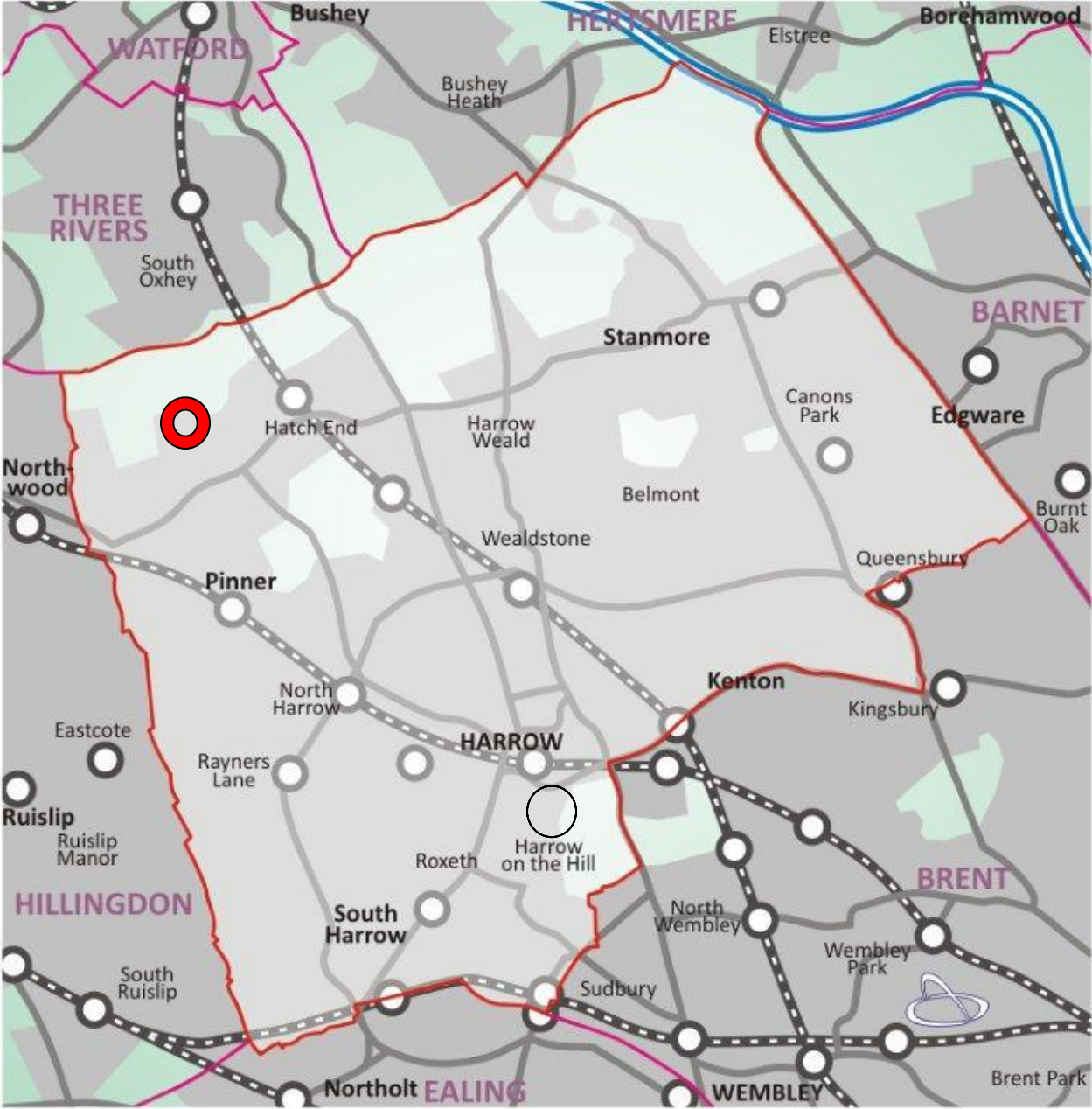


 = application site

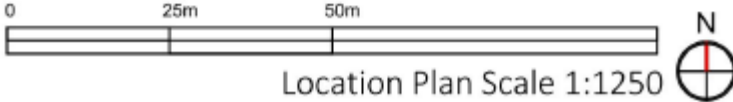


13 Langland Drive, Pinner	P/3898/22
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Location Plan



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Location Plan Scale 1:1250

LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

15th February 2023

APPLICATION NUMBER: P/3898/22
VALID DATE: 14/11/2022
LOCATION: 13 LANGLAND DRIVE, PINNER
WARD: HATCH END
POSTCODE: HA5 4SA
APPLICANT: MR DEEPA RAO
AGENT: MR AMIT PATEL
CASE OFFICER: HAYDEN PARKER
EXPIRY DATE: 9/01/2023
EXTENSION OF TIME: N/A

PROPOSAL

Single storey front infill extension; single and two storey side extension; conversion of garage to habitable room with installation of window to front; re-location of main entrance to front; two rooflights in rear roof slope; external alterations.

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 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 of the London Plan (2021), Policies CS1.B of the Harrow Core Strategy, Policies DM1 & 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 provision A of the Scheme of Delegation.

Statutory Return Type:	(E)21. Householder Development
Council Interest:	None
Net additional Floorspace:	30.65 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 contains a double storey detached dwellinghouse comprising face brickwork, timber panelling (and framing to windows) and a pitched tiled roof. There is parking available within the driveway and associated garage, of which, is single width. The site contains a garden in the rear.
- 1.2 The adjacent property at No.15 Langland Drive contains a form that mirrors the subject site, aside from containing two garage spaces (where the subject site has previously converted one). The site features a garden in the rear.
- 1.3 The adjacent property at No.11 Langland Drive contains a dwellinghouse that is identical to that of No.15.
- 1.4 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 single storey front extension seeks a more robust response that will include 12sqm of further ground floor area. This seeks the inclusion of a conversion to the garage into a habitable room and associated windows to the front. A new main entrance is also proposed as part of the alterations to the front of the built form. The single storey side infill seeks a further 11.65sqm of floor space. The first-floor side extension will include a further 7sqm of floor area and is to be sited to the east of the built form. The first-floor addition is to feature a setback of 1.2m from the adjacent boundary shared with No.11 Langland Drive. Materials chosen are to match the existing conditions on site.
- 2.2 External alterations to the main dwelling including the insertion of 2 roof lights within the rear roof slope.

3.0 RELEVANT PLANNING HISTORY

P/3138/22	Single storey front infill extension; two storey side extension; conversion of garage to habitable room with installation of window to front; re-location of main entrance to front; two rooflights in rear roof slope; external alterations.	Refused 27/10/2022.
Reason for refusal The proposed two storey side extension, by reason of its siting and design would give rise to an inappropriate and incongruous form of development in the streetscene that would result in a loss of openness, an inappropriate terracing effect, and detract from the character, composition and design of the surrounding group of detached properties, would be to the detriment of the character and appearance of the host dwellinghouse, the streetscene, and the established and prevailing pattern of development in the locality contrary to the high quality design aspirations of the National Planning Policy Framework (2021), Policy D3.D(1) and D3.D(11) of The London Plan (2021), Policy CS.1B of the Harrow Core Strategy (2012), Policy DM1 of the Development Management Plan Local Policies (2013)		

3.1 Site History Context

- 3.2 The applicant sought an infill development to the front and a side single and double storey extension. The double storey side extension sought a response that bordered the common property boundary of the subject site and that of No.11 Langland Drive. The application was refused as detailed above, to reiterate, on the basis of a terracing effect of the property given the extent of the first-floor extension. The plans and elevations for this refused proposal are attached at Appendix 5.
- 3.3 Following on from the refusal of application P/3138/22, the applicant submitted a revised application under the current application (P/3898/22).

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 7 December 2022.
- 4.2 A site notice was posted on 15 December 2022, this expired on 05 January 2023.
- 4.3 2 responses were received. Matters raised within these objections can be summarised as follows:
- Impression of terracing the dwellings.
 - Too great a scale of development for the area.

4.4 Officer Response

The impression of terracing the dwellings is considered to be mitigated appropriately through the separation in the first-floor levels from the proposed to the adjacent property boundary. The scale of the development is typical of the area and not overbearing to the site and its surrounds when considering the scale of the site and proportions of built form proposed.

5.0 **POLICIES**

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that:
- ‘If regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.’
- 5.2 The Government has issued the National Planning Policy Framework [NPPF 2021] which sets out the Government’s planning policies for England and how these should be applied and is a material consideration in the determination of this application.
- 5.3 In this instance, the Development Plan comprises The London Plan 2021 [LP] and the Local Development Framework [LDF]. The LDF comprises The Harrow Core Strategy 2012 [CS], Harrow and Wealdstone Area Action Plan 2013 [AAP], the

Development Management Policies Local Plan 2013 [DMP], the Site Allocations Local Plan [SALP] 2013 and Harrow Local Area Map 2013 [LAP]. The relevant policies are referenced within the report below and a summary within Informative 1.

6.0 ASSESSMENT

6.1 The main issues are:

- Character and Appearance of the Area
- Residential Amenity
- Drainage and Flood Risk
- 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 Side Extension

Officers consider the proposed part single part two storey side extension to be a congruous, proportionate, and sympathetic addition to the host dwelling, street scene and area in a wider context. The SPD outlines guidance relating to first floor side extensions. It states that these extensions should be set back from the first-floor front wall by at least 1m, and that these extensions should have a pitched roof to respect the form of the original roof. The proposed first floor side extension would be set back from the first-floor front wall by 1m, and it is noted that a gable roof is proposed to match the existing roof. Moreover, the break in the roofing will create an outcome that is in keeping with the street scene and character of the existing dwellinghouse through the creation of a subordinate form. For detached properties, it is important to ensure that there is adequate space around the building to avoid any terracing affect. The gap proposed is considered to be appropriate, as a 1.2m first floor side setback will adequately visually separate the built form from the neighbouring property. These considerations mean that the first-floor side extension would respond appropriately to the character and appearance of the host dwelling and the locality.

6.2.4 Single Storey Front Extension

6.2.5. The single storey front extension would complement the existing architectural design and materials of the existing building. The extension would also complement the scale and design of the pattern of development in the surrounding street scene. Therefore, it is not considered that the extension would harm the character and appearance of the dwellinghouse and the street scene.

- 6.2.6 Converting the garage into a habitable room would involve adding a window to the front elevation. This window would be in-keeping with the existing fenestration, so it is not considered that the proposed conversion would harm the character and appearance of the streetscene. Furthermore, there are examples throughout the street scape of similar conversions.
- 6.2.7 Relocating the main entrance to the front of the house will not harm the character and appearance of the dwellinghouse and the street scene, as the front door for the entrance would complement the architectural design of the existing property and is located to present clearly as a point of entry and balanced to the street scene.
- 6.2.8 The materials to be used in the external surfaces of the proposed extension would be consistent with the external finishes applied to the main dwellinghouse, this is considered to be appropriately sympathetic.
- 6.2.9 Roof Lights
- 6.2.10 The proposed roof lights to the dwellinghouse are considered to be acceptable on character and design grounds. They would not be excessive in their size, quantity and protrusion from the rear roof slope, and are thereby considered to be low scale and sympathetic additions to the dwellinghouse.
- 6.2.11 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)

6.2.2 Impact on No. 11 Langland Drive

6.3.3 The site at No.11 features no windows to the flank walls that interface with the subject site. Therefore, the proposed addition at the ground and first floor are not considered to be of any great amenity impact. Furthermore, there are no windows proposed to the flank ground and first floor levels, with the windows proposed to the master bedroom in the rear set at a sill height well above FFL. The conversion of the garage to habitable room only involves external alterations to the front of the dwellinghouse, which overlooks the driveway, so the proposed alterations would have no impact on the visual and residential amenities of No.11. The remaining elements of the proposed are sited away from the property at No.11 and are not considered to be of any negative impact on the amenity of the property.

6.3.4 Impacts on No. 15 Langed Drive

6.3.5 The proposed single storey front extension would result in a flank wall of 3.38m beyond that of the existing. Whilst it is noted that this may change the existing situation with regard to outlook and sense of enclosure, it is noted that a similar arrangement to that proposed already existing in regard to No.11. Additionally, the ground floor habitable room window at No.15 is a large almost full height window which will limit any loss of light. A reasonable level of outlook would remain, commensurate to that at No.11. On balance, the nominal harm caused by the increase in size of the front extension is not considered so harmful that a reason for refusal would be sustainable at appeal. The remaining elements of the proposed are sited away from the property at No.15 and are not considered to be of any negative impact on the amenity of the property.

Impacts on properties to the rear

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

6.3.7 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. 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.

6.5 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 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. 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, T6.1 of the London Plan (2021), Policies CS1.B and CS1.W of the Harrow Core Strategy, Policies DM1 & 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: Reasonable Exemption Statement, LD13-02-1001, LD13-02-1002.

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) 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. 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

Harrow Development Management Policies Local Plan 2013:

DM1, DM10

Supplementary Planning Documents: Residential Design Guide (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 applicant's expense. Failure to report any damage could result in a charge being levied against the property.

5. Grant without Pre-App Advice

No Pre-Application advice was sought through the planning process.

6. Surface and Foul Water Connections

The applicant is advised that the Drainage Authority in Harrow recommends the submission of a drainage plan, for their approval, indicating all surface and foul water connections and their outfall details. Please also note that separate systems are used in Harrow for surface water and foul water discharge. Please email infrastructure@harrow.gov.uk with your plans.

7. Sustainable Drainage Systems

The applicant is advised that surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management (SUDS). SUDS are an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on or near the site as opposed to traditional drainage approaches which involve piping water off site as quickly as possible.

SUDS involve a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands. SUDS offer significant advantages over conventional piped drainage systems in reducing flood risk by attenuating the rate and quantity of surface water run-off from a site, promoting groundwater recharge, and improving water quality and amenity.

Where the intention is to use soak ways they should be shown to work through an appropriate assessment carried out under Building Research Establishment (BRE) Digest 365.

Support for the SUDS approach to managing surface water run-off is set out in the National Planning Policy Framework (NPPF) and its accompanying technical guidance, as well as the London Plan. Specifically, the NPPF (2019) gives priority to the use of sustainable drainage systems in the management of residual flood risk and the technical guidance confirms that the use of such systems is a policy aim in all flood zones. Policy 5.13 of the London Plan (2016) requires development to utilise sustainable drainage systems unless there are practical reasons for not doing so. Sustainable drainage systems cover the whole range of sustainable approaches to surface drainage management. They are designed to control surface water run-off close to where it falls and mimic natural drainage as closely as possible. Therefore, almost any development should be able to include a sustainable drainage scheme based on these principles.

The applicant can contact Harrow Drainage Section for further information

CHECKED

<p>Orla Murphy Head of Development Management</p> <p>1st February 2023</p>	 <p>Viv Evans Chief Planning Officer 1st February 2023</p>
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APPENDIX 2: LOCATION PLAN

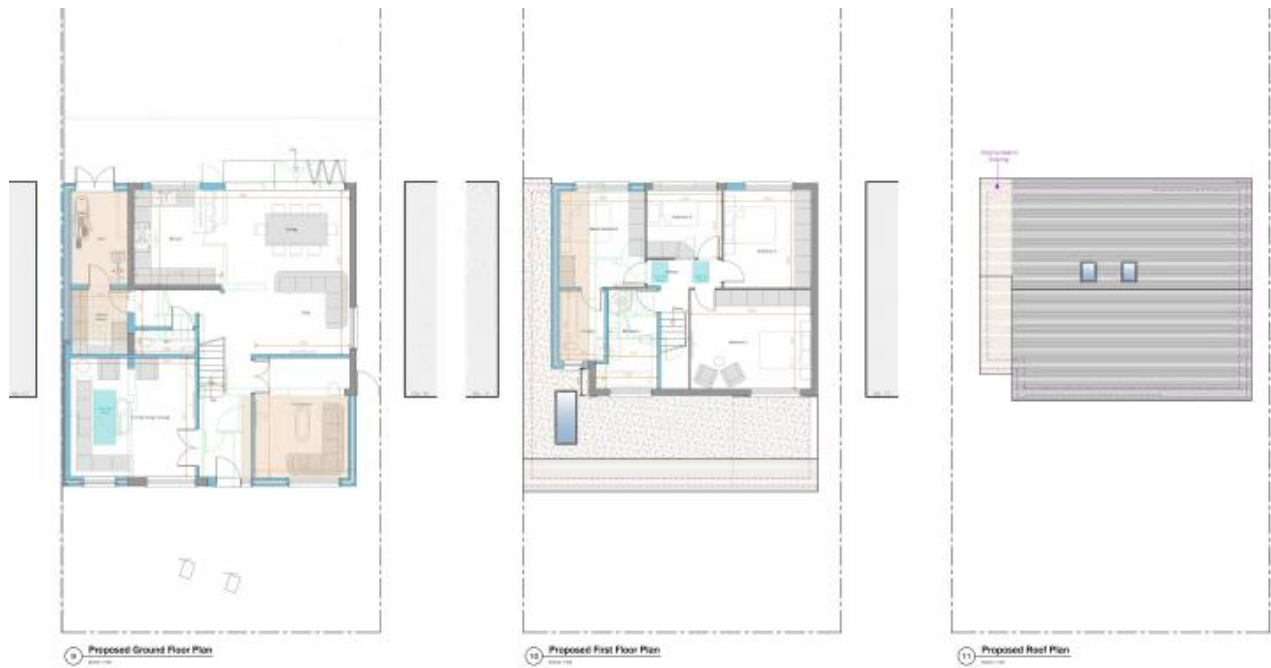


APPENDIX 3: SITE PHOTOGRAPHS



APPENDIX 4: PLANS AND ELEVATIONS

Existing & Proposed Plans and Elevations





APPENDIX 5 – Previously refused application P/3138/22



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