear elevation



Figure 3 Rear elevation facing towards Nower Hill



Figure 4 Front of applicant property facing towards Seven Elms, set back clearly shown

APPENDIX 4: PLANS AND ELEVATIONS

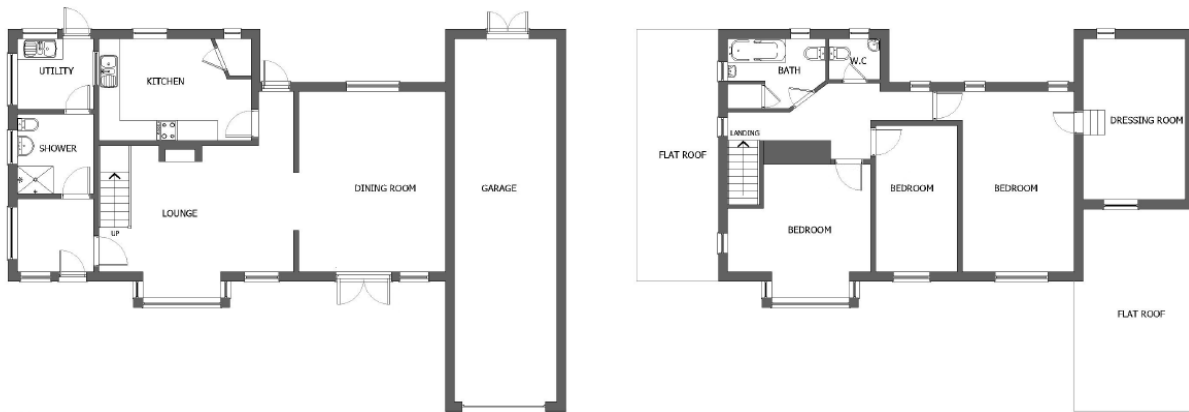
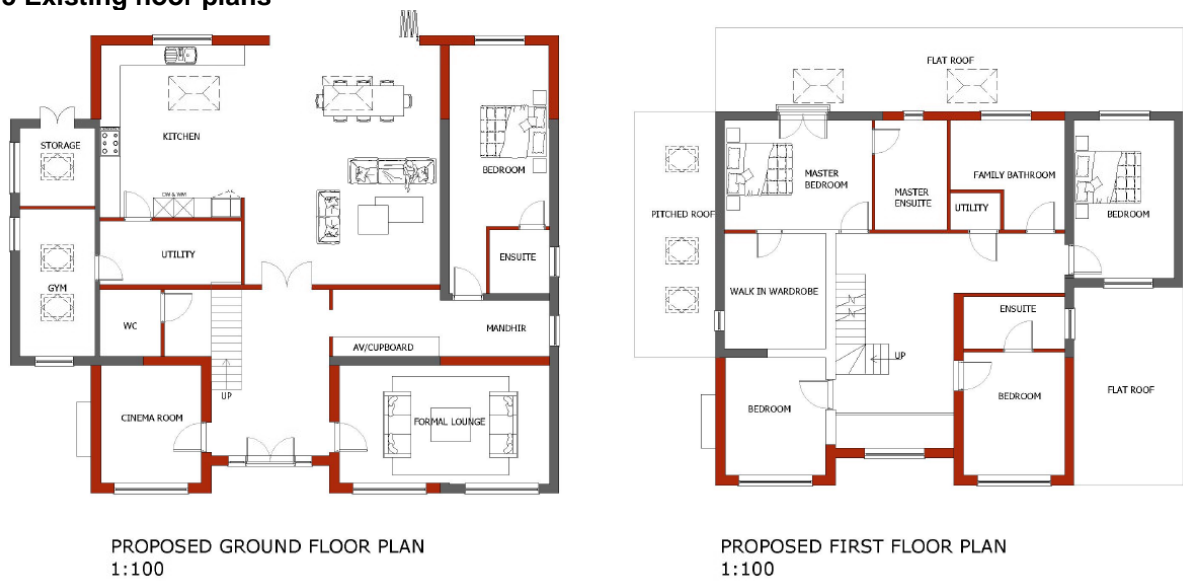


Figure 5 Existing floor plans



PROPOSED GROUND FLOOR PLAN
1:100

PROPOSED FIRST FLOOR PLAN
1:100

Figure 6 Proposed Floor Plans



EXISTING FRONT ELEVATION
1:100

EXISTING SIDE ELEVATION
1:100



PROPOSED GROUND FLOOR PLAN
1:100

EXISTING REAR ELEVATION
1:100

EXISTING SIDE ELEVATION
1:100

Figure 7 Existing Elevations



PROPOSED FRONT ELEVATION
1:100

PROPOSED SIDE ELEVATION
1:100



PROPOSED REAR ELEVATION
1:100

PROPOSED SIDE ELEVATION
1:100

Figure 8 Proposed Elevations

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