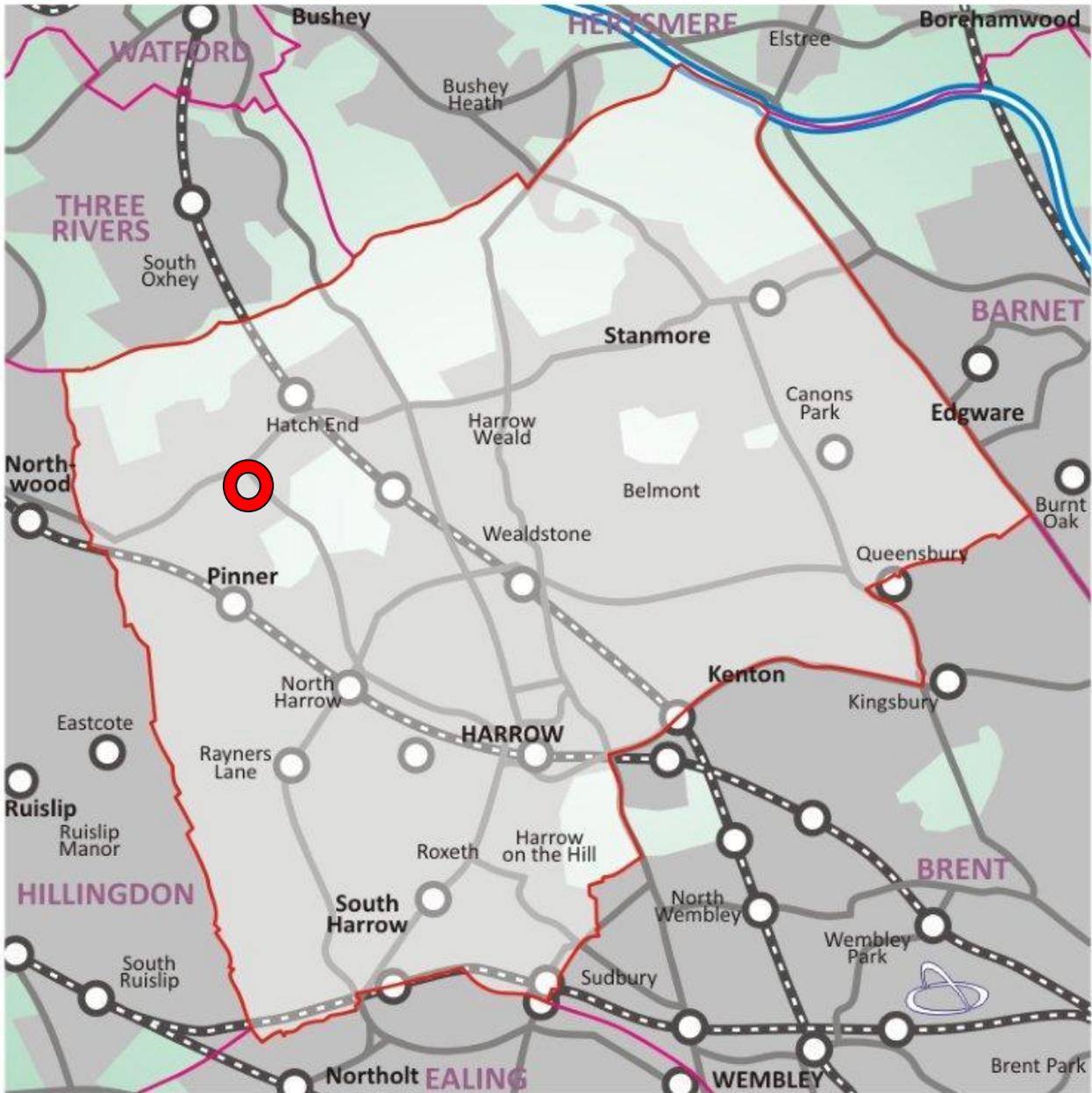
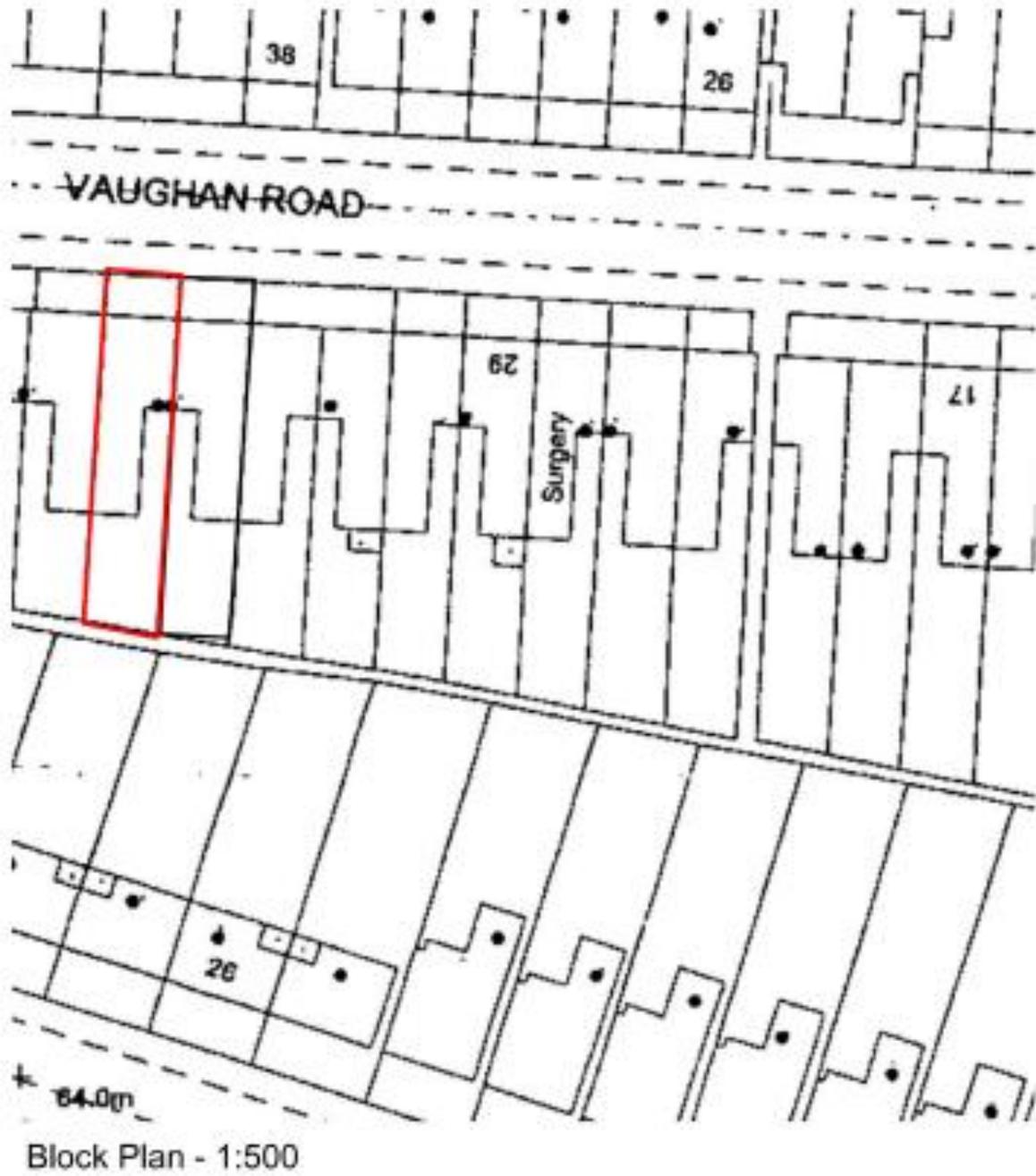


 = application site



37A Vaughan Road, HA5 3DL P/2384/22

Location Plan



LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

28th September 2022

APPLICATION NUMBER: P/2384/22
VALID DATE: 06/07/2022
LOCATION: 37A VAUGHAN ROAD
WARD: WEST HARROW
POSTCODE: HA1 4DP
APPLICANT: MR UKIWA
AGENT: FDR ARCHITECTS
CASE OFFICER: CATRIONA COOKE
EXPIRY DATE: 22/08/2022
EXTENSION OF TIME: N/A

PROPOSAL

Loft conversion to create additional room to first floor flat; installation of three rooflights in front roof slope and enlargement of rooflight in rear roof slope

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, 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 at the request of a nominated member in the public interest and therefore falls within proviso A of the Scheme of Delegation.

Statutory Return Type:	(E)21. Householder Development
Council Interest:	None
Net additional Floorspace:	Approximately 8.5sqm
GLA Community Infrastructure Levy (CIL) Contribution (provisional):	Not applicable
Local CIL requirement:	Not applicable

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 relates to the first floor flat of a maisonette on the southern side of Vaughan Road. The area is characterised by two storey dwellinghouses consisting of two flats.

2.0 PROPOSAL

2.1 The application proposes three rooflights to the front roof slope and enlargement of an existing rooflight in the rear roof slope. The proposed roof space will contain an additional bathroom and create an area labelled as 'Store', which Officers consider could be used as a habitable space and accordingly have assessed this application on such basis.

3.0 RELEVANT PLANNING HISTORY

NONE		
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4.0 REVISIONS TO THIS APPLICATION

4.1 The existing layout shows three bedrooms on the first floor. This has been amended in the proposed floorplans to show the two bedrooms that are below the required size to be studies.

5.0 CONSULTATION

5.1 A total of 6.no consultation letters were sent to neighbouring properties regarding this application. A site notice was posted on 08/07/2022, this expired on 29/08/2022. The public consultation period expired on 27/07/2022. One response was received.

Character and Design of Development

- *Concern that the three rooflights in front roof slope would be out of keeping*
Officers' response: This is discussed at section 7.2 below.

General Comments

- *No objection subject to the proposed project will be overlooked/supervised by a qualified Building Control Officer*
Officers Response: Noted
- *Concern regarding time it takes to carry out work and possible temporary stop of water and electricity supplies to the lower floor flat.*
Officers Response: Not a material planning consideration.

5.2 Statutory and non-statutory consultation

5.3 None

6.0 POLICIES

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

‘If regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.’

6.2 The Government has issued the National Planning Policy Framework [NPPF 2021] which sets out the Government’s planning policies for England and how these should be applied. The NPPF 2021 is a material consideration in the determination of this application.

6.3 In this instance, the Development Plan comprises The London Plan 2021 [LP] and the Local Development Framework [LDF]. The LDF comprises The Harrow Core Strategy 2012 [CS], Harrow and Wealdstone Area Action Plan 2013 [AAP], the Development Management Policies Local Plan 2013 [DMP], the Site Allocations Local Plan [SALP] 2013 and Harrow Local Area Map 2013 [LAP]. The relevant policies are referenced within the report below and a summary within Informative 1.

7.0 ASSESSMENT

7.1 The main issues are:

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

7.2 Character and Appearance of the Area

7.2.1 The relevant policies are:

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

Relevant Supplementary Documents

- Residential Design Guide (2010)

7.2.2 The three rooflights proposed in the front elevation are considered to be modest in scale and given their siting at the top of a steep roof slope they are not considered to have an unacceptable impact on the streetscene. The proposed increase in width of the rear rooflight from 1.1m to 1.5m would not be visible from the street or from surrounding gardens. Therefore, it is considered that this minor amendment would have an acceptable impact on the character and appearance of the dwelling.

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

7.3 Residential Amenity

7.3.1 The relevant policies are:

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

Relevant Supplementary Documents

- Residential Design Guide (2010)

Neighbouring occupiers

7.3.2 The proposed rooflights would not afford any additional overlooking beyond that which already exists mutually between the dwellings along this street and given their siting perpendicular along the front and rear roof slopes. Therefore, it is considered that there would be no undue impact from neighbouring properties with regard to overlooking and loss of privacy.

Existing/Future Occupiers

7.3.3 Although the proposed development is not strictly a new dwelling, it does seek to intensify the property by providing an additional room in the roof space and as such it is considered necessary to assess whether the standard of accommodation provided for additional occupants would be satisfactory. It is noted that the submitted floorplans show the existing flat to be a three-bedroom dwelling. However, the two smaller rooms do not comply with the minimum floorspace standards for single bedrooms. The revised floorplans show the flat to be a one bedroom two person flat with an additional bathroom and storage space in the roof space. However, Officers consider that the room in the roof could be used as a bedroom and therefore the application is assessed as a 2-bedroom 3-person unit.

Room	Proposed Floor Area (m ²)	Minimum Floor Area Required (m ²)
Total GIA	78.5	70
Double bedroom (1)	12	11.5
Single Bedroom	8.5	7.5
Storage	0	1.5

7.3.4 As shown from the table above, the floor flat would significantly meet the gross internal floor area (GIA) and storage requirement for a three-person unit. While there is no dedicated storage provided officers consider that there is sufficient space within the unit to accommodate storage.

7.3.5 In summary, the proposal would have an acceptable impact on neighbouring occupiers and would meet the required GIA and therefore would provide suitable accommodation for future occupiers.

7.4 Drainage

7.4.1 The relevant policies are;

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

7.4.2 The development would not result in an increase in the development footprint on the site and would therefore have no impact in terms of increased surface water flood risk.

7.5 Fire Safety

7.5.1 The relevant policies are;

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

7.5.2 Part A of Policy D12 of the London Plan (2021) requires the demonstration of suitably positioned and unobstructed space for fire appliances and evacuation assembly points, and that developments ensure robust strategies for evacuation are in place as well as confirmation of the fire-fighting water supply. The applicant has completed a Reasonable Exemption Statement to confirm that the development will not adversely affect the appropriate fire safety measures of the site.

8.0 CONCLUSION AND REASONS FOR APPROVAL

- 8.1 The proposal 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, 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 91 of the Town & Country Planning Act 1990.

2. Approved Drawing and Documents

The development hereby permitted shall be carried out in accordance with the following approved plans and documents: 100; 110; 111; 112; 113; 114; 115; 116; 117; 118; Design and access Statement

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

Informatives

1. Policies

The following policies are relevant to this decision:

The National Planning Policy Framework (2021)

The London Plan 2021: D3, D6, D12, SI 12, SI 13

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

Harrow Development Management Policies Local Plan 2013: DM1, DM10

Harrow Residential Design Guide SPD (2010).

2. Considerate Contractor Code of Practice

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

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 CLG website:

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/133214.pdf>

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com

4. Liability For Damage to Highway

The applicant is advised to ensure that the highway is not interfered with or obstructed at any time during the execution of any works on land adjacent to a highway. The applicant is liable for any damage caused to any footway, footpath, grass verge, vehicle crossing, carriageway or highway asset. Please report any damage to nrswa@harrow.gov.uk or telephone 020 8424 1884 where assistance with the repair of the damage is available, at the applicants expense. Failure to report any damage could result in a charge being levied against the property.

5. Grant without Pre-App Advice

Statement under Article 35(2) of The Town and Country Planning (Development Management Procedures) (England) Order 2015

This decision has been taken in accordance with paragraphs 39-42 of The National Planning Policy Framework. 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.

Checked



Mehdi Rezaie
Head of Development Management (Interim)

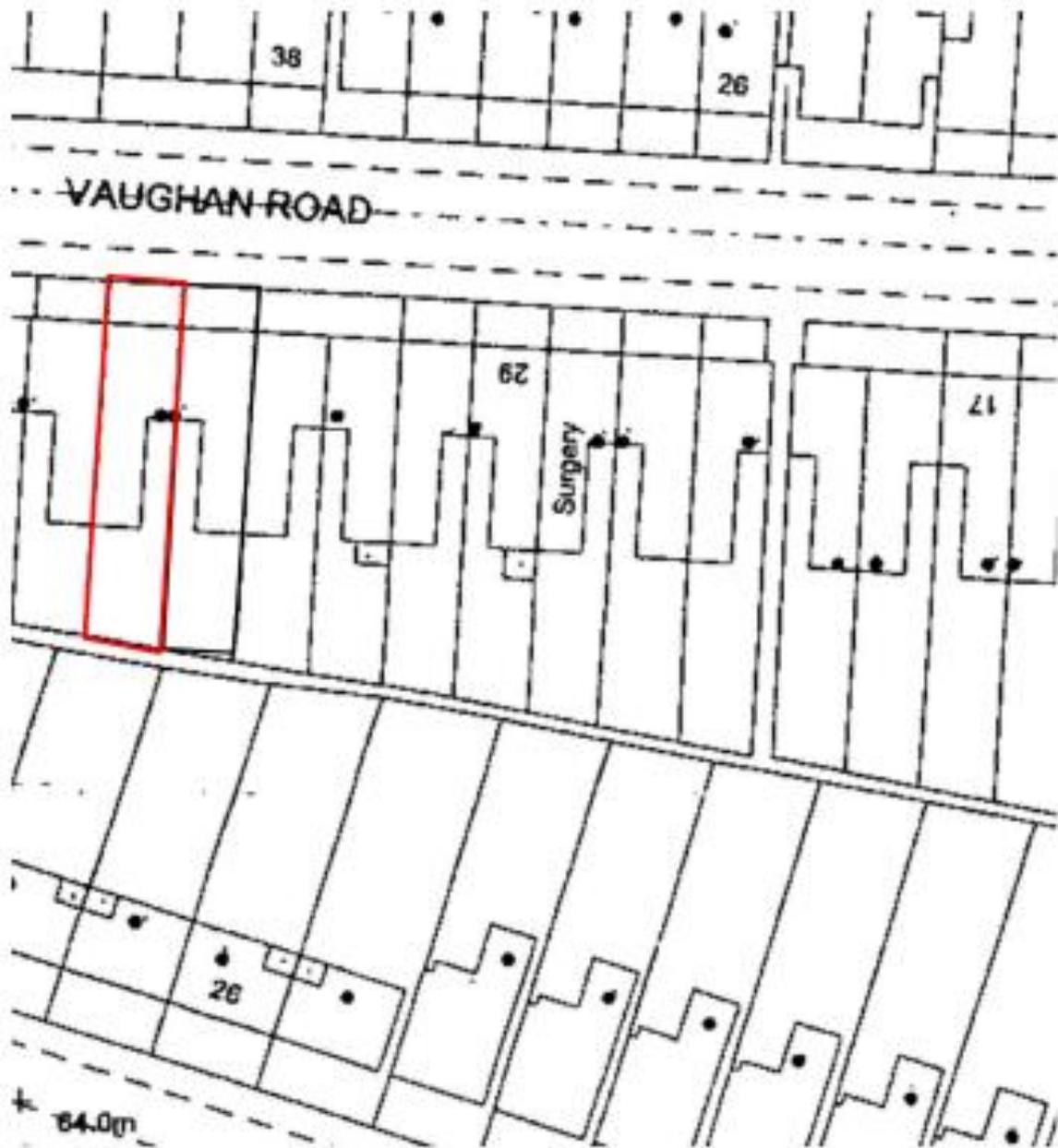
14th September 2022



Viv Evans
Chief Planning Officer

14th September 2022

APPENDIX 2: LOCATION PLAN



Block Plan - 1:500

APPENDIX 3: SITE PHOTOGRAPHS



APPENDIX 4: PLANS AND ELEVATIONS

Existing Elevations



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Proposed Elevations



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Existing Floorplan

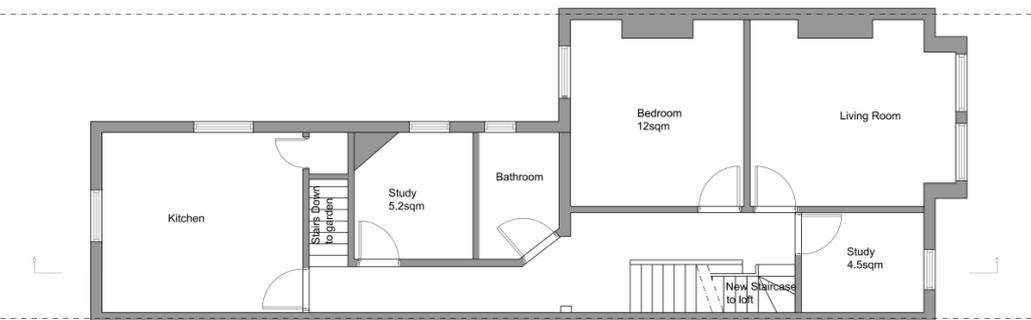


Existing First Floor

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Proposed Floor Plan

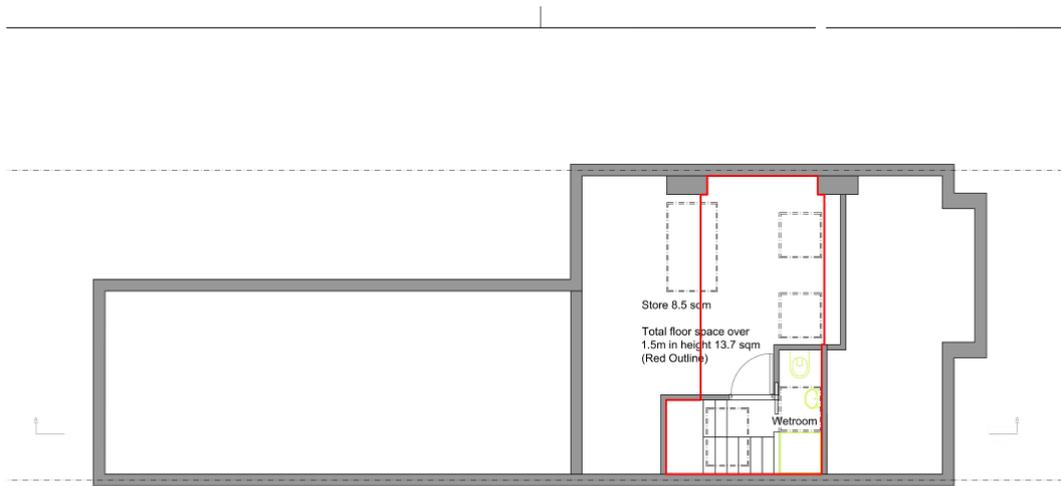


Proposed First Floor

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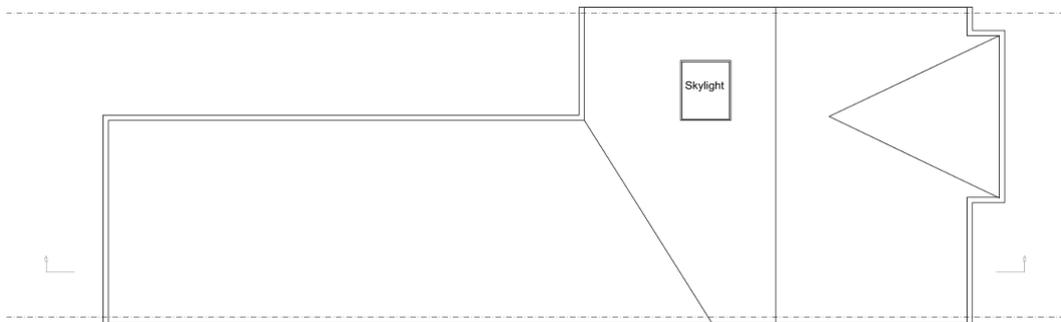
Proposed Loft Plan



Proposed Loft Plan

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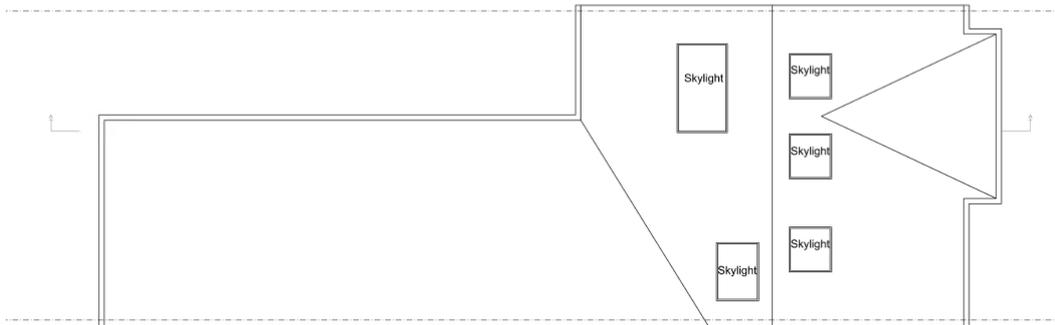
Existing Roof Plan



Existing Roof plan

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Proposed Roof Plan



Proposed Roof plan

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