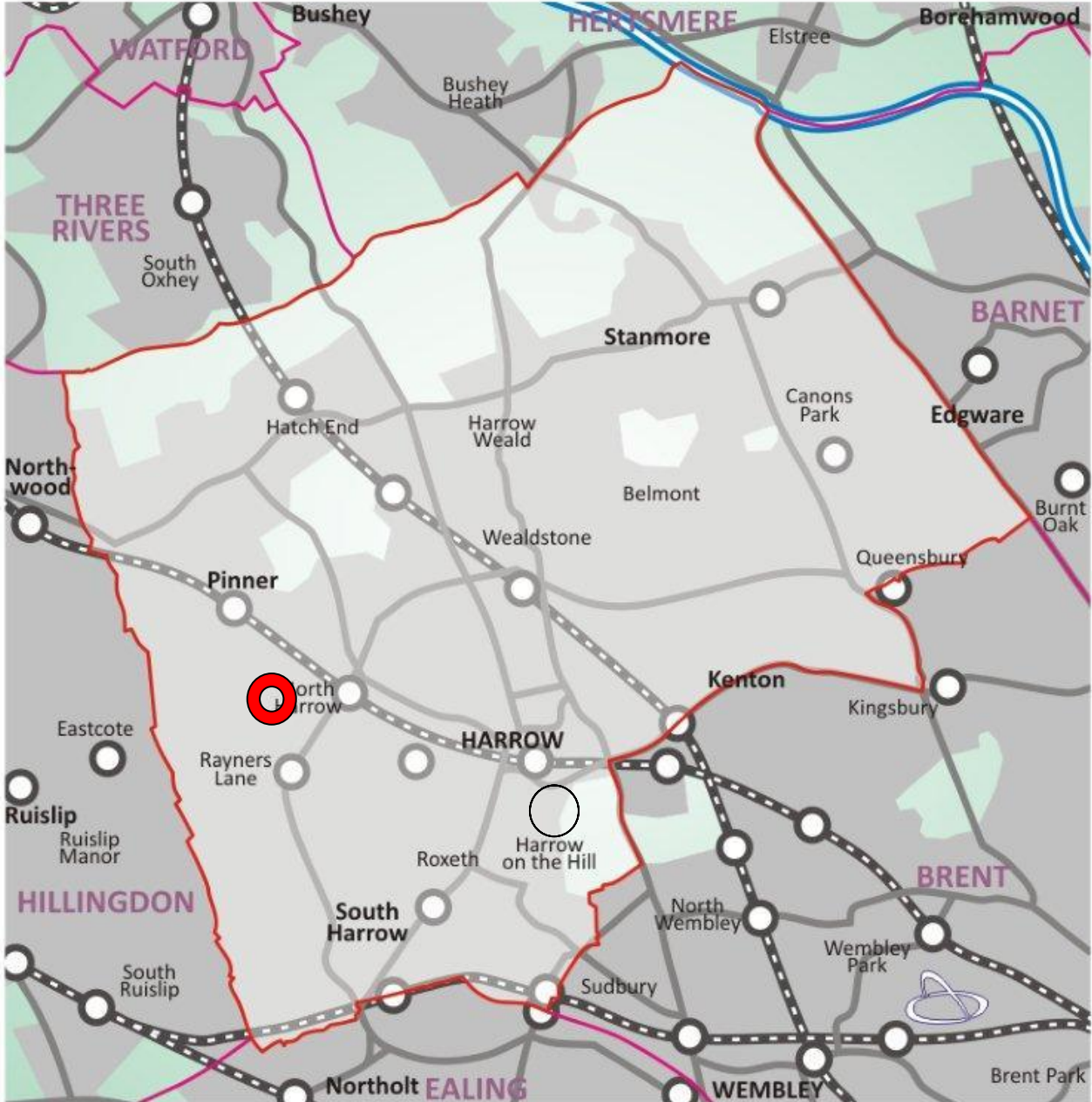
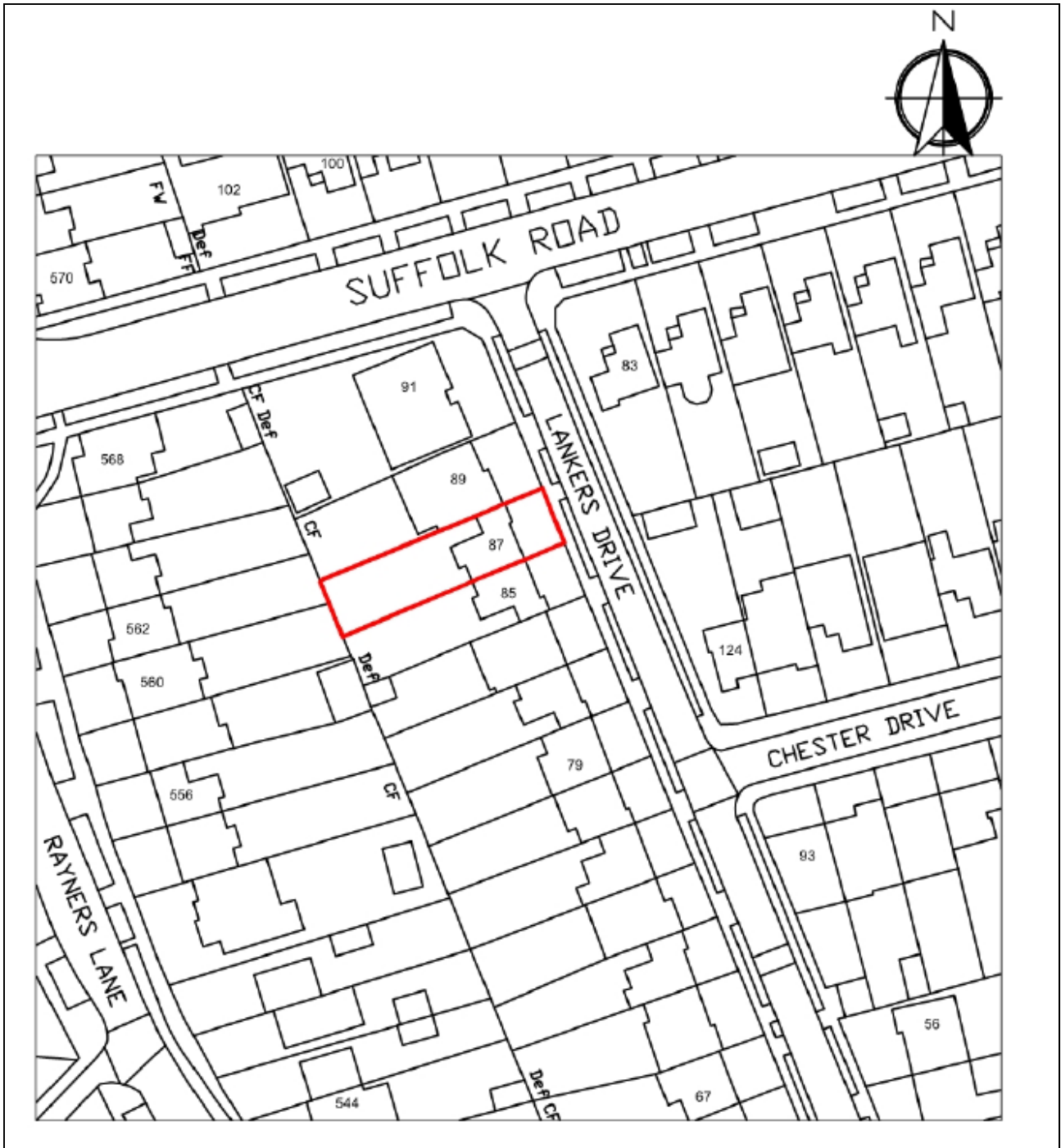


 = application site



87 Lankers Drive, Harrow, HA2 7PA	P/0409/22
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# Location Plan



## LONDON BOROUGH OF HARROW

### PLANNING COMMITTEE

25<sup>th</sup> May 2022

**APPLICATION NUMBER:** P/0409/22  
**VALID DATE:** 09/02/2022  
**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:** 06/04/2022  
**EXTENSION OF TIME:** 06/06/2022

#### PROPOSAL

Single storey front extension incorporating porch; single storey side to rear extension; 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 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 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:	57.12 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 single storey front side and rear extension following the removal of the existing side garage. The proposed extension can be broken down into the following distinct elements:
- 2.2 A ground floor front to side extension which would feature a porch accommodating the dwellinghouse's new front access door. This element would protrude partly beyond the front wall of the main dwellinghouse and partly forward of the front of the front wall of the existing side garage (to be demolished). This element would have a width of approximately 5.05 metres, a depth of approximately 1 metre (not including depth of ground floor side element – discussed within paragraph 2.3), it would feature a pitched roof form with an eaves height of approximately 3.2 metres and a ridge height of approximately 3.8 metres. A front window is to be incorporated in place of the garage's existing garage door.
- 2.3 A ground floor side extension that would extend along the full depth of the main dwellinghouse (approximately 8.85 metres – not including depth of ground floor front to side extension and ground floor rear extension discussed in paragraphs 2.2 and 2.4 respectively). This element would project beyond the side wall of the main dwellinghouse at a width of approximately 2.75 metres, it would feature a part pitched roof form towards the front and rear and a flat roof form towards the centre. The maximum height to the top of the flat roofed element would be approximately 3.35 metres, the front pitched element would have a maximum height of approximately 3.8 metre, and the rear pitched element would have a maximum height of approximately 4 metres.
- 2.4 A ground floor rear extension featuring a mono-pitched roof form. The proposed extension would extend across the full width of the main dwellinghouse and side extension (approximately 8.65 metres), it would have a depth of approximately 4.5 metres, it would have an eaves height of approximately 2.72 and a ridge height of approximately 3.92 metres. This element is to accommodate 2.no long roof lights.

### 3.0 RELEVANT PLANNING HISTORY

<b>P/1245/21</b>	Single storey front extension incorporating front porch; conversion of garage to habitable room; single storey side to rear extension; external alterations.	<b>Refused: 19/05/2021.</b>
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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).

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

<b>P/2524/21/PRIOR</b>	Single Storey Rear Extension: 4.50 metres deep, 3.92 metres maximum height, 2.72 metres high to the eaves	<b>No Objections Raised (Prior Approval Not Required) 29/07/2021.</b>
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<b>P/3376/21</b>	CERTIFICATE OF LAWFUL DEVELOPMENT (PROPOSED):Single storey rear extension	<b>Refused: 18/10/2021.</b>
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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).

<b>P/4226/21</b>	Single storey rear extension	<b>Withdrawn: 01/02/2022.</b>
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<b>P/0334/22</b>	CERTIFICATE OF LAWFUL DEVELOPMENT (PROPOSED): Single storey rear extension (following established prior approval ref: P/2524/PRIOR	<b>Granted: 17/03/2022.</b>
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### 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 with a depth of 4.5 metres, an eaves height of 2.72 metres and with a maximum height of 3.92 metres under application P/2524/PRIOR. This effectively means that the applicant is able to construct an extension of these 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 followed on to propose the same development under a planning application (P/4226/21). The application was heard at committee on 19/01/2022 due to the fact that the land is owned by the spouse of an employee of the Council, and the application therefore fell within proviso C. (ii) of the of the Scheme of Delegation. Members were minded to refuse the application on the basis that the proposed extension's standing seam aluminium roof would appear unduly at odds with the roofing materials applied to the main dwellinghouse and other dwellinghouses within the area. The applicant was given the opportunity to amend the scheme to provide more traditional roofing materials with the revised proposal being suggested for the next available committee. The applicant ultimately decided to withdraw the application and submit another Certificate of Lawful Development application (P/0334/22) for a single storey rear extension of the same proportions, but this time with matching roof tiles in place of an aluminium standing seam roof. Application P/0334/22 was granted on 17/03/2022.
- 3.5 Under the current application the applicant is also proposing a ground floor front and side extension in addition to a single storey rear extension. The design and proportions of the ground floor rear extension are different from that granted under application P/0334/22, with the extension now projecting beyond the side of the dwellinghouse and incorporating larger rear openings.

## **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 16<sup>th</sup> March 2022.
- 4.2 A site notice was posted on 11<sup>th</sup> March 2022, this expired on 01<sup>st</sup> April 2022
- 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 polices 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
  - Fire Safety

### **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 Ground Floor Front and Side Element

6.2.3 Officers consider the ground floor front and side element of the extension to be a congruous and sympathetic addition to the host dwelling, street scene and area in a wider context. This element would be closely in line with the relevant design guidance set out within Paragraph 6.35 of the Council's Residential Design Guide SPD. The extension would remain subordinate and proportionate to the main dwellinghouse, it is indicated to incorporate a brickwork finish to match the brickwork finish applied to the front of the existing dwellinghouse at ground floor level, the design and appearance of the new windows and doors would not appear unduly at odds with the dwellinghouse's existing front fenestration, furthermore it would not protrude excessively forward of the dwellinghouse's front bay windows and would be distinctly separated from these bay windows. It should be noted that they are numerous examples of similar front and side extensions along the street scene, No. 89 Lankers Drive's extension is of particular note. 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.

### 6.2.4 Ground Floor Side Element

6.2.5 Likewise, the ground floor side element of the extension is considered to be acceptable on character and design grounds. This element would be roughly the same width as the existing side garage, whilst it does incorporate a greater depth and overall height, this is not considered to be significant enough to result in this element appearing as an unduly bulky and prominent addition to the host building and street scene. The roof of this element would be well set down from the roof form of the main dwellinghouse, furthermore it should be acknowledged that the bulk of this element would have a very low scale visibility from the street scene owing to the proximate siting of No. 89 Lankers Drive and the fact that this neighbouring property features a ground floor side projection where it borders the application site.

### 6.2.6 Ground Floor Rear Element

6.2.7 The ground floor rear element of the extension is considered to be a congruous and sympathetic addition to the host dwelling. Although the overall footprint and massing of the ground floor rear element would be fairly significant, it would still remain proportionate and subordinate to the main dwelling, and would be comparable in size to many other rear extensions along the road. The ground floor rear element would not be visible along the street scene and would not cause harm to this. Given this element's low scale visibility, the incorporation of contemporary fenestration in the form of long roof lights and large patio doors to the rear is considered acceptable. The rear element of the extension is to incorporate a brickwork finish to the sides, a rendered finish to the rear, and roof tiles to match those applied to the

main roof. Given that the external finishes would be consistent with external finishes applied to the main dwellinghouse they are considered to be acceptable.

6.2.8 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.

### **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 On the basis that the ground floor front and side element of the extension is sited to the front of the property, does not project significantly beyond the front of the dwellinghouse and is limited in terms of its overall footprint and massing, it is not considered to unduly impact upon light and outlook afforded to this neighbouring property.

6.3.3 The deep ground floor side element of the extension would be obscured from view of No. 85 Lankers Drive by the body of the main dwelling, this element would therefore have an acceptable impact in relation to this neighbouring property.

6.3.4 Whilst officers acknowledge that the ground floor rear element of the 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 depth, eaves height and maximum height under permitted development (P/0334/22), officers do not raise objection to the massing of the proposed extension. It is recognised that the extension proposed under the current application has a greater width, however the enlarged part of the extension is located well away from No. 85 Lankers Drive and would not result in a significantly worsened impact in respect to this neighbouring property. 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 acceptable.

### Impact on No. 89 Lankers Drive

- 6.3.5 On the basis that the ground floor front and side element of the extension is sited to the front of the property, does not project significantly beyond the front of the dwellinghouse and is limited in terms of its overall footprint and massing, it is not considered to unduly impact upon light and outlook afforded to this neighbouring property.
- 6.3.6 Whilst officers note that the deep ground floor side element of the extension would exceed 3 metres in height at the side boundary contrary to the guidance provided within Paragraph 6.41 of the Council's Residential Design Guide SPD, it would sit adjacent to a side projection at No. 89 Lankers Drive, with this neighbouring property not featuring any facing ground floor side windows. Based on the site circumstances, the ground floor side element is not considered to unduly impact upon light and outlook afforded to occupants at No. 89 Lankers Drive.
- 6.3.7 Officers acknowledge that the ground floor rear element of the extension would have a greater impact upon occupants at No. 89 Lankers Drive than the development granted under application P/0334/22, however the impact in respect to this neighbouring property is still considered acceptable. The ground floor rear element of the extension would only project marginally beyond the rear façade of No. 89 Lankers Drive's two storey rear extension and would be far smaller in height. It should be added that a small separation gap would still be retained between the flank wall of the proposed extension and the flank wall of No. 89 Lankers Drive's two storey rear extension. Based on the above, the ground floor rear element of the extension is not considered to unduly impact upon light and outlook afforded to occupants of No. 89 Lankers Drive.

### Impacts on properties to the rear

- 6.3.8 The applicant property is sufficiently set back from the properties to the rear and would not unduly affect neighbour amenity.
- 6.3.9 In summary, the proposed development is considered to have an acceptable residential amenity impact in respect to all neighbouring occupants.

## **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.

## **6.5 Fire Safety**

6.5.1 The relevant policies are:

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

6.5.2 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.

## **7.0 CONCLUSION AND REASONS FOR APPROVAL**

7.1 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 and DM10 of the Harrow Development Management Policies Plan, and the Harrow Supplementary Planning Document: Residential Design Guide (2010).

## **APPENDIX 1: CONDITIONS AND INFORMATIVES**

### **CONDITIONS:**

#### 1. Timing

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 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-B-01, Reasonable Exemption Statement.

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

#### 3. Materials

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

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

#### 4. Glazing 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).

#### 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).

## **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](mailto: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](mailto: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.

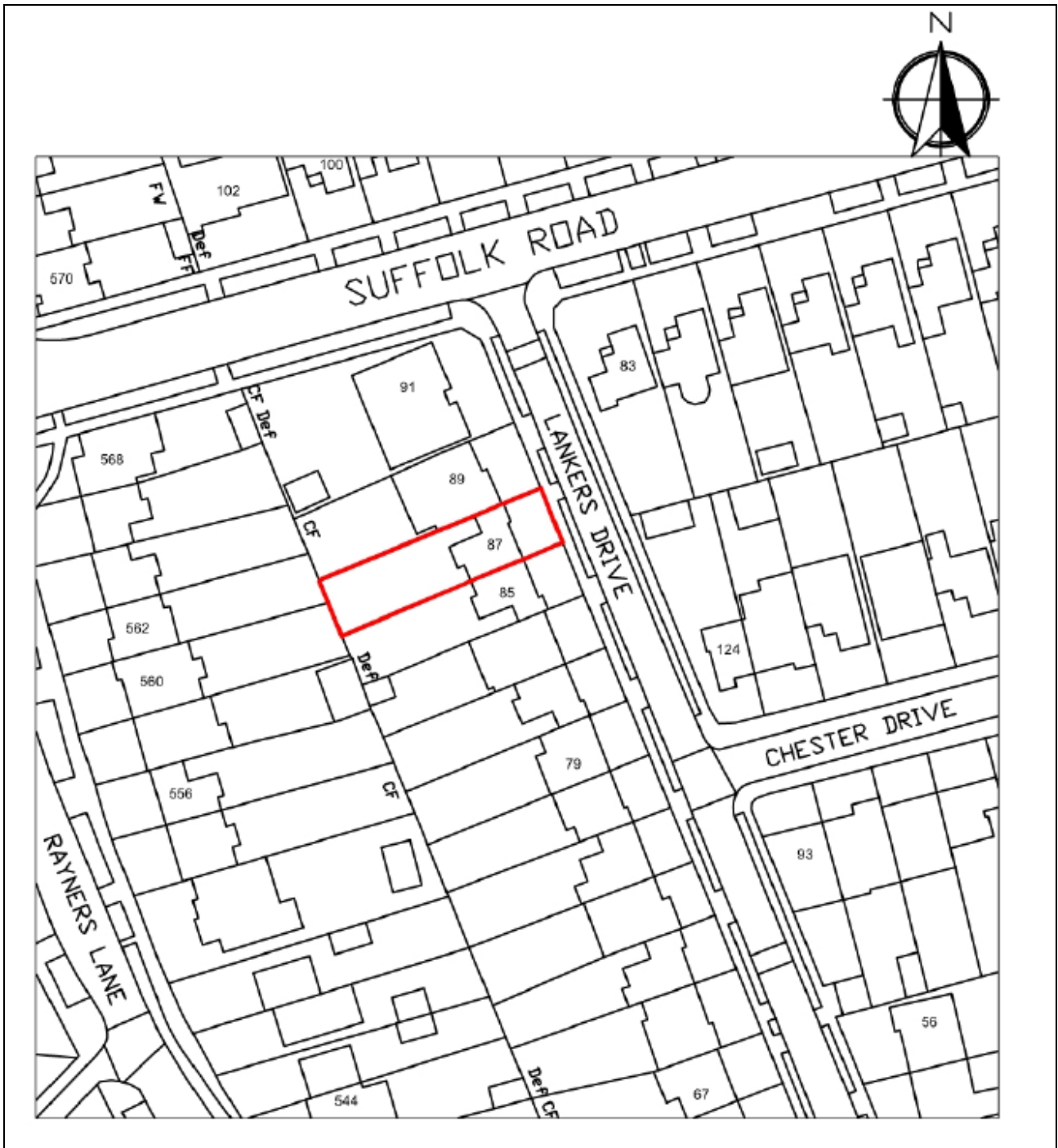
The applicant can contact Harrow Drainage Section for further information

**CHECKED**

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



**APPENDIX 2: LOCATION PLAN**



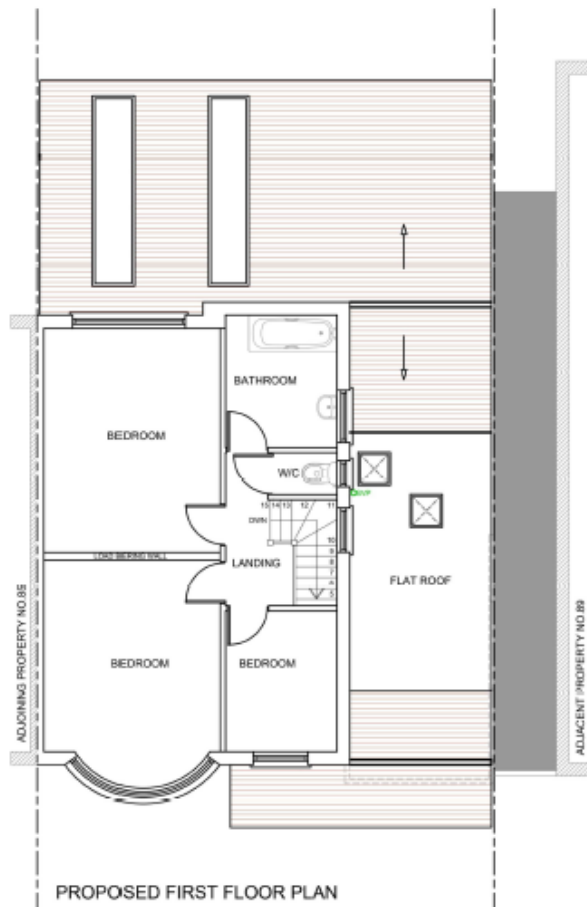
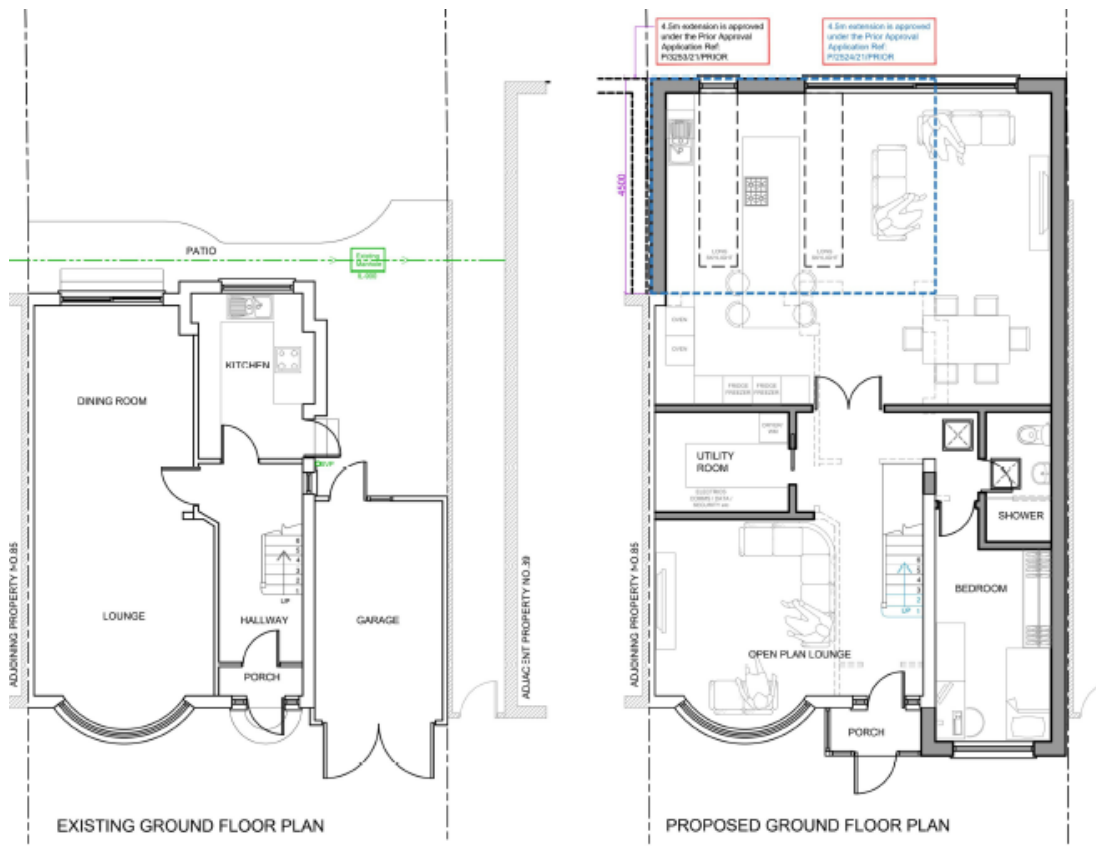
**APPENDIX 3: SITE**



**PHOTOGRAPHS**

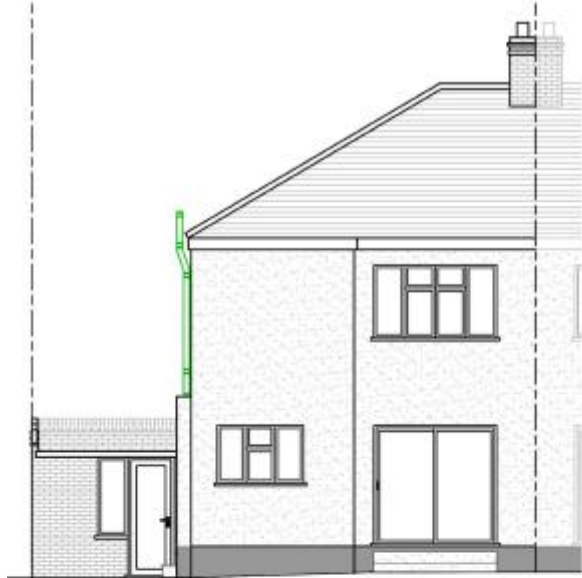
**APPENDIX 4: PLANS AND ELEVATIONS**







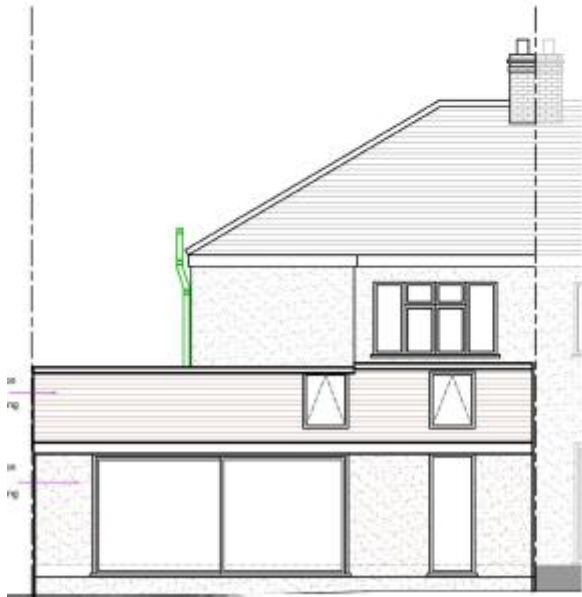
EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION



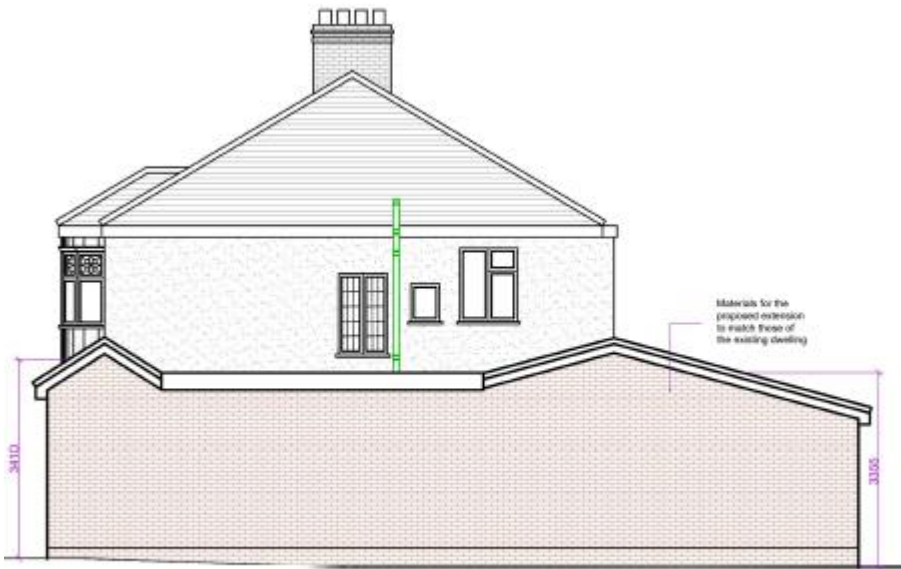
PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



EXISTING SIDE ELEVATION



PROPOSED SIDE ELEVATION

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