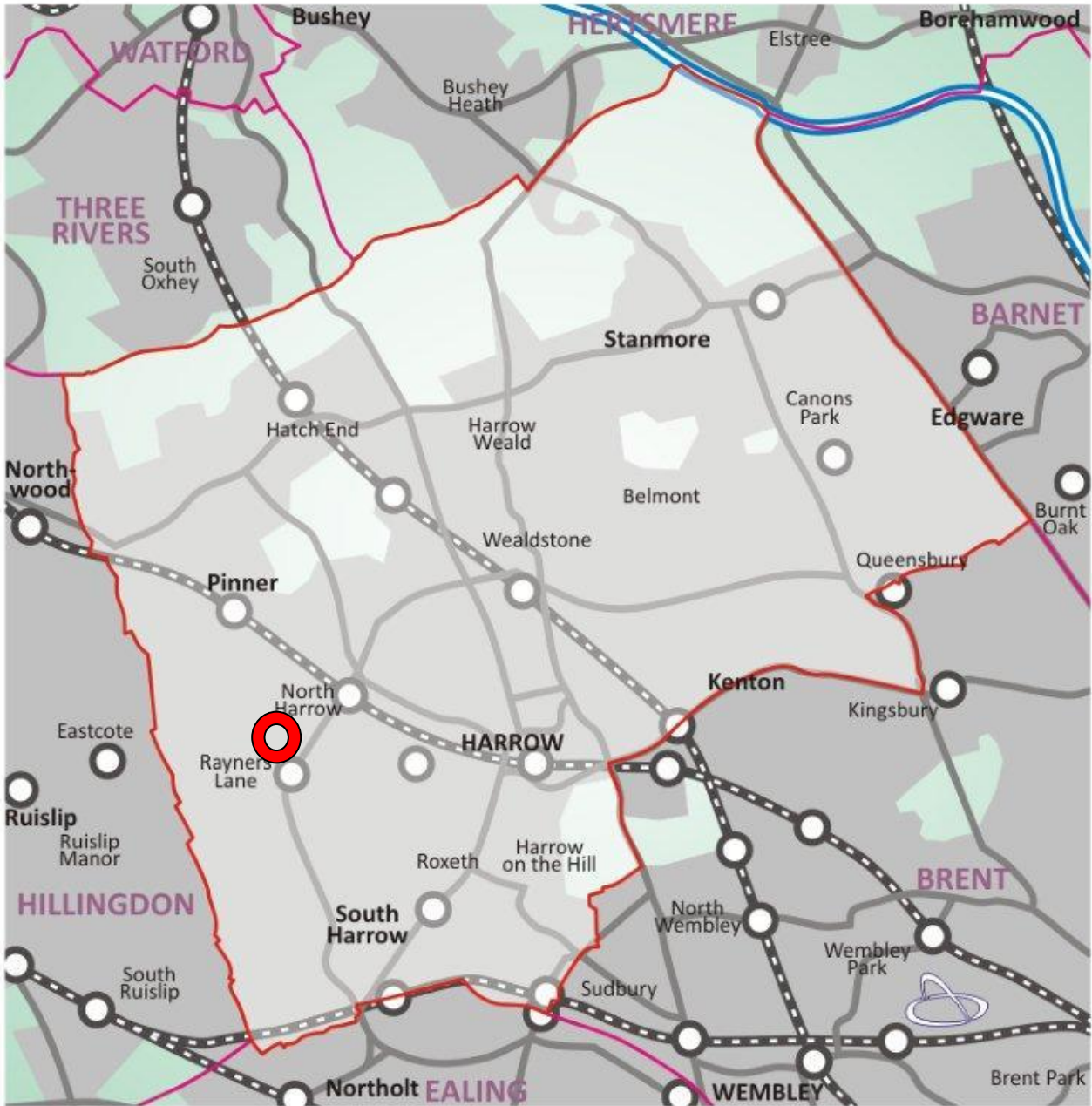


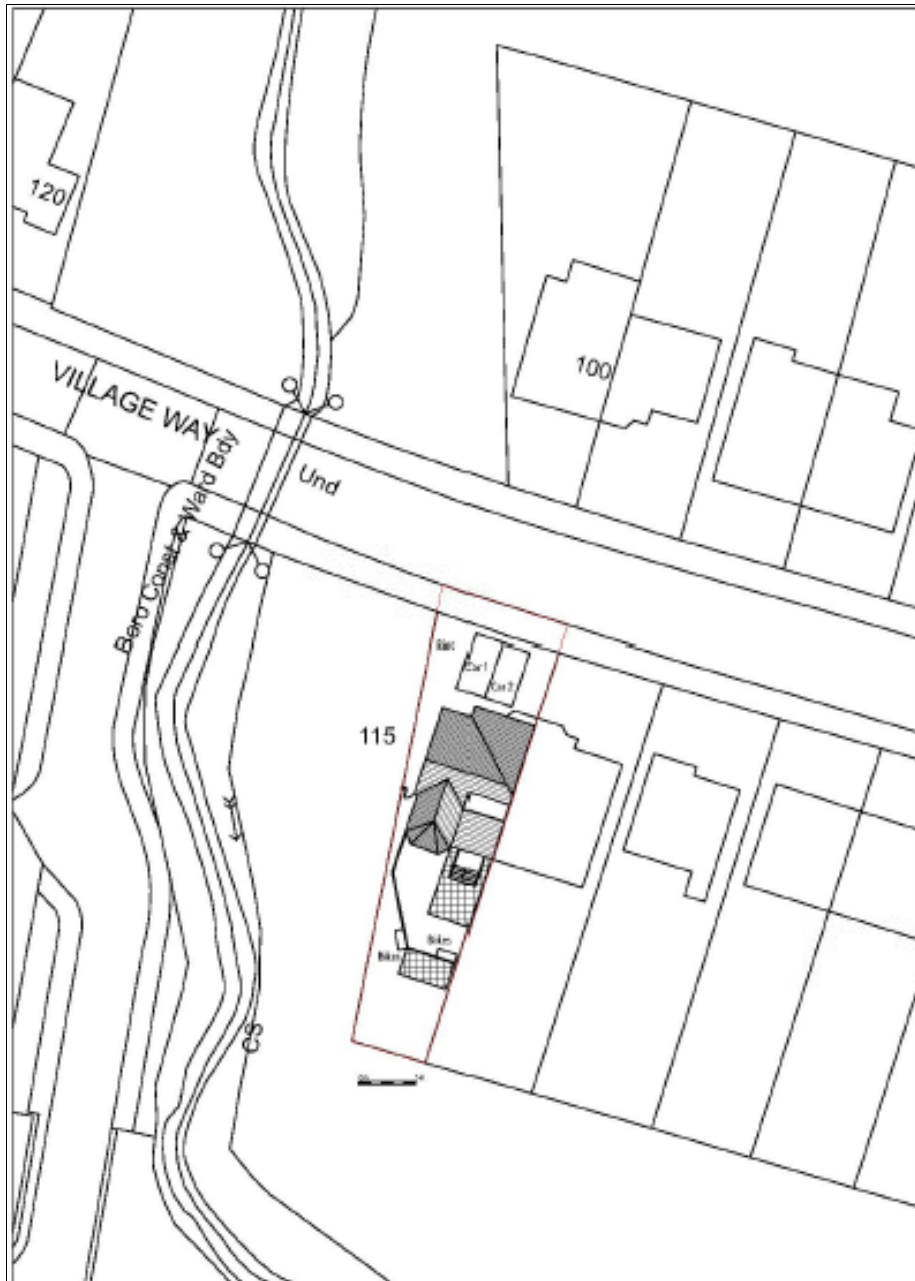
 = application site



115 Village Way Pinner HA5 5AA

P/2014/20

115 VILLAGE WAY PINNER



LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

14th October 2020

APPLICATION NUMBER: P/2014/20
VALID DATE: 06TH JULY 2020
LOCATION: 115 VILLAGE WAY
WARD: RAYNERS LANE
POSTCODE: HA5 5AA`
APPLICANT: MR C HASSAN
AGENT: SAGE COTTAGE STUDIO LTD
CASE OFFICER: SHAMAL LONDON
EXPIRY DATE: 31st AUGUST 2020
(EXTENDED EXPIRY: 15TH OCTOBER 2020)

PROPOSAL

Conversion of single dwelling to two flats (2 x 2 bed); single and two storey rear extension; single storey rear extension; raised patio at rear; parking; separate amenity space; landscaping; bin / cycle storage; external alterations (demolition of garage and conservatory)

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 principle of development is considered acceptable. The proposal would not result in an inappropriate form of development that undermines the spatial strategy of the borough. Officers therefore support the principle of development.

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 at the request of a nominated member in the public interest. The application is therefore referred to the Planning Committee as it does not fall within any of the provisions set out at paragraphs 1(a)-1(h) of the Scheme of Delegation dated 12th December 2018.

Statutory Return Type:	(E)13 Minor Development
Council Interest:	None
Net Additional Floorspace:	24.76sqm
GLA Community	
Infrastructure Levy (CIL):	£1,485
Local CIL requirement:	£3,921

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 application site comprises of a two-storey, semi-detached dwellinghouse located on the southern side of Village Way. The boundary is chamfered along the western boundary.
- 1.2 The site is adjoined to the rear by allotment gardens.
- 1.3 The site features an existing conservatory, there is a change in level of the land to the rear of approximately 2 metres this is bridged by stairs that access the garden.
- 1.4 The application site occupies a wedge-shaped plot with a wide frontage, narrowing to the rear.
- 1.5 Land to the west is open woodlands. The site is set in approximately 1.07 metres from its western boundary.
- 1.6 Neighbouring to the east is the attached half of the semi-detached dwelling, this dwelling is extended to the rear by approximately 3 metres.
- 1.7 The site is located immediately adjacent to the Yeading Brook SINC (Borough Grade II).
- 1.8 The application site has a PTAL rating of 3.
- 1.9 The property is not subject to an article 4 Direction.
- 1.10 The site is located within fluvial flood zones 2 and 3.

2.0 PROPOSAL

- 2.1 Planning permission is sought for the conversion of single dwelling to two flats to provide two, two bedroom flats (4 person) and the construction of a single and two storey rear extension, raised patio at rear, parking, provision of separate amenity space, landscaping, bin / cycle storage and external alterations (demolition of conservatory).
- 2.2 The proposed two storey rear element would be 4.5 metres deep and 4.22 metres wide it would be set in from the side elevation by 0.3 metres. It would continue the hipped roof profile and the ridge and eaves height would be maintained. At lower ground level a basement area is proposed.
- 2.3 The proposed single storey rear extension would be 3.5 metres deep, with a mono-pitched roof that measures 3.76 metres at its maximum point (as measured from the ground level immediately next to the main dwelling) and 2.95 metres at the eaves.
- 2.4 Raised patio at the rear to accommodate stairs which would measure 1.58 metres high with a width of 2.25 metres.
- 2.5 The front garden would be both hard and soft surfaced. Refuse area, and car parking space are proposed to the front.

- 2.6 Amenity and bike storage are proposed to be located to the rear of the site.
- 2.7 The existing garage would be converted to a habitable space, forming part of the kitchen area to the ground floor flat.

3.0 **RELEVANT PLANNING HISTORY**

3.1 A summary of planning history is set out below:

Ref no.	Description	Status & date of decision
P/2695/19	Conversion Of Single Dwelling To Two Flats (1 X 2 Bed And 1 X 3 Bed); Single And Two Storey Rear Extension; Raised Patio At Rear; Parking; Separate Amenity Space; Landscaping; Bin / Cycle Storage; External Alterations (Demolition Of Conservatory)	Refused 09/09/2019
<p>Reason for refusal:</p> <ol style="list-style-type: none"> 1. The proposed first floor rear extension, by reason of its excessive rearward projection and siting, would result in a visually overbearing form of development and result in unacceptable loss of outlook, to the detriment of the residential and visual amenities of the neighbouring occupiers at 113 Village Way, contrary to the National Planning Policy Framework (2019), Policy 7.6B of The London Plan (2016), Policy DM1 of the Development Management Policies Local Plan document (2013) and the adopted Supplementary Planning Document: Residential Design Guide (2010). 2. The proposed alteration to the patio, by reason of its rearward projection, height and siting along the shared boundary, would result in unacceptable levels of actual overlooking, to the detriment of the residential amenities of the neighbouring occupiers at 113 Village Way, contrary to the National Planning Policy Framework (2019), Policy 7.6B of The London Plan (2016), Policy DM1 of the Development Management Policies Local Plan document (2013) and the adopted Supplementary Planning Document: Residential Design Guide (2010). 3. The resultant floor area for Flat 2 would fall below the minimum space standards required for a 2 bedroom (4 persons) unit over 2 story and have a poor layout that is not considered to be practical and as such would give rise to a sub-standard and cramped living environment for the existing and future occupiers of this flat, contrary to Policy 3.5C of the London Plan (2016), Policy DM1 of the Development Management Policies Local Plan (2013) the Mayor of London Housing Supplementary Planning Guidance (2016) and the adopted Supplementary Planning Document: Residential Design Guide (2010). 		

4. The plans for Flat 1 and 2 fail to demonstrate adequate built-in storage for the proposed flats and would therefore fail to meet the minimum space standards set out under policy 3.5C of The London Plan (2016) the Mayor of London Housing Supplementary Planning Guidance (2016) with regards to providing satisfactory living accommodation for the occupiers of the flat.
5. The cumulative impact of the proposed bin storage, cycle parking and car parking location would result in a cramped and inadequate forecourt layout, to the detriment of the character and appearance of the area, contrary to policy 7.4B of The London Plan (2016), Policy DM1 of the Development Management Policies Local Plan (2013) and the adopted Supplementary Planning Document: Residential Design Guide (2010).
6. Due to insufficient information submitted relating to the floor to ceiling height, the Local Planning Authority is unable to assess the standard of accommodation for the future occupiers of the first and second floor flat. In the absence of which, the proposal could give rise to a poor standard of accommodation for future occupiers of this flat, contrary to Policy 3.5C of The London Plan (2016), Core Policy CS1 of the Harrow Core strategy (2012), Policy DM1 of the Harrow Development Management Policies Local Plan (2013) The Mayor of London Housing Supplementary Planning Guidance (2016) and the adopted Residential Design Guide Supplementary Planning Document (2010).
7. The proposed flats by reason of their poor layout would result in an inappropriate vertical stacking arrangement which would give rise to a substandard and poor quality accommodation to the detriment of the residential amenities of the future occupiers of the flats, contrary to policies 3.5C and 7.6B of The London Plan (2016), policies DM1 and DM26 of the Harrow Development Management Policies Local Plan (2013), the Mayor of London Housing Supplementary Planning Guidance (2016) and the adopted Supplementary Planning Documents Residential Design Guide (2010).

4. **CONSULTATION**

- 4.1 1 consultation letter was sent to neighbouring properties regarding this application. The overall public consultation period expired on 10th August 2020.
- 4.2 Two objections were received from the public consultation.
- 4.3 A summary of the responses received along with the Officer comments are set out below:
- 4.4

Neighbour objections

- *Application form stated the property has been occupied however, can confirm property has been empty for over a year.*

Officers comment:

This has been noted. However, this would not hold significant weight in the determination of the application.

- *The site is situated within flood zone 3. This has been a problem for us previously which has cause water logging in both the gardens of 115 and 113 Village Way.*

Officers comment:

This has been addressed within the body of the report. Further information has been requested by way of condition in regard to the Flood Risk Assessment and the impact on development on Flooding.

- Consultation letters were not received.

Officers comment:

LPA records should that a notification letter was sent out to the only adjoining neighbour. It is noted that this neighbour has submitted the above comments.

- Object to turn 1930's chalet style semi-detached property into two flat dwellings. The development would be out of keeping with the area this section of Village Way is characterised by semi-detached family houses.

Officers comment

The principle of the development has been assessed with section 6.2.

4.5 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.

5.0 **POLICIES**

Consultee and Summary of Comments

Highways

Further detail is required in relation to the proposed cycle parking however should the application be granted, a pre-occupation condition for details of location of stores, type of stores and a provision for a minimum of two spaces per dwelling should be applied.

This proposal is unlikely to result in a significant impact for the surrounding highway network, therefore Highways have no objection to this proposal.

Landscape Architect

No objection - subject to conditions.

Drainage

Insufficient information is provided in the Flood Risk Assessment submitted by the applicant. However, the details that are still required and can be conditioned to be submitted prior to commencement.

Biodiversity Officer

No objection to development subject to condition being attached for additional information being submitted prior to commencement.

- 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:

- Principle of the Development
- Character and Appearance of the Area
- Residential Amenity for Neighbouring Residents
- Residential Amenity for Future Occupiers
- Traffic, Parking and Drainage
- Development and Flood Risk
- Biodiversity

6.2 Principle of Development

- The National Planning Policy Framework 2019
- The London Plan (2016): 3.8
- The Draft London Plan (2019): H1
- Harrow Development Management Policies (2013): DM1
- Harrow's Core Strategy 2012: CS1B

6.2.1 Having regard to Policy 3.8 of the London Plan (2016), it is considered that the proposed flats would provide an increase in smaller housing stock within the Borough, thereby complying with the housing growth objectives and policies of the Harrow Development Plan. The principle of development is therefore considered acceptable.

6.3 Character and Appearance of the Area

6.3.1 The relevant policies are:

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

Conversion of garage to habitable room

6.3.2 There are an array of properties along Village Way that feature a habitable room within a converted garage. This conversion would incorporate a replacement window that would be in keeping with the design, scale and proportion of the existing windows of the dwellinghouse. As such, it is considered that the proposal would respect the character and appearance of the dwelling and would not detract from the appearance of the streetscene.

Single storey rear extension

- 6.3.3 This element of the development would infill the area between the proposed two storey rear extension and the site boundary adjoining No.113 Village Way.
- 6.3.4 While it is considered this element of the proposal would exceed the recommend depth of 3 metres by approximately 0.5 metres, the Council's SPD does make provision for a greater depth in 'special circumstances'. As such, considering that the neighbouring dwelling at No.113 Village Way features a rear extension, the extension would be sited at the rear and screened from public view, this element would not result in detriment to the character and appearance of the area nor host dwelling.

Patio alteration

- 6.3.5 This element has been revised from the previous application from a raised patio to access stairs to navigate the change in level of the land at the rear. The proposed extension of the rear patio would be sited to the rear of the dwelling and away from the public view as such it would not result in detriment to the character and appearance of the area.

Two storey rear extension

- 6.3.6 The proposed extension is shown to have an overall width of 4.22 metres and depth of 4.5 metres. This element would be largely buffered from view of the streetscene by the nature of woodlands to the east. It would not unbalance the pair of semi's nor appear unduly prominent.
- 6.3.7 It is acknowledged the SPD specifies corner properties must feature a 500mm set in at the rear. This element would be set in approximately 300mm, while there is a shortfall of 200mm it is considered given the outlined site circumstances, in this instance the LPA would not deem the shortfall unacceptable as it would provide a suitable level of subservience, respecting the character of the host dwelling and the surrounding area.

Refuse Storage

- 6.3.8 The submitted block plan shows the refuse bin storage area located along the side boundary and it is annotated to be of timber construction. However, the number of refuse bins allocated for each flat has not been specified. The Council's policy for flatted development would require 3 bins per flat in this type of development. Ideally refuse storage should be provided in rear gardens to reduce the impact to the character and appearance of the area. In this instance the bins would be located at the front of the property, as siting in the rear would not be practically possible in this case due to the change in ground levels at the rear. Notwithstanding this, is it considered that an acceptable refuse storage provision can be achieved, as such a condition has been attached to this effect.

Landscaping

- 6.3.9 This element of the scheme has been revised from previous refused application (P/2695/19) to improve the configuration of the forecourt to overcome what was considered a cluttered frontage. The proposed layout plan shows hardstanding and soft landscaping within the frontage and grassed area to the rear, cycle storage has also been moved to the rear garden of each respective flat. As per the recommendation of the Landscape Officer, a condition for a detailed landscaping scheme is attached.
- 6.3.10 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 above listed policies.

6.4 Residential Amenity

6.4.1 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

Relevant Supplementary Documents

- Residential Design Guide (2010)
- The London Plan Housing Supplementary Planning Guidance (2016)

Impact Neighbouring Residents – 113 Village Way

- 6.4.2 The proposed conversion of the garage to habitable room would not result in any noticeable change to this neighbouring dwelling as such this aspect of the development would be acceptable in regard to its impact on neighbouring residential amenity.
- 6.4.3 The previous application's (P/2695/19) raised patio at the rear has been omitted; this has been replaced with a shortened patio to accommodate stairs to serve the rear garden. This would be deemed functional and would not result in unacceptable levels of overlooking to this neighbouring dwelling.
- 6.4.4 The single storey rear extension would project 0.5 metres beyond the rear extension featured at no. 113. It is acknowledged the extension would exceed the recommendation of the SPD by approximately 0.5 metres. However, this additional depth would still be within the acceptable depth range of 3 metres beyond the rear wall of the neighbours extension. Considering these site circumstances this element of the development would not result in unduly unacceptable detriment to no. 113.
- 6.4.5 The two storey rear element of the scheme has been revised and reduced in depth and width as such it would not interrupt the 45 degree splay measured from the nearest first floor rear corner of No. 113. Given these amendments it is considered this element would have an acceptable impact on this neighbouring dwelling.

- 6.4.6 There are no residential dwellings located to the rear nor to the east of the host dwelling.

Impact on Future Occupiers

Standard of Residential Accommodation

	Proposed Size	Proposed GIA	Proposed Storage	Minimum GIA	Minimum Storage
Flat 1	2 bedroom (1 storey) 4 person	82sqm	2.8sqm	70sqm	2.0
Flat 2	2 bedroom (1 storey) 4 person	72sqm	1.3sqm	70sqm	2.0

Flat 1

- 6.4.7 As per the above table, flat 1 would have a GIA of approximately 72sqm across 1 storey. As such Flat 1 adheres to the recommended standards provided in policy 3.5C of The London Plan (2016). The flat would provide 1.3sqm of storage, while this would result in a shortfall of 0.7sqm, the flat would exceed the GIA recommendation by 2sqm as such this additional space could be utilised by future occupiers to be used as storage. Bedroom one would have outlook onto Village Way. Bedroom two and the living room would have outlook to the rear garden, it would be uninterrupted and would be deemed acceptable. Therefore, it is considered that the proposed flat 1 would provide a satisfactory standard of accommodation for the future occupiers.

Flat 2

- 6.4.8 As per the above table, flat 2 would be provided within sufficient gross internal area (GIA) and storage space in accordance with the minimum space standards provided at policy 3.5C of the London Plan (2016). It would be provided with private amenity space of which the living room, kitchen/dining room would look out onto the patio and rear garden. Bedroom one would be provided to the front of the flat, with its outlook onto Village Way, the second bedroom would be located to the rear and would have uninterrupted outlook to the rear garden. Therefore, it is considered that the proposed flat 2 would provide a satisfactory standard of accommodation for the future occupiers.
- 6.4.9 With regards to vertical stacking, the layout of the proposed flats has been revised and arranged to ensure bedrooms would not overlap living rooms/kitchen. Therefore, the vertical stacking of the proposed units is acceptable.
- 6.4.10 In regard to amenity space, the existing garden would be subdivided to provide each flat with private garden space which is considered to be of sufficient size to meet the needs of future occupiers.
- 6.4.11 In line with the points raised above, it is considered the development has been revised sufficiently and would adhere the recommendation of National, Regional and Local spatial planning policies in regard to residential amenity.

6.5 Traffic, Parking and Drainage

6.5.1 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, T4, T5, T6
- Harrow Core Strategy (2012): CS1
- Harrow Development Management Policies (2013): DM10, DM42

6.5.2 The London Plan policy 6.13 (2016) and the adopted Core Strategy (2012) encourage and advocate sustainable modes of travel and requires that each development should be assessed on its respective merits and requirements, in terms of the level of parking spaces to be provided etc. CS1 S discourages over-development of sites with a low public transport accessibility.

6.5.3 Policy DM42 states that proposals that would be detrimental to safety, traffic flow or the amenity of neighbouring occupiers will be resisted.

6.5.4 Parking would be provided to the front for each unit. As such, it is considered that the proposal would have sufficient car parking for the number of units and that there would be no adverse impact on existing parking pressures on street. In addition, the Council's highway authority has been consulted and raises no objection.

6.5.5 Cycle storage would be provided within the rear garden of each respective flat. Table 6.3 of The London Plan sets out the required standards for cycle parking, of 1 space per 1-bed or studio unit, and 2 spaces per all other dwellings. Further detail on cycle storage has been secured by way of a condition.

6.5.6 It is therefore considered that subject to a condition for additional details the development would not result in unreasonable harm to the safety and free flow of the highway safety and convenience and would therefore accord with above stated policies.

Drainage

6.5.7 The site is identified within flood zone 2 and 3 therefore is at a high risk of flooding. A Flood Risk Assessment (FRA) was submitted in support of the application which has been reviewed by the Council's drainage officer who have not objected to the application, but has requested further information in support of the FRA. They have confirmed that such detail can be conditioned.

6.5.8 Subject to the drainage conditions, the proposal would accord with the relevant policies in relation to surface water drainage and surface water attenuation.

6.6 Biodiversity

6.6.1 The relevant policies are:

- National Planning Policy Framework (2019)
- The London Plan (2016): 7.19, 7.21
- The Draft London Plan (Intend to Publish Version) (2019): G6
- Harrow Core Strategy (2012): CS1

- Harrow Development Management Policies (2013): DM20, DM21

6.6.2 The application was accompanied by an Ecology Report. The Biodiversity Officer was consulted on the proposal and raised no objection to the proposed redevelopment subject to conditions relating to the submission of an Ecological Management Plan, and the provision of a bat roosts, bird boxes and bee bricks.

6.6.3 Subject to the above conditions, the proposed development complies with the National Planning Policy Framework (2019), policy 7.19 of The London Plan (2016), policy G9 of The Draft London Plan (2019), policy CS1 of the Core Strategy (2012), policies DM1, DM20 and DM21 of the Harrow Development Management Policies Local Plan (2013).

7.0 CONCLUSIONS AND REASONS FOR APPROVAL

7.1 The proposed scheme seeks to provide two residential units. The proposed residential units would contribute to a strategically important part of the housing stock of the Borough, in accordance with paragraph 3.55 of Policy 3.8 of the London Plan (2016). Furthermore, the proposed development would have a satisfactory impact on the character of the area, the amenities of existing neighbouring occupiers and future occupiers of the development.

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, completed and retained in accordance with the following approved plans and document Schedule of application documents: Design and Access Statement; Ecology Assessment Report; Flood Risk Assessment; 2019-04-SV-01-ELEVS; 2019-04-SV-01-PLANS; 2019-04-PL-06-BLOCK; 2019-04-PL-06-ELEVS; 2019-04-PL-06-PLANS-B

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

3. Ecological Management Plan

The development hereby permitted shall not be commenced until a detailed Construction Ecological Management Plan has been submitted to and approved in writing by the local planning authority which should include detail how preparatory and construction works will be conducted in order to prevent harm to the SINC (e.g. from construction dust, leachate, waste) or wildlife visiting from it or resident in the garden, including birds, reptiles, amphibians, small mammals, including protected species. The plan should set out procedures to be taken to minimise identified risks and to ensure that any construction workers will follow these and should be produced by a suitably qualified ecologist. This should have particular regard to the potential for birds to be nesting in the building and in vegetation alongside the site, much of which is within 5 metres of the existing house. All birds and their nests are protected by law and the applicant would be encouraged either to begin approved works outside of the breeding season (which runs from March through September inclusive) or to have a suitably experienced ecologist check vegetation within the potential disturbance zone – and then to act on their recommendations – no more than two days prior to the planned commencement of works.

All works shall be undertaken with the agreed Construction Ecological Management Plan, unless otherwise agreed in writing by the local planning authority.

REASON: To ensure that the development makes appropriate provision for the protection, enhancement, creation and management of biodiversity. THIS IS A PRE-COMMENCEMENT CONDITION.

4. Flood Mitigation

Notwithstanding the approved details, the development of any building hereby permitted shall not be commenced until Flood Mitigation Measures have been submitted to and approved in writing by the Local Planning Authority. To ensure that the structure is designed to mitigate the effects of any possible flooding on site or elsewhere and include resistance and resilience to flooding. The applicant should provide detailed description of building materials, foundations, floor, wall, fittings, services, doors and windows that minimise water entry whilst maintaining structural integrity, materials and construction techniques that facilitate drying and cleaning, in line with 'Improving the Flood Performance of New Buildings' publication taking into account the expected depth of flooding. The development shall be completed in accordance with the approved details and shall thereafter be retained.

REASON: To build in resistance and resilience in managing, reducing and mitigating the effects of flood risk following guidance in the National Planning Policy Framework. THIS IS A PRE-COMMENCEMENT CONDITION.

5. Emergency Planning

The development hereby permitted shall not be occupied until Emergency Planning Information (EPI) detailing safe access/egress arrangements and a plan indicating a safe route for the occupants and users away from the source of flooding should be submitted to and approved in writing by the Local Planning Authority and the EPI shall be implemented on site in perpetuity.

REASON: To build in resistance and resilience in managing, reducing and mitigating the effects of flood risk following guidance in the National Planning Policy Framework.

6. Biodiversity Protection

Prior to first occupation of the development hereby approved, details of the following shall be submitted to and approve in writing by the Local Planning Authority:

- a) 3 Schwegler 2FR connecting bat tubes (or similarly function & durable equivalents) to be permanently installed, side-by-side within the extended building fabric above roof eaves level in the south-facing elevation of the two storey extension, so as to permit movement of animals between the boxes. Ideally, the applicant should also provide access into the loft space, part of which might be boarded off internally to provide a suitable roost space for long-eared bats or other species, whilst retaining most of it for the resident's use.
- b) Schwegler 1SP House Sparrow Terrace (or similarly durable equivalent) to be permanently built into the eastern aspect of the wall of the new two storey extension at just below roof eaves level. The fronts of any bird boxes will need to be capable of removal, following installation, in order to permit cleaning. a total of four 'bee bricks' (Blue & Green or equivalent) to be permanently built into the south aspect of the two new extensions, at heights of 2-3m metres above ground level.
- c) a total of 4 'bee bricks' (Blue & Green or equivalent) to be permanently built into the south aspect of the two new extensions, at heights of 2-3m metres above ground level.

The bird bat tubes, bird boxes and 'bee bricks' shall be installed in accordance with the approved details and shall be retained as such thereafter.

REASON: To ensure that the development makes appropriate provision for the protection, enhancement, creation and management of biodiversity.

7. Refuse and Cycle

Notwithstanding the approved plans the development hereby permitted shall not be occupied until there has been submitted to, and approved in writing by, the local planning authority, the proposed elevation details of the refuse and cycle stores together with the details of the proposed external materials. The development shall be carried out in accordance with the details as so agreed prior to the first occupation of the development and shall be retained thereafter. The refuse bins shall be stored at all times, other than on collection days, within the designated refuse storage areas.

REASON: To ensure that the refuse bins do not have an unacceptable impact on the character and appearance of the streetscene and to ensure that the proposed refuse and cycles storage are acceptable in terms of their appearance. The current requirements are that there is sufficient space for 3 wheelie bins per flat.

8. Hard and Soft Landscaping

Notwithstanding the approved plans the development 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 whole site. Soft landscaping plans shall include planting plans (at a scale not less than 1:100), written specification of planting and cultivation works to be undertaken schedule of plants, noting species, plant sizes, plant containers (all at time of plating) and proposed numbers/densities, a landscape implementation programme. The development shall be carried out in accordance with the details as so agreed prior to the first occupation of the development.

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

9. Planting

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building, 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

10. Materials

The materials to be used in the construction of the external surfaces of the extensions hereby permitted shall match those used in the existing building.

REASON: To safeguard the character and appearance of the area.

11. Boundary Treatment

The proposed 1.8m high boundary treatment between the rear gardens of the flats shall be implemented on site prior to the flats being first occupied and retained in that form thereafter.

REASON: To safeguard the amenities of future occupiers of both flats.

12. Permitted Development Restriction

The development hereby permitted shall be used for Class C3 dwellinghouse(s) only and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no development within Schedule 2, Part 3, Class L shall take place.

REASON: To enable the Local Planning Authority to fully consider the effects of development normally permitted by the Town and Country Planning (General Permitted Development) Order 2015 to maintain mixed, balanced, sustainable and inclusive communities and in the interests of residential and visual amenity.

13. Secure by Design

Prior to the first occupation of the development, evidence of Secured by Design Certification shall be submitted to the Local Planning Authority in writing to be agreed, or justification shall be submitted where the accreditation requirements cannot be met. Secure by design measures shall be implemented where practical and the development shall be retained in accordance with the approved details.

REASON: In the interests of creating safer and more sustainable communities and to safeguard amenity by reducing the

INFORMATIVES:

1. Policies

The following policies are relevant to this decision:

The National Planning Policy Framework 2019

The London Plan 2016:

3.5, 6.9, 6.13, 7.3, 7.4, 7.6, 5.12, 5.13

The Draft London Plan 2017:

D1, D2, D4, D7, SI12, SI13, T5, T6, T6.1, D7

The Harrow Core Strategy 2012:

CS1

Harrow Development Management Policies Local Plan 2013:

DM1, DM2, DM7, DM9, DM10, DM22, DM23, DM26, DM27, DM42, DM45

Supplementary Planning Document: Residential Design Guide (2010)

The London Plan Housing Supplementary Planning Guidance (2016)

Technical Housing Standard (2015)

2. Pre-application Engagement

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

This decision has been taken in accordance with paragraphs 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.

3. Mayoral CIL

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 £1,485

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) 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

4. Harrow CIL

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 £3,921

This amount includes indexation which is 323/224. 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 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:

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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

5. 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.

6. Part 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:

<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

7. Compliance with Planning Conditions

IMPORTANT: 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.

8. 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.

9. Liability For 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.

10. Surface and Foul Water

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.

11. Biodiversity

The applicant is advised to ensure any new drainage and plumbing arrangements shall be submitted to the Council for approval in order to ensure the appropriate handling of surface run-off and to avoid potential misconnections which might impact the SINC.

12. Street 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, the development then it will not be officially registered and new owners etc. will have difficulty registering with utility companies etc.

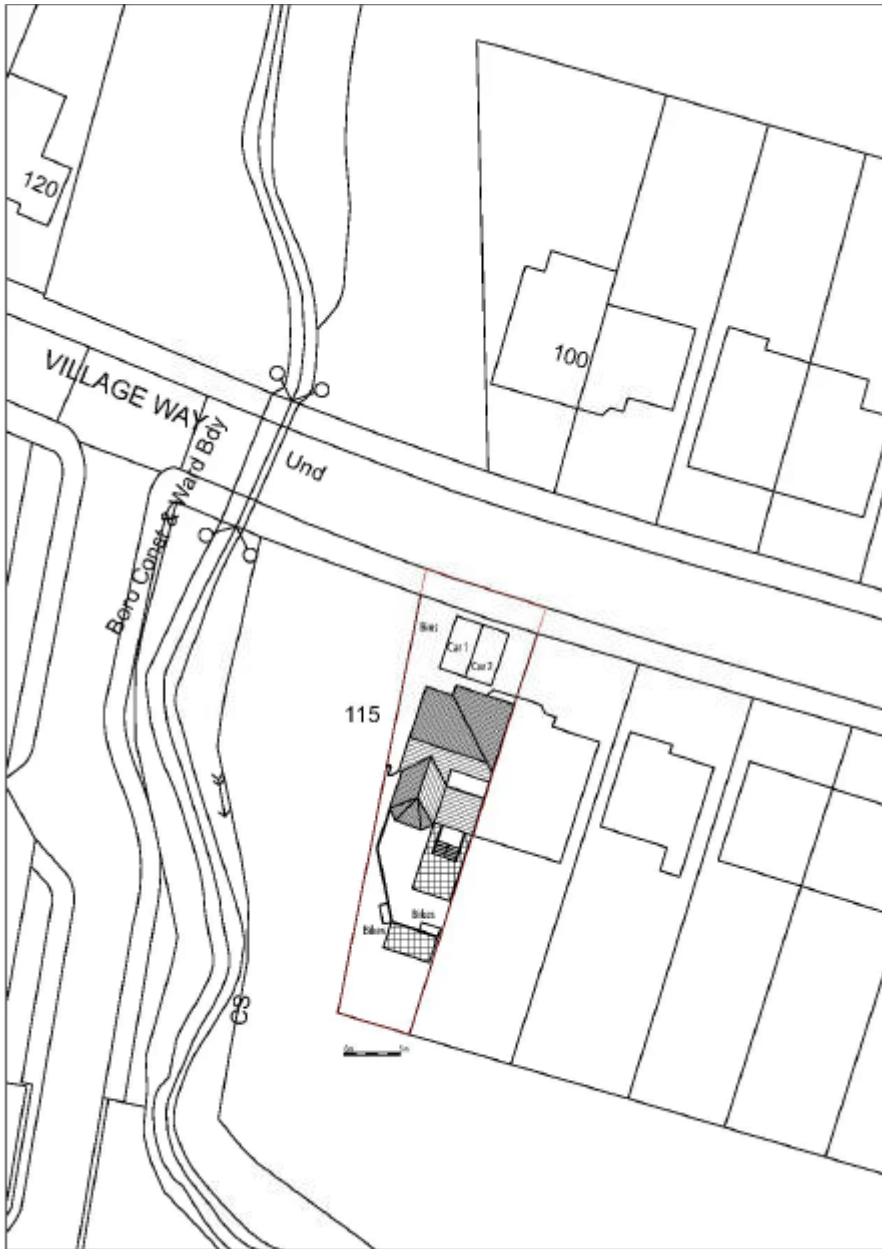
You can apply for SNN by contacting technicalservices@harrow.gov.uk or on the following [link](#).

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

CHECKED

Interim Chief Planning Officer	Orla Murphy pp Beverley Kuchar
Corporate Director	Paul Walker 1/10/2020

APPENDIX 2: LOCATION PLAN



APPENDIX 3: SITE PHOTOGRAPHS



Front elevation



Rear elevation



Gap along eastern flank from eastern boundary



Neighbouring neighbour at no.113

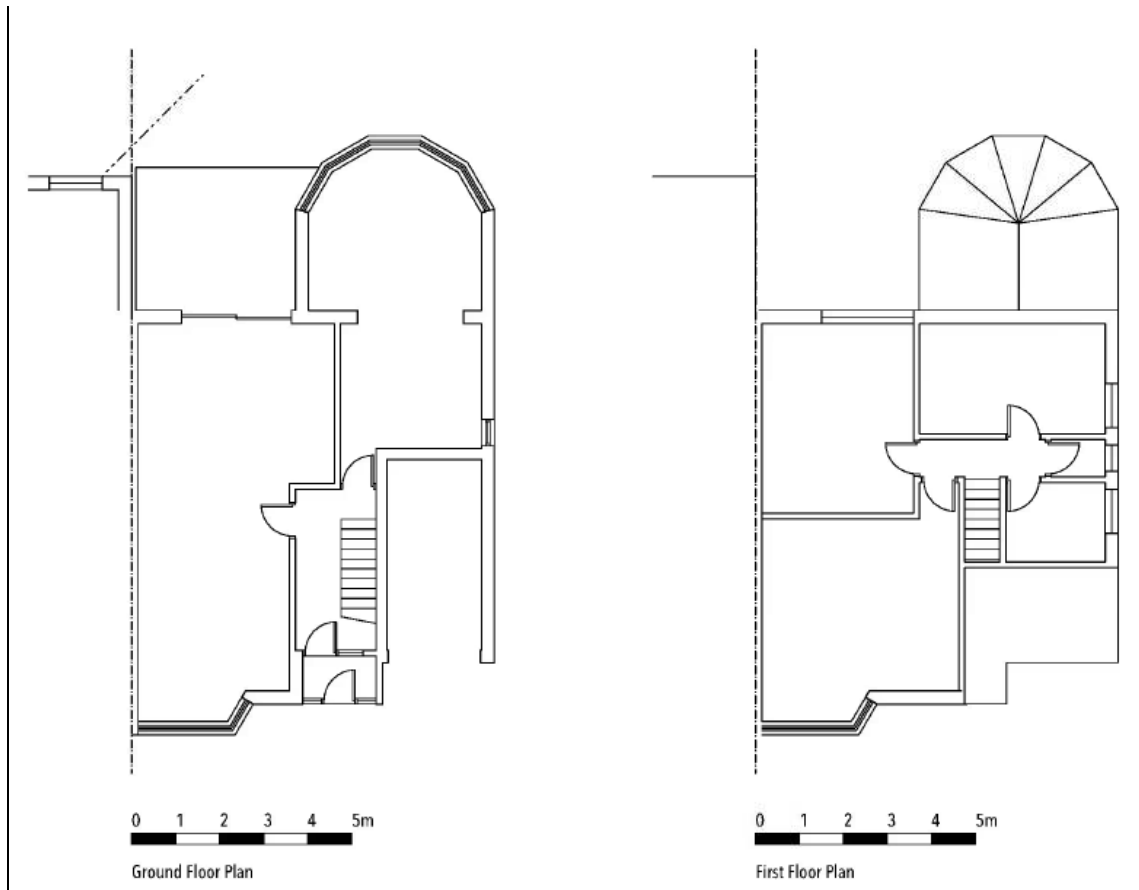


Neighbouring neighbour at no.113

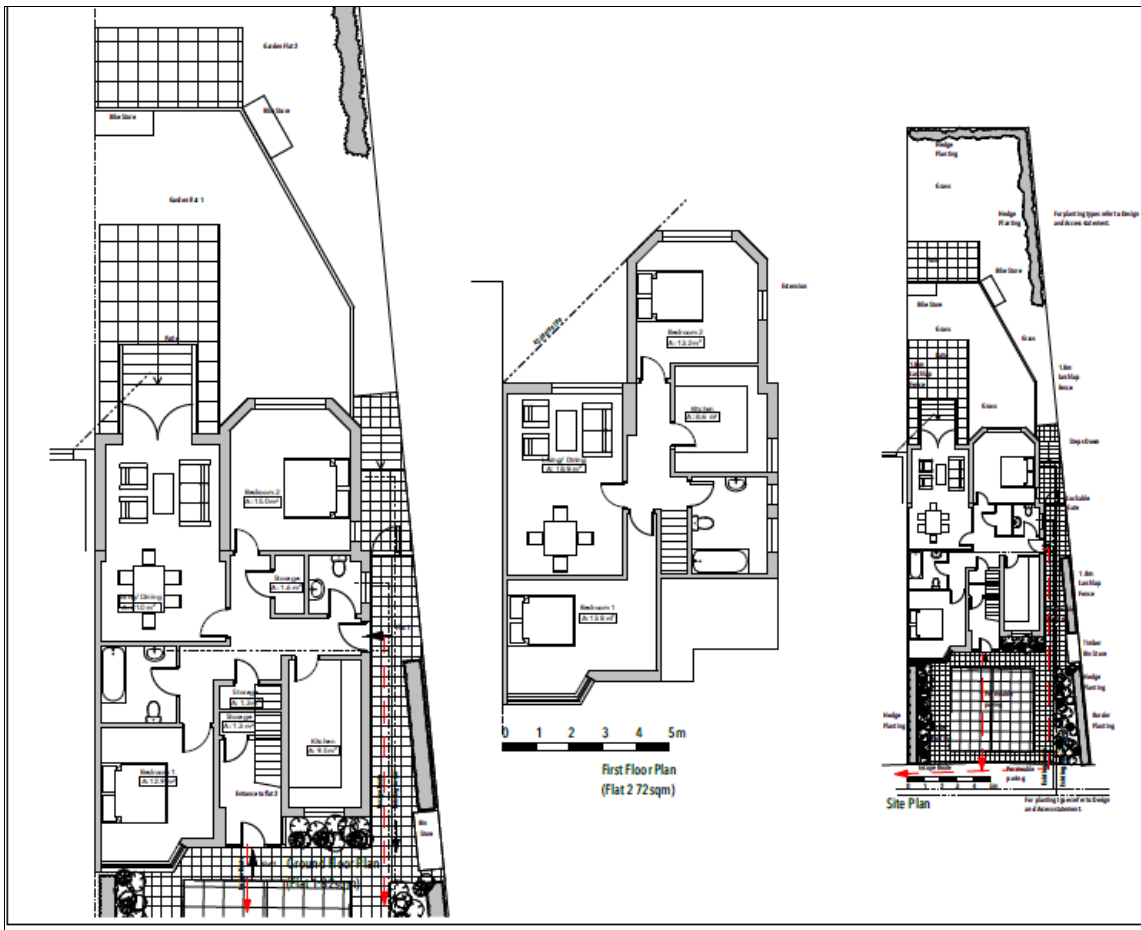


Rear garden

APPENDIX 4: PLANS AND ELEVATIONS



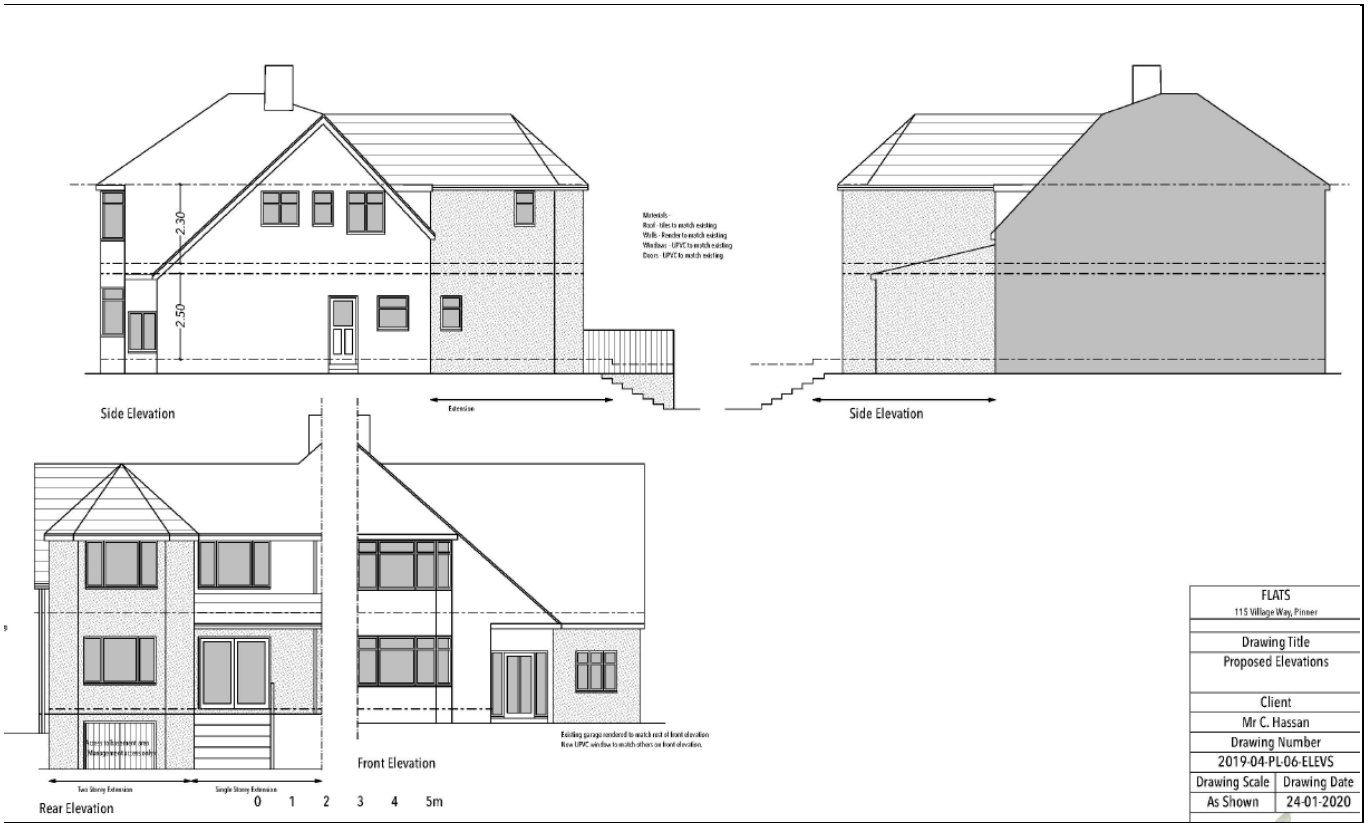
Existing floor plans



Proposed floor plans



Existing Elevations



Proposed Elevations