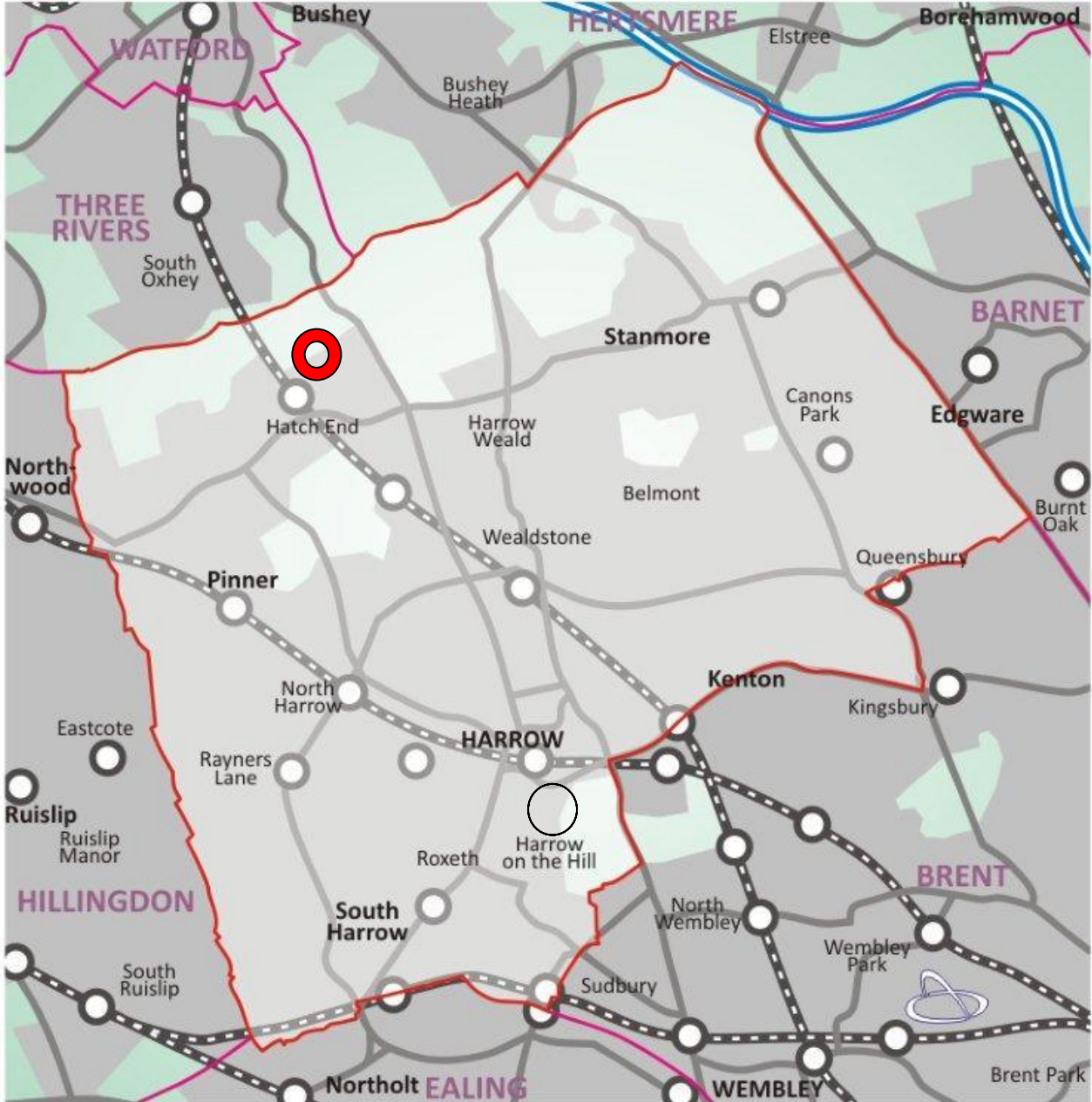


 = application site



Shivshakti, 11 Thornton Grove, Pinner, HA5 4HG

P/1688/22

Location Plan



LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

20th July 2022

APPLICATION NUMBER: P/1688/22
VALID DATE: 09/02/2022
LOCATION: SHIVSHAKTI, 11 THORNTON GROVE, PINNER
WARD: HATCH END
POSTCODE: HA5 4HG
APPLICANT: MR AMAN SOOD
AGENT: ACTIVE ARCHITECTURE
CASE OFFICER: AKSHAY SISODIA
EXPIRY DATE: 05/07/2022
EXTENSION OF TIME: TBC

PROPOSAL

Single And Two Storey Rear Extension; Alterations To Roof; Rooflights In Front And Rear Roofslopes; Landscaping; External Alterations; Vehicle Access

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. Officers raise no objection to the new vehicular crossover on highways safety grounds. 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 Fire Strategy 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, T4, T6.1 of the London Plan (2021), Policies CS1.B and CS1.W of the Harrow Core Strategy, Policies DM1, DM10, DM23 and DM42 of the Harrow Development Management Policies Plan, and the Harrow Supplementary Planning Document: Residential Design Guide (2010).

INFORMATION

This application is reported to the 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: | 197 sqm |
| GLA Community Infrastructure Levy (CIL) Contribution (provisional): | £11,820 |
| Local CIL requirement: | £21,670 |

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 towards the south western site of Thornton Grove.
- 1.2 The host dwelling appears to have been extended to the front, rear and northern side at ground floor level and to both sides at first floor level.
- 1.3 The adjacent property at No. 9 Thornton Grove has not been extended to the rear but does feature a converted side garage bordering the application site, and a rear dormer roof extension at loft floor level.
- 1.4 The adjacent property at No. 13 Thornton Grove benefits from projections to the side and rear at ground and first floor level.
- 1.5 The host dwelling is not listed, is not within a Conservation Area, is not located within a Flood Zone, but does sit within a Critical Drainage Area.

2.0 PROPOSAL

- 2.1 The erection of a part single part two storey rear extension. The ground floor element of the extension would feature a flat roof form and the first floor element would feature a double hipped roof form with a valley in between. The ground floor element would extend the full width of the dwelling house, projecting rearward at a total depth of 8 metres (approximately 1.358 metres beyond the existing rear projection on the side bordering No. 9 Thornton Grove, and approximately 4.25 metres beyond the rear of the existing ground floor rear projection on the side bordering No. 13 Thornton Grove). The ground floor element would have a height of approximately 4.1 metres to the top of its side parapet walls (measured from the rear). At first floor level, the proposed extension only project beyond the rear of the main dwelling house, and not the first floor side wings (approximately 10.695 metres in width), it would project rearward of the main dwelling house at a depth of approximately 4 metres and would incorporate an eaves height of approximately 5.5 metres (level with eaves of main roof), and a ridge height of approximately 8.3 metres. The ground floor element would feature bi-folding doors to the rear and rear access steps leading up to these doors. The first floor rear element would feature associated rear facing fenestration, and 2.no flank roof light and 2.no rear roof lights to its roof.
- 2.2 External alterations to the main dwelling including; the insertion of 2.no front roof lights, 4.no rear roof lights (including 1.no to the rear of each of the dwelling house's side wings), the installation of replacement fenestration to the front elevation, and the addition of new first floor and ground floor side windows.
- 2.3 The expansion of the dwelling house's front driveway, providing vehicular access towards the northern end of the site. The kerb directly to the front of the driveway is proposed to be dropped to provide a vehicular crossover.

2.4 Landscaping alterations to the rear garden involving infilling the rear swimming pool.

3.0 RELEVANT PLANNING HISTORY

| | | |
|-----------------|---------------------------------------|---------------------------------|
| HAR/8774 | ERECTION OF DETACHED HOUSE AND GARAGE | Granted: 05/02/1954. |
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| HAR/8774/B | AMENDED SITING AND DRAINAGE TO HOUSE | Granted: 10/08/1954. |
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| HAR/8774/C | PARKING OF CARAVAN | Granted: 05/11/1954 |
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| HAR/8774/D | EXTENSION AT SIDE FOR USE AS PLAYROOM | Granted: 08/10/1954. |
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| HAR/8774/F | ERECTION OF COVERED WAY, REAR EXTENSION TO GARAGE | Granted: 13/08/1958. |
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| LBH/794 | REAR EXTENSION TO GARAGE | Granted: 02/12/1965. |
|----------------|--------------------------|---------------------------------|

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| LBH/794/1 | ERECTION OF LYCH GATE | Refused: 13/12/1966. |
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|------------------|---|---------------------------------|
| LBH/794/2 | ERECTION OF 1ST FLOOR EXTENSION TO SIDE AND SINGLE STOREY EXTENSION TO FRONT AND REAR OF DWELLING HOUSE | Granted: 24/07/1975. |
|------------------|---|---------------------------------|

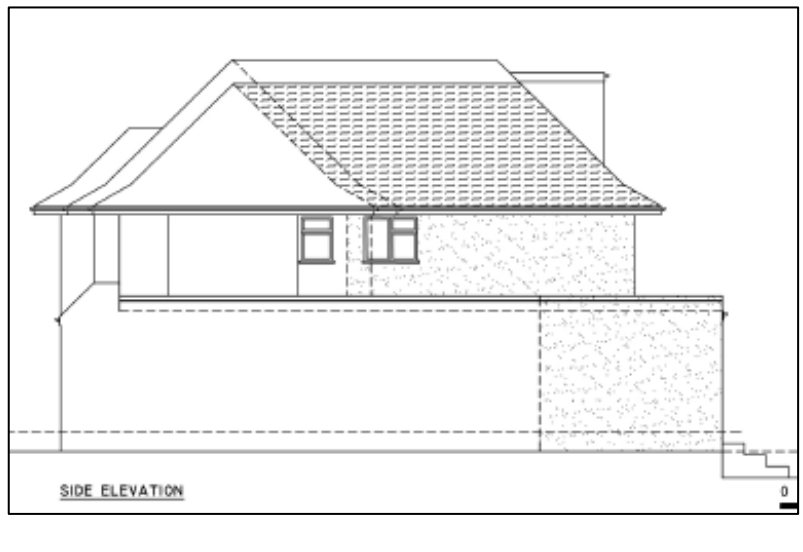
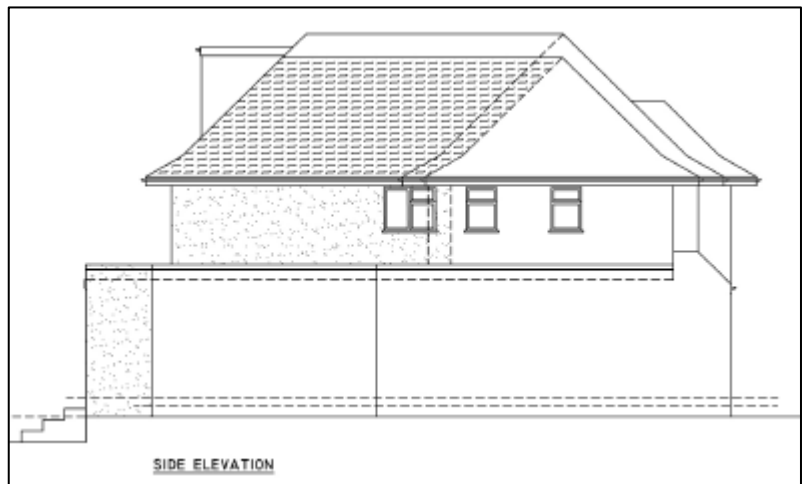
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| P/0784/21 | Single and two storey rear extension; rear dormer; landscaping; external alterations; new vehicle crossover | Refused: 23/06/2021. |
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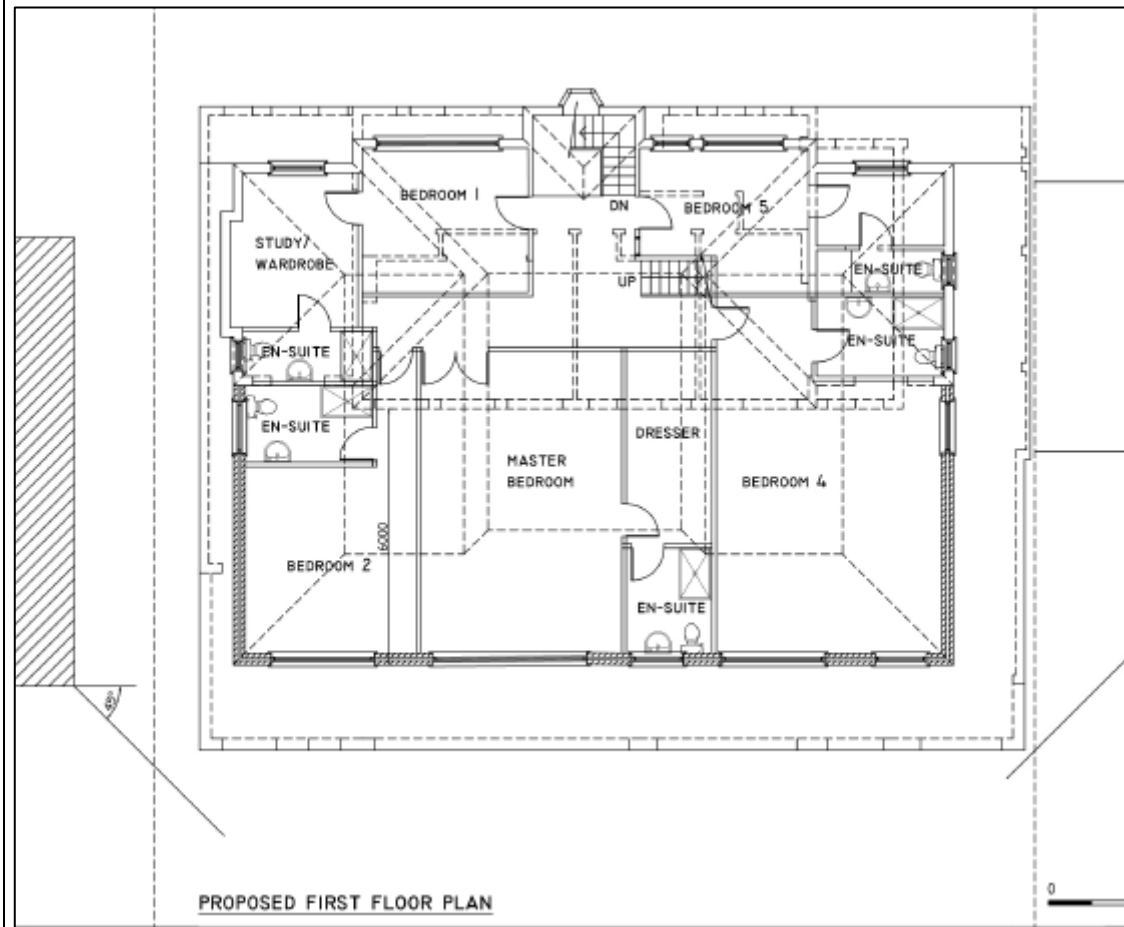
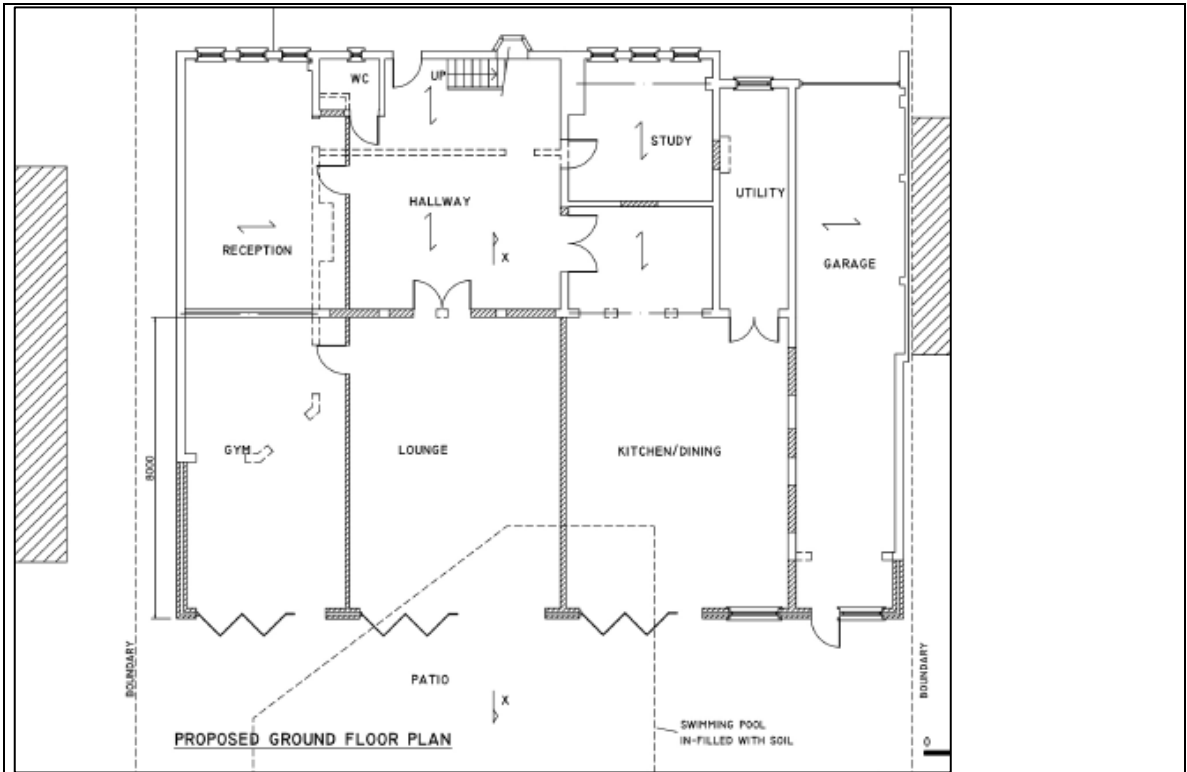
Refusal Reason (1): *The proposed part single part two storey rear extension and associated roof form by reason its excessive combined depth, height, width, bulk, massing footprint, and lack of subservience with the main dwelling would represent an incongruous, insubordinate, contrived and disproportionate addition to the host*

dwelling, that would excessively detract from its original form and appearance, and the character and appearance of the area in a wider sense. The proposal would thereby be contrary to the high quality design aspirations of the National Planning Policy Framework (2019), Policy D3.D(1) and D3.D(11) of The London Plan (2021), Core Policy CS1.B of the Harrow Core Strategy (2012), Policy DM1 A. and DM1 B. (a) of the Harrow Development Management Policies Local Plan (2013) and the adopted Supplementary Planning Document: Residential Design Guide (2010).

Refusal Reason (2): The proposed part single part two storey rear extension and associated roof form by reason its excessive combined depth, height, width, bulk, massing footprint, and siting in relation to No. 9 Thornton Grove would give rise to an unneighbourly, unduly dominant and overbearing form of development which would result in an unacceptable loss of outlook to the rear garden of No. 9 Thornton Grove. The proposed development would thereby be contrary to the National Planning Policy Framework (2019), Policy D3(7) of the London Plan (2021), Policy DM1 B. (a), DM1 C., and DM1 D. (e) of the Development Management Policies Local Plan document (2013) and the relevant provisions of the adopted Supplementary Planning Document: Residential Design Guide (2010).



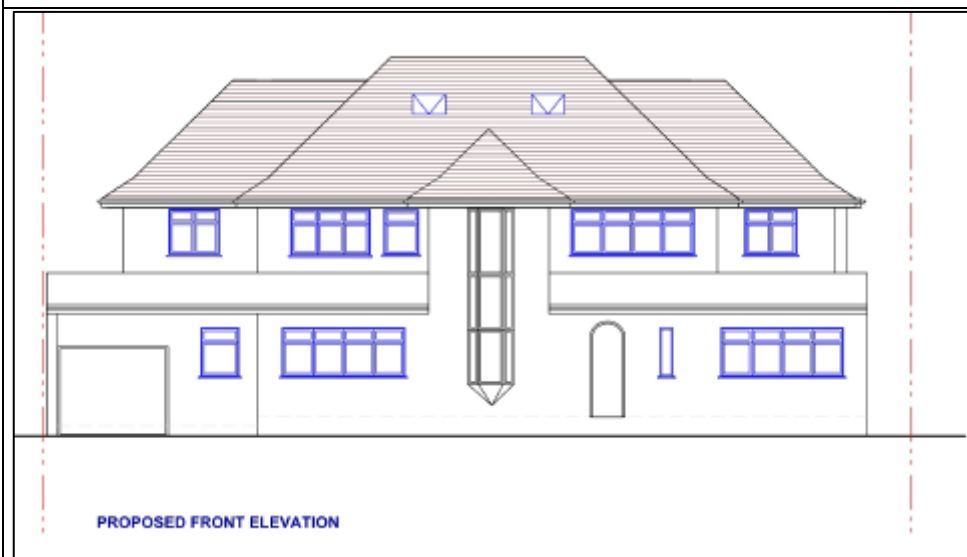


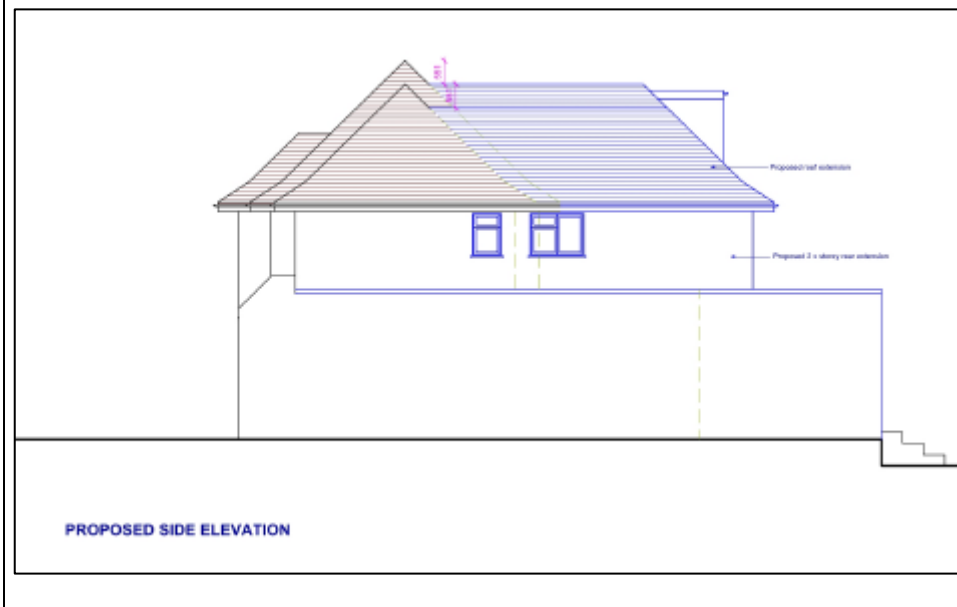
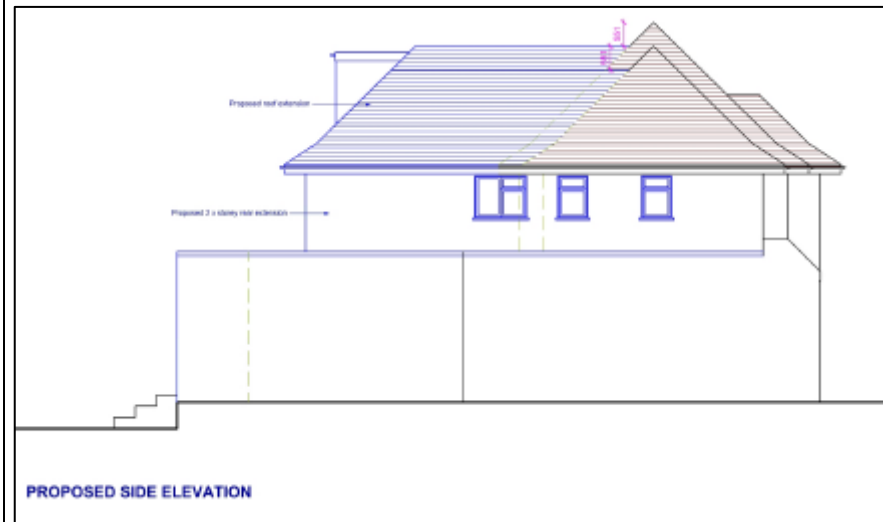


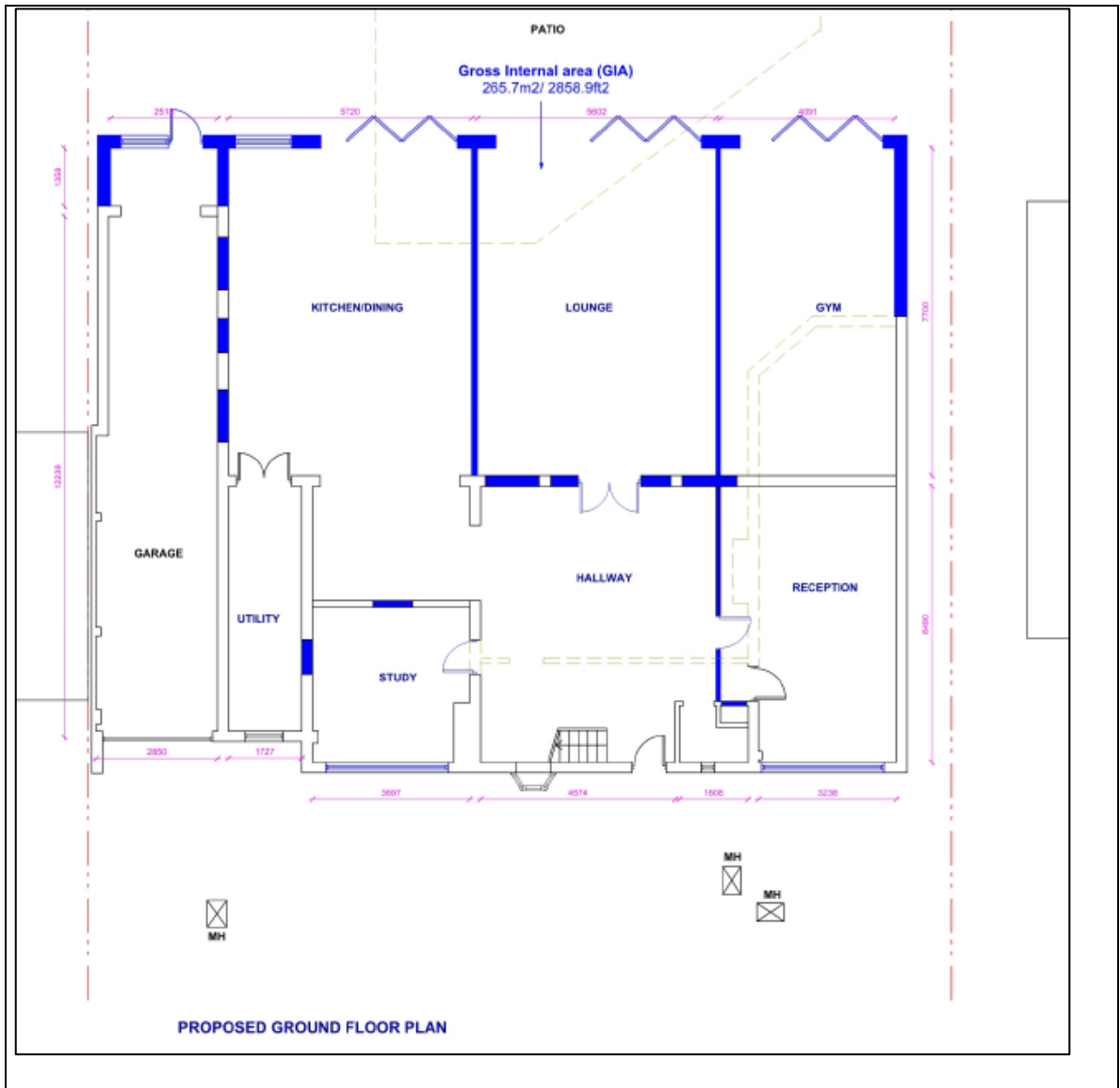
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| P/3880/21 | Single and two storey rear extension; rear dormer; rooflights in front roofslope; landscaping; external alterations; new vehicle crossover | Refused: 15/11/2021 Appeal Dismissed 04/02/2022 (App/M5450/D/21/3288870) |
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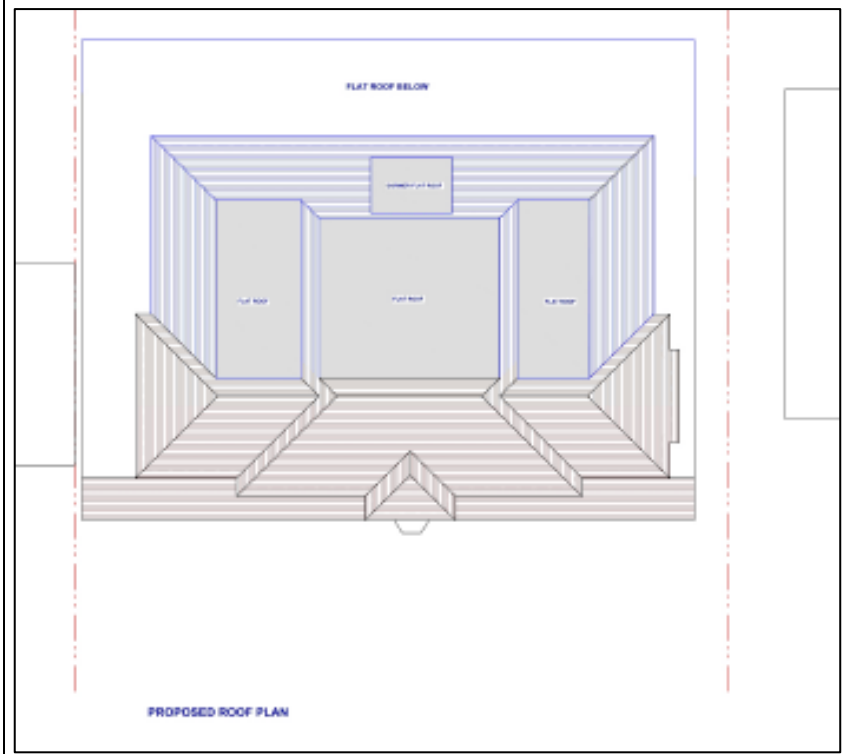
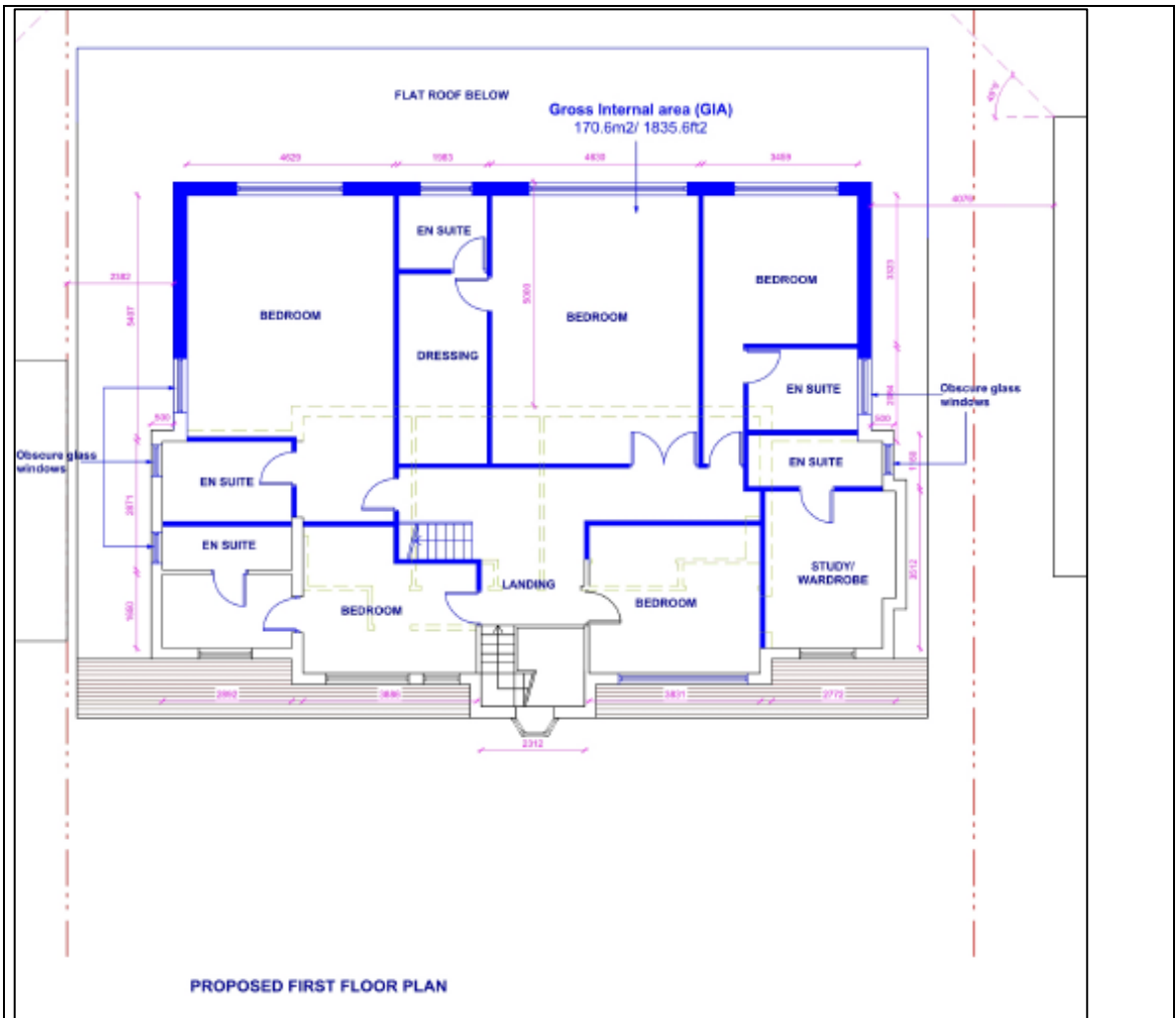
Refusal Reason (1): *The proposed part single part two storey rear extension and associated roof form by reason its excessive combined depth, height, width, bulk, massing footprint, lack of subservience with the main dwelling and unduly expansive crown roof would represent an incongruous, unsympathetic insubordinate, contrived and disproportionate addition to the host dwelling, that would excessively detract from its original form and appearance, and the character and appearance of the area in a wider sense. The proposal would thereby be contrary to the high quality design aspirations of the National Planning Policy Framework (2021), Policy D3 (D(1) and D(11)) of The London Plan (2021), Core Policy CS1.B of the Harrow Core Strategy (2012), Policy DM1*

Refusal Reason (2): *The proposed part single part two storey rear extension and associated roof form by reason its excessive combined depth, height, width, bulk, massing footprint, and siting in relation to No. 9 Thornton Grove would give rise to an unneighbourly, unduly dominant and overbearing form of development which would result in an unacceptable loss of outlook to the rear garden of No. 9 Thornton Grove. The proposed development would thereby be contrary to the National Planning Policy Framework (2021), Policy D3(7) of the London Plan (2021), Policy DM1 B. (a), DM1 C., and DM1 D. (e) of the Development Management Policies Local Plan document (2013) and the relevant provisions of the adopted Supplementary Planning Document: Residential Design Guide (2010).*









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| P/4875/21/PREAPP | Single and 2 storey rear extension with associate roof extension, landscaping with external alterations, new vehicle crossover (Refer P/3880/21) | Preapplication Advice Issued: 08/04/2022. |
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3.1 Site History Context

3.2 The applicant initially sought a part single part two storey rear extension under application P/0784/21 which was to extend across the full width of the entire extended dwelling house at first floor level at a depth of approximately 6 metres. The roof of this first floor rear extension included a flat roofed dormer to the centre. The ground floor rear element proposed under application P/0784/21 is the same width, depth and height as that proposed under application P/3880/21 and the current application, with the only notable difference being minor alterations to rear access steps under the current application. Within the assessment of application P/0784/21 officers concluded that the proposed extension, by reason of its excessive combined depth, height, bulk, massing and footprint (particularly at first floor and roof levels) would form an insubordinate and disproportionate addition which would fail to appear subservient to the main dwelling, and would excessively alter the host dwelling from its original form to the detriment of the character and appearance and the wider area. It was however emphasised within the delegated report that the ground floor rear extension would have been acceptable if it were considered on its own merits. In addition to the above, the first floor element of the proposed extension was considered to appear as unneighbourly, unduly dominant and overbearing when viewed from No. 9 Thornton Grove's rear garden given its excessive rearward projection and siting in relation to this neighbouring property. The applicant failed to provide a roof plan under application P/0784/21, as such officers were unable to comment on the appropriacy of the proposed extension's roof form.

3.3 Following on from the refusal of application P/0784/21, the applicant submitted a revised application under application P/3880/21, with the ground floor rear element remaining the same, but with a slight reduction in the depth of the first floor rear element (approximately 5.55 metres in depth) and having the first floor element set in a further 500mm from each side. Within the assessment of application P/3880/21 officers concluded that the applicant had not sufficiently reduced the size and scale of the extension, and previous reasons for refusal were carried forward. The applicant did provide a roof plan under application P/3880/21, officers were able to observe that the roof of the extension would incorporate an unduly expansive crown roof which contributed to the reason for refusal relating to character and design.

3.4 The applicant decided to appeal the refusal of application P/3880/21 (APP/M5450/D/21/3288870), however this appeal was ultimately dismissed. Key comments made by the inspector are as follows:

- *'The proposed extension, at first floor level, would double the depth of the existing accommodation and have the consequence of a very significant increase in the volume of an already-prominent roof, more than doubling what currently exists. Although inset from the boundaries and slightly below current ridge heights the*

resultant mass and form would be, to a significant degree, disproportionate to what is currently apparent and significantly harm the original characteristic roof form.'

- *'the roof and first floor additions would extend well beyond the general depth of adjoining properties. The unrelieved bulk of built form thereby created would conspicuously contrast with the smaller scale and generally subordinate extensions to other properties in the area and appear unacceptably dominant by virtue of the height, depth and unrelieved bulk of the upper floor level and roof volume.'*
- *'The main built form of 9 Thornton Grove sits at some distance from the appeal property, such that its relatively modest scale combined with the openness above its garage and side extension would tend to emphasise the height, depth and unrelieved bulk of the proposed first floor extension along the boundary and the prominent roof would be more widely visible. In consequence the development would result in an overbearing and dominant appearance which would unacceptably harm the outlook from, and quiet visual character of, the adjoining amenity spaces of No. 9 Thornton Grove.'*

3.5 Following the dismissal of APP/M5450/D/21/3288870 the applicant engaged in pre-application discussions with the council (P/4875/21/PREAPP). The applicant has taken into account recommendations made within the pre-application discussions and has submitted this application in attempt to respond to previous reasons for refusal.

4.0 CONSULTATION

4.1 A total of 8.no consultation letters were sent to neighbouring properties regarding this application. The overall public consultation period expired on 31st May 2022.

4.2 A site notice was posted on 13th June 2022, this expired on 04th July 2022

4.3 7.no comments have been received. Matters raised within these objections have been summarised and responded to in the table below:

| Objection | Officer Response |
|---|--|
| Character | |
| General concerns over the proposed extension being disproportionate. (Raised by an occupant of No. 2 Walpole Close) | Addressed within the Character and Appearance of the Area Section of this Committee Report (6.2). |
| The area is characterised by its large gardens and green outlook, they are concerned that the proposed development would detract from this. (Raised by an occupant of No. 13 Thornton Grove). | A general assessment has been provided the within Character and Appearance of the Area Section of this Committee Report (6.2). Whilst the proposed development would result in the loss of some of the site's 'green outlook' a significant amount of soft landscaping would be retained to the front and rear of the site. It should be |

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| | added that trees to the rear of the site are also to be retained. |
| Concern over the ground floor rear extension being excessive in its size, footprint, and being an insubordinate and disproportionate addition. (Raised by occupants of No. 9 Thornton Grove) | Addressed within the Character and Appearance of the Area Section of this Committee Report (6.2). |
| If the application is to be approved, a condition should be applied requiring all of the proposed development's materials to match existing. (Raised by occupants of No. 9 Thornton Grove). | A condition has been applied to this effect. |
| Residential Amenity | |
| General concern over the extension appearing excessively sized and overly dominant when viewed from their property (Raised by an occupant of No. 13 Thornton Grove). | Addressed within the Residential Amenity Section of this Committee Report (6.3). |
| There have been no changes to the ground floor extension in terms of its depth, height and scale. (Raised by occupants of No. 9 and 13 Thornton Grove). | In spite of this, the ground floor rear element of the extension is still considered to have an acceptable residential amenity impact. Please see the Residential Amenity Section of this Committee Report (6.3). |
| Concern over the ground floor rear extension impacting upon the visual amenity of their garden with it projecting 1.358m beyond the rear of an existing ground floor rear projection. (Raised by occupants of No. 9 Thornton Grove) | Addressed within the Residential Amenity Section of this Committee Report (6.3). |
| Concern over the applicant not correctly indicating compliance with the Council's 45 Degree Code. They have requested for the 45 degree visibility splays to be taken from the closest habitable room window, which in the case of their property sits right next to the side boundary. (Raised by occupants of No. 9 Thornton Grove). | Whilst officers acknowledge that the applicant has not accurately applied the Council's 45 Degree Code on their plan, officers have undertaken a desktop assessment and can confirm that the first floor rear element would accord with the Council's 45 Degree Code in respect to No. 9 Thornton Grove. |
| Concern over the ground floor rear element of the extension being in breach of the Council's 45 Degree Code. (Raised by occupants of No. 9 Thornton Grove). | In assessing the ground floor rear element of the extension's impact on neighbouring properties, officers have examined the extension's rearward projection beyond the rear façade of |

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| | neighbouring properties at No. 9 and 13 Thornton Grove and have also taken into account the application site's existing rearward projections. It is not typical for officers to utilise the Council's 45 Degree Code in relation to proposed ground floor rear extensions, this is applicable for upper floor level extensions. |
| Fire Safety | |
| Within the applicant's Fire Safety Statement it is indicated that emergency vehicles can be parked to northern side of the front forecourt. They have indicated that this would not be possible due to width and height restrictions to the front access points. (Raised by an occupant of No. 3A Thornton Grove) | Officers note that there are clear restrictions preventing access to the front forecourt of the site for emergency vehicles, however given that that the site is only a single dwelling house and is not excessively set back from the street, it would likely be appropriate for vehicles to park along the road in the event of an emergency. |
| Drainage and Flood Risk | |
| Concern over the proposed extension resulting in flooding issues in respect to their property. (Raised by occupants of No. 13 Thornton Grove, No. 2 Walpole Close and Oriel House, Royston Grove) | The development relates to a domestic extension and various other external alterations to the site, and the site is not located within a Flood Zone. The scale of the development is not considered to be extensive enough to result in significantly worsened surface water retention and run-off. Nevertheless, it should be noted that surface water drainage would be need be considered separately as per building regulations. |
| Construction Works | |
| They note that the construction of the proposed development will require the delivery of large and heavy beams which will need to be lifted over the dwellinghouse and will require large lorries with outriggers on both sides. They are concerned over the delivery of the beams resulting in the closure of the road and resulting in the damage to the grass verge to the front of the site. (Raised by an occupant of No. 3A Thornton Grove) | This does not constitute a material planning consideration. |
| If planning permission is granted, they request that working hours be restricted to Monday to Friday from 9am-5pm only, and request for mitigation measures to be put in place to limit | This does not constitute a material planning consideration, nevertheless the applicant will be required to carry out works in line with the Council's standard working practices and will be |

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| noise and dust during the demolition and construction period. (Raised by occupants of No. 9 Thornton Grove). | managed by the Council's Environmental Health team. |
| Trees and Landscaping | |
| Concern over an oak tree located to the front of their property (No. 13) not being shown on the applicant's plans. (Raised by an occupant of No. 13 Thornton Grove) | Officers acknowledge the existence of this tree and the fact that it is not detailed on the plans, however it is considered that the site is sufficiently set away from this tree, and the development is not considered to result in harm in the health of this tree. |
| Concern over harm to the health of the boundary beech hedge sited between No. 9 and 11 Thornton Grove. If the application is to be granted, they have requested that a condition be put in place requiring the applicant to replace any part of this hedge that is damaged (Raised by occupants of No. 9 Thornton Grove). | This shrub is not of significant character value to the site, as such its retention/replacement is not considered to be essential. |
| Other Matters | |
| Concern over the accuracy of the applicant's proposed plans with the drawings not accurately reflecting their property on the floor plan drawings. (Raised by an occupant of No. 13 Thornton Grove) | Officers have undertaken a site visit and are fully aware of the context of neighbouring sites in spite of any alleged inaccuracies in the drawings. |
| The applicant's drawings not show the brick built outbuilding/jacuzzi which has been recently constructed at the subject property in place of a small wooden shed without any consultation. They are also concerned that this will be connected to the main house in the future. (Raised by an occupant of No. 13 Thornton Grove) | Whilst the existence of the outbuilding is noted, its construction does not impact upon the development proposed under this application. There is no indication that the proposed extension is to be connected to the outbuilding, as such this cannot be assumed. If this happens to be the case in the future, this will be a matter for the Council's Planning Enforcement team. |
| A request for a party wall agreement to be put in place due to previous contractors on the site working at unsociable hours. (Raised by an occupant of No. 13 Thornton Grove) | This does not constitute a material planning consideration. |

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| <p>They note that the applicant has already erected a rear outbuilding and painted roof tiles grey without any consent. (Raised by occupants of No. 9 Thornton Grove).</p> | <p>This is acknowledged, however it does not directly relate to the proposed development.</p> |
|--|---|

4.4 Statutory and non-statutory consultation

4.5 Highways: No response

4.6 Vehicle Crossings Officer: I have reviewed this application and for the second crossing the grass cannot be greater than 1 m in depth or it will be refused. However to date we have not received an vehicle crossing application so if it is under 1m in depth it will be approved and if greater it will be refused

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
- Parking and Highway Impact
- 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, DM23

Relevant Supplementary Documents

- Residential Design Guide (2010)

6.2.2 Part Single Part Two Storey Rear Extension

6.2.3 Officers consider the proposed part single part two storey rear extension to be a congruous, proportionate and sympathetic addition to the host dwelling, street scene and area in a wider context. The first floor element would only extend beyond the rear of the main dwelling house and is not considered to be excessive in its depth. It would respect the proportions of the main dwelling house and would not appear as an alien addition to wider the setting given the large size of the plot. The first floor element's double hipped roof form is considered to correspond well with the hipped roof form of the main dwelling house, furthermore it remains subordinate to the roof from of the main dwelling house with it being distinctly set down from the ridge of the main roof. Whilst the first floor rear element may be marginally visible along the street scene at oblique angles its visual prominence is not considered to unduly impact upon the overall visual amenity afforded along the street scene.

6.2.4 The ground floor rear element of the extension would be of the same proportions and a very similar design to the ground floor extension proposed under application P/3880/21 and P/0784/21. As previously set out within this Committee Report the ground floor extension proposed under applications P/3880/21 and P/0784/21 was considered to be acceptable on its own merits if assessed independent to the first floor rear extensions proposed under these previous applications. Within the inspector's assessment of APP/M5450/D/21/3288870, the inspector specifically raised character and design objection to the first floor and roof additions but has not explicitly referenced the ground floor rear extension. Whilst the ground floor rear element of the proposed extension would have an extensive, width, depth and overall footprint, it would only project approximately 1.358 metres further than the dwelling house's existing ground floor rear extension, it would not be excessive in height and would not appear as an alien addition to the site given the excessive size of the plot and taking into account the mixed pattern of scale of developments along Thornton Grove. It should be noted that the ground floor element of the extension would be comparable in scale and footprint to rearward extensions applied to No. 13 Thornton Grove.

6.2.5 As identified on Drawing No. 11TG/AA/015, the materials to be used in the external surfaces of the proposed extension would be consistent with the external finishes applied to the main dwelling house, this is considered to be appropriately sympathetic.

6.2.6 Roof Lights

6.2.7 The proposed roof lights to be applied to both the proposed extension and new dwelling house are considered to be acceptable on character and design grounds. They would not be excessive in their size, quantity and protrusion from their

respective roof slopes, and are thereby considered to be low scale and sympathetic additions to the dwelling house.

6.2.8 Fenestration Changes to Main Dwelling

6.2.9 The replacement windows to the front elevation of the dwelling house would achieve a degree of consistency with the existing first floor front elevation windows. Whilst the loss of the art deco style windows (presumably original) at ground floor level is regrettable, the introduction of conventional rectangular windows at ground floor level is not considered to result in undue harm on the character and appearance of host dwelling, street scene and area in a wider context. The new flank windows would be generally consistent in design with the dwelling house's new front openings and are thereby considered acceptable on character and design grounds.

6.2.10 Expansion of Driveway

6.2.11 The expansion of the driveway is not considered to result in undue harm on the character and appearance of the host dwelling, street scene and area. Whilst it is noted that a significant area of the front garden would be hardsurfaced following the development, given the size of the plot, a large area of soft landscaping would be retained to the centre of the garden. The amount of soft landscaping retained would be comparable to the amount of soft landscaping retained to many surrounding properties within the locality. The new vehicular crossover to the street would result in the loss of part of a grass verge adjacent to the footpath however this is limited in size and the Council's Vehicle Crossings Officer has not recommended for the provision of any mitigation planting or an appropriate contribution towards this by way of legal agreement, as such officers have not made any requests for this.

6.2.12 Landscaping Alterations

6.2.13 Officers raise no objections to proposed landscaping works to the rear of the dwelling house. The swimming pool to the rear makes very little contribution to the overall character value of the host dwelling, consequently officers raise no objection to its infilling

6.2.14 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 (2021): D3
- Harrow Core Strategy (2012): CS1
- Harrow Development Management Policies (2013): DM1

Relevant Supplementary Documents

- Residential Design Guide (2010)

Impact on No. 9 Thornton Grove

- 6.3.2 As emphasised within the assessment of applications P/3880/21 and P/0784/21, the ground floor element of the proposed extension is not considered to result in undue harm on the residential amenity of occupants No.9 Thornton Grove, it would only project slightly beyond the rear of the existing ground floor rear projection bordering this neighbouring property, and would be fairly comparable in terms of its height. The ground floor rear element of the extension is consequently not considered to result in significantly worsened impact in terms of loss of light and outlook to No. 9 Thornton Grove. Within the inspector's assessment of APP/M5450/D/21/3288870, they make specific reference to the first floor extension and roof unduly impacting on outlook provided to occupants of No. 9 Thornton Grove, however it is not explicitly indicated that that the ground floor rear element would have a harmful impact. The ground floor rear facing windows associated with the extension would not be positioned in such a way that they would introduce harmful overlooking looking of this neighbouring property.
- 6.3.3 Likewise, the first floor rear element of the extension is not considered to unduly prejudice the residential amenity of occupants at No. 9 Thornton Grove. The first floor rear element would accord with the Council's 45 Degree Code in respect to this neighbouring property, including No. 9 Thornton Grove's converted side garage which sits directly adjacent to the application site. As a result, the extension is not considered to unduly impact upon light and outlook afforded to the rear facing habitable room windows of this neighbouring property. Given the fact that the first floor rear element of the extension would be well set away from the rear gardens of this neighbouring property and no longer projects excessively rearward of No. 9 Thornton Grove's rear building line, it is not considered to appear as unduly prominent and overbearing when viewed from the rear garden of this neighbouring property, and is not considered to result in harmful loss of light. No 9 Thornton Grove's rear garden is west facing and is located to the south of the application site, so any impacts of overshadowing would be limited to the early morning during the summer months and would not be too significant.
- 6.3.4 The dwelling house's new roof lights would not be positioned and orientated in such a way that they would introduce harmful overlooking of any neighbouring properties.
- 6.3.5 The proposed replacement windows and doors are sited to the front elevation of the building, and therefore would not result in harmful overlooking of any neighbouring properties. In the interest of achieving privacy between the application site and adjacent properties, a condition has been applied requiring new flank windows to be obscure glazed and non-openable where they are not set above 1.7 metres above internal floor level.
- 6.3.6 The expansion of the driveway is located towards the front of the site and is therefore not considered to unduly prejudice the residential amenity of any neighbouring occupants.
- 6.3.7 The infilling of the swimming pool to the rear of the site would not result in an increase to the height of land levels, and therefore they would not enable any harmful overlooking.

Impact on No. 13 Thornton Grove

- 6.3.8 The ground floor rear element would sit adjacent to No. 13 Thornton Grove's side/rear projection and would only project approximately 1.5 metres beyond the rear of this structure. Taking this into account alongside the fact that there would be a sizeable gap (approximately 2.9 metres) between the flank wall of the ground floor element and No. 13 Thornton Grove's side/rear projection, the ground floor element is not considered to unduly restrict light and outlook afforded to this neighbouring property.
- 6.3.9 The first floor rear element of the extension would accord with the 45 Degree Code in respect to No. 13 Thornton Grove. The first floor element of the extension would sit parallel to No. 13 Thornton Grove's adjacent side/rear projection, and would sit behind the rear facade of this adjacent structure. When taking the above into account alongside the sizable separation gap (approximately 6.3 metres) between the flank wall of the first floor side element and No. 13 Thornton Grove's side/rear projection, the extension is not considered to appear as unduly overbearing and visually intrusive when viewed from the rear garden and rear facing habitable room windows of this neighbouring property, and is not considered to give rise to harmful impacts relating to loss of light.
- 6.3.10 The dwelling house's new roof lights would not be positioned and orientated in such a way that they would introduce harmful overlooking of any neighbouring properties.
- 6.3.11 The proposed replacement windows and doors are sited to the front elevation of the building, and therefore would not result in harmful overlooking of any neighbouring properties. In the interest of achieving privacy between the application site and adjacent properties, a condition has been applied requiring new flank windows to be obscure glazed and non-openable where they are not set above 1.7 metres above internal floor level.
- 6.3.12 The expansion of the driveway is located towards the front of the site and is therefore not considered to unduly prejudice the residential amenity of any neighbouring occupants.
- 6.3.13 The infilling of the swimming pool to the rear of the site would not result in an increase to the height of land levels, and therefore they would not enable any harmful overlooking.

Impacts on properties to the rear

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

6.4 Parking and Highway Impact

6.4.1 The relevant policies are:

- National Planning Policy Framework (2021)

- The London Plan (2020): T4, T6.1
- Harrow Development Management Policies (2013): DM42

6.4.2 The expansion of the driveway to the front of the site could facilitate the parking of additional cars and would enable easier vehicular access and egress to and from the site. The development would not result in the loss of any existing parking spaces, and therefore would not result in an increase in existing on-street parking strain. Officers raise no objection to the development on parking and highways grounds. The Council's Vehicle Crossings Officer has reviewed the proposed development and has noted that the new vehicular crossover cannot be supported if the grass verge that it is sited upon is greater than 1 metre in depth. Measuring off the applicant's site plan drawing, officers have observed that this is not the case.

6.5 Drainage

6.5.1 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

6.5.2 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.

6.6 Fire Safety

6.6.1 The relevant policies are:

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

6.6.2 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 provided a Fire Strategy 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. Officers raise no objection to the new vehicular crossover on highways safety grounds. 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 Fire Strategy 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, T4, T6.1 of the London Plan (2021), Policies CS1.B and CS1.W of the Harrow Core Strategy, Policies DM1, DM10, DM23 and DM42 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: Fire Strategy Statement, Planning Statement, 11/TG/AA/001, 11/TG/AA/002, 11/TG/AA/003, 11/TG/AA/004, 11/TG/AA/005, 11/TG/AA/006, 11/TG/AA/007, 11/TG/AA/008, 11/TG/AA/009, 11/TG/AA/010, 11/TG/AA/011, 11/TG/AA/012, 11/TG/AA/013, 11/TG/AA/014, 11/TG/AA/015, 11/TG/AA/016.

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 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).

5. 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).

6. 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, T4, T6.1

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

Harrow Development Management Policies Local Plan 2013:

DM1, DM2, DM10, DM23, DM42

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. New Vehicular Crossing

The applicant is advised that separate approval will be required from the Council's Vehicle Crossings Teams for the new vehicular crossover to the front of the site even if planning permission is obtained.

CHECKED

| | |
|--------------------------------|------------|
| Head of Development Management | 06/07/2022 |
| Corporate Director | 07/07/2022 |

APPENDIX 2: LOCATION PLAN



SITE LOCATION PLAN
SCALE 1:1250

APPENDIX 3: SITE PHOTOGRAPHS

Aerial View



Front Elevation



Front Forecourt



Street Elevation 1



Street Elevation 2



Rear Elevation 1



Rear Elevation 2



Rear Elevation 3



Rear Elevation/View of No. 13 Thornton Grove



View of Rear Garden



View of No. 9 Thornton Grove's Converted Garage



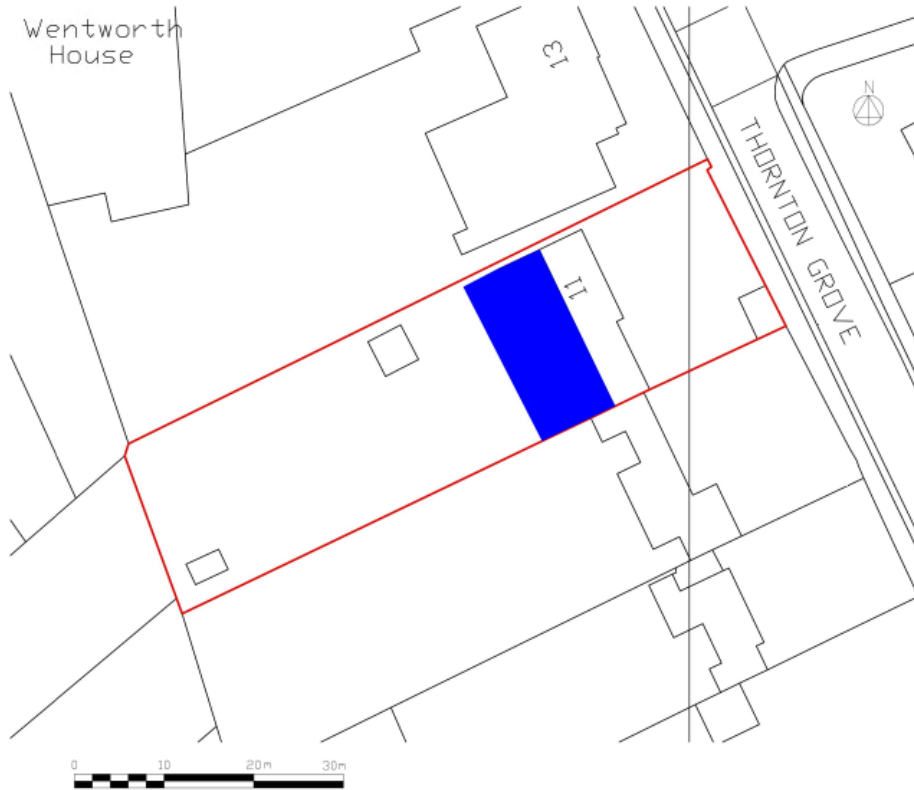
View of No. 9 Thornton Grove's Rear Garden 1



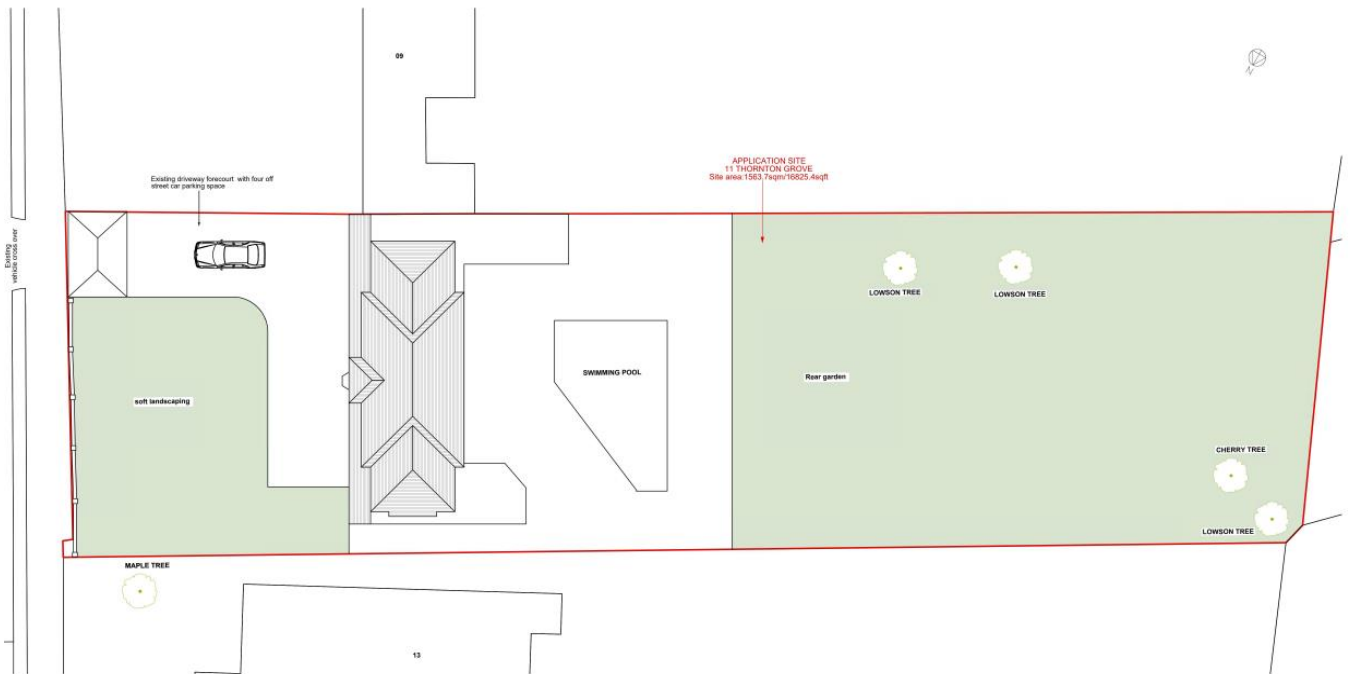
View of No. 9 Thornton Grove's Rear Garden 2



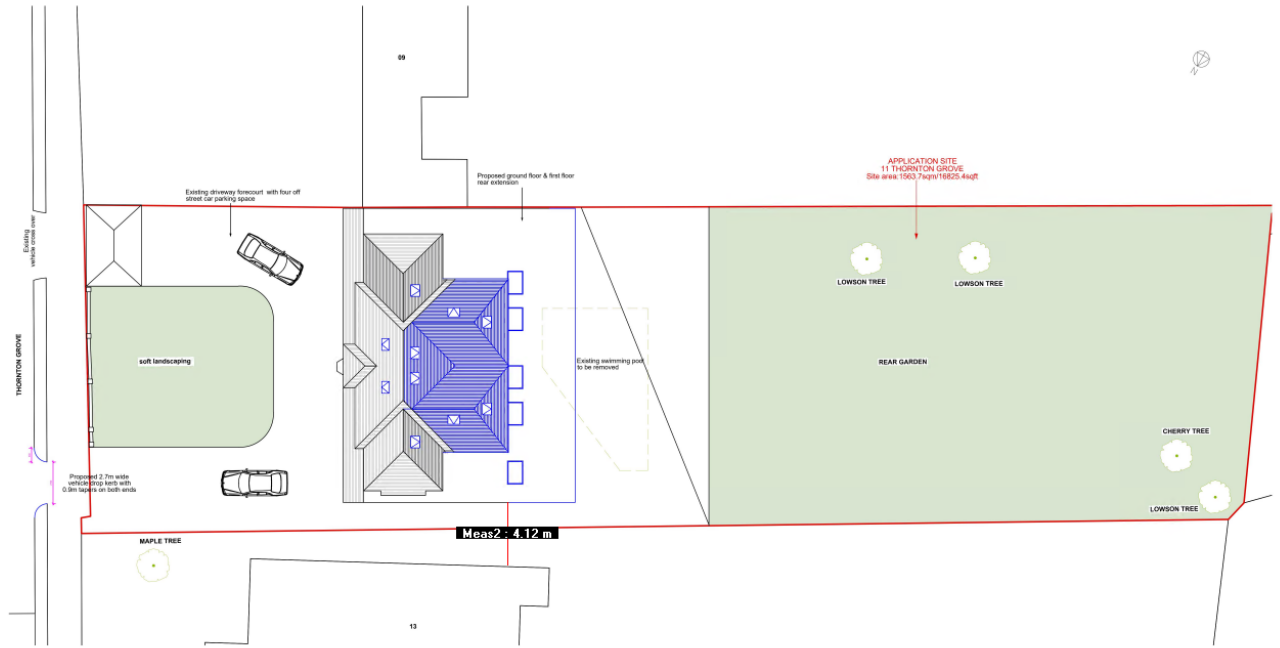
APPENDIX 4: PLANS AND ELEVATIONS



BLOCK PLAN
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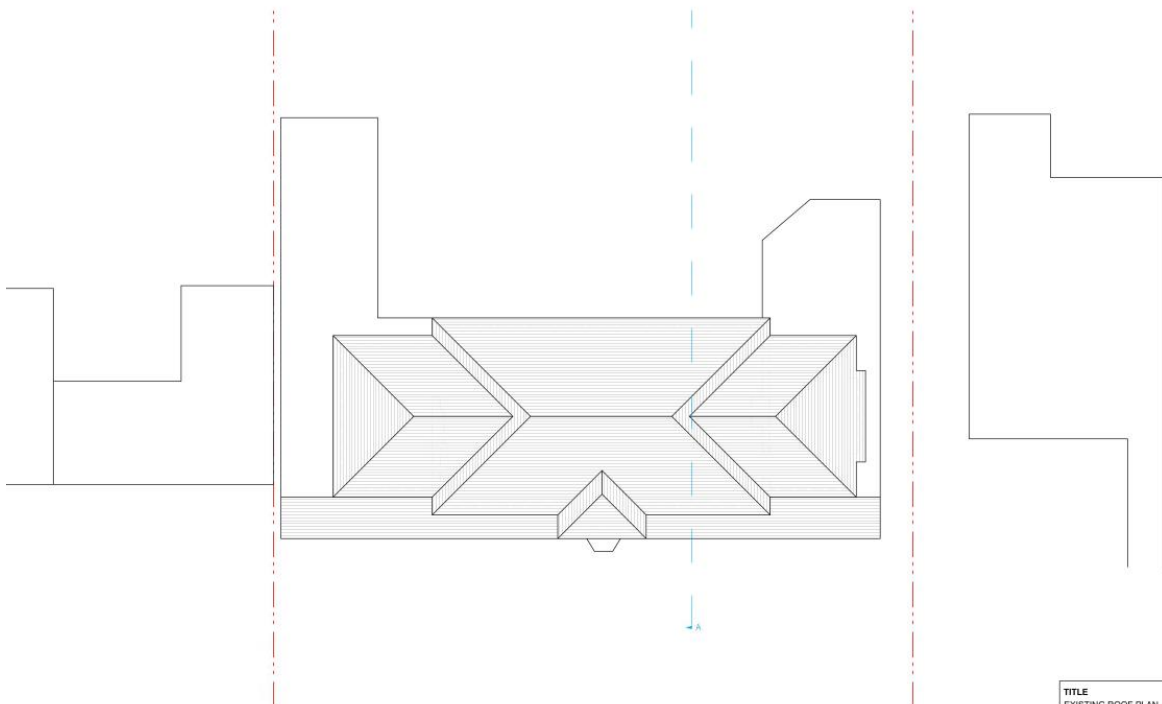


EXISTING SITE PLAN



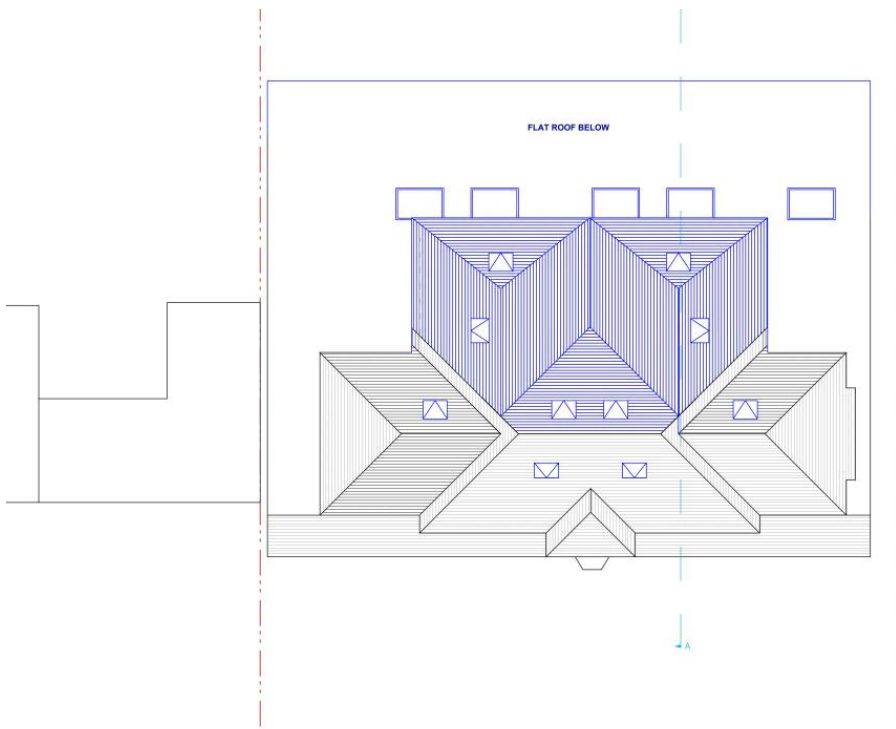
0 1m 2m 4m 6m 8m
1:200
PROPOSED SITE PLAN

| | | |
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| PROJECT PROPOSED GROUND & FIRST FLOOR EXTENSION | | |
| SITE 11 THORNTON GROVE, HATCH END HA5 4HG | | |
| DATE: MAY - 2022 | DRG NO: 11TGAA003 | REV: |
| SCALE: 1:200@A3 | DRAWN BY: SM | CHECKED BY: JA |
| NOTE: All Measurements to be checked on site before any building work commences. Discrepancy amendments should be made. Location of structural components to be confirmed by Structural Engineer. All works carried out according to Building Regulations. For Planning Purposes only. | | |

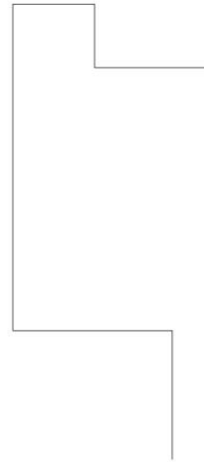


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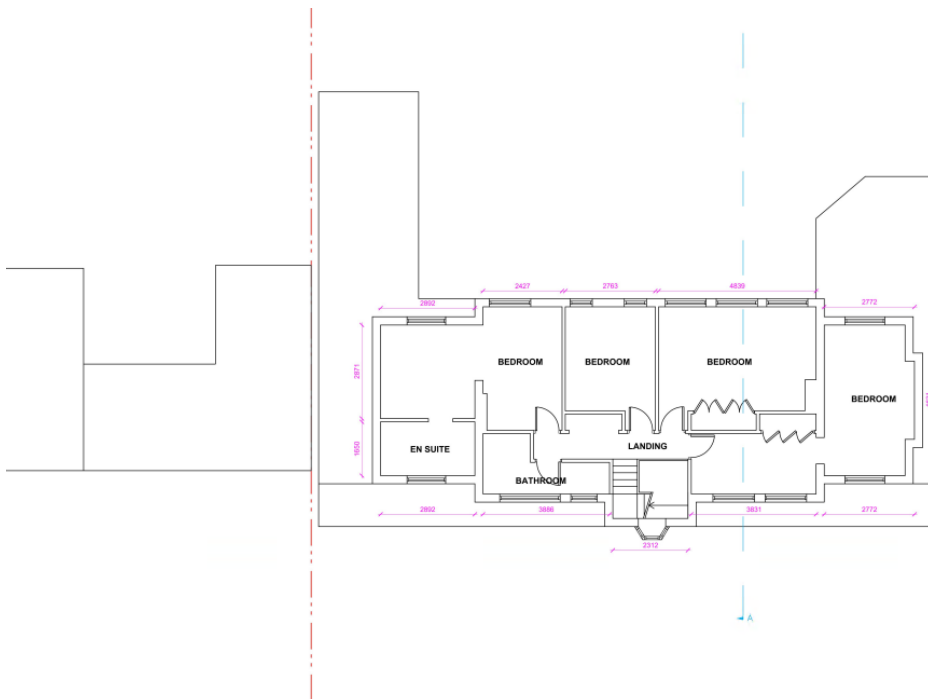
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| SCALE: 1:100@A3 | DRAWN BY: SM | CHECKED BY: JA |
| NOTE: All Measurements to be checked on site before any building work commences. Discrepancy amendments should be made. Location of structural components to be confirmed by Structural Engineer. All works carried out according to Building Regulations. For Planning Purposes only. | | |



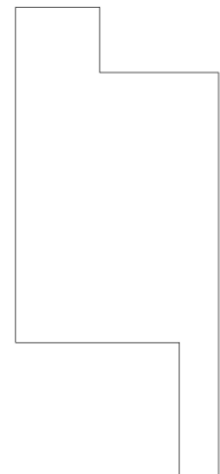
PROPOSED ROOF PLAN



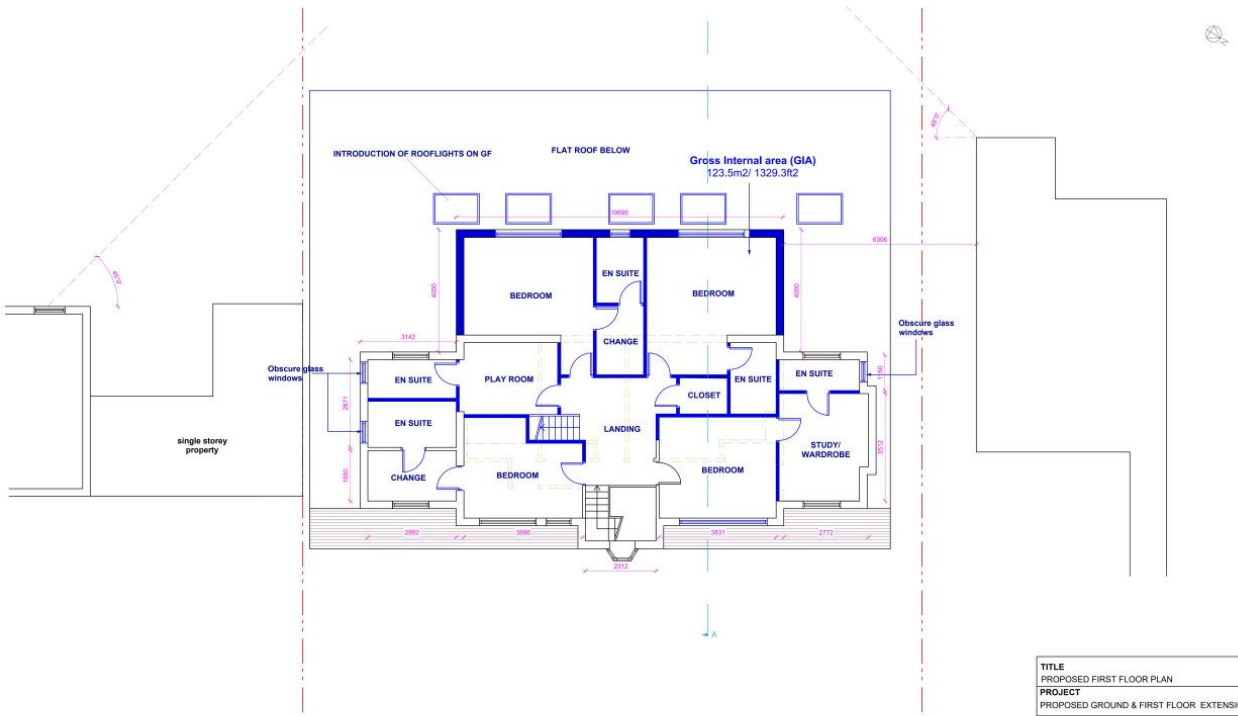
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| TITLE | | |
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| PROJECT | | |
| PROPOSED GROUND & FIRST FLOOR EXTENSION | | |
| SITE | | |
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| DATE: | DRG NO: | REV: |
| MAY - 2022 | 11TGAA014 | |
| SCALE: | DRAWN BY: | CHECKED BY: |
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| <small>NOTE: All Measurements to be checked on site before any building work commences. Discrepancy amendments should be made. Location of structural components to be confirmed by Structural Engineer. All works carried out according to Building Regulations. For Planning Purposes only.</small> | | |



EXISTING FIRST FLOOR PLAN



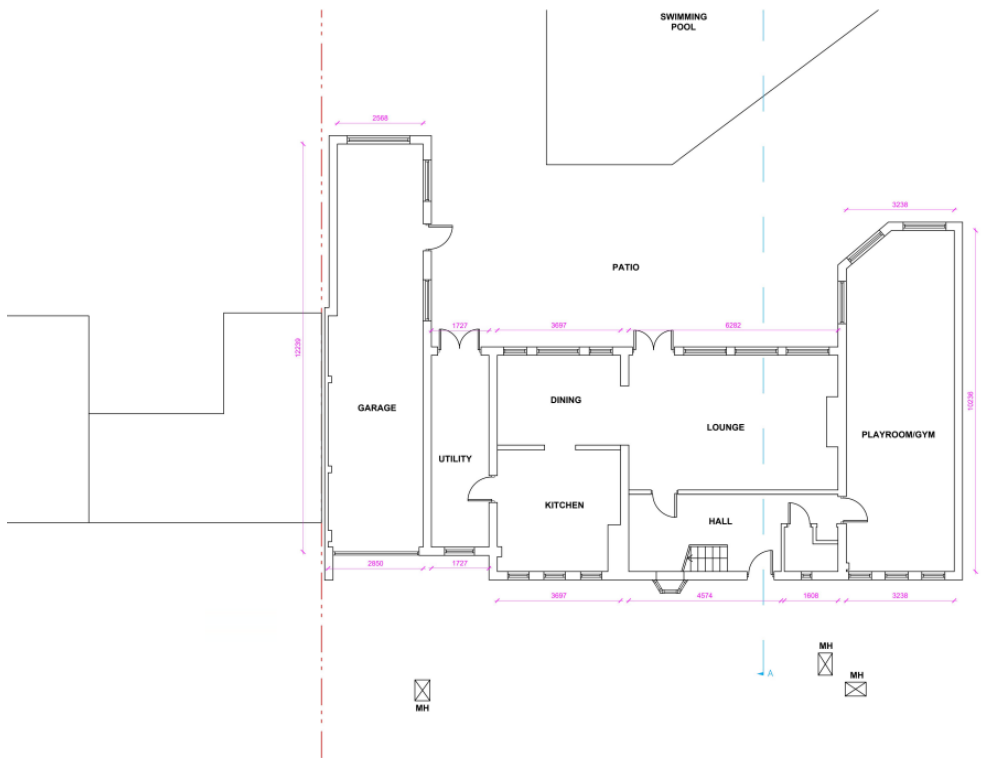
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| PROJECT | | |
| PROPOSED GROUND & FIRST FLOOR EXTENSION | | |
| SITE | | |
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| MAY - 2022 | 11TGAA005 | |
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| <small>NOTE: All Measurements to be checked on site before any building work commences. Discrepancy amendments should be made. Location of structural components to be confirmed by Structural Engineer. All works carried out according to Building Regulations. For Planning Purposes only.</small> | | |



PROPOSED FIRST FLOOR PLAN



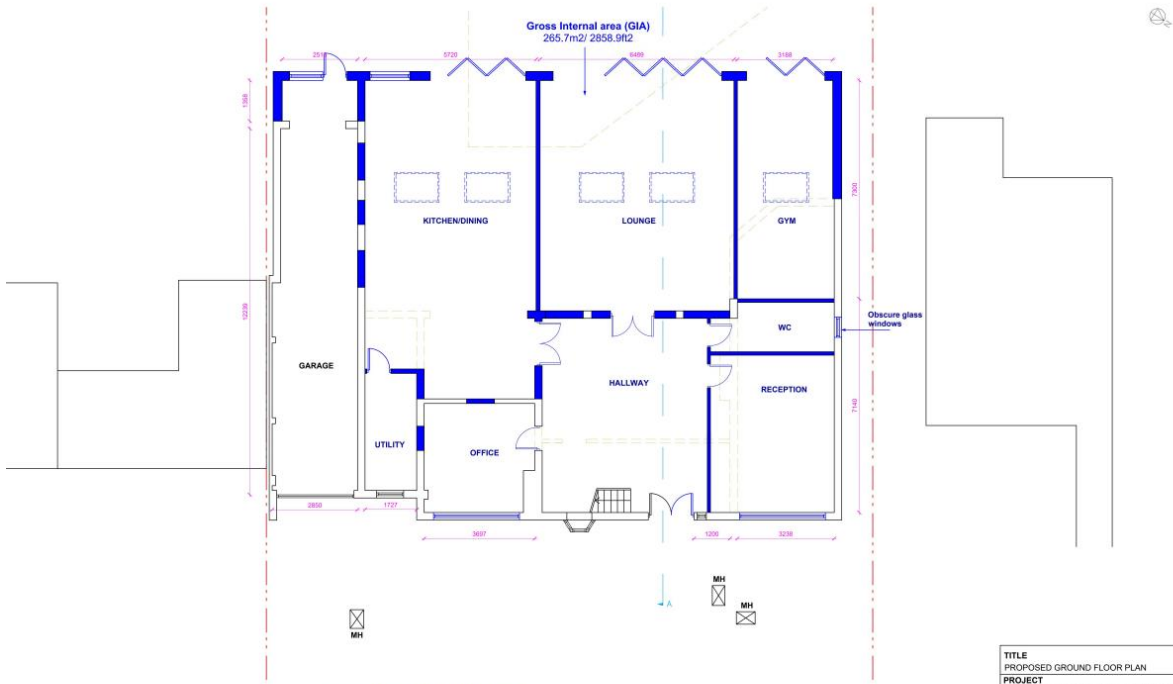
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| PROPOSED GROUND & FIRST FLOOR EXTENSION | | |
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| MAY - 2022 | 11TGAA/012 | |
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| All measurements to be checked on site before any building work commences. Discrepancy amendments should be made. Location of structural components to be confirmed by Structural Engineer. All works carried out according to Building Regulations. For Planning Purposes only. | | |



EXISTING GROUND FLOOR PLAN



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| TITLE | | |
| EXISTING GROUND FLOOR PLAN | | |
| PROJECT | | |
| PROPOSED GROUND & FIRST FLOOR EXTENSION | | |
| SITE | | |
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PROPOSED GROUND FLOOR PLAN

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| TITLE | | |
| PROPOSED GROUND FLOOR PLAN | | |
| PROJECT | | |
| PROPOSED GROUND & FIRST FLOOR EXTENSION | | |
| SITE | | |
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| MAY - 2022 | 11TGAA011 | |
| SCALE: | DRAWN BY: | CHECKED BY: |
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| NOTE: | | |
| All Measurements to be checked on site before any building work commences. Discrepancy amendments should be made. Location of relevant components to be confirmed by Structural Engineer. As work carried out according to Building Regulations. For Planning Purposes only. | | |



EXISTING FRONT ELEVATION



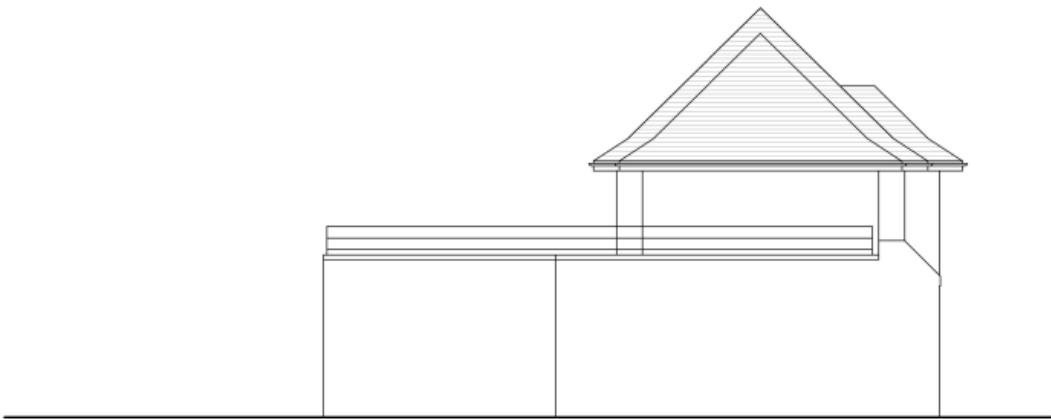
EXISTING REAR ELEVATION



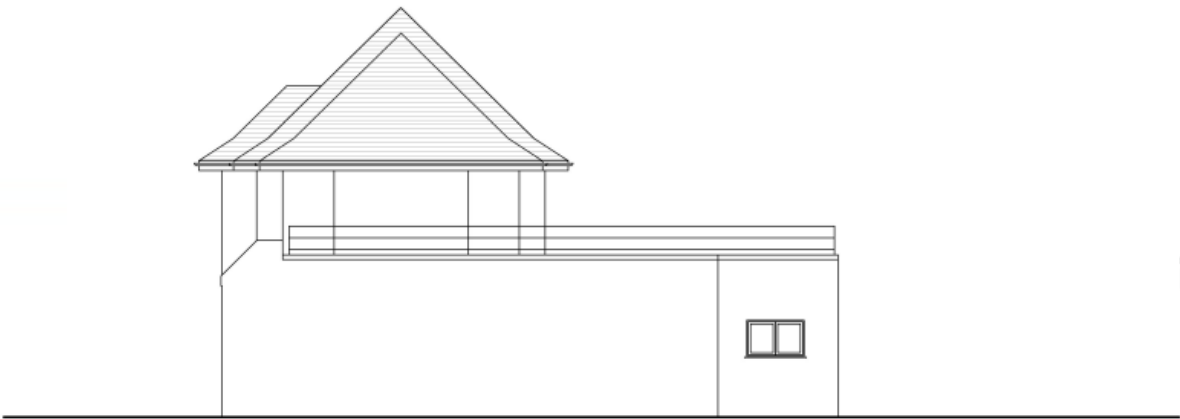
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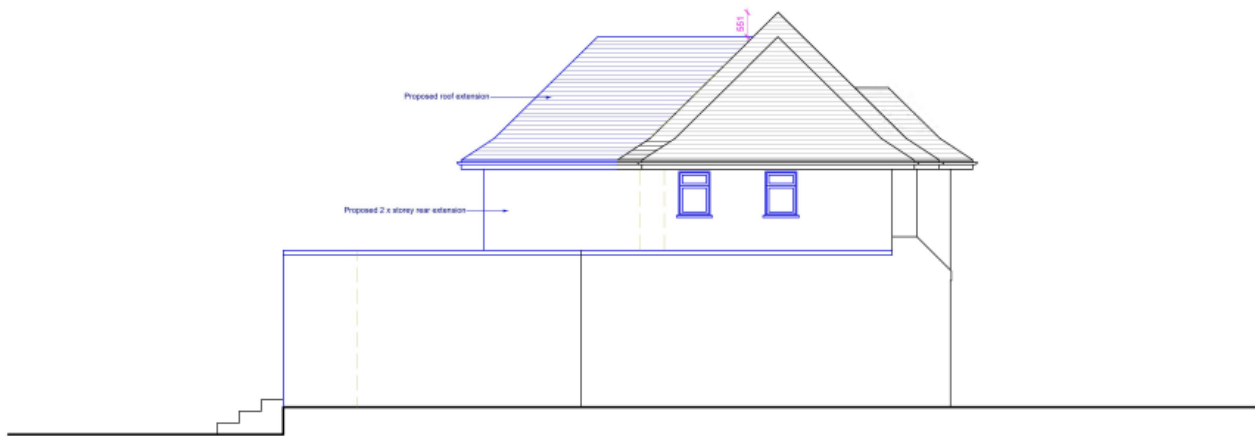
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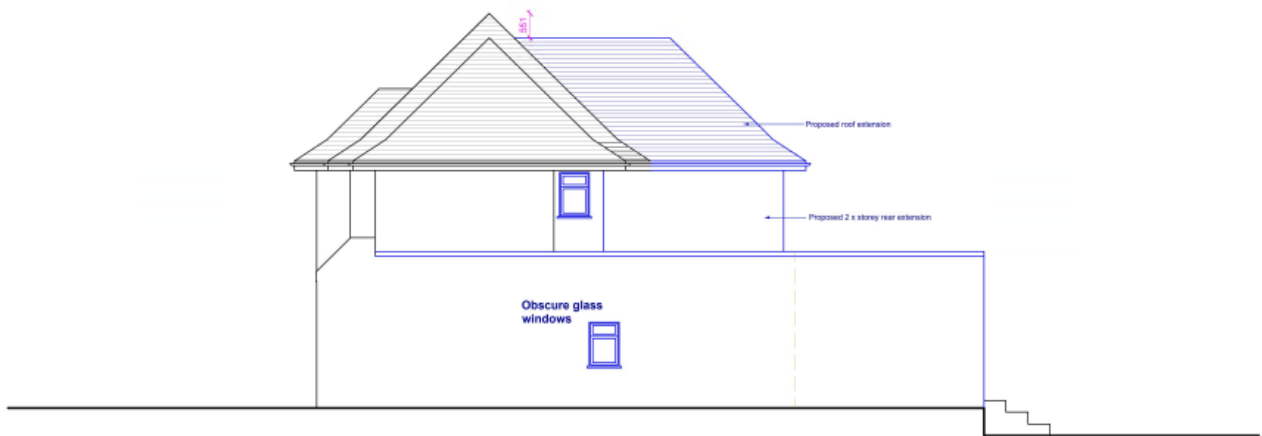
EXISTING SIDE ELEVATION



EXISTING SIDE ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION

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