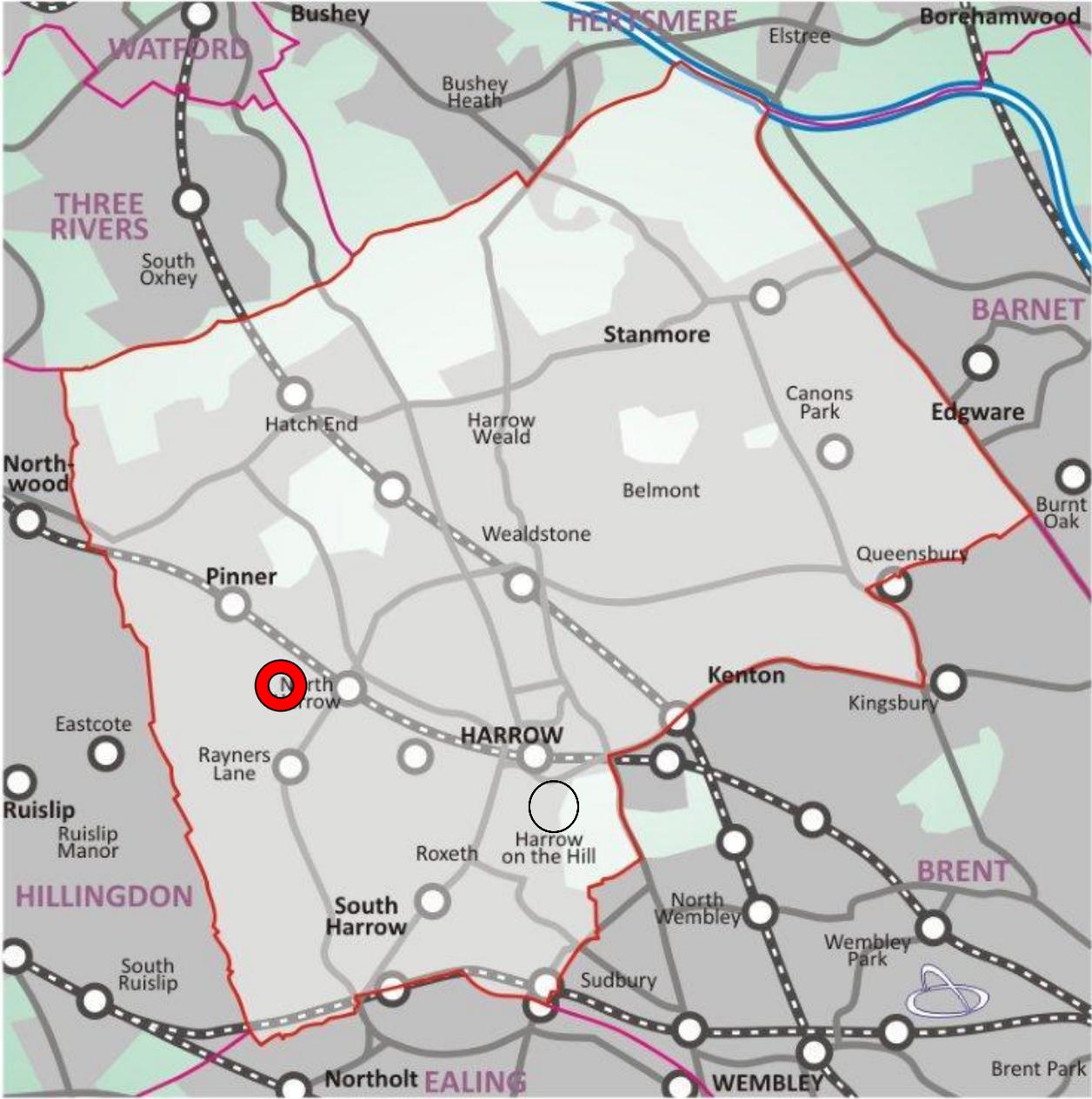
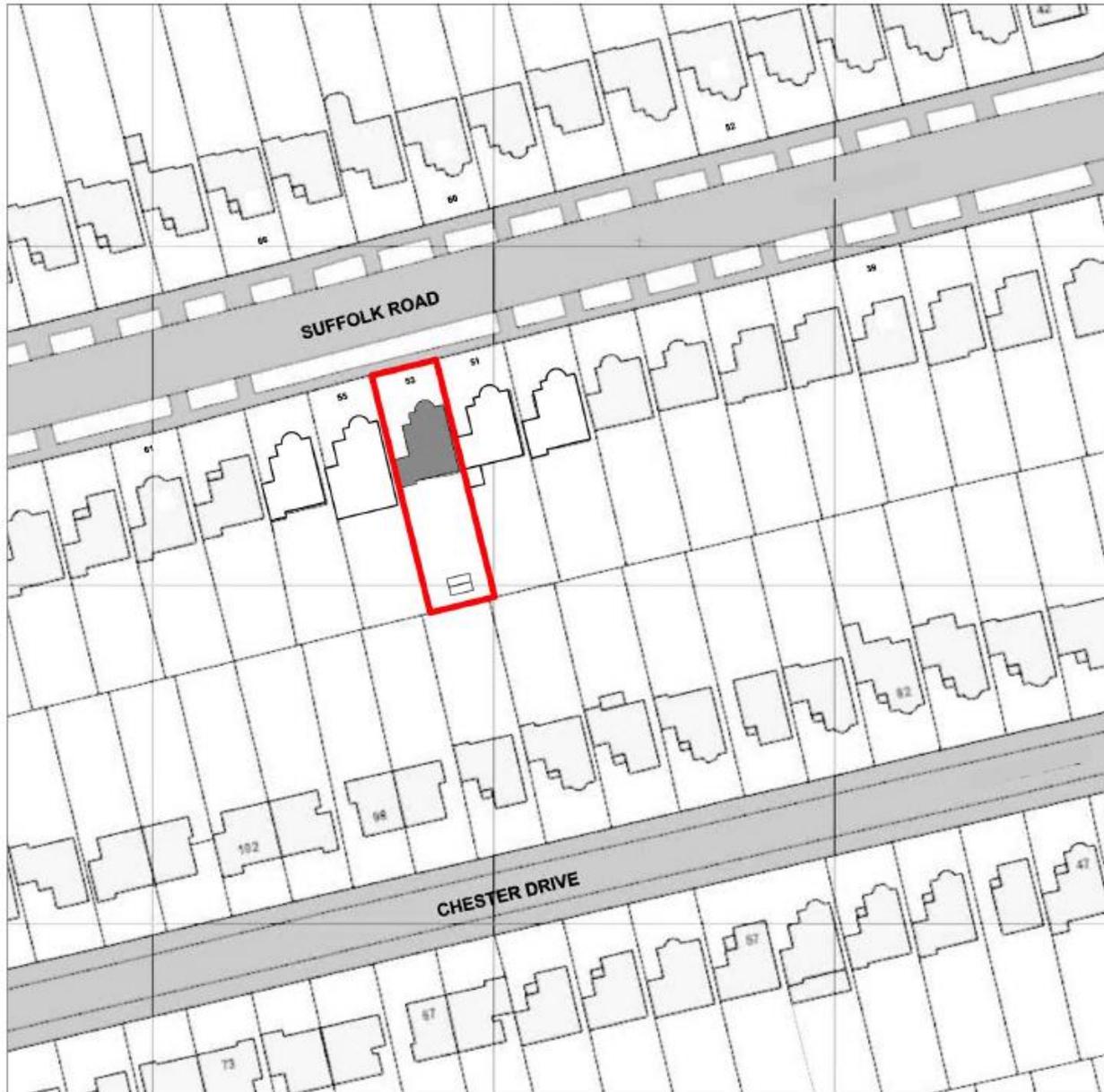


 = application site

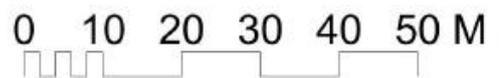


53 Suffolk Road, Harrow, HA2 7QF	P/0940/22
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Location Plan



1 Location Plan
Scale: 1:1250



LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

25th May 2022

APPLICATION NUMBER: P/0940/22
VALID DATE: 07/03/2022
LOCATION: 53 SUFFOLK ROAD, HARROW
WARD: HEADSTONE NORTH
POSTCODE: HA2 7QF
APPLICANT: MR NAHYAN GODIL
AGENT: WILLIAMS GRIFFITHS ARCHITECTS
CASE OFFICER: AKSHAY SISODIA
EXPIRY DATE: 02/05/2022
EXTENSION OF TIME: N/A

PROPOSAL

Single storey front extension incorporating porch; single and two storey side to rear extension; single storey rear extension; alterations and extension to roof; rear dormer; rooflights in front and both side roofslopes; external steps at rear; extension of hardsurfacing at front; external alterations (demolition of attached garage)

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 proposed development would not detract from the character and appearance of the host building, street scene and area in a wider context, nor would it unduly impact upon the residential amenity of neighbouring occupants. The proposed development is not considered to be susceptible to unacceptable flood risk and is not considered to exacerbate flood risk elsewhere. The proposed development is not considered to conflict with S17 of the Crime and Disorder Act 1998 (as amended), and finally, the applicant has provided a Reasonable Exemption Statement to confirm that the development will not adversely affect the appropriate fire safety measures of the site. As such, the development accords with the NPPF (2021), Policies D3, D11, D12, SI 12, SI 13 of the London Plan (2021), Policies CS1.B and CS1.W of the Harrow Core Strategy, Policies DM1, DM2 and

DM10 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 in the public interest and therefore falls within proviso A of the Scheme of Delegation.

Statutory Return Type:	(E)21. Householder Development
Council Interest:	None
Net additional Floorspace:	Approximately 152 sqm
GLA Community Infrastructure Levy (CIL) Contribution (provisional):	£60 x 152sqm = £9,120
Local CIL requirement:	£110 x 152sqm = £16,720

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 detached dwelling located toward the south western side of Suffolk Road.
- 1.2 The host building benefits from a side garage, which projects approximately 0.5 metres beyond the rear façade of the dwellinghouse
- 1.3 The adjacent dwellinghouse at No. 55 Suffolk benefits from a two storey rear extension and a ground floor front and side extension beyond the front of their original side garage.
- 1.4 The adjacent dwellinghouse at No. 51 Suffolk Road has not been extended to the front or rear of the main dwelling, but does feature a rearward projection beyond the rear of its original side garage.
- 1.5 There is a great deal of uniformity in the style and appearance of original dwellinghouses along Suffolk Road, although it is recognised that numerous properties do benefit from extensions.
- 1.6 The application site is not listed, is not located within a Conservation Area, but is located within a Critical Drainage Area.

2.0 PROPOSAL

- 2.1 The erection of a part single part two storey front, side and rear extension, with an associated rear dormer, roof lights, and fenestration, following the removal of the dwellinghouse's existing side garage and front portico. The extension can be broken down into the following distinct elements:
- 2.2 A ground floor front and side extension (following the removal of the side garage) which is to be amalgamated with the dwellinghouse's front portico, the existing front portico is to be infilled. This element would extend from the flank wall of the dwellinghouse's front gable projection all the way across to the shared boundary with No. 55 Suffolk Road. This element would project in line with the front façade of the dwellinghouse's front portico and would have a greater overall depth to the side of the main dwelling given that the side garage is set back from the front of the main dwelling. This element would in part feature an exposed flat roof with front and side parapet walls (maximum height of approximately 2.72 metres).
- 2.3 A first floor side extension that is set marginally rearward of the rear end of the dwellinghouse's cat slide roof. This element would extend off the side wall of the main dwellinghouse at a width of approximately 1.3 metres, being set in from the shared boundary with No. 55 Suffolk Road by approximately 1 metre. This element would have a depth of approximately 6.92 metres (not including the depth of the first floor rear element – described within Paragraph 2.5) and would incorporate a hipped roof form that would be amalgamated with the hipped roof form of the main dwellinghouse. This element of the development would have an eaves height of

approximately 4.85 metres (from the highest point of natural ground level) and a ridge height of approximately 7.4 metres (from the highest point of natural ground level).

- 2.4 A ground floor side extension in place of the existing garage. This element would extend from the side wall of the main dwellinghouse up to the shared side boundary with No. 55 Suffolk Road (approximately 2.3 metres in width). This element of the extension would be approximately 5.18 metres in depth (not including the depth of the ground floor front and side element and ground floor rear element – described in Paragraphs 2.2 and 2.6 respectively). The first floor side element of the extension (described within Paragraph 2.3) would be sited directly above this element meaning that only part of the roof form would be exposed, this would consist of a flat roof form with a side parapet wall. This element would have a maximum height of approximately 2.4 metres (from the highest point of natural ground level).
- 2.5 A first floor rear extension that would extend across the full width of the main dwellinghouse and first floor side element (approximately 7.8 metres) and would have a depth of approximately 4.4 metres beyond the main rear façade of the dwellinghouse. The roof form of this element of the extension would be amalgamated and integrated with the roof form of the main dwellinghouse and the roof form of the front and side element. This element would have an eaves height of approximately 4.85 metres (from the highest point of natural ground level) and a ridge height of approximately 7.85 metres from the highest point of natural ground level).
- 2.6 A ground floor rear extension that would extend across the full width of the extended dwellinghouse (approximately 8.8 metres), with a depth of approximately 7.3 metres beyond the main rear façade of the existing dwellinghouse. This element of the extension would feature a flat roof form with side and rear parapet walls where it projects beyond the rear of the first floor rear element. The height from the base of this element to the top of the parapet walls would be approximately 2.6 metres. This element would feature a large roof light, and associated access steps to the rear.
- 2.7 Other associated alterations to the roof form of the dwellinghouse including
- The creation of a crown roof to the centre of the dwellinghouse.
 - The installation of 5.no flank roof lights and 1.no front roof light.
 - The installation of a flat roofed rear dormer to the roof of the first floor rear element (described within Paragraph 2.5) this would be approximately 2.25 metres in width, approximately 1.7 metres in height and approximately 2.25 metres in depth.
 - The formation of a hipped roof to the roof of the dwellinghouse’s front gable projection.
- 2.8 Other alterations to the exterior of the existing dwellinghouse including:
- The removal of brickwork detailing to the front of the dwellinghouse, and application of a render finish in place.
 - The removal of the dwellinghouse’s existing chimney breasts.

- The installation of new and replacement fenestration to the western flank elevation of the dwellinghouse.

3.0 RELEVANT PLANNING HISTORY

P/1916/21/PREAPP	2 storey side and rear extension, loft conversion and dormer; garden office	Pre-application Advice Issued: 17/09/2021.
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P/2469/21/PRIOR	Single storey rear extension: 8.00 metres deep, 3.00 metres maximum height and 2.70 metres high to the eaves – Refused 26/07/2021	Refused: 26/07/2021.
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Refusal Reason (1): *The applicants submitted drawings fail to sufficiently indicate if the approximately 500mm deep original side garage wall projecting beyond the rear façade of the dwellinghouse is to be demolished to accommodate the proposed extension. In the absence of sufficient information, the Council cannot be satisfied that this original side wall is to be removed, and therefore cannot be satisfied that the proposed extension would not adjoin to and project beyond a side elevation wall of the original dwellinghouse whilst incorporating a width greater than half the width of the main dwellinghouse. The proposal would thereby fail to comply with the requirements of Schedule 2, Part 1, Class A, A.1 (j) (iii) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).*

Refusal Reason (2): *The applicant has failed to accurately list all adjoining neighbouring properties within their submission, with No. 55 Suffolk Road being omitted as an adjoining property within Section 5 of the application form. The proposal would thereby fail to comply with Condition A.4 - (2)(c) of Schedule 2, Part 1, Class A, of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).*

Refusal Reason (3): *The proposed extension, by reason of its excessive rearward projection and siting in relation to No. 55 Suffolk Road, would give rise to an unduly dominant and overbearing form of development which would result in an unacceptable loss of outlook to the rear garden and ground floor rear facing habitable room windows of No. 55 Suffolk Road. The proposed development would thereby be contrary to the Policy DM1 A and 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/4469/21	Single storey front extension incorporating porch; single and two storey side to rear extension; single storey rear extension; alterations and extension to roof; rear dormer; rooflights in front and both side	Refused 11/01/2022:
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	roofslopes; external steps at rear; extension of hardsurfacing at front; external alterations (demolition of attached garage)	
<p>Refusal Reason (1): <i>The proposed part single part two storey front side and rear extension by reason of its excessive combined width, bulk, scale and massing, is considered to represent an overdevelopment of the site, which would appear unduly at odds with the established pattern of development along the street scene and within the wider area. The proposal would thereby be contrary to the high quality design aspirations of the National Planning Policy Framework (2021), Policy D3 (1) and (11) of The London Plan (2021), Core Policy CS1.B of the Harrow Core Strategy (2012), Policy DM1 A., DM1 B. (a), (c) and of the Harrow Development Management Policies Local Plan (2013) and the adopted Supplementary Planning Document: Residential Design Guide (2010).</i></p> <p>Refusal Reason (2): <i>The first floor front and side element of the extension, by reason of the fact that it would fail to be sufficiently set back from the front of the existing dwellinghouse, the adjacent side boundary with No. 55 Suffolk Road, and is to extend the dwellinghouse further forward at first floor level, would form an insubordinate addition to the dwellinghouse, which would unduly diminish the spacious gap between No. 53 and No. 55 Suffolk Road at first floor level resulting in a harmful terracing effect along the street scene. Furthermore, the replicated cat slide roof and projecting front windows associated with this element of the extension would relate poorly to the character and appearance of the original dwelling, it would not offset the loss of the original cat slide roof and projecting first floor front window, and would form an alien addition to the street scene and area. The proposal would thereby be contrary to the high quality design aspirations of the National Planning Policy Framework (2021), Policy D3 (1) and (11) of The London Plan (2021), Core Policy CS1.B of the Harrow Core Strategy (2012), Policy DM1 A., DM1 B. (a), (b), (c) and (d) of the Harrow Development Management Policies Local Plan (2013) and the adopted Supplementary Planning Document: Residential Design Guide (2010).</i></p> <p>Refusal Reason (3): <i>The ground floor front and side element of the extension, by reason of the fact that it would fully subsume the dwellinghouse's prominent original front portico and would uncharacteristically be set forward of the original portico would form an incongruous, unsympathetic and insubordinate addition to the host dwelling which would unduly detract from its original character and appearance, and would appear unduly at odds with the established uniformity of front and side extensions along the street scene. The proposal would thereby be contrary to the high quality design aspirations of the National Planning Policy Framework (2021), Policy D3 (1) and (11) of The London Plan (2021), Core Policy CS1.B of the Harrow Core Strategy (2012), Policy DM1 A., DM1 B. (a), (c) and (d) of the Harrow Development Management Policies Local Plan (2013) and the adopted Supplementary Planning Document: Residential Design Guide (2010).</i></p> <p>* This application is subject to an appeal which under consideration by the Planning Inspectorate (APP/M5450/D/22/3295845).</p>		

3.1 Site History Context

3.2 This application follows the refusal of application P/4469/21 (reasons outlined above) which was refused on character and design grounds. The applicant has redesigned the scheme in response to the previous reasons for refusal. The key differences include:

- Altering the design of the ground floor front and side element so that it does not project beyond the front of the dwellinghouse's existing front portico.
- Reducing the width of the first floor side element, retaining a 1 metre gap between the flank wall of this element and the shared boundary line with No. 55 so as to prevent a harmful terracing impact along the street scene.
- The retention of the dwellinghouse's cat slide roof and associated first floor front dormer window, with the first floor rear extension now being set marginally behind the rear end of the cat slide roof.

4.0 REVISIONS TO THIS APPLICATION

4.1 The applicant initially failed to retain the dwellinghouse's cat slide roof and first floor front dormer window proposing a scheme which would involve installing a new cat slide roof and dormer further forward of their existing positions. In the interests of preserving the original character of the dwellinghouse and maintaining a sense of uniformity along the road, the applicant was requested to retain these existing features in their current positions, and set the first floor side element marginally back from the rear end of the existing cat slide roof. Further 14 day neighbour consultation was initiated following receipt of amended drawings. Officers soon after discovered various visual inaccuracies between the applicant's drawings and had these corrected and uploaded to the Council's website.

5.0 CONSULTATION

5.1 A total of 10 no consultation letters were sent to neighbouring properties regarding this application. A site notice was posted on 08/04/2022, this expired on 29/04/2022. The initial public consultation period expired on 22/04/2022. The secondary consultation period is set to expire on 18/05/2022.

Initial Consultation Period

5.2 1 no objection has received from occupants of No. 55 Suffolk Road during the initial consultation period. Matters raised can be summarised as follows:

- Concern over the scale and massing of the proposal and there being nothing of a similar extent on the southern side of Suffolk Road.
- Concern over the proposal forming an overdevelopment of the site.
- A request for the application to be heard at planning committee given the scale and size of the proposal.
- Concern over the proposal being out of character with other development along the road and within the area.

- Concerns over the development adversely impacting upon the well established architectural and aesthetic form of dwellinghouses along the road.
- Concerns over the proposal being contrary to the Council's planning policy.
- Concern over the proposal setting a precedence for similar development elsewhere along the road.
- Concern over the retained garden space being unduly small and out of character with other gardens within the area.
- Concern over the development encroaching within the boundary of adjacent property.
- The two storey side element would sit parallel to their flank elevation wall and would result in a loss of light to their 3.no flank windows.
- Concern over the two storey side element resulting in a loss of light to their adjacent flank kitchen door.
- Concern over the ground floor rear element of the extension resulting in a loss of light to their adjacent rear facing kitchen window.
- Concern over the two storey side element appearing unduly overbearing when viewed from No. 55 Suffolk Road.
- Concern over the two storey side element of the extension being sited unduly close to the flank wall of their property diminishing the gap and appearing out of character in relation to surrounding properties.
- The applicant has not made reference to development at No. 68 and 58 Suffolk Road as they are in breach of condition and are subject to investigation by the Council's Planning Enforcement Team. It is added that the unsympathetic examples of development at No. 68 and 58 are on the opposite side of the road and have much larger plots.

Secondary Consultation Period

5.3 4.no objections have received during the secondary consultation period. Matters raised can be summarised as follows:

- They note that the amendments address part of their concerns, however they are still concerned over the overall scale and massing of the proposal with this remaining overbearing and still constituting a form of overdevelopment. They have noted that they sustain their previous objection.
- They have requested confirmation that the first floor side element would be designed in line with that constructed at No. 88 Suffolk Road.

- Concerns over loss of light to surrounding properties
- Concerns over the proposal constituting an overdevelopment of the site.
- Concerns over impact upon the character and setting of Suffolk Road.
- Reference to overdevelopment at No. 68 and 58 Suffolk Road.
- Concerns over the proposal resulting in a loss of privacy to their property.
- Concern over the retained garden space being unduly small.

5.4 1.no letter of support was received during the secondary consultation period. Matters raised can be summarised as follows:

- The proposed plans are not exiting the side lines of the existing building, the new roof configuration is in line with the existing pitched roof. The proposed dormer would not be ugly. The proposed development is not considered to change the appearance of the street.

5.5 No further objections/letters of support have been received at the time of the publication of this Committee Report. If any further objections/letters of support are received between now and the date of the Committee meeting, these will be set out within an addendum.

Statutory and non-statutory consultation

5.6 No internal or external consultees were consulted on the application.

6.0 POLICIES

6.1 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.’

6.2 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.

6.3 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 polices are referenced within the report below and a summary within Informative 1.

7.0 ASSESSMENT

7.1 The main issues are:

- Character and Appearance of the Area
- Residential Amenity
- Drainage and Flood Risk
- Fire Safety

7.2 Character and Appearance of the Area

7.2.1 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)

Ground Floor Front and Side Element

7.2.2 Paragraph 6.35 of the Council's Residential Design Guide SPD provides guidance on acceptable design for front extensions, it is emphasised that modern front extensions beyond the established building line can disrupt the harmony and architectural coherence of the streetscape.

7.2.3 The proposed ground floor front and side element of the extension is considered to be a congruous, proportionate and sympathetic addition to the host building street scene and area in a wider context. As with the majority of other ground floor front and side extensions along the street scene (including No. 55 Suffolk Road), it would project in line with the front of the dwellinghouse's front portico and therefore would not appear unduly at odds with the established pattern of development along the road. Officers raise no objection to the infilling of the dwellinghouse's front portico, there are numerous examples of infilled porticos along the street scene, and in this instance the prominent archway of the existing front portico is to be retained. The new windows and door associated with this element are considered to be appropriately consistent with the dwellinghouse's existing openings. The front forecourt of the site is predominantly hardsurfaced and is considered to be sufficient in accommodating off-street car parking needs in spite of the loss of the garage.

First Floor Side Element

7.2.4 Guidance on acceptable design for two storey side extensions to semi-detached and detached dwellinghouses is provided with paragraphs 6.45-6.50 of the Council's Residential Design Guide SPD. The guidance sets out that the primary considerations are the character of the locality and space surrounding the building, noting that a terracing effect should be avoided. It is suggested that extensions will

need to be set back from by at least a metre behind the adjacent front corner of the front elevation at first floor level, and incorporate a subordinate pitched roof.

7.2.5 Suffolk Road is predominantly characterised by detached dwellinghouse with ground floor side garages and consistent spacious gaps between dwellinghouses at upper floor levels. There is a great deal of uniformity in the style and form of dwellinghouses along the road, with most houses incorporating distinct front gables, and cat slide roofs and projecting dormer windows to the side of this at first floor level. It should however be acknowledged that there are a few examples of two storey side extensions along Suffolk Road, examples of particular note include No. 88 and 58 Suffolk Road. The first floor element of the side extension at No. 58 Suffolk Road is set away from the adjacent side boundary by just over a metre and is set marginally behind the rear end of the dwellinghouse's cat slide roof feature. At No. 88 Suffolk Road, the first floor element of the side extension is set away from the adjacent side boundary by approximately 1 metre and also sits marginally behind the rear end of this property's cat slide roof. Officers note that extensions and alterations at No. 58 Suffolk Road have not been carried out in accordance with the approved plans (P/1695/20) with an enforcement case currently live at the site, however officers can still make reference to the planning application relating to this as the design as shown on the drawings was considered acceptable. Likewise, the first floor side extension constructed at No. 88 Suffolk Road does not appear to be constructed in line with the approved drawings (P/5043/14) with it failing to be set back a metre from the rear end of the dwellinghouse's cat slide roof, however the development constructed on site has been in situ for over 4 years and is therefore lawful through the passage of time. In addition to the above, it should be noted that planning permission was granted for a two storey side extension at No. 68 Suffolk Road (P/0405/21) which uncharacteristically extends all the way up to the adjacent side boundary and features a second cat slide roof and projecting front dormer with the bulk of the extension being set back approximately 1 metre beyond the rear of the existing cat slide roof. It should be noted that there is also a live enforcement case on No. 68 Suffolk Road as the applicant unlawfully combined a hip to gable and rear dormer roof extension alongside a part single part two storey side to rear extension.

7.2.6 Given the context of surrounding development, officers consider a first floor side extension to be acceptable in principle subject to it incorporating a sympathetic design. In this instance the first floor side element of the extension is considered to be a congruous, proportionate and sympathetic addition to the host building, it would be set in 1 metre from the adjacent side boundary and would be marginally set back from the rear end of the dwellinghouse's original cat slide roof as per first floor side extensions at No. 58 (reference to approved drawings as opposed to the development constructed on site) and No. 88 Suffolk Road (reference to the development as constructed on site). With the first floor side element being set back from the front and side as per development at No. 58 and 88 Suffolk Road and with the dwellinghouse's cat slide roof and first floor front dormer window being retained in the same position, the first floor side element is not considered to result in a harmful terracing effect on the street scene and is not considered to appear at odds with the established pattern of development along the road. Officers raise no objection to the roof form of the first floor side element being amalgamated and integrated with the roof form of the main dwelling, it would not exceed the ridge

height of the existing dwelling, and it is acknowledged that similar approaches were taken with regards to development at No. 58 and 88 Suffolk Road.

Ground Floor Side Element

- 7.2.7 The ground floor side element of the extension being erected in place of the existing side garage is considered to be acceptable on character and design grounds. This element would not be excessive in its height and massing, and would not be visible along the street scene with it being obscured from view by the ground floor front and side element of the extension assessed within Paragraph 7.2.4 of this Committee Report.

First Floor Rear Element

- 7.2.8 Paragraph 6.64 and 6.65 of the Council's Residential Design Guide SPD provide guidance on the design of first floor and two storey rear extensions noting that the roof of extensions should reflect the character of the dwellinghouse and any adjoining dwellinghouses. It is also stated that the height of first floor level extensions mustn't exceed the height of the highest part of the roof of the existing dwellinghouse.
- 7.2.9 Officers raise no objection to the first floor rear element of the extension on character and design grounds. This element would have a low scale visibility from the site's surroundings and appears to be similar in size to No. 55 Suffolk Road's extension. As with the roof form of the first floor front and side element, Officers raise no objection to the roof form of the first floor rear element being amalgamated and integrated with the roof form of the main dwelling, the roof of the extension would not exceed the ridge height of the existing dwellinghouse, furthermore, this approach would be consistent with the approach taken with regards to development at No. 58 and 88 Suffolk Road.

Ground Floor Rear Element

- 7.2.10 Officers consider the ground floor rear element of the extension be to a congruous and proportionate addition to the host dwelling and wider area given then the site context. Whilst officers acknowledge that this element of the extension would have a fairly significant depth and overall massing, it is not visible from the street scene, it would be subordinate in height to the main dwelling, furthermore it is noted that there is not significant uniformity in terms of rearward extensions along the road, with various dwellinghouses incorporating large rearward extensions. Overall, given the site context and its low scale visibility from the site's surroundings, the ground floor rear element of the extension is considered on balance to have an acceptable impact on the character and appearance of the host dwelling and wider area. The extension's associated rear access steps are not considered to be excessive in terms of their height and footprint, and are not considered to detract from the character and appearance of the host dwelling and wider area. Officers note that the ground floor rear extension would limit the size of the dwellinghouse's rear garden, however this is not considered to be to such an extent that it would unduly harm the character of the host dwelling and area in a wider context. The Council's policies and design guidance do not set a minimum requirement for the amount of rear garden space that needs to be retained following an extension, this is assessed

on a case by case basis with the Council expecting the size of rear garden space to be meaningful, functional and in context with the gardens of surrounding properties. In this instance, there is not complete uniformity in the size of rear gardens along this part of the road with extended dwellings, and/or dwellinghouses with outbuildings having noticeably smaller gardens. Whilst the size of the retained rear garden would be smaller than that of surrounding properties, it is not considered to be to such an extent that it would detract from the character of the area.

Crown Roof

7.2.11 Design guidance on roof alterations to dwellinghouses is provided within paragraphs 6.66-6.73 of the Council's Residential Design Guide SPD. It is emphasized that roof alterations may significantly alter the appearance of a house, as such their effect on the roof needs to be carefully considered. Roof alterations and dormer windows are required to complement the original street character and not dominate buildings or impair their proportions and/or character.

7.2.12 The proposed crown roof would be limited in terms of its overall size and roof coverage with it only being applied as a thin strip to the centre of the roof. It should be added that it would not exceed the ridge height of the existing dwellinghouse and would have a low scale visibility from the street scene with prominent views of the crown roof being largely obscured from view by way of the siting of No. 51 and 55 Suffolk Road, it is considered on balance to be an acceptable addition to the site.

Roof Lights

7.2.13 The proposed roof lights are not considered to adversely impact upon the character and appearance of the host dwelling, street scene and area in a wider context. They are not considered to be excessive in terms of their size, quantity and would not protrude excessively beyond the plane of their respective roof slopes.

Rear Dormer

7.2.14 Paragraph 6.70 of the Council's Residential Design Guide SPD, provides guidance on how to appropriately design rear dormers. It is stated that in order to reduce visual impact, a rear dormer should be set in at least 1000mm from edge of a roof, 500mm from a shared party wall, 500mm from an adjacent valley on a return roof and should be set back 1000mm from the roof eaves.

7.2.15 Whilst the proposed rear dormer would not strictly accord with the design guidance set out within Paragraph 6.70 of the Council's Residential Design Guide SPD with it failing to be set back a metre from the eaves of the roof slope, it is still considered to form a congruous and sympathetic addition to the host dwelling. The proposed dormer would be minimal in its overall size and massing and would not appear as a cramped addition to the roof slope with it being well set back from the top and sides of the roof slope and partially from the eaves. The style and appearance of the window sited to the rear façade of the dormer would appropriately consist with the style and appearance of existing fenestration to the main dwellinghouse.

Formation of Hipped Roof to Front Gable Projection

7.2.16 Officers raise no objections to the formation of a hipped roof to the dwellinghouse's front gable on character and design grounds. Whilst this would alter the original form of the dwellinghouse, there are numerous examples of properties which benefit from this same roof conversion along the street scene, this element of the development is not considered to appear unduly at odds with the established pattern of development along the street scene.

Removal of Brickwork Detailing to the Front of the Dwellinghouse

7.2.17 Officers raise no character and design objections to the removal of brickwork detailing to the front façade of the dwellinghouse and application of a rendered finish in place. The host building predominantly incorporates a rendered finish, as such the applicant would be able to implement this element of the development under permitted development without the need for planning permission.

Removal of Chimney Stacks

7.2.18 Whilst officers acknowledge that the loss of the dwellinghouse's original chimney stacks are regrettable, it should be noted that the applicant would be able to remove these without the need for planning permission, and as such officers raise no objection to this element of the development

New and Replacement Side Windows

7.2.19 Officers raise no character and design objections to the insertion of new and replacement windows to the western flank elevation of the dwellinghouse. The style and appearance of the fenestration to be applied would not appear unduly at odds with the dwellinghouse's existing fenestration.

Combined Scale and Massing of the Proposed Development

7.2.20 Whilst officers note that the overall combined scale and massing of extensions would be fairly significant and would exceed that of surrounding development along this part of Suffolk Road, a development of this size and scale is considered acceptable based on the site context, and is not considered to form an overdevelopment of the site. The ground floor front and side element and first floor side element would have a prominent visibility from the street scene, but have been carefully designed to be reflective of surrounding development. The ground floor side element in place of the garage and two storey rear elements would have almost no visibility along the street scene being obscured from view by way of the ground floor front and side element, first floor side element and the siting of the main dwellinghouse's at No. 51 and 55 Suffolk Road. Although they would have a fairly significant rearward projection beyond the main rear façade of the existing dwellinghouse, the two storey rear elements would not be extensive in depth and massing when considered in context to No. 55 Suffolk Road's two storey rear extension, and to a lesser extent the ground floor rear projection beyond No. 51 Suffolk Road's garage. As set out within Paragraph 7.2.11 of this Committee Report, the development would not limit the size of the dwellinghouse's rear garden to such an extent that it would unduly harm the character of the host dwelling and area in a wider context.

7.2.21 Within the assessment of the previous application (P/4469/21), officers did have concerns over the cumulative bulk and massing of the whole development however this was fundamentally on the basis that the side element was not set in from the shared side boundary with No. 55 Suffolk Road, and with the applicant proposing to set the cat slide roof and projecting front dormer further forward than their existing positions through a front infill extension, with the first floor side element not being sufficiently set back from the original cat slide roof and projecting front dormer window. Officers are satisfied that the applicant has sufficiently addressed this reason for refusal by reducing with width of the first floor side element, retaining the existing cat slide roof and projecting front dormer window in the same position, and setting the first floor side element marginally back from the rear end of the existing cat slide roof.

Materials

7.2.22 Other than in the case with roof additions, the external walls of the proposed extensions would be finished in render, this would be consistent with the rendered finish applied to the main dwellinghouse, and is considered to be appropriately sympathetic. The roof of the dwellinghouse is to be finished in grey synthetic slate roof tiles, whilst this would not directly match the existing roof tiles and immediately surrounding properties, the alteration in the colouring is not considered to have a profound adverse impact on the character and appearance of the host dwelling, street scene and wider area. It is not uncommon for dwellinghouses within the borough to incorporate contemporary grey roof tiles, many of which are able to achieve this under permitted development. In this particular instance given that the site is not listed and is not located within a designated conservation area, the visual impact of the new roof tiles is considered on balance to be acceptable. The dwellinghouse's existing uPVC frame windows are not of significant architectural merits, as such, officers do not raise objection to the development's proposed incorporation of aluminium framed fenestration.

7.2.23 In summary, the overall design of the proposed development is considered to be acceptable. The development remains sympathetic to the main dwelling and does not detract from the overall character and appearance of the host building, street scene and surrounding area.

7.3 Residential Amenity

7.3.1 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. 51 Suffolk Road

- 7.3.2 The ground floor front and side element of the extension would not project beyond the front of the dwellinghouse's front gable projection, meaning that it would not be visible from the main dwellinghouse at No. 51 Suffolk Road. The same applies to the ground floor side element of the extension with this element being obscured from view of No. 51 Suffolk Road by the body of the main dwelling. These elements of the extension are thereby considered to have an acceptable impact in relation to this neighbouring property.
- 7.3.3 Likewise, the first floor side element of the extension would be obscured from view of No. 51 Suffolk Road by the body of the main dwelling, meaning that it would not adversely impact on the residential amenity afforded to this neighbouring property.
- 7.3.4 Officers do not consider the first floor rear element of the extension to unduly prejudice the residential amenity of occupants at No. 51 Suffolk Road. This element of the development would accord with the Council's 45 Degree Code in respect to the main rear façade of this neighbouring property, and is consequently considered to have an acceptable impact upon light and outlook afforded. It should be noted that officers have not considered No. 51 Suffolk Road's ground floor rear projection beyond the garage within the 45 degree splay assessment on the basis that this projection does not appear to serve a habitable room.
- 7.3.5 The ground floor rear element of the extension would project approximately 4 metres beyond the rear of the single storey rear projection which extends beyond No. 51 Suffolk Road's garage. This projection is sited directly adjacent to the application site, and would screen large parts of the extension from view. Applying the guidance set out within Paragraph 6.59 of the Residential Design Guide SPD, we would expect extensions on detached properties to project no more than 4 metres beyond the neighbouring property (unless site circumstances allow for this) given that a detached dwellinghouse would be allowed to extend 4 metres to the rear under permitted development. In this particular case the proposal would be compliant given the siting of No. 51 Suffolk Road's rear projection beyond their side garage. Taking this into account alongside the fact that the proposed extension would not incorporate an excessive overall height, it is not considered to unduly impact on light and outlook afforded to the rear garden and rear facing habitable room fenestration of this neighbouring property. The rear facing window to the rear of the projection beyond No. 51 Suffolk Road's garage does not appear to serve a habitable room, as such the development's impact on this window is considered acceptable.
- 7.3.6 On the basis that the new crown roof would not be raised above the ridge height of the existing dwellinghouse, the formation of the crown roof is not considered to unduly impact upon the residential amenity of occupants at No. 51 Suffolk Road
- 7.3.7 The roof lights associated with the proposed development would not be positioned and orientated in such a way that they would enable harmful overlooking of No. 51 Suffolk Road.
- 7.3.8 On the basis that it would be contained at roof level and would not be unduly expansive in terms of its size and overall massing, the proposed rear dormer is not considered to appear as unduly overbearing and visually intrusive when viewed from No. 51 Suffolk Road, and is not considered to give rise to harmful impacts

relating to loss of light. Whilst officers note that the rear facing window associated with the dormer could enable a degree of overlooking of No. 51 Suffolk Road's rear garden, on the basis that these views would not be too dissimilar to existing views afforded by the dwellinghouse's existing first floor rear fenestration, significant harm is not anticipated.

7.3.9 On the basis that it would be sited to the front end of the dwellinghouse, and would not result in an increase in the overall ridge height of the dwellinghouse, the incorporation of a hipped roof to the dwellinghouse's front gable projection is not considered to unduly impact on the residential amenity of any neighbouring properties.

7.3.10 The removal of the brickwork detailing to the front of the dwellinghouse and incorporation of a rendered finish in place would represent a purely cosmetic alteration, and would not materially impact upon the residential amenity of any neighbouring occupants.

7.3.11 Likewise, the removal of the dwellinghouse's chimney stacks would not materially impact any neighbouring properties.

7.3.12 The new and replacement fenestration to the western flank elevation of the dwellinghouse would face towards the main flank elevation wall of No. 51 Suffolk Road, however is indicated to be obscure glazed. For the avoidance of doubt, in the interests of maintaining privacy for occupants of No. 51 Suffolk Road officers have applied a condition requiring this fenestration to be both obscure glazed and non-openable where it is not set above 1.7 metres above internal floor level.

Impact on No. 55 Suffolk Road

7.3.13 On the basis that the ground floor front and side element of the development would be sited towards the front end of the dwellinghouse and would not sit parallel to any facing ground floor fenestration in respect to No. 55 Suffolk Road, it is considered to have an acceptable impact on the residential amenity of this neighbouring property.

7.3.14 Officers note that the first floor front and side element of the extension would sit within fairly close proximity to the main flank wall of No. 55 Suffolk Road, which features three flank windows. On the basis that all of these facing first floor flank windows are obscure glazed and serve non-habitable rooms, a significant loss of outlook is not expected. The siting of this element of the extension would likely result in some loss of light to these facing flank windows, however on the basis that these windows do not serve habitable rooms, this is not considered to constitute a reason for refusal.

7.3.15 The ground floor side element of the extension would have limited impact upon the residential amenity of occupants at No. 55 Suffolk Road. This element would be comparable in its height and depth to the dwellinghouse's existing side garage, and is not considered to result in significantly worsened impact

7.3.16 Officers do not consider the first floor rear element of the extension to unduly prejudice the residential amenity of occupants at No. 55 Suffolk Road. This element of the development would accord with the Council's 45 Degree Code in respect to

the extended rear façade of No. 55 Suffolk Road, and is consequently considered to have an acceptable impact upon light and outlook afforded.

7.3.17 Reiterating points set out above, in applying the guidance set out within Paragraph 6.59 of the Residential Design Guide SPD, we would expect ground floor rear extensions on detached properties to project no more than 4 metres beyond the neighbouring property (unless site circumstances allow for this) given that a detached dwellinghouse would be allowed to extend 4 metres to the rear under permitted development. In this particular instance, the ground floor rear element of the extension is indicated to project approximately 3.81 metres beyond the rear façade of No. 55 Suffolk Road, furthermore the extension would incorporate a relatively low height on the side bordering this neighbouring property (approximately 2.6 metre high parapet wall on the side bordering No. 55 indicated on the proposed rear elevation drawing), and a small gap (measured on site to be approximately 0.67-0.68m) would be provided between the extension and main flank wall of No. 55 Suffolk Road, which does provide a degree of relief. Whilst officers recognise that No. 55 Suffolk Road does feature a primary rear facing kitchen window located on the side adjacent to the application site, given that that the ground floor rear element of the extension would not project excessively rearward of this neighbouring property, incorporates a relatively low overall height, and some spacing has been provided between the extension and flank wall of No. 55 Suffolk Road, it is considered on balance not to result in an undue loss of outlook to this neighbouring property's rear garden and rear facing kitchen window. With regard to impact on light, officers acknowledge that the rear garden and rear facing habitable room windows of No. 55 Suffolk Road are south facing, and are located to the west of the application site. This effectively means that the ground floor rear element of the extension could result in a degree of overshadowing in the early morning during summer months, however, this would not last for a significant length of time and is not anticipated to be intensive enough to result in undue harm.

7.3.18 On the basis that the new crown roof would not be raised above the ridge height of the existing dwellinghouse, the formation of the crown roof is not considered to unduly impact upon the residential amenity of occupants at No. 55 Suffolk Road.

7.3.19 The roof lights associated with the proposed development would not be positioned and orientated in such a way that they would enable harmful overlooking of No. 55 Suffolk Road.

7.3.20 On the basis that it would be contained at roof level and would not be unduly expansive in terms of its size and overall massing, the proposed rear dormer is not considered to appear as unduly overbearing and visually intrusive when viewed from No. 55 Suffolk Road, and is not considered to give rise to harmful impacts relating to loss of light. Whilst officers note that the rear facing window associated with the dormer could enable a degree of overlooking of No. 55 Suffolk Road's rear garden, on the basis that these views would not be too dissimilar to existing views afforded by the dwellinghouse's existing first floor rear fenestration, significant harm is not anticipated.

7.3.21 On the basis that it would be sited to the front end of the dwellinghouse, and would not result in an increase in the overall ridge height of the dwellinghouse, the incorporation of a hipped roof to the dwellinghouse's front gable projection is not

considered to unduly impact on the residential amenity of any neighbouring properties.

7.3.22 The removal of the brickwork detailing to the front of the dwellinghouse and incorporation of a rendered finish in place would represent a purely cosmetic alteration, and would not materially impact upon the residential amenity of any neighbouring occupants.

7.3.23 Likewise, the removal of the dwellinghouse's chimney stacks would not materially impact any neighbouring properties.

7.3.24 The new and replacement fenestration would be located on the opposite side to No. 55 Suffolk Road, and would therefore have no material impact in respect to this neighbouring property.

Impacts on Properties to the Rear

7.3.25 The applicant property is sufficiently set back from the properties to the rear and would not unduly affect neighbour amenity.

7.3.26 In summary, the proposed development is considered to have an acceptable residential amenity impact in respect to all neighbouring occupants.

7.4 Drainage

7.4.1 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

7.4.2 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. As the site is located within a Critical Drainage Area, 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.

7.5 Fire Safety

7.5.1 The relevant policies are

- National Planning Policy Framework (2021)
- London Plan Policy: D12

7.5.2 Part A of Policy D12 of the London Plan (2021) requires the demonstration of suitably positioned and unobstructed space for fire appliances and evacuation assembly points, and that developments ensure robust strategies for evacuation are in place as well as confirmation of the fire-fighting water supply. The applicant has

completed a Reasonable Exemption Statement to confirm that the development will not adversely affect the appropriate fire safety measures of the site.

7.6 Consultation Responses

Initial Consultation Period

- 7.6.1 Concern over the scale and massing of the proposal and there being nothing of a similar extent on the southern side of Suffolk Road

Officer Comment – Addressed within Paragraphs 7.2.21 and 7.2.22 of this Committee Report.

- 7.6.2 Concern over the proposal forming an overdevelopment of the site.

Officer Comment – Addressed within Paragraphs 7.2.21 and 7.2.22 of this Committee Report.

- 7.6.3 A request for the application to be heard at planning committee given the scale and size of the proposal.

Officer Comment – The application is to be heard at planning committee at the request of an elected member.

- 7.6.4 Concern over the proposal being out of character with other development along the road and within the area.

Officer Comment – Addressed throughout the Character and Appearance of the Area Section (7.2) of this Committee Report.

- 7.6.5 Concerns over the development adversely impacting upon the well established architectural and aesthetic form of dwellinghouses along the road.

Officer Comment – Addressed throughout the Character and Appearance of the Area Section (7.2) of this Committee Report.

- 7.6.6 Concerns over the proposal being contrary to the Council's planning policy.

Officer Comment – This application has been assessed against the Council's relevant planning policies. Officers do not consider to be in conflict with the Council's planning policy.

- 7.6.7 Concern over the proposal setting a precedence for similar development elsewhere along the road.

Officer Comment – Each application is assessed on its own planning merits, officers cannot take into account a development setting a precedence for future development within an area.

- 7.6.8 Concern over the retained garden space being unduly small and out of character with other gardens within the area.

Officer Comment – Addressed within Paragraphs 7.2.11 and 7.2.21 of this Committee Report.

- 7.6.9 Concern over the development encroaching within the boundary of adjacent property.

Officer Comment – The submitted drawings do not indicate the proposed development to encroach over any of the site's boundary lines, a Certificate A Ownership Certificate has been signed within the submitted application form indicating that the proposed development is located entirely within land owned by the applicant. If issues of encroachment occur following the construction of the development, this would constitute a civil matter, not a material planning consideration.

- 7.6.10 The two storey side element would site parallel to their flank elevation wall and would result in a loss of light to their 3.no flank windows.

Officer Comment – Addressed within Paragraph 7.3.14 of this Committee Report.

- 7.6.11 Concern over the two storey side element resulting in a loss of light to their adjacent flank kitchen door.

Officer Comment – The kitchen door that this neighbouring objector has made reference to features obscured glazing, which forms a secondary window for the room. Whilst the development may result in some loss of light to this door, the impact is not considered to be too significant given the light that would be afforded by the primary rear facing kitchen window.

- 7.6.12 Concern over the ground floor rear element of the extension resulting in a loss of light to their adjacent rear facing kitchen window.

Officer Comment – Addressed within Paragraph 7.3.17 of this Committee Report.

- 7.6.13 Concern over the two storey side element appearing unduly overbearing when viewed from No. 55 Suffolk Road.

Officer Comment – Addressed within Paragraph 7.3.14 and 7.3.15 of this Committee Report.

- 7.6.14 Concern over the two storey side element of the extension being sited unduly close to the flank wall of their property diminishing the gap and appearing out of character in relation to surrounding properties.

Officer Comment – Addressed within Paragraph 7.2.7 of this Committee Report.

- 7.6.15 The applicant has not made reference to development at No. 68 and 58 Suffolk Road as they are in breach of condition and are subject to investigation by the Council's Planning Enforcement Team. It is added that the unsympathetic examples of development at No. 68 and 58 are on the opposite side of the road and have much larger plots.

Officer Comment – There is no requirement for the applicant to make reference to development at No. 68 and 58 Suffolk Road within their submission documents. Irrespective of the fact that plot sizes are bigger on the other side of the road, the plot size of the application site is still considered sufficient to accommodate the proposed development.

Secondary Consultation Period

7.6.16 They note that the amendments address part of their concerns, however they are still concerned over the overall scale and massing of the proposal with this remaining overbearing and still constituting a form of overdevelopment. They have noted that they sustain their previous objection.

Officer Comment – This is noted. Assessment on the overall scale and massing of the proposal is provided within Paragraphs 7.2.21 and 7.2.22 of this Committee Report.

7.6.17 They have requested confirmation that the first floor side element would be designed in line with that constructed at No. 88 Suffolk Road.

Officer Comment – Within a follow-up email to this neighbouring objector, officers confirmed that the first floor side element would be visually comparable with the development constructed at No. 88 in terms of its set back from the flank boundary and marginal set back from the rear end of the dwellinghouse's original cat slide roof.

7.6.18 Concerns over loss of light to surrounding properties.

Officer Comment – Assessment on impacts of loss of light are provided throughout the Residential Amenity Section (7.3) of this Committee Report.

7.6.19 Concerns over the proposal constituting an overdevelopment of the site

Officer Comment – Addressed within Paragraphs 7.2.21 and 7.2.22 of this Committee Report.

7.6.20 Concerns over impact upon the character and setting of Suffolk Road.

Officer Comment – Addressed throughout the Character and Appearance of the Area Section (7.2) of this Committee Report.

7.6.21 Reference to overdevelopment at No. 68 and 58 Suffolk Road.

Officer Comment – Development at No. 68 and 58 Suffolk Road has been acknowledged within this Committee Report, however the proposed development will ultimately be assessed on its own merits.

7.6.22 Concerns over the proposal resulting in a loss of privacy to their property.

Officer Comment – The new windows to the western flank elevation of the dwellinghouse have been conditioned to be obscure glazed and non-openable

where they are not set above 1.7 metres above internal floor level. None of the other windows would be position in such a way that they would introduce harmful overlooking of neighbouring properties.

7.6.23 Concern over the retained garden space being unduly small.

Officer Comment – Addressed within Paragraphs 7.2.11 and 7.2.21 of this Committee Report.

8.0 CONCLUSION AND REASONS FOR APPROVAL

- 8.1 The proposed development would not detract from the character and appearance of the host building, street scene and area in a wider context, nor would it unduly impact upon the residential amenity of neighbouring occupants. The proposed development is not considered to be susceptible to unacceptable flood risk and is not considered to exacerbate flood risk elsewhere. The proposed development is not considered to conflict with S17 of the Crime and Disorder Act 1998 (as amended), and finally, the applicant has provided a Reasonable Exemption Statement to confirm that the development will not adversely affect the appropriate fire safety measures of the site. As such, the development accords with the NPPF (2021), Policies D3, D11, D12, SI 12, SI 13 of the London Plan (2021), Policies CS1.B and CS1.W of the Harrow Core Strategy, Policies DM1, DM2 and DM10 of the Harrow Development Management Policies Plan, and the Harrow Supplementary Planning Document: Residential Design Guide (2010).

APPENDIX 1: CONDITIONS AND INFORMATIVES

CONDITIONS:

1. Full Time

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 & Country Planning Act 1990.

2. Approved Plans

The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Planning Statement (Dated March 2022), Design & Access Statement (Dated February 2022), 001 rev P1, 002 rev P2, 003 rev P2, 004 rev P2, 005 rev P1, 006 rev P2, 010 rev P1, 011 rev P1, 101 rev P2, 102 rev P3, 103 rev P3, 104 rev P3, 105 rev P1, 106 rev P3, Reasonable Exemption Statement.

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

3. Glazing 1

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

4. Obscure Glazing

The window(s) in the flank elevation(s) of the proposed development shall:

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

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

5. No Balcony

The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific permission from 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).

6. Materials

The external surfaces of the development hereby approved shall be constructed in accordance with the details provided within Drawing No. 105 rev P1, 106 rev P3, the submitted Design & Access Statement (Dated February 2022) 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).

INFORMATIVES:

1. Policies

The following policies are relevant to this decision:

The National Planning Policy Framework (2021)

London Plan 2021: D3, D11, D12, SI 12, SI 13

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

Harrow Development Management Policies Local Plan 2013:

DM1, DM2, 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 with 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. Pre-application advice was sought and provided and the submitted application was in accordance with that advice.

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

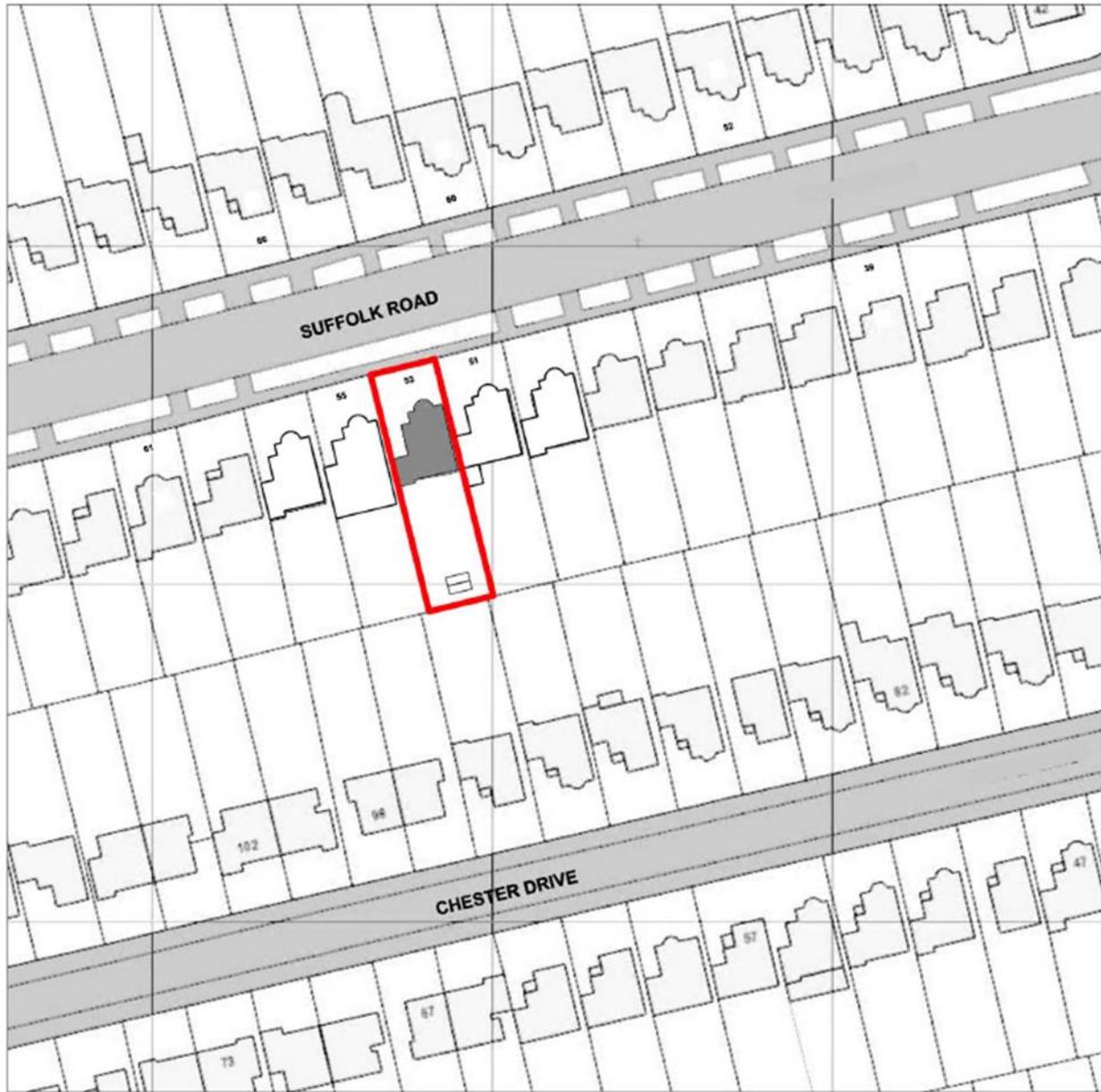
8. Drawings within Design & Access Statement Not Considered

The applicant's submitted Design and Access Statement (Dated February 2022) includes proposed drawings of a superseded scheme. For the avoidance of any doubt, the applicant is advised that the proposed drawings provided within the applicant's submitted Design & Access Statement have not been assessed and approved as part of this application.

CHECKED

Head of Development Management	DM 12/05/2022
Corporate Director	DP 16/05/2022

APPENDIX 2: LOCATION PLAN



1 Location Plan
Scale: 1:1250



APPENDIX 3: SITE PHOTOGRAPHS

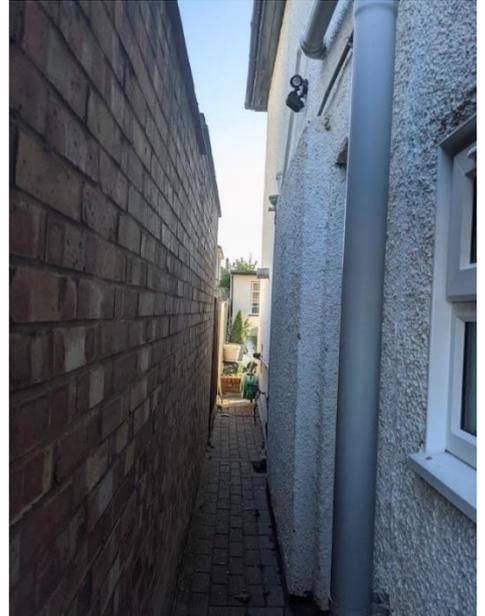
Front Elevation



Front Elevation



Gap Between No. 53 and 55



Street Scene View

View of No. 55's First Floor Flank Windows



Rear Elevation of No. 5

View of Rear Garden (No.53)



Google



No. 88 Suffolk Road

No 58 Suffolk Road's Extension
(Under Enforcement Investigation)

Planning Committee

View of No. 55 (From No. 53)

View of N

Rear Elevation of No. 55



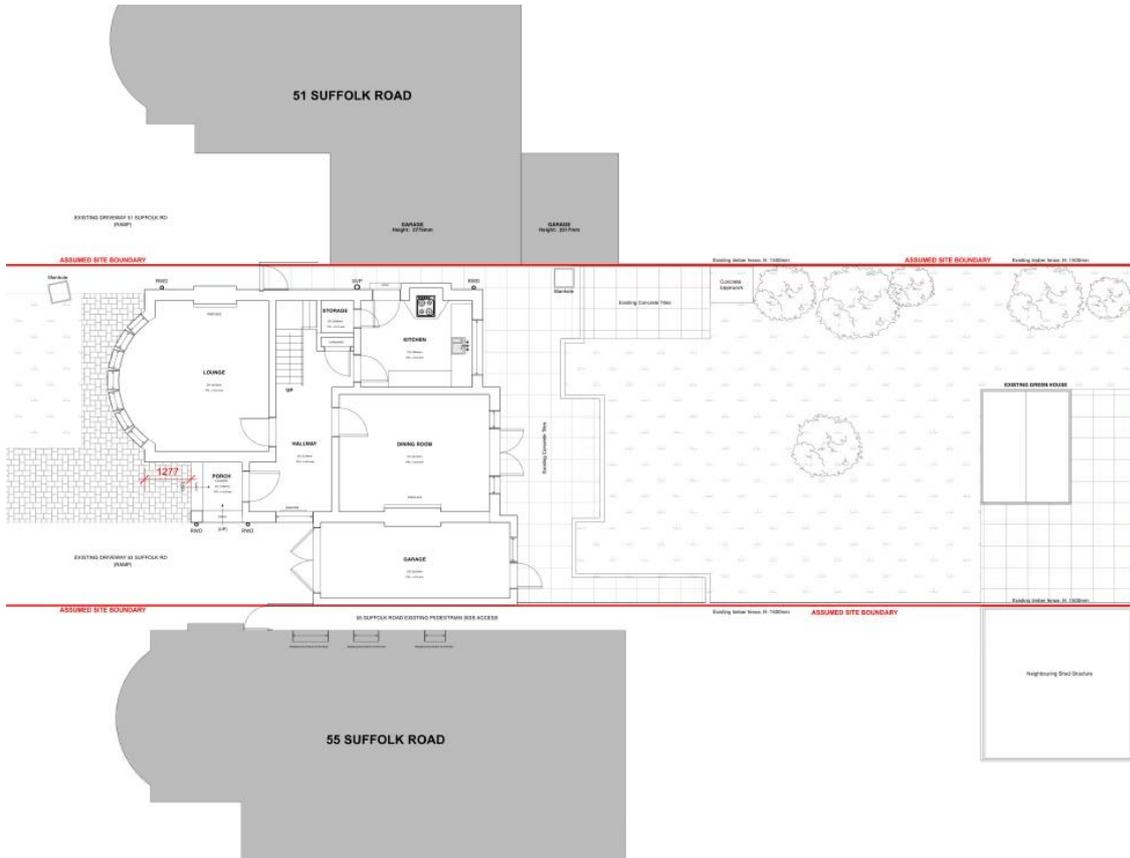
and Rear



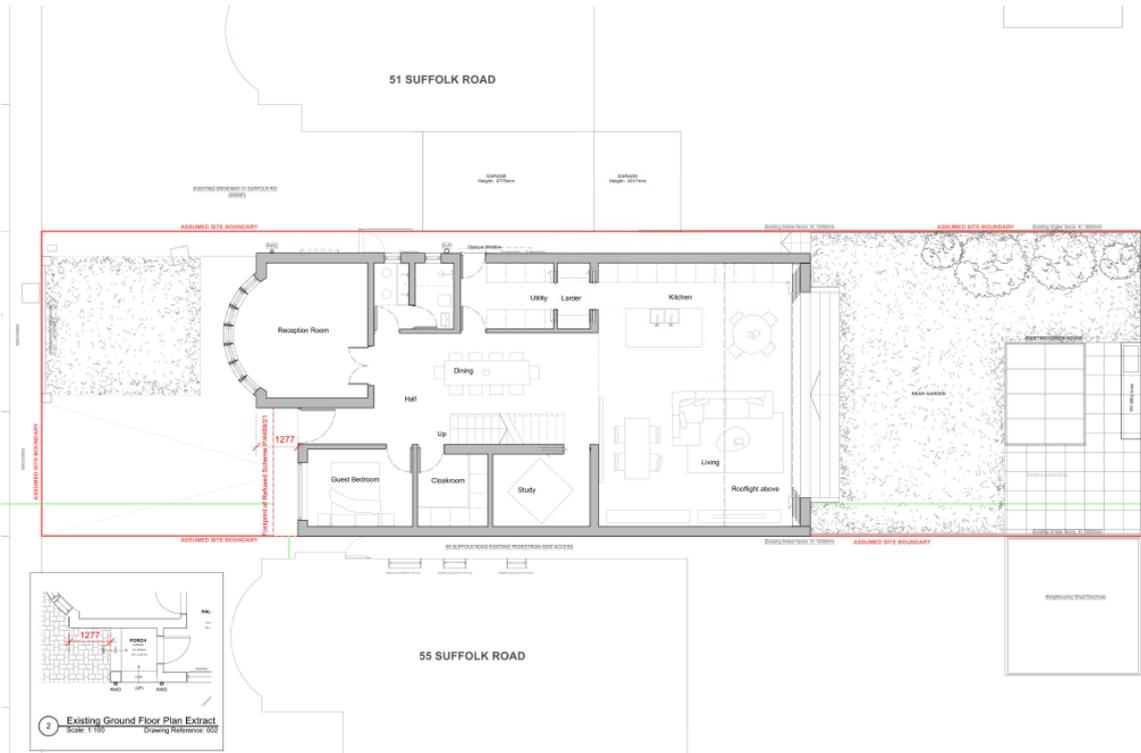
APPENDIX 4:

PLANS AND ELEVATIONS

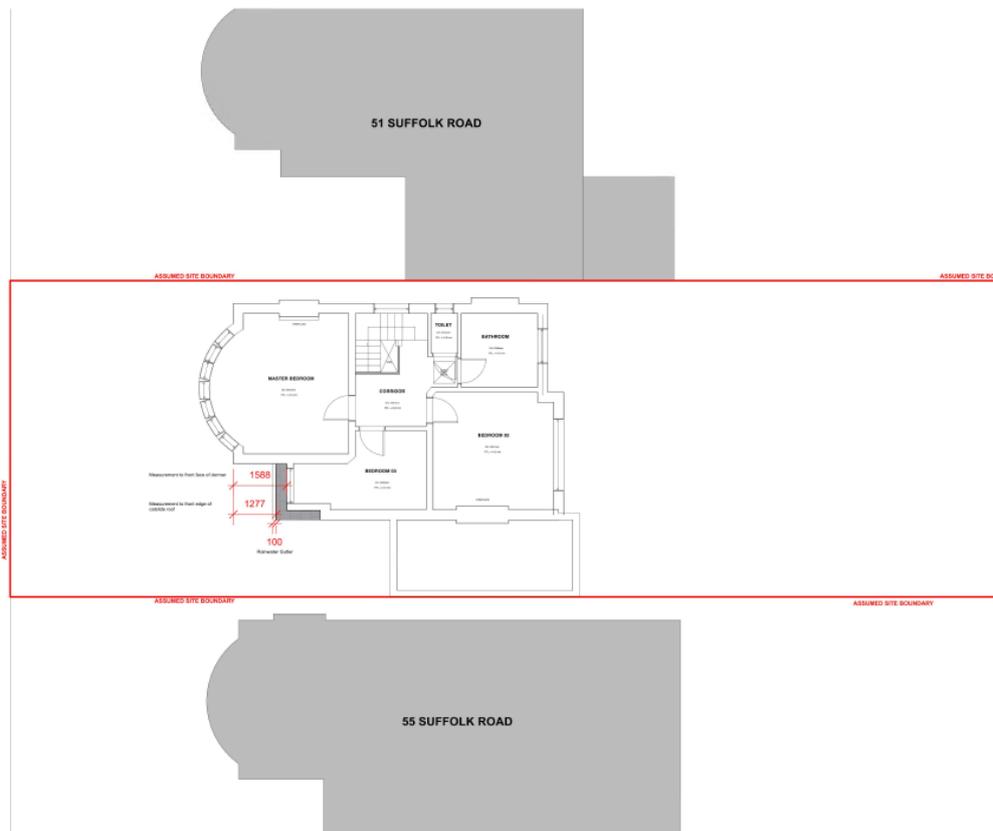
Existing Ground Floor Plan



Proposed Ground Floor Plan



Existing First Floor Plan

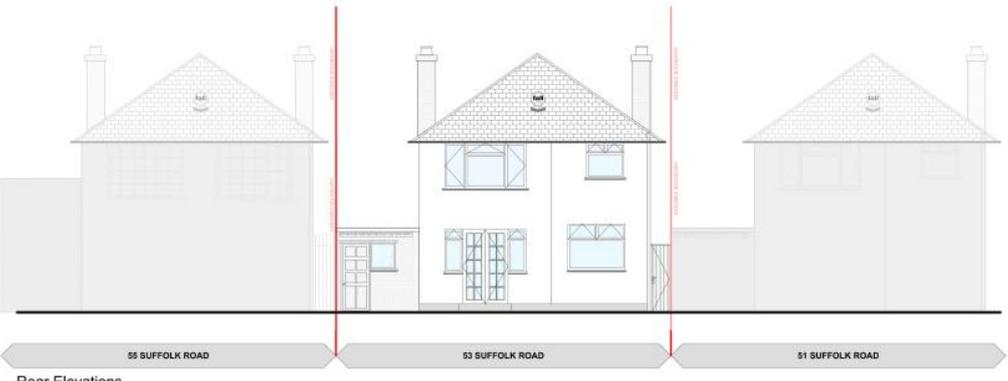


Existing Side Elevations

Existing Front and Rear Elevations

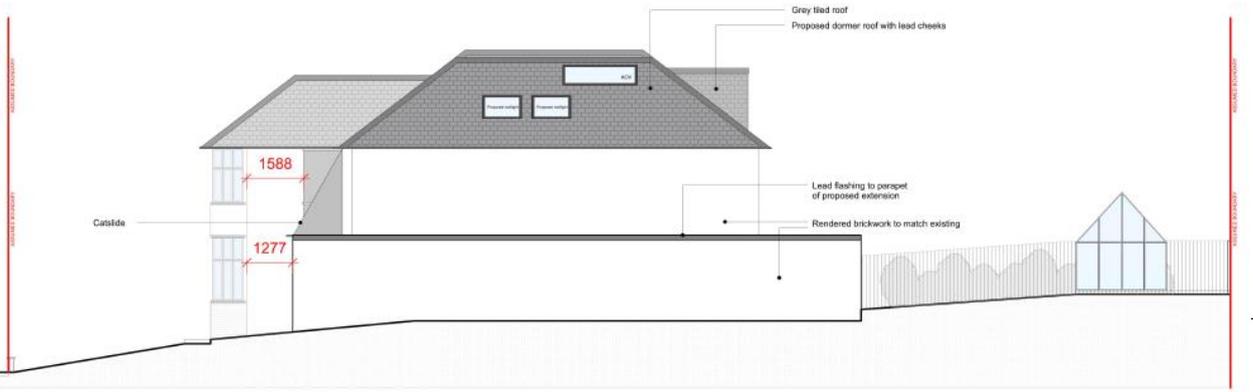


Front Elevations



Propo

Rear Elevations



Proposed Front and Rear Elevations



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