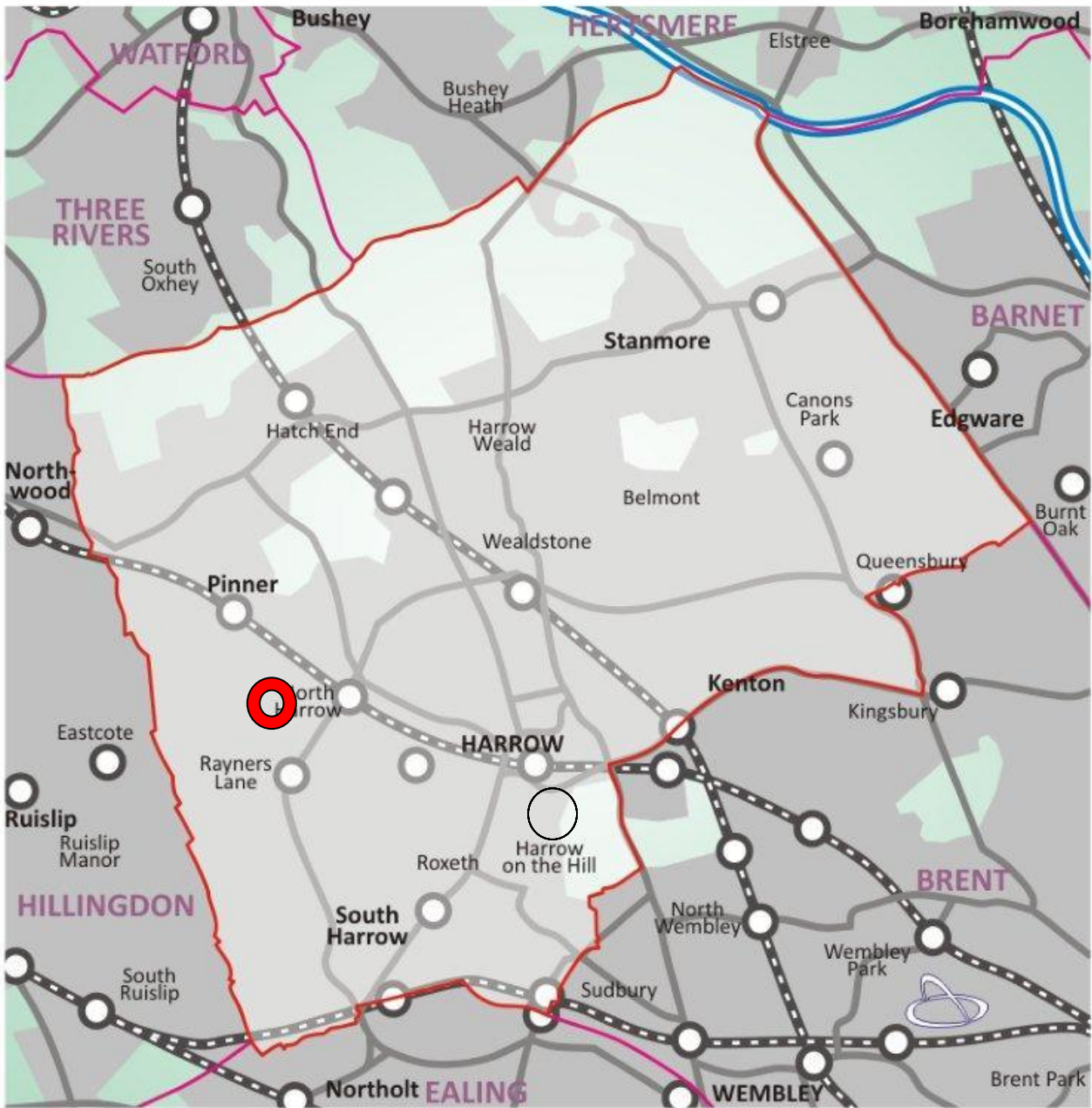


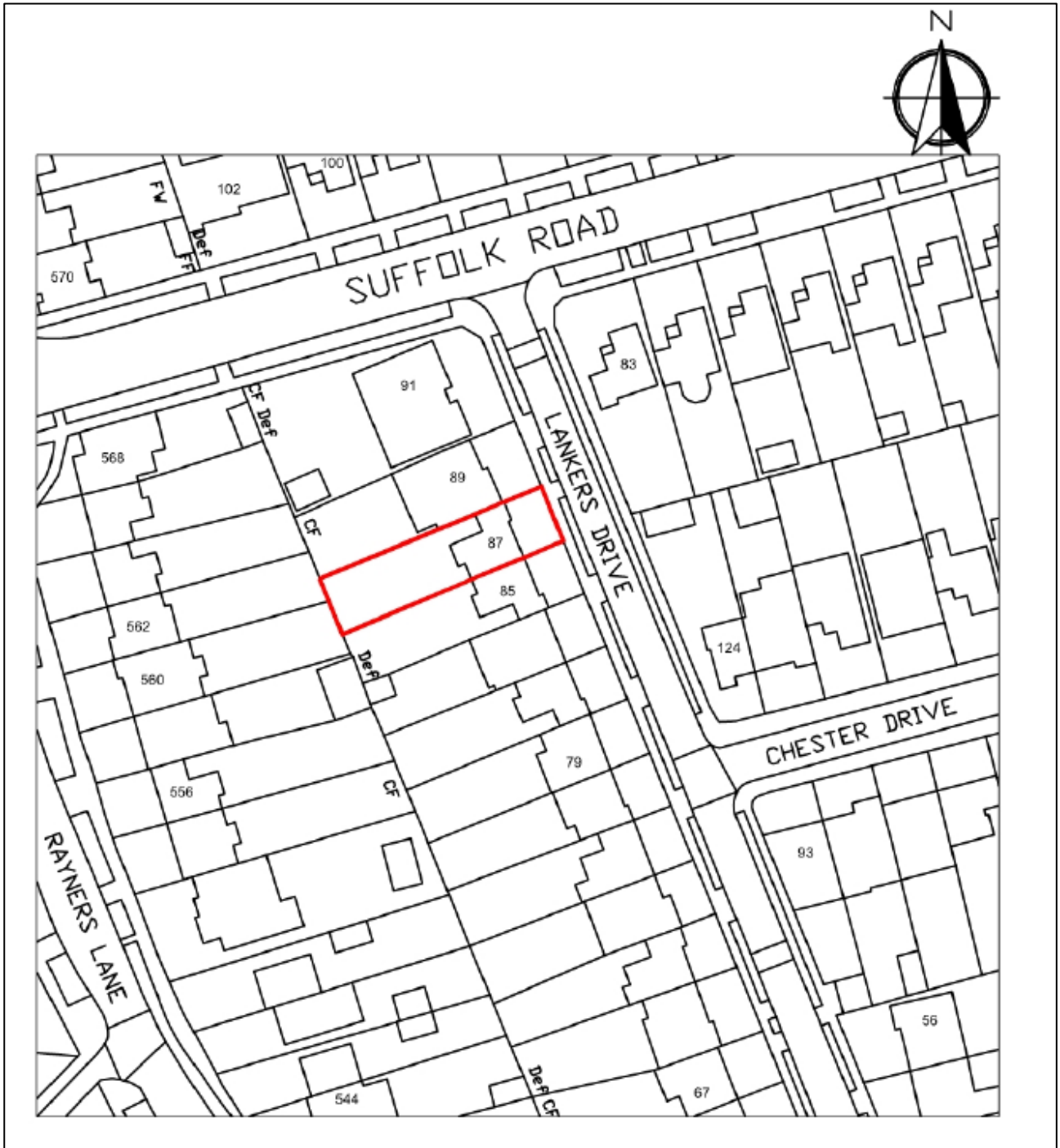
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87 Lankers Drive, Harrow, HA2 7PA

P/4226/21

Location Plan



LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

19th January 2022

APPLICATION NUMBER: P/4226/21
VALID DATE: 21/10/2021
LOCATION: 87 LANKERS DRIVE
WARD: HEADSTONE NORTH
POSTCODE: HA2 7PA
APPLICANT: MR D PATEL
AGENT: KDB BUILDING DESIGNS LTD
CASE OFFICER: AKSHAY SISODIA
EXPIRY DATE: 16/12/2021
EXTENSION OF TIME: 20/01/2022

PROPOSAL

Single storey rear extension

RECOMMENDATION

The Planning Committee is asked to:

- 1) Agree the reasons for approval as set out in this report, and
- 2) Grant planning permission subject to the conditions listed in Appendix 1 of this report:

REASON FOR THE RECOMMENDATION

The applicant has a fall-back position for the erection of a single storey rear extension of the same proportions under application P/2524/21/PRIOR, as such the proportions of the extension are considered acceptable by default on both character and residential amenity grounds. The applicant seeks to incorporate an 'aluminium standing seam metal roof' to the roof form of the extension, this is not feasible under permitted development, hence the submission of this planning application. Upon full review of the scheme, officers are satisfied that the overall design of the extension, proposed external finishes and fenestration arrangements would not unduly detract from the character and appearance of the host dwelling, street scene and area in a wider context. As such, the development accords with the NPPF (2021), 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 as the land is owned by the spouse of an employee of the Council, and therefore falls within proviso C. (ii) of the Scheme of Delegation.

Statutory Return Type:	(E)21. Householder Development
Council Interest:	None
Net additional Floorspace:	26.55 sqm
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 application site relates to a two-storey semi-detached dwelling located on the north western side of Lankers Drive.
- 1.2 The neighbouring property at No. 89 Lankers Drive benefits from part single part two storey side and rear extensions.
- 1.3 The adjoining property at No. 85 Lankers Drive has not been extended to the rear.
- 1.4 The host dwelling is not listed, is not within a conservation area, and is not located within a critical drainage area.

2.0 PROPOSAL

- 2.1 The erection of a single storey rear extension with a depth of approximately 4.5 metres and a width of approximately 5.9 metres. The proposed extension would feature a mono-pitched roof form with an eaves height of approximately 2.72 metres, and a maximum ridge height of approximately 3.92 metres. The roof of the extension would accommodate 2.no roof lights, but these would sit flush with the roof slope.

3.0 RELEVANT PLANNING HISTORY

P/1245/21	Single storey front extension incorporating front porch; conversion of garage to habitable room; single storey side to rear extension; external alterations.	Refused: 19/05/2021.
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1. The proposed extension, by reason of its excessive rearward projection, height and siting in relation to No. 85 Lankers Drive, would give rise to an unduly dominant and overbearing form of development which would result in an unacceptable loss of outlook and daylight to the rear garden and ground floor rear facing habitable room windows of No. 85 Lankers Drive. The proposed development would thereby be contrary to the National Planning Policy Framework (2019), Policy D3 (1), (7) of the London Plan (2021), Policy DM1 B. (a) of the Development Management Policies Local Plan document (2013) and the relevant provisions of the adopted Supplementary Planning Document: Residential Design Guide (2010).

P/1793/21/PRIOR	Single Storey Rear Extension: 4.50 metres deep, 3.92 metres maximum height, 2.72 metres high to the eaves	Refused: 08/06/2021.
------------------------	-----------------------------------------------------------------------------------------------------------	---------------------------------

1. The proposed extension would incorporate roofing materials that would not be of similar appearance to the roof tiles to the main dwellinghouse. The proposal would therefore not be within the tolerances of Schedule 2, Part 1, Class A, A.3 (a) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

2. The proposed extension, by reason of its excessive rearward projection and siting in relation to No. 85 Lankers Drive, would give rise to an unduly dominant and overbearing form of development which would result in an unacceptable loss of outlook and daylight to the rear garden and ground floor rear facing habitable room windows of No. 85 Lankers Drive. The proposed development would thereby be contrary to the Policy DM1 B. (a) of

the Development Management Policies Local Plan document (2013) and the relevant provisions of the adopted Supplementary Planning Document: Residential Design Guide (2010).

P/2524/21/PRIOR	Single Storey Rear Extension: 4.50 metres deep, 3.92 metres maximum height, 2.72 metres high to the eaves	No Objections Raised (Prior Approval Not Required) 29/07/2021.
------------------------	-----------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------

P/3376/21	CERTIFICATE OF LAWFUL DEVELOPMENT (PROPOSED):Single storey rear extension	Refused: 18/10/2021.
1. The proposed extension would incorporate roofing materials that would not be of a similar appearance to the roof tiles to the main dwellinghouse. The proposal would therefore not be within the tolerances of Schedule 2, Part 1, Class A, A.3 (a) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).		

3.1 Site History Context

- 3.2 No objections were raised in regards to a prior approval application for the erection of a single storey rear extension of the same proportions as the proposed development under application P/2524/PRIOR. This effectively means that the applicant is able to construct an extension of the same proportions so long as it accords with the limitations set out within Class A of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
- 3.3 The applicant followed up this prior approval application with the submission of a Certificate of Lawful Development to verify the lawfulness of the extension. This was ultimately refused on 18/10/2021 on the basis that the extension was indicated to have an 'aluminium standing seam metal roof', which would not be of a similar appearance to roofing materials to the existing dwellinghouse.
- 3.4 The applicant has consequently submitted this planning application in the aim of achieving planning permission for same extension.

4.0 CONSULTATION

- 4.1 A total of 4.no consultation letters were sent to neighbouring properties regarding this application. The overall public consultation period expired on 25th November 2021.
- 4.2 A site notice was posted on 08th November 2021, this expired on 29th November 2021
- 4.3 No comments have been received.
- 4.4 Statutory and non-statutory consultation
- 4.5 No internal or external consultees were consulted on the application.

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 2021] 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 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
- Drainage and Flood Risk

6.2 Character and Appearance of the Area

6.2.1 The relevant policies are:

- The National Planning Policy Framework (2021)
- The London Plan (2021): D3
- Harrow Core Strategy (2012): CS1.B
- Harrow Development Management Policies (2013): DM1

Relevant Supplementary Documents

- Residential Design Guide (2010)

6.2.2 The applicant has a fall-back position for the erection of a single storey rear extension of the same proportions under application P/2524/21/PRIOR, as such the proportions of the extension are considered acceptable by default. The Council’s considerations consequently relate only to the overall design, external finishes and fenestration arrangements of the proposed extension.

6.2.3 As indicated within the submitted application form, the external walls of the extension are to be clad in brick and render to match finishes to the main dwelling, this is considered to be appropriately sympathetic. The proposed extension is to feature double glazed windows to match double glazed windows to the main dwelling, this is also considered to be acceptable. As previously discussed within this Committee Report, the applicant proposes to install an ‘aluminium standing seam metal roof’ to

the roof form of the extension, whilst this would not match the appearance of the dwellinghouse's existing roof tiles and would not strictly be in accordance with other roof surfaces to single storey rear extensions within the area, as suggested within paragraph 6.12 of the Council's Residential Design Guide SPD the use of contemporary materials can be acceptable if it can be justified, and the materials are durable and age well. In this instance officers consider an aluminium clad roof to be acceptable on the basis that the host dwelling is not located within a Conservation Area, and the proposed extension would have a limited visibility from the site surroundings, not being visible along the street scene. Officers are ultimately satisfied that the metal cladding would not result in significant harm on the character and appearance of the host dwelling and wider area, furthermore officers have no underlying concerns over the durability and longevity of the proposed metal roof.

6.2.4 The design and appearance of the extension's associated fenestration is considered to be appropriately consistent with the dwellinghouse's existing fenestration. It should be noted that the dwellinghouse's existing rear patio doors would be similar in appearance to the extension's proposed rear fenestration. The roof lights associated with the extension are not considered to adversely impact upon the overall visual amenity of the site and surroundings, they would not be excessive in their size, quantity, and would sit flush with the roof slope.

6.2.5 The overall design of the proposed extension is considered to be acceptable. The extension would remain subservient to the main dwelling, and would not detract from the overall character and appearance of the host building and surrounding area.

6.3 Residential Amenity

6.3.1 The relevant policies are:

- National Planning Policy Framework (2021)
- The London Plan (2020): D3
- Harrow Core Strategy (2012): CS1
- Harrow Development Management Policies (2013): DM1

Relevant Supplementary Documents

- Residential Design Guide (2010)

Impact on No. 85 Lankers Drive

6.3.2 Whilst officers acknowledge that the proposed extension would sit directly adjacent to the boundary of this neighbouring property and would project excessively beyond No. 85 Lankers Drive's main rear façade (4.5 metres), on the basis that the applicant has a fall-back position for an extension of the same proportions under prior approval, officers can raise no objection to its depth and overall massing. It should be noted that no objections were raised in regards to a prior approval application at No. 85 Lankers Drive for an extension of the same depth and a comparable height (P/3253/21/PRIOR), this was followed up by a planning application (P/3899/21) for a single storey front extension incorporating a porch; a two storey side extension; a single storey rear extension (4.5 metres in depth) and external alterations, this was approved on 16/11/2021. If occupants at No. 85 Lankers Drive were to build out one of their proposed ground floor rear extension's, the amenity impact of the proposal would be acceptable.

Impact on No. 89 Lankers Drive

6.3.3 As explained within the above paragraph, given that there is a fall-back position for a single storey rear extension of the same proportions under prior approval, officers can raise no objection to the depth and massing of the extension. Nevertheless, in this instance the proposed extension is considered to have an acceptable residential amenity impact in regards to No. 89 Lankers Drive on the basis that a sizable separation gap would be retained between the flank wall of the extension and the adjacent flank wall of No. 89 Lankers Drive two storey rear extension, alongside the fact that the proposed extension would only project marginally beyond the rear façade of No. 89 Lankers Drives two storey rear extension.

6.4 Drainage

6.4.1 The relevant policies are:

- National Planning Policy Framework (2021)
- The London Plan (2020): SI 12, SI 13
- Harrow Core Strategy (2012): CS1.W
- Harrow Development Management Policies (2013): DM10

6.4.2 The development would result in an increase in the development footprint on the site and would therefore have an impact in terms of increased surface water flood risk. Sustainable urban drainage [SUDs] is encouraged. An informative is therefore attached to this effect. An informative has also been included with regard to surface and foul water connections and has advised the applicant to contact Council's Drainage Engineers to provide a drainage plan.

7.0 CONCLUSION AND REASONS FOR APPROVAL

7.1 Owing to the fact that the applicant has a fall-back position for a single storey rear extension of the same proportions as the proposed extension, and the given that the overall design, external finishes and fenestration arrangements of the proposed extension are considered acceptable, the proposed development is considered to be in accordance with the NPPF (2021), Policies 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).

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: PL-A-01.

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

3. Materials

The external surfaces of the development hereby approved shall be constructed in accordance with the details provided within PL-A-01 and the submitted Application Form.

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 2

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) 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 amenity of neighbouring residents in accordance with Policy DM1 of the Harrow Development Management Policies Local Plan (2013).

INFORMATIVES:

1. Policies

The following policies are relevant to this decision:

The National Planning Policy Framework (2021)

London Plan 2021: D3, SI 12, SI 13

The Harrow Core Strategy 2012: CS1.B, CS1.W

Harrow Development Management Policies Local Plan 2013:

DM1, DM10

Supplementary Planning Documents: Residential Design Guide SPD (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.

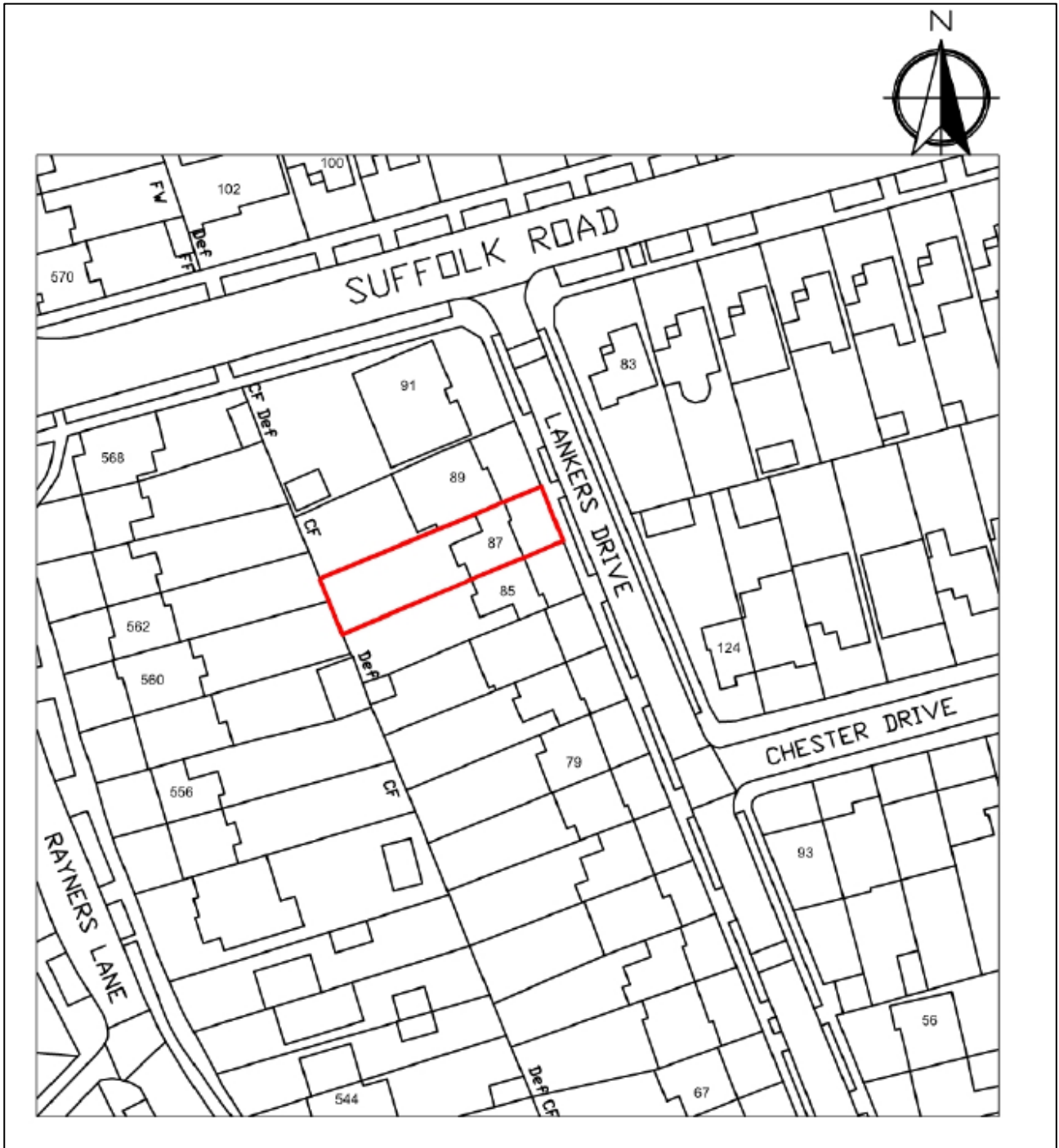
Support for the SUDS approach to managing surface water run-off is set out in the National Planning Policy Framework (NPPF) and its accompanying technical guidance, as well as the London Plan. Specifically, the NPPF (2019) gives priority to the use of sustainable drainage systems in the management of 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

Head of Development Management	04/01/2021
Corporate Director	05/01/2021

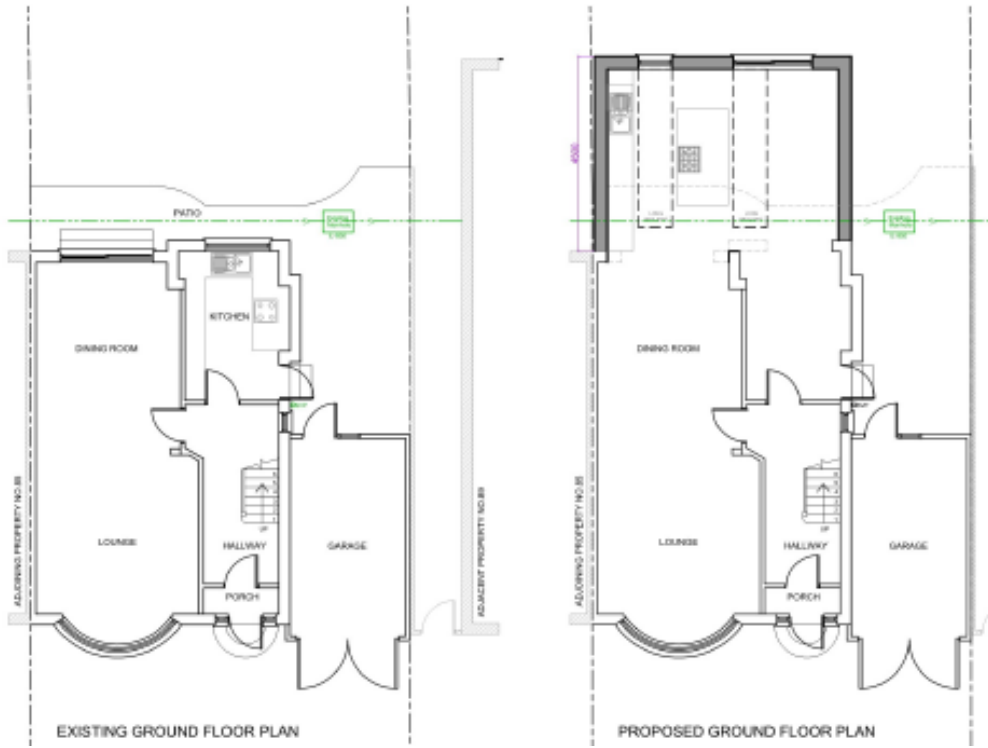
APPENDIX 2: LOCATION PLAN



APPENDIX 3: SITE PHOTOGRAPHS

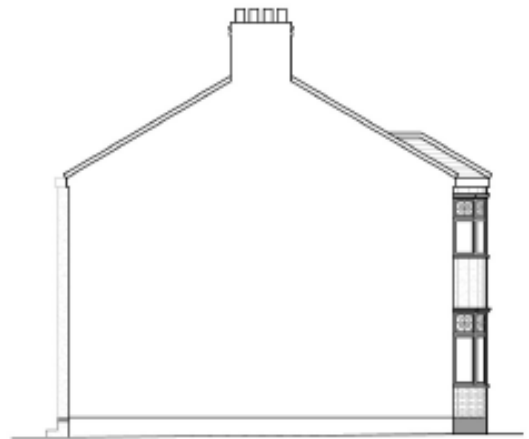


APPENDIX 4: PLANS AND ELEVATIONS





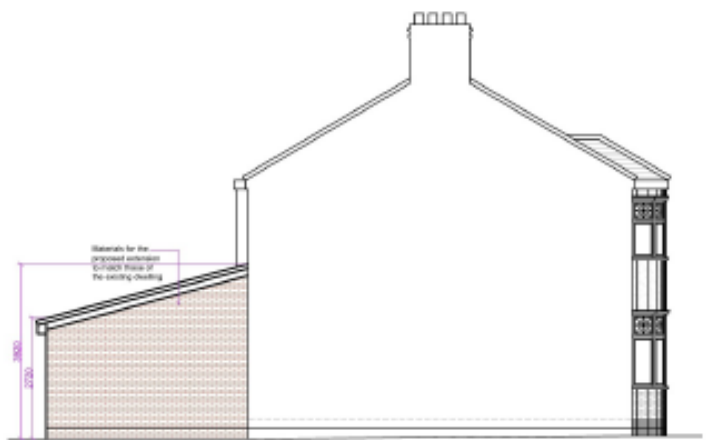
EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

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