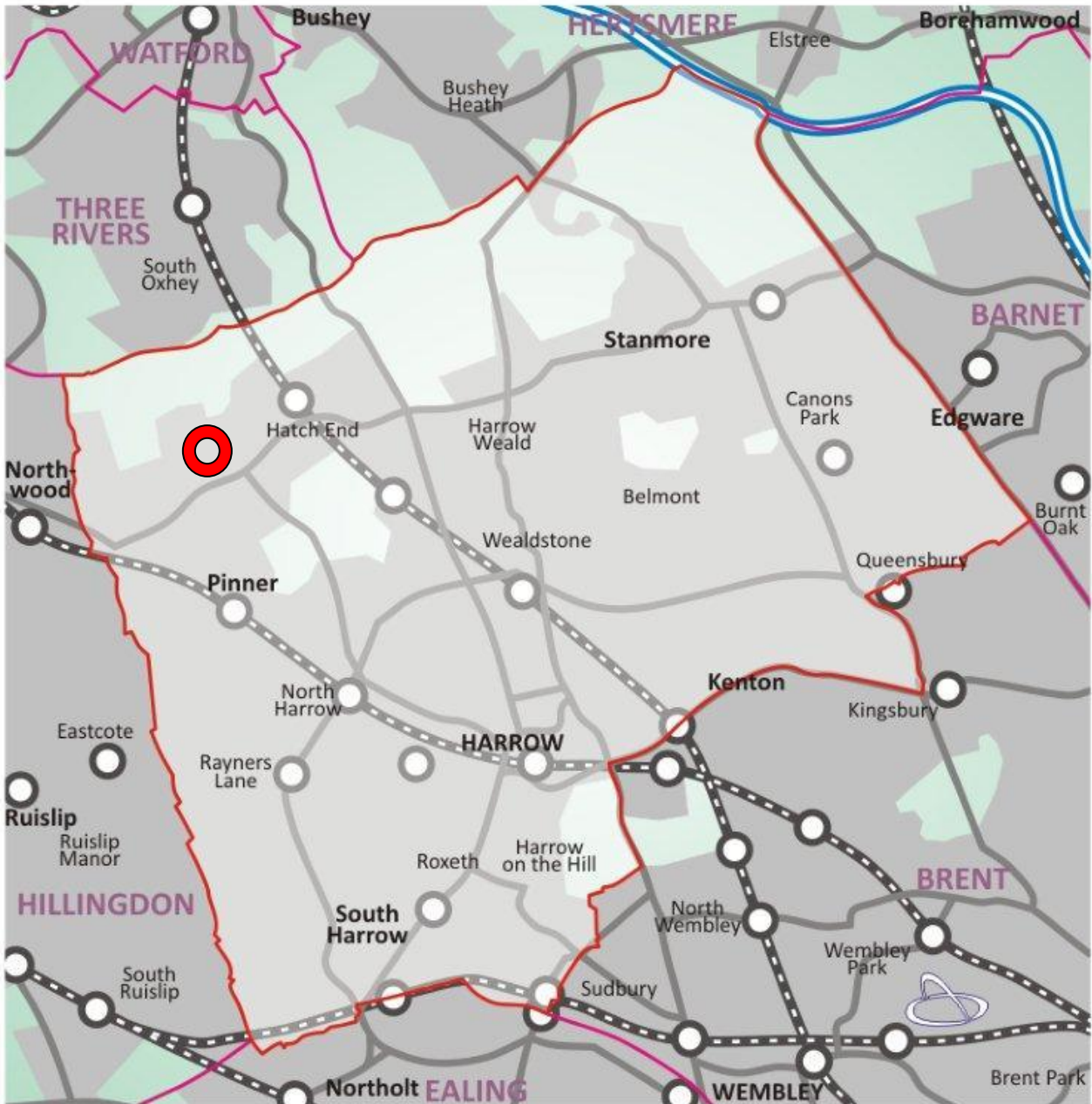


 = application site



44 Blythwood Road, Pinner, HA5 3QG	P/0410/21
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44 Blythwood Road



LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

30th JUNE 2021

APPLICATION NUMBER: P/0410/21
VALID DATE: 2nd FEBRUARY 2021
LOCATION: 44 BLYTHWOOD ROAD
WARD: PINNER
POSTCODE: HA5 3QG
APPLICANT: MRS REENA SHAH
AGENT: DS SQUARED ARCHITECTS
CASE OFFICER: FERGUS FREENEY
EXPIRY DATE: 30TH MARCH 2021

PROPOSAL

Alterations And Extension To Roof; Rear Dormer; Rooflight In Front Roofslope; Two Storey Side Extension; Single Storey Front Extension Incorporating Front Porch; External Alterations (Demolition Of Attached Garage And Front Porch)

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 is of an appropriate scale and design, it would have an acceptable impact on the visual amenities of the subject property and surrounding area and would have an acceptable impact on the residential amenities of neighbouring properties. As such, the proposal would accord with the NPPF (2019), Policy D3 of the London Plan (2021), 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 Planning Committee at the request of a nominated member due to objections raised by neighbours and therefore falls within proviso A of the Scheme of Delegation.

Statutory Return Type:	E21 Householder Development
Council Interest:	N/A
Net additional Floorspace:	41.5sqm
GLA Community Infrastructure Levy (CIL) Contribution (provisional):	N/A
Local CIL requirement:	N/A

HUMAN RIGHTS ACT

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

EQUALITIES

In determining this planning application the Council has regard to its equalities obligations including its obligations under section 149 of the Equality Act 2010.

For the purposes of this application there are no adverse equalities issues.

S17 CRIME & DISORDER ACT

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 subject site is located on the eastern side of Blythwood Road and comprises a detached two-storey dwellinghouse.
- 1.2 The subject site adjoins No.42 to the south and No.46 to the north, both of which are also two-storey detached dwellinghouses.
- 1.3 The subject site benefits from an original single storey attached garage but has not been extended. No.42 to the south appears to have been extended at some point in history with a two-storey side to rear extension and crown roof. No.46 to the north benefits from a single storey conservatory set away from the shared boundary with the subject site.
- 1.4 A tree which is subject to a Tree Preservation Order (TPO) is located approximately 20m from the rear elevation of the property in the rear garden.
- 1.5 The site is not a listed building or a locally listed building, nor is it within a conservation area.
- 1.6 The site is within a critical drainage area and is subject to surface water flood zone 3a & 3b.

2.0 PROPOSAL

- 2.1 The proposal involves the construction of a two storey side extension on the footprint of the existing garage, rear roof dormer, infilling front porch area and installation of a front roof light.
- 2.2 The development would increase the size of the dwelling from a 3 bedroom property to a 4 bedroom property.

3.0 RELEVANT PLANNING HISTORY

- 3.1 No relevant planning history.

4.0 CONSULTATION

- 4.1 A total of 3 consultation letters were sent to neighbouring properties regarding this application.
- 4.2 The overall public consultation period expired on 11th March 2021 and 1 objection was received which is summarised below.

Amenity

- Loss of light/right to light to staircase, landing and hall

Officer Comment: Refer to Section 6.3 of the report below.

Character and appearance:

- Terracing effect – remaining gap at No.46 and shared boundary is only 90cm

Officer Comment:

Refer to Section 6.2 below. The built form and impact on the character and appearance of the building and wider area is considered acceptable.

Flooding

- There is flooding on the site.

Officer comment: Refer to Section 7 of the report below

Other Matters

- Risk to foundations of No.46.

Officer comment: The works are on the same footprint as the existing garage and are standard works for residential properties. Structural issues are not a planning consideration but the development will need to comply with all applicable building regulations.

- Intrusion over shared boundary

Officer comment: The original plans contained a drafting error which showed some elements extending across the shared boundary. Amended drawings have been submitted and all works are now shown wholly on the subject site.

- Loss of rear access

Officer comment: Rear access is not protected by the SPD and there is no impact on access to the rear of No.46

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

Consultee and Summary of Comments

Drainage

With regards to the above planning application, please note that the site is identified within surface water flood zone 3a & 3b according to our surface water flood maps according to Environment Agency flood maps. The site is at a high risk of flooding.

We have no objections to the proposed development however, following are our comments on the flood risk assessment submitted.

- **Drainage Details:**

A drainage layout drawing showing surface and foul water connections and their outfall details from the proposed development should be submitted. If a soakaway is proposed provided please request the

applicant to submit full construction details of the soakaway with its location, size, storage volume and calculations.

Please advise the applicant, that the soakaway should be located at a minimum of 5m away from any building and should be designed for a volume of 1m³ of empty storage for every 16m² of hard standing/roof area draining into it.

- **Proposed Hardstanding:**

Please request the applicant to submit a cross section of permeable paving construction that should be used for a new hardstanding, with full details and their maintenance plan for our approval.

Please note that the application can be conditioned for drainage details and permeable paving details.

Officer Comment: As the development is for works of a minor residential nature, within the existing as-built footprint, with no works proposed to the external hardstand area, it is considered unnecessary and onerous to request additional drainage details. It is noted that no objection is raised by the drainage authority in relation to the Flood Risk Assessment. It is considered that existing drainage connections will be utilised and as no external hardstand works are proposed it is beyond the scope of the application to request permeable paving. As such, no further conditions will be imposed in this respect and the Flood Risk Assessment will be included as an approved document.

5.0 POLICIES

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that:

5.2 '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.'

5.3 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.

5.4 In this instance, the Development Plan comprises The London Plan 2021 [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]. The relevant policies are 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
- Residential Amenity
- Development Flood Risk

6.2 **Character and Appearance of the Area**

6.2.1 The relevant policies are:

- National Planning Policy Framework (2019)
- The London Plan 2021: D3 (D1 and D11)
- Harrow Core Strategy 2012:CS1B
- Harrow Development Management Policies Local Plan (2013):DM1

Relevant Supplementary Documents

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

Two storey side extension.

6.2.2 Paragraph 6.8 of the SPD states that “additional volume [should be] subordinate to, and reflect, the character of the original house, particularly on detached and semi-detached properties. This will be achieved on two storey side extensions, by setting-back the front wall by a minimum of 1 metre and stepping down the roof line. The purpose of this form of extension is to retain the symmetry and rhythm of the original building by reducing the bulk and avoiding a "terracing" effect in the street scene”.

6.2.3 The two-storey side element would be set back from the front elevation by approximately 1m. This is considered to be appropriate to reduce the appearance of any ‘terracing’ effect and ensure the properties remain visually separated.

6.2.4 The proposed hipped roof above the two-storey side extension would be set down approximately 0.66m from the existing roof and would mimic the existing pitch and material to comply with paragraph 6.46 of the residential design guide which requires a ‘subordinate pitched roof’. The existing main pitch would be extended to create a crown roof, in order to ensure a high quality appearance a condition will be imposed requiring that raised ridge tiles are used on the perimeter of the resulting crown roof.

6.2.5 The proposed extension sits on the footprint of the existing garage and is set back from the rear building line by approximately 3.9m and sits comfortably within the front and rear building line of the subject site and along the side elevation of No.46.

6.2.6 As such, in terms of visual appearance, scale, bulk and massing the first-floor side extension is considered to be acceptable.

Dormer and roof alterations

6.2.7 Paragraph 6.70 of the SPD states:

To achieve visual containment within the roofslope, a rear roof extension (or dormer) must be: set-in at least 500mm from a shared (party) boundary with an attached house; and set-in at least 1000mm from the gable end; and set-back at least 1000mm from the roof eaves measured externally along the roof slope.

6.2.8 The proposed dormer would be set up approximately 1m from the eaves and would be set in a minimum of 0.22m from the pitched roof edges. As the site is a detached property and the dormer is at the rear it is considered to be visually contained within the roofslope and does not result in any adverse visual harm to the appearance of the subject building.

6.2.9 The proposed rooflight would be located within the front roofslope. It is modest in appearance, is visually contained within the roof slope, and will not appear out of keeping or incongruous on the host building or streetscene.

Front Porch

6.2.10 Paragraph 6.35 of the SPD states that small front porches and garage extensions may be permitted, provided they:

- *reflect and complement the scale, design, quality and pattern of development in the surrounding street scene;*
- *relate to and complement the existing architectural design and materials of the existing building;*
- *do not project significantly forward of front bay windows;*
- *do not link into and have clear separation from existing bay windows; and provide for a minimum driveway depth of 4.8m to remain to allow for sufficient parking space, unless adequate alternative parking space is provided.*

6.2.11 The proposed extension would enclose the existing open-fronted porch area. The existing pitched roof would be retained and existing features would be replicated in the external wall. As such, the proposed porch is considered to comply with the SPD requirements.

6.2.12 In summary, the proposal would be in keeping with the character and appearance of the existing dwelling and the street scene, in compliance with National Planning Policy Framework (2019), Policy D3 of the London Plan (2021), Core Policy CS1 (B) of the Harrow Core Strategy (2012), policy DM 1 of the Harrow Development Management Policies Local Plan (2013) and the adopted Supplementary Planning Document: Residential Design Guide (2010).

6.3 Residential Amenity

6.3.1 The relevant policies are:

- Harrow Core Strategy 2012:CS1
- Harrow Development Management Policies Local Plan (2013):DM1, DM27

- London Plan Policy D3

Relevant Supplementary Documents

- Residential Design Guide (2010)

6.3.2 Policy DM1 of the DMP seeks to ensure that "proposals that would be detrimental to the privacy and amenity of neighbouring occupiers, or that would fail to achieve satisfactory privacy and amenity for future occupiers of the development, will be resisted".

Impact on No.42 Blythwood Road

6.3.3 No.42 Blythwood Road is located to the south of the subject site. The proposed enclosure of the existing porch will have no adverse amenity impact on the adjoining property as it is maintained within the same footprint as the existing open-faced porch.

6.3.4 The proposed dormer at rear roof level will not have any material difference in the level of overlooking which is currently possible from first floor windows. And as the development is to the north there will be no overshadowing.

6.3.5 The proposed side extension does not relate to the boundary with No.42 and therefore has no impact.

Impact on No.46 Blythwood Road

6.3.6 No.46 Southfield Park is located to the north of the subject site. It is noted that an objection from this neighbour has been received, substantially relating to the impact on amenity to this property.

6.3.7 The proposed side to rear extension would sit on the existing garage footprint, and is set back from both the front and rear building lines at first floor level. The side elevation at No.46 contains a stairwell window adjacent to the extension. This is not a protected window and light levels to a stairwell, landing and hall cannot reasonably be preserved. As such, whilst there may be some overshadowing of the hallway window, the impact is not considered to so harmful as to warrant refusal as the rooms served are not habitable rooms and nor is it a protected window as defined by the SPD.

6.3.8 The proposed dormer at rear roof level will not have any material difference in the level of overlooking which is currently possible from first floor windows. The proposed side extension and dormer are contained within the building envelope set by the existing building and will therefore not result in any additional overshadowing of habitable room windows or outdoor amenity spaces.

Front Rooflight and Rear Neighbour

6.3.9 The proposed front rooflight would face the street and would not overlook any adjoining neighbour.

6.3.10 The proposed dormer is set back from the rear building line and is approximately 19m from the shared side boundary of No.64 Murray Crescent. This is sufficiently distant to ensure there is no adverse overlooking or other amenity impacts.

6.3.11 In summary, the proposal would have an acceptable impact on neighbouring in accordance with National Planning Policy Framework (2019), Policy D3 of the London Plan (2021), Core Policy CS1 (B) of the Harrow Core Strategy (2012), policy DM 1 of the Harrow Development Management Policies Local Plan (2013) and the adopted Supplementary Planning Document: Residential Design Guide (2010).

6.4 Development and Flood Risk

6.4.1 The site is identified within surface water flood zone 3a & 3b according to our surface water flood maps and Environment Agency flood maps. The site is at a high risk of flooding. Although the footprint of built area will not be increasing a Flood Risk Assessment (FRA) was submitted and reviewed by the Council's drainage team.

6.4.2 As noted above in the consultation section, the drainage authority raised no concern to the FRA subject to conditions for drainage connection details and permeable paving details. As the development is for works of a minor residential nature, within the existing as-built footprint, with no works proposed to the external hardstand area, it is considered unnecessary and onerous to request additional drainage details. It is noted that no objection is raised by the drainage authority in relation to the Flood Risk Assessment. It is considered that existing drainage connections can be utilised and as no external hardstand works are proposed it is beyond the scope of the application to request permeable paving. As such, no further conditions will be imposed in this respect and the Flood Risk Assessment will be included as an approved document.

6.4.3. As the site is located within a Critical Drainage Area, sustainable urban drainage [SuDs] is encouraged. An informative is therefore attached to this effect.

7.0 CONCLUSION AND REASONS FOR RECOMMENDING APPROVAL

7.1 The proposal is of an appropriate scale and design, it would have an acceptable impact on the visual amenities of the subject property and surrounding area and would have an acceptable impact on the residential amenities of neighbouring properties. As such, the proposal would accord with the NPPF (2019), Policies D1 and D3 of the London Plan (2021), Policy CS1.B of the Harrow Core Strategy, Policy DM1 and DM9 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 92 of the Town and Country Planning Act 1990.

2. Approved Plans and Documents

The development hereby permitted shall be carried out in accordance with the following documents and plans: P20068 P 01.01; 20068 P 02.01 A;

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

3. Materials

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

REASON: To safeguard the character and appearance of the area in accordance with Core Policy CS1.B of the Harrow Core Strategy (2012) and Policy DM1 of the Harrow Development Management Policies Local Plan (2013).

4. Glazing

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 flank elevation(s) of the development hereby permitted without the prior permission in writing of the local planning authority.

REASON: To safeguard the residential amenities of neighbouring residents, in accordance with Policy DM1 of the Harrow Development Management Policies Local Plan (2013).

5. Crown Roof

Notwithstanding the plans hereby approved, a raised ridge roof tile is to be used around the perimeter of the proposed crown roof and shall thereafter be retained.

Reason: To ensure the character and appearance of the host building and wider streetscene is maintained.

INFORMATIVES:

1. Policies

The following policies are relevant to this decision:

The National Planning Policy Framework (2019)

London Plan 2021:

D3 – Optimising site capacity through the design-led approach

DM9 – Managing Flood Risk

The Harrow Core Strategy 2012:

CS1 – Overarching Policy Objectives

Harrow Development Management Policies Local Plan 2013:

DM1 – Achieving a High Standard of Development

Supplementary Planning Documents:

Residential Design Guide (2010)

2. Considerate Contractor Code of Practice

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

3. Party Wall Act:

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

1. work on an existing wall shared with another property;
 2. building on the boundary with a neighbouring property;
 3. excavating near a neighbouring building,
- and that work falls within the scope of the Act.

Procedures under this Act are quite separate from the need for planning permission or building regulations approval.

"The Party Wall etc. Act 1996: explanatory booklet" is available free of charge from:

Communities and Local Government Publications, PO Box 236, Wetherby, LS23 7NB

Please quote Product code: 02 BR 00862 when ordering.

Also available for download from the Portal website:

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

4. 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.

5. Grant without Pre-App Advice

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. Harrow Council has a pre-application advice service and actively encourages applicants to use this service. Please note this for future reference prior to submitting any future planning applications.

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. Sustainable Drainage Systems

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 (2019)

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 (2016) 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

Checked

Interim Chief Planning Officer	Beverley Kuchar 17/06/2021
Interim Corporate Director	Mark Billington 17/06/2021

APPENDIX 2: SITE PLAN



APPENDIX 3: SITE PHOTOS

Front Porch



Front Garage:



Rear Elevation (No.42 to the left, No.46 to the right):



APPENDIX 4: PLANS AND ELEVATIONS

Existing Front and Rear Elevation



EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION

Proposed front and rear elevation



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

Existing side elevations

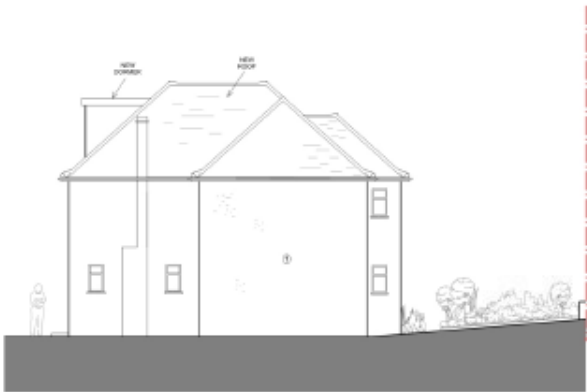


EXISTING NORTH ELEVATION

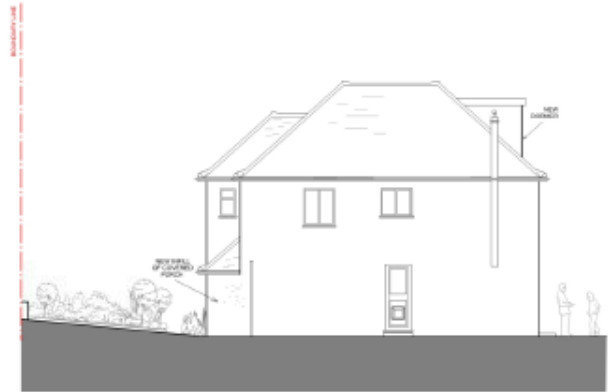


EXISTING SOUTH ELEVATION

Proposed side elevations



PROPOSED NORTH ELEVATION



PROPOSED SOUTH ELEVATION

Existing Plans



Proposed Plans

