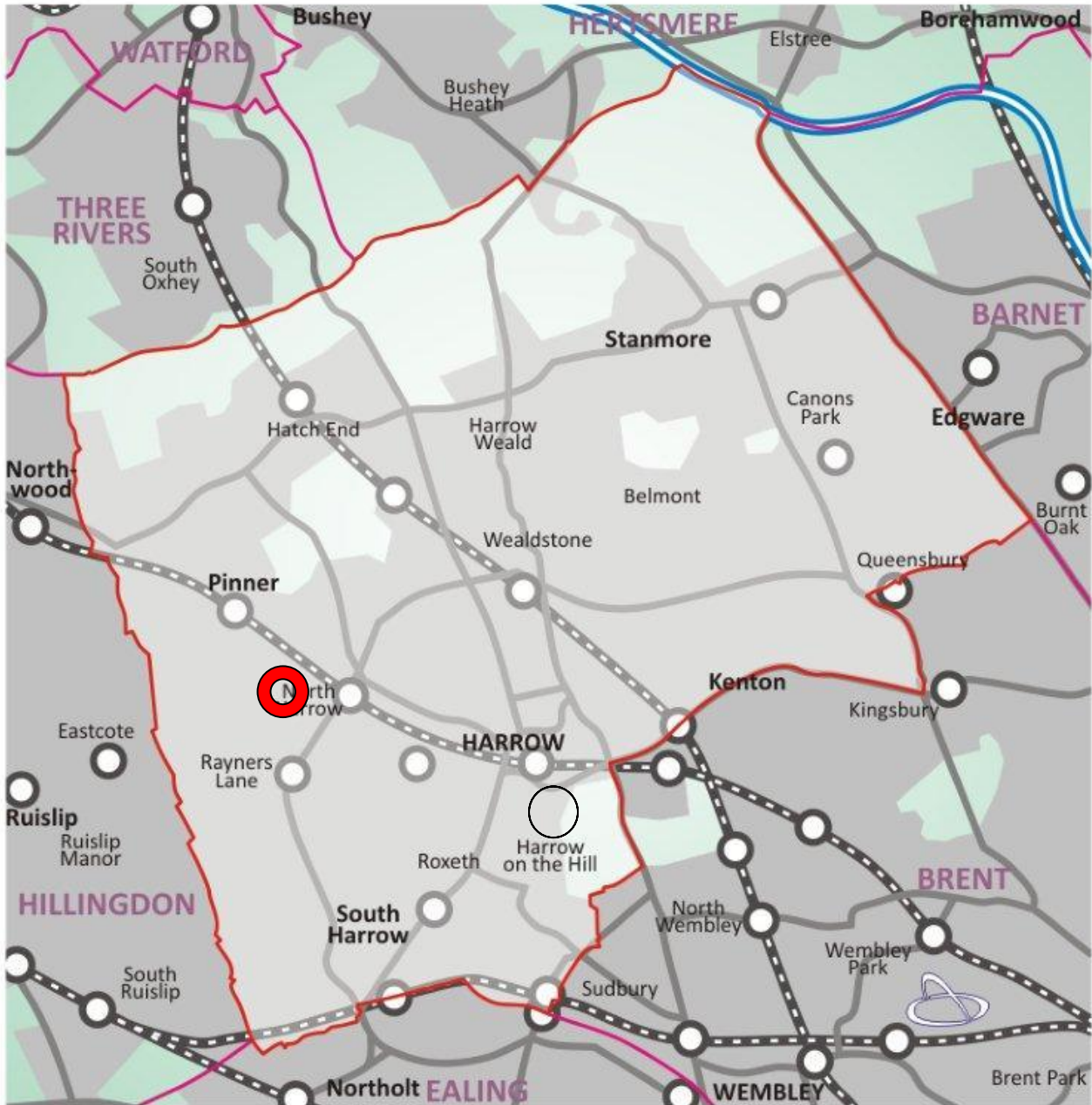


 = application site



53 Suffolk Road, Harrow, HA2 7QF

P/1482/23

Location Plan



01 Location Plan
1:1250

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LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

19th July 2023

APPLICATION NUMBER: P/1482/23
VALID DATE: 24/05/2023
LOCATION: 53 SUFFOLK ROAD, HARROW
WARD: NORTH HARROW
POSTCODE: HA2 7QF
APPLICANT: MR NAHYAN GODIL
AGENT: MR PAULO TAVARES
CASE OFFICER: AKSHAY SISODIA
EXPIRY DATE: 19/07/2023
EXTENSION OF TIME: N/A

PROPOSAL

Single storey side to rear extension; external alterations (demolition of attached garage)

RECOMMENDATION

The Planning Committee is asked to:

- 1) Agree the reasons for approval as set out in this report, and
- 2) Grant planning permission subject to the conditions listed in Appendix 1 of this report:

REASON FOR THE RECOMMENDATION

The proposed development would not detract from the character and appearance of the host building, street scene and area in a wider context, nor would it unduly impact upon the residential amenity of neighbouring occupants. The proposed development is not considered to be susceptible to unacceptable flood risk and is not considered to exacerbate flood risk elsewhere. The proposed development is not considered to conflict with S17 of the Crime and Disorder Act 1998 (as amended), and finally, the applicant has provided a Reasonable Exemption Statement to confirm that the development will not adversely affect the appropriate fire safety measures of the site. As such, the development accords with the NPPF (2021), Policies D3, D11, D12, SI 12, SI 13 of the London Plan (2021), Policies CS1.B and CS1.W of the Harrow Core Strategy, Policies DM1, DM2, DM9 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 72.48 sqm
GLA Community Infrastructure Levy (CIL) Contribution (provisional):	N/A
Local CIL requirement:	N/A

HUMAN RIGHTS ACT

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

EQUALITIES

In determining this planning application, the Council has regard to its equalities obligations including its obligations under section 149 of the Equality Act 2010.

For the purposes of this application there are no adverse equalities issues.

S17 CRIME & DISORDER ACT

It is considered that the proposed development would not adversely impact upon community safety issues or conflict with development plan policies in this regard.

1.0 SITE DESCRIPTION

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

2.0 PROPOSAL

- 2.1 The erection of a ground floor side to rear extension that can be broken down into the following elements:
- 2.2 A ground floor side extension following the removal of the existing side garage. The proposed extension would feature a flat roof form. The extension would project forward of the existing garage terminating in line with the dwellinghouse's front portico. The extension would feature a window to the front in place of the garage door. The extension would extend all the way up to the shared boundary with No. 55 Suffolk Road and would have a height of approximately 2.95m towards the front end and a height of approximately 2.65 towards the rear end.
- 2.3 A ground floor rear extension that would extend across the full width of the main dwellinghouse and beyond the rear of the side element referenced above. This extension would also have a flat roof, with a height of 2.65, and would extend beyond the rear of the dwellinghouse at a depth of approximately 7.55m

3.0 RELEVANT PLANNING HISTORY

P/1916/21/PREAPP	2 storey side and rear extension, loft conversion and dormer; garden office	Pre-application Advice Issued: 17/09/2021.
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P/2469/21/PRIOR	Single storey rear extension: 8.00 metres deep, 3.00 metres maximum height and 2.70 metres high to the eaves – Refused 26/07/2021	Refused: 26/07/2021.
<p>Refusal Reason (1): <i>The applicants submitted drawings fail to sufficiently indicate if the approximately 500mm deep original side garage wall projecting beyond the rear façade of the dwellinghouse is to be demolished to accommodate the proposed extension. In the absence of sufficient information, the Council cannot be satisfied that this original side wall is to be removed, and therefore cannot be satisfied that the proposed extension would not adjoin to and project beyond a side elevation wall of the original dwellinghouse whilst incorporating a width greater than half the width of the main dwellinghouse. The proposal would thereby fail to comply with the requirements of Schedule 2, Part 1, Class A, A.1 (j) (iii) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).</i></p> <p>Refusal Reason (2): <i>The applicant has failed to accurately list all adjoining neighbouring properties within their submission, with No. 55 Suffolk Road being omitted as an adjoining property within Section 5 of the application form. The proposal would thereby fail to comply with Condition A.4 - (2)(c) of Schedule 2, Part 1, Class A, of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).</i></p> <p>Refusal Reason (3): <i>The proposed extension, by reason of its excessive rearward projection and siting in relation to No. 55 Suffolk Road, would give rise to an unduly dominant and overbearing form of development which would result in an unacceptable loss of outlook to the rear garden and ground floor rear facing habitable room windows of No. 55 Suffolk Road. The proposed development would thereby be contrary to the Policy DM1 A and DM1 B (a) of the Development Management Policies Local Plan document (2013) and the relevant provisions of the adopted Supplementary Planning Document: Residential Design Guide (2010).</i></p>		

P/4469/21	Single storey front extension incorporating porch; single and two storey side to rear extension; single storey rear extension; alterations and extension to roof; rear dormer; rooflights in front and both side roofslopes; external steps at rear; extension of hardsurfacing at front; external alterations (demolition of attached garage)	Refused 11/01/2022:
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Refusal Reason (1): *The proposed part single part two storey front side and rear extension by reason of its excessive combined width, bulk, scale and massing, is considered to represent an overdevelopment of the site, which would appear unduly at odds with the established pattern of development along the street scene and within the wider area. The proposal would thereby be contrary to the high quality design aspirations of the National Planning Policy Framework (2021), Policy D3 (1) and (11) of The London Plan (2021), Core Policy CS1.B of the Harrow Core Strategy (2012), Policy DM1 A., DM1 B. (a), (c) and of the Harrow Development Management Policies Local Plan (2013) and the adopted Supplementary Planning Document: Residential Design Guide (2010).*

Refusal Reason (2): *The first floor front and side element of the extension, by reason of the fact that it would fail to be sufficiently set back from the front of the existing dwellinghouse, the adjacent side boundary with No. 55 Suffolk Road, and is to extend the dwellinghouse further forward at first floor level, would form an insubordinate addition to the dwellinghouse, which would unduly diminish the spacious gap between No. 53 and No. 55 Suffolk Road at first floor level resulting in a harmful terracing effect along the street scene. Furthermore, the replicated cat slide roof and projecting front windows associated with this element of the extension would relate poorly to the character and appearance of the original dwelling, it would not offset the loss of the original cat slide roof and projecting first floor front window, and would form an alien addition to the street scene and area. The proposal would thereby be contrary to the high quality design aspirations of the National Planning Policy Framework (2021), Policy D3 (1) and (11) of The London Plan (2021), Core Policy CS1.B of the Harrow Core Strategy (2012), Policy DM1 A., DM1 B. (a), (b), (c) and (d) of the Harrow Development Management Policies Local Plan (2013) and the adopted Supplementary Planning Document: Residential Design Guide (2010).*

Refusal Reason (3): *The ground floor front and side element of the extension, by reason of the fact that it would fully subsume the dwellinghouse's prominent original front portico and would uncharacteristically be set forward of the original portico would form an incongruous, unsympathetic and insubordinate addition to the host dwelling which would unduly detract from its original character and appearance, and would appear unduly at odds with the established uniformity of front and side extensions along the street scene. The proposal would thereby be contrary to the high quality design aspirations of the National Planning Policy Framework (2021), Policy D3 (1) and (11) of The London Plan (2021), Core Policy CS1.B of the Harrow Core Strategy (2012), Policy DM1 A., DM1 B. (a), (c) and (d) of the Harrow Development Management Policies Local Plan (2013) and the adopted Supplementary Planning Document: Residential Design Guide (2010).*

Appeal Dismissed - (APP/M5450/D/22/3295845) 28/06/2022.

P/0940/22	Single storey front extension incorporating porch; single and two storey side to rear extension; single storey rear extension; alterations and extension to roof; rear dormer; rooflights in front and both side roofslopes; external steps at rear; extension of	Refused 30/05/2022: (Committee Overturn)
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	hardsurfacing at front; external alterations (demolition of attached garage)	
<p>Refusal Reason: <i>The proposed development will appear as visually obtrusive, overbearing and out of character in a road which is predominantly characterised by detached dwelling houses and where there is a great deal of uniformity in the overall style and form of dwelling houses along the road, and so the cumulative impact of this proposal would give rise to a discordant, unwelcome and harmful interruption in the pattern of development in the locality to the detriment of the residential and visual amenities of the neighbouring properties, contrary to policy CS1 Harrow Core Strategy (2012), DM1 Harrow Development Management Policies (2013), D1 London Plan (2021).</i></p> <p>Appeal Dismissed - (APP/M5450/D/22/3303763) 30/12/2022.</p>		

P/3338/22	Redevelopment to provide two storey (6 bed) detached dwelling with habitable roofspace; landscaping; parking; bin and cycle storage, new outbuilding to the rear, new boundary treatment including new front vehicular and pedestrian access gates (demolition of existing dwelling and greenhouse to the rear)	Refused 24/11/2022
<p>Refusal Reason (1): <i>The proposed replacement dwellinghouse by reason of its uncharacteristic contemporary design, blocky form, unsympathetic and unduly bulky flat roof, its prominent three storey appearance, it's excessive incorporation of uninterrupted white render, its incongruous roof terrace, and its failure to adequately reflect distinctive design features of surrounding dwellinghouses along the road, would give rise to an incongruous, unsympathetic and contrived form of development that would appear unduly at odds with the established pattern of buildings along the street scene, adversely impacting upon the overall visual amenity afforded within the area. The proposal would thereby be contrary to the high quality design aspirations of the National Planning Policy Framework (2021), Policies 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, DM1 B (a), (b) and (c) of the Harrow Development Management Policies Local Plan (2013) and the adopted Supplementary Planning Document: Residential Design Guide (2010).</i></p> <p>Refusal Reason (2): <i>The proposed front access gates, associated brick wall and proposed flank boundary treatment (where applied to the front forecourt), by reason of their siting, uncharacteristic height, the resulting lack of visual permeability into and surrounding the site, and their undesirable visual demarcation of the site would appear unduly at odds the established pattern of front forecourt treatment along the street scene which is predominantly low scale and very open in nature. The proposal would thereby be contrary to the high quality design aspirations of the National Planning Policy Framework (2021), Policies 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, DM1 B (a), (b), (c) and (d) of the Harrow Development Management Policies Local Plan (2013) and the adopted Supplementary Planning Document: Residential Design Guide (2010).</i></p>		

Refusal Reason (3): *In failing to provide proposed elevation drawings detailing the external appearance of the proposed rear outbuilding, its height, and the extent to which the proposed solar panels would protrude above the roof surface, the Council cannot be satisfied that this building would not appear as an incongruous, disproportionate and unsympathetic addition to the application site and area in a wider context. Furthermore, the Council cannot be satisfied that this outbuilding would not appear as unduly overbearing and visually intrusive when viewed from the rear gardens of adjoining neighbouring properties at No. 51 and 55 Suffolk Road in addition to No. 94 Chester Drive. The proposal would thereby be contrary to the high quality design aspirations of the National Planning Policy Framework (2021), Policies D3.D(1), D3.D(7), D3.D(11) of The London Plan (2021), Core Policy CS1.B of the Harrow Core Strategy (2012), Policy DM1 A, DM1 B (a), (b), and (c), DM1 C, DM1 D (d) and (e) of the Harrow Development Management Policies Local Plan (2013) and the adopted Supplementary Planning Document: Residential Design Guide (2010).*

Appeal In Progress: (APP/M5450/W/23/3318226)

P/1324/23	Certificate of lawful development (proposed): alterations and extension to roof to form end gables; rear dormer with juliette balcony; rooflight in both side roofslopes; single storey front extension incorporating porch	Pending Consideration. (Recommendation for Approval)
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3.1 Context of APP/M5450/D/22/3303763

3.2 This application follows the refusal of application P/0940/22 and its subsequent dismissal at appeal (APP/M5450/D/22/3303763). Looking closely at the inspector's appeal decision for APP/M5450/D/22/3303763, it can be conceived that their fundamental issues with the scheme relate to:

- The depth and siting of the rear extension in relation to No. 51 Suffolk Road and a loss of sunlight and outlook afforded to this neighbouring property, particularly due to the fact that the development was proposed to the south west of No. 51. Within Paragraph 9 of it is noted that *"due to the orientation and depth of the two storey element of the extension, I consider that there would be some harmful impact upon sunlight and outlook from this neighbouring property as a result"*. Furthermore, within Paragraph 10 it is noted that there would be *'some considerable loss of daylight through the proposed first floor extension both into the first floor window of number 51 and into the garden area, especially in the afternoon and even more so in winter. Moreover, when combined with the blank elevation here and the proposed dormer window to the second floor, I consider that the harm here would be significant and that the proposed extension would appear overly dominant.'*
- Harm to the character of the original property through the loss of locally distinct features such as the removal of the front gable, brick quoin details, and the brick chimneys. Within Paragraph 12 it is noted that *"the proposal does still*

noticeably alter the character of the original property, primarily through the loss of locally distinct features that I consider are important in maintaining the character and appearance of the streetscene". This is elaborated on with Paragraph 13 where it is noted that "the removal of the front gable, brick quoin details, and the brick chimneys for instance would all contribute to a harmful erosion of this distinctive character"

- Concern over the scale of the development and an overdevelopment of the site, with it being noted within it being noted within Paragraph 14 that the loss of important detailing to the building *"added to the scale of development and the harmful rearwards projection contained within this application would lead me to the conclusion that such harm is significant"*. Furthermore, within Paragraph 15 it is noted that *"the proposed extensions would represent an overdevelopment of this plot that would have a harmful impact upon the living conditions of neighbours and a more modest impact upon the streetscene through the loss of architectural details that I consider are important in this context"*.

- 3.3 This current application is only for a single storey side to rear extension, with both the ground floor side and rear elements being highly comparable to the ground floor side to rear elements proposed under application P/0940/22 in terms of their overall massing and design. The inspector's appeal decision for APP/M5450/D/22/3303763 holds significant weight, however when considered in isolation independent of the other extensions and alterations proposed under application P/0940/22, officers do not consider the proposed ground floor side to rear extension to be in contravention of the inspector's conclusions for APP/M5450/D/22/3303763, this will be assessed in greater detail within the Assessment section (6) of this Committee Report.

4.0 CONSULTATION

- 4.1 A total of 5.no consultation letters were sent to neighbouring properties regarding this application. Letters were sent out on 24/05/2023 and the public consultation period expired on 14/06/2023. A site notice was posted on 16/06/2023 and is set to expire on 07/07/2023. No comments have been received in respect to this application. If comments are received between the publication of this committee report and the committee meeting, these shall be set out within an addendum.

Statutory and non-statutory consultation

- 4.2 No internal or external consultees were consulted on the application.

5.0 POLICIES

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

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

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

5.3 In this instance, the Development Plan comprises The London Plan 2021 [LP] and the Local Development Framework [LDF]. The LDF comprises The Harrow Core Strategy 2012 [CS], Harrow and Wealdstone Area Action Plan 2013 [AAP], the Development Management Policies Local Plan 2013 [DMP], the Site Allocations Local Plan [SALP] 2013 and Harrow Local Area Map 2013 [LAP]. The relevant 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

Relevant Supplementary Documents

- Residential Design Guide (2010)

Ground Floor Side Extension

6.2.2 The proposed side extension is considered to be a congruous, proportionate and sympathetic addition to the host building street scene and area in a wider context. There are a wide range of ground floor side extensions in place of original garages along the street scene, the most comparable examples on this side of Suffolk Road include side extensions to No. 37, 39, 49, 55, 75, 79, and 81 which all features side extensions with a window in place of the original garage door and all project in line with their original front porticos, although all of these have been infilled. The front window associated with the extension is not considered to appear at odds with the rest of the dwellinghouse's front fenestration in terms of its design. Based on the context of surrounding development and the fact that the proposed side extension would remain proportionate to main dwelling in terms of its overall bulk and massing, officers consider it to be an acceptable addition on character and design grounds.

6.2.3 It should be noted that within the inspector's decision for APP/M5450/D/22/3303763 the ground floor side extension is not independently referenced as a reason for dismissal. The inspector did raise concern over the loss of distinctive original features to the building, however the loss of the original side garage was not referenced as one of these features. The front forecourt of the site is predominantly hardsurfaced and is considered to be sufficient in accommodating off-street car parking needs in spite of the loss of the garage.

Ground Floor Rear Extension

- 6.2.4 Likewise, officers consider the ground floor rear extension be to a congruous and proportionate addition to the host dwelling and wider area given then the site context. Whilst officers acknowledge that this element of the extension would have a fairly significant depth and overall massing, it is not visible from the street scene, it would be subordinate in height to the main dwelling, furthermore it is noted that there is not significant uniformity in terms of rearward extensions along the road, with various dwellinghouses incorporating large rearward extensions. Overall, given the site context and its low scale visibility from the site's surroundings, the ground floor rear extension is considered on balance to have an acceptable impact on the character and appearance of the host dwelling and wider area.
- 6.2.5 Within the inspector's decision for APP/M5450/D/22/3303763, concerns were raised regarding the overall scale of development and the proposal for P/0940/22 forming an overdevelopment of the plot, however the overall scale of development proposed on the site has been substantially reduced with the applicant now only proposing extensions at ground floor level, significantly reducing overall built form. Officers note that the ground floor rear extension would limit the size of the dwellinghouse's rear garden, however this is not considered to be to such an extent that it would unduly harm the character of the host dwelling and area in a wider context. The Council's policies and design guidance do not set a minimum requirement for the amount of rear garden space that needs to be retained following an extension, this is assessed on a case by case basis with the Council expecting the size of rear garden space to be meaningful, functional and in context with the gardens of surrounding properties. In this instance, there is not complete uniformity in the size of rear gardens along this part of the road with extended dwellings, and/or dwellinghouses with outbuildings having noticeably smaller gardens. Whilst the size of the retained rear garden would be smaller than that of surrounding properties, it is not considered to be to such an extent that it would detract from the character of the area. Within the inspector's decision for APP/M5450/D/22/3303763 they did not make reference to the retained size of the garden as a reason for dismissal.

Materials

- 6.2.6 The applicant's submitted elevation drawings indicate that the external walls of the proposed development would be finished in render brickwork, this would be consistent with finish applied to the main dwellinghouse and is considered to be appropriately sympathetic.
- 6.2.7 In summary, the overall design of the proposed development is considered to be acceptable. The development remains sympathetic to the main dwelling and does not detract from the overall character and appearance of the host building, street scene and surrounding area.

6.3 Residential Amenity

- 6.3.1 The relevant policies are:
- National Planning Policy Framework (2021)
 - The London Plan (2020): D3
 - Harrow Core Strategy (2012): CS1
 - Harrow Development Management Policies (2013): DM1
- Relevant Supplementary Documents

- Residential Design Guide (2010)

Impact on No. 51 Suffolk Road

- 6.3.2 The ground floor side extension would not project beyond the front of the dwellinghouse's front gable projection, meaning that it would not be visible from the main dwellinghouse at No. 51 Suffolk Road. Based on the above, this element is considered to have an acceptable impact in relation to this neighbouring property.
- 6.3.3 The ground floor rear extension would project approximately 4 metres beyond the rear of the single storey rear projection which extends beyond No. 51 Suffolk Road's garage. This projection is sited directly adjacent to the application site and would screen large parts of the extension from view. Applying the guidance set out within Paragraph 6.59 of the Residential Design Guide SPD, the Council would expect extensions on detached properties to project no more than 4 metres beyond the neighbouring property (unless site circumstances allow for this) given that a detached dwellinghouse would be allowed to extend 4 metres to the rear under permitted development. In this particular case the proposal would be compliant given the siting of No. 51 Suffolk Road's rear projection beyond their side garage. Taking this into account alongside the fact that the proposed extension would not incorporate an excessive overall height, it is not considered to unduly impact on light and outlook afforded to the rear garden and rear facing habitable room fenestration of this neighbouring property. The rear facing window to the rear of the projection beyond No. 51 Suffolk Road's garage does not appear to serve a habitable room, as such the development's impact on this window is considered acceptable. Within the inspector's decision for APP/M5450/D/22/3303763 they did raise concern over a loss of sunlight and outlook afforded to the rear garden and first floor rear facing habitable room windows of No. 51 Suffolk Road due to the development's siting to the south west of the rear of this neighbouring property, however within the inspector's decision it is clearly indicated that this harm fundamentally results from upper floor level additions which are not being proposed as part of this application.

Impact on No. 55 Suffolk Road

- 6.3.4 On the basis that the ground floor side extension would be sited towards the front end of the dwellinghouse, would not protrude forward of No. 55 Suffolk Road and would not sit parallel to any facing ground floor fenestration in respect to No. 55 Suffolk Road, it is considered to have an acceptable impact on the residential amenity of this neighbouring property.
- 6.3.5 Reiterating points set out above, in applying the guidance set out within Paragraph 6.59 of the Residential Design Guide SPD, the Council would expect ground floor rear extensions on detached properties to project no more than 4 metres beyond the neighbouring property (unless site circumstances allow for this) given that a detached dwellinghouse would be allowed to extend 4 metres to the rear under permitted development. In this particular instance, the ground floor rear extension is indicated to project approximately 3.8 metres beyond the rear façade of No. 55 Suffolk Road, furthermore the extension would incorporate a relatively low height on the side bordering this neighbouring property (approximately 2.65 metre high), and a small gap (measured on site to be approximately 0.67-0.68m) would be provided between the extension and main flank wall of No. 55 Suffolk Road, which does provide a degree of relief. Whilst officers recognise that No. 55 Suffolk Road does feature a primary rear facing kitchen window located on the side adjacent to the

application site, given that that the ground floor rear element of the extension would not project excessively rearward of this neighbouring property, incorporates a relatively low overall height, and some spacing has been provided between the extension and flank wall of No. 55 Suffolk Road, it is considered on balance not to result in an undue loss of outlook to this neighbouring property's rear garden and rear facing kitchen window.

- 6.3.6 With regard to impact on light, officers acknowledge that the rear garden and rear facing habitable room windows of No. 55 Suffolk Road are south facing, and are located to the west of the application site. This effectively means that the ground floor rear element of the extension could result in a degree of overshadowing in the early morning during summer months, however, this would not last for a significant length of time and is not anticipated to be intensive enough to result in undue harm. It should be noted that inspector made no reference to harm upon the residential amenity afforded to occupants of No. 55 Suffolk Road within their reasons for the dismissal of APP/M5450/D/22/3303763, the overall scale of the rear extension proposed under this application is substantially smaller than that of the rearward extensions proposed under application P/0940/22.

Impacts on Properties to the Rear

- 6.3.7 The applicant property is sufficiently set back from the properties to the rear and would not unduly affect neighbour amenity.
- 6.3.8 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): DM9, 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 completed a Reasonable Exception Statement to confirm that the development will not adversely affect the appropriate fire safety measures of the site.

6.6 Consultation Responses

6.6.1 N/A

7.0 CONCLUSION AND REASONS FOR APPROVAL

7.1 The proposed development would not detract from the character and appearance of the host building, street scene and area in a wider context, nor would it unduly impact upon the residential amenity of neighbouring occupants. The proposed development is not considered to be susceptible to unacceptable flood risk and is not considered to exacerbate flood risk elsewhere. The proposed development is not considered to conflict with S17 of the Crime and Disorder Act 1998 (as amended), and finally, the applicant has provided a Reasonable Exception Statement to confirm that the development will not adversely affect the appropriate fire safety measures of the site. As such, the development accords with the NPPF (2021), Policies D3, D11, D12, SI 12, SI 13 of the London Plan (2021), Policies CS1.B and CS1.W of the Harrow Core Strategy, Policies DM1, DM2, DM9 and DM10 of the Harrow Development Management Policies Plan, and the Harrow Supplementary Planning Document: Residential Design Guide (2010).

APPENDIX 1: CONDITIONS AND INFORMATIVES

CONDITIONS:

1. **Full Time**

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

REASON: To comply with the provisions of Section 91 of the Town & Country Planning Act 1990.

2. **Approved Plans**

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

Planning Statement, 53_SR A1000 00 (Location Plans), 53_SR A1200 00 (Ground Floor GA), 53_SR A1201 01 (First Floor GA), 53_SR A1202 00 (Loft Floor GA), 53_SR A1203 00 (Roof Plan), 53_SR A1400 00 (Front Elevation), 53_SR A1401 00 (Rear Elevation), 53_SR A1402 00 (Side Elevation), 53_SR A1403 00 (Side Elevation), Reasonable Exception Statement.

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

3. **Materials to Match**

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

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

4. **Glazing 2**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that order with or without modification), no window(s)/door(s) shall be installed in the flank elevation(s) of the development hereby permitted without the prior permission in writing of the local planning authority.

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

5. **No Balcony**

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

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

INFORMATIVES:

1. Policies

The following policies are relevant to this decision:

The National Planning Policy Framework (2021)

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

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

Harrow Development Management Policies Local Plan 2013:

DM1, DM2, DM9, DM10

Supplementary Planning Documents: Residential Design Guide SPD (2010).

2. Considerate Contractor Code of Practice

The applicant's attention is drawn to the requirements in the Considerate Contractor Code of Practice. In the interests of minimising any adverse effects arising from building operations, the limitations on hours of working are as follows: 0800-1800 hours Monday - Friday (not including Bank Holidays) 0800-1300 hours Saturday

3. Party Wall Act:

The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves:

1. work on an existing wall shared with another property;
2. building on the boundary with a neighbouring property;
3. excavating near a neighbouring building, and that work falls within the scope of the Act.

Procedures under this Act are quite separate from the need for planning permission or building regulations approval.

"The Party Wall etc. Act 1996: explanatory booklet" is available free of charge from: Communities and Local Government Publications, PO Box 236, Wetherby, LS23 7NB

Please quote Product code: 02 BR 00862 when ordering.

Also available for download from the Portal website:

<https://www.gov.uk/party-wall-etc-act-1996-guidance>

4. Liability For Damage to Highway

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

5. Grant with Pre-App Advice

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

This decision has been taken in accordance with paragraphs 39-42 of The National Planning Policy Framework. Pre-application advice was sought and provided and the submitted application was in accordance with that advice.

6. Surface and Foul Water Connections

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

7. Sustainable Drainage Systems

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

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

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

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

The applicant can contact Harrow Drainage Section for further information

CHECKED

 Orla Murphy Head of Development Management 6 th July 2023	 Viv Evans Chief Planning Officer 6 th July 2023
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APPENDIX 2: LOCATION PLAN

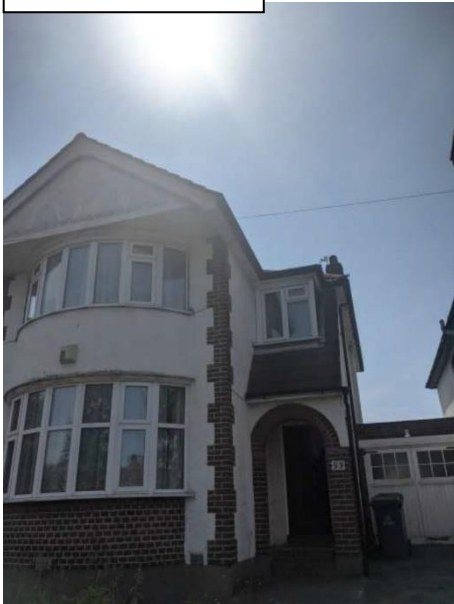


01 Location Plan
1:1250

0 10 20 30 40 50 M

APPENDIX 3: SITE PHOTOGRAPHS

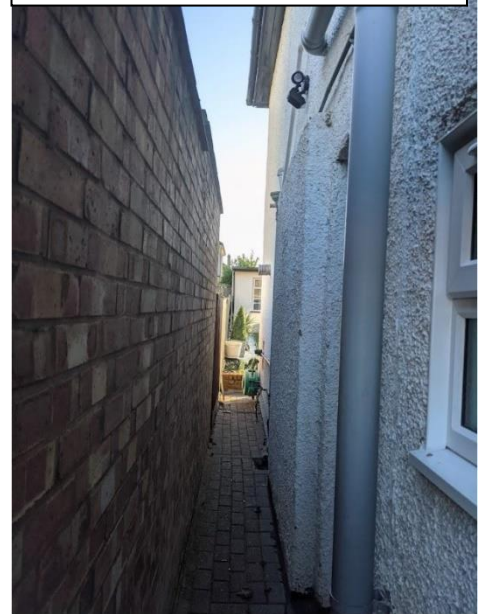
Front Elevation



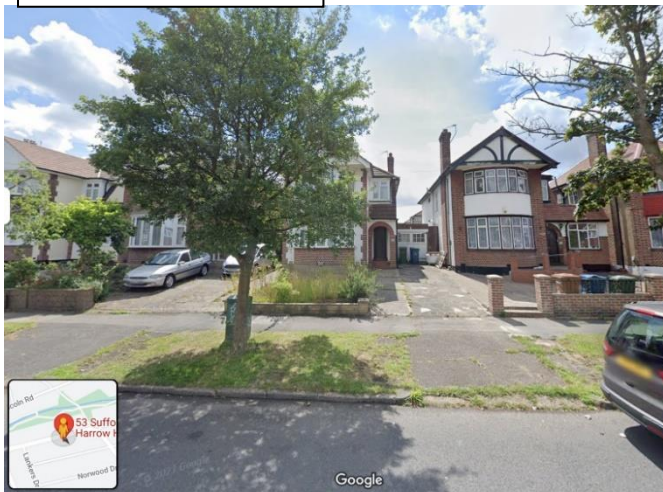
Front Elevation



Gap Between No. 53 and 55



Street Scene View



View of No. 55's First Floor Flank Windows



Rear Elevation of No. 53

View of Rear Garden (No.53)



Rear Elevation of No. 55



View of No. 55's Rear Garden



View of No. 55 (From No. 53)

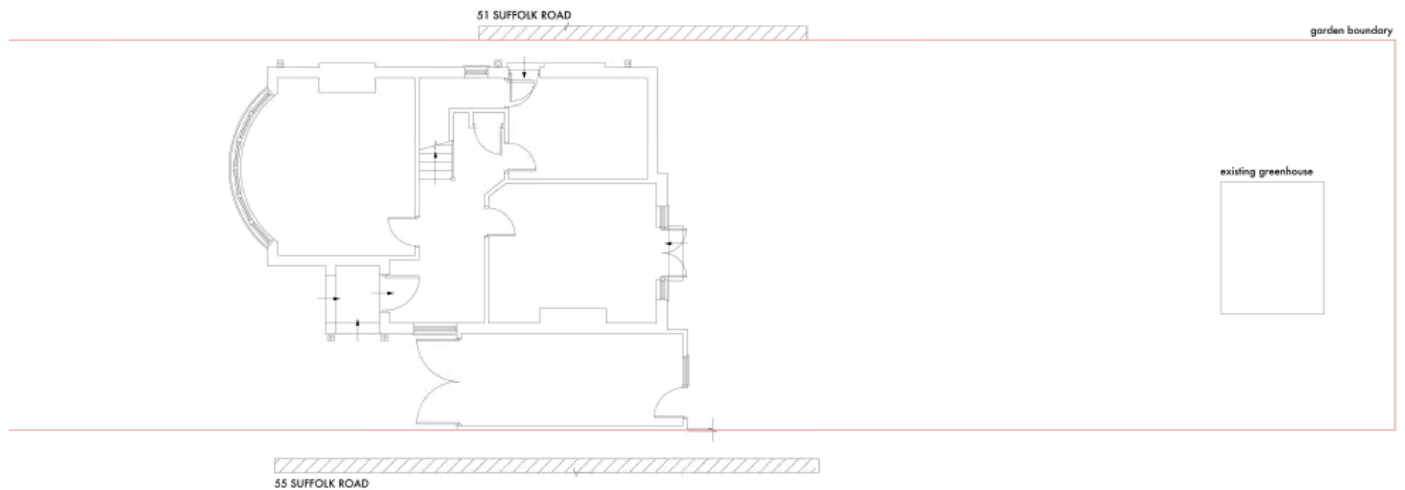
View of No. 51 (From No. 53)

Window to No. 51's Side and Rear Projection

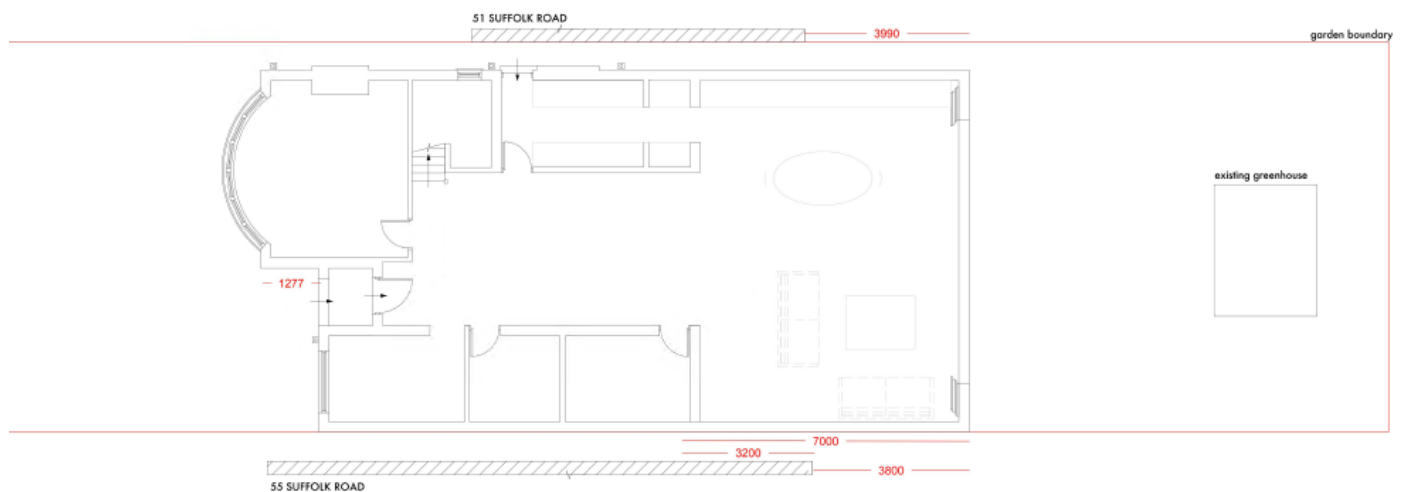


APPENDIX 4: PLANS AND ELEVATIONS

Existing and Proposed Ground Floor Plan

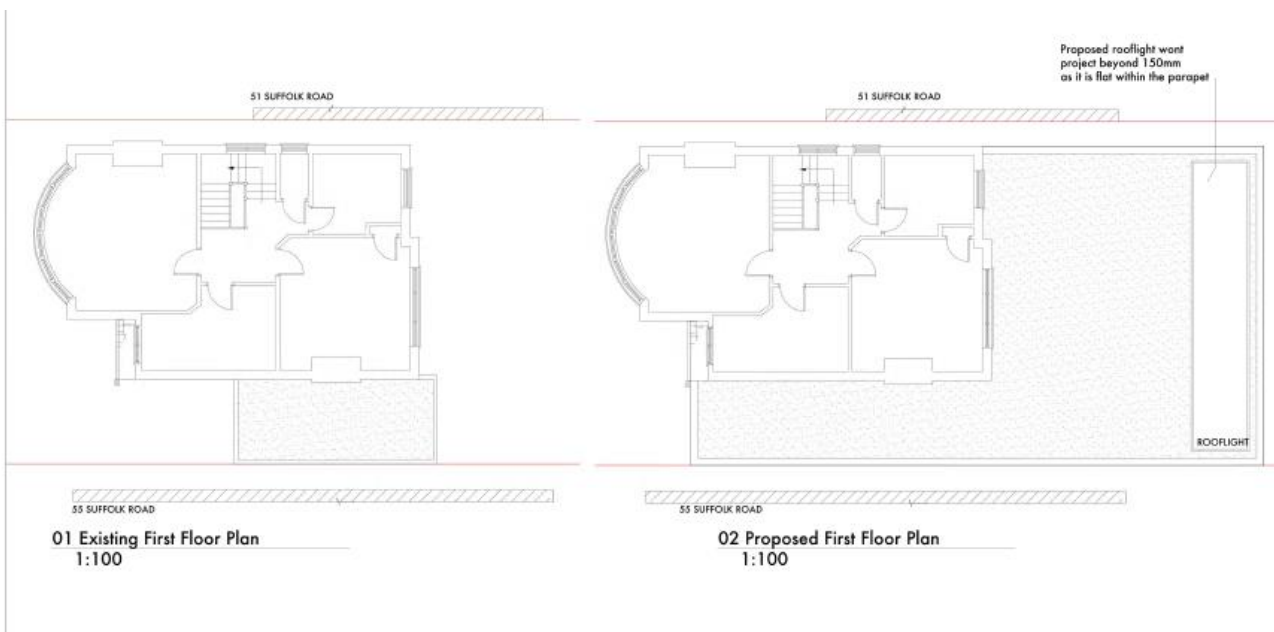


01 Existing Ground Floor Plan
1:100

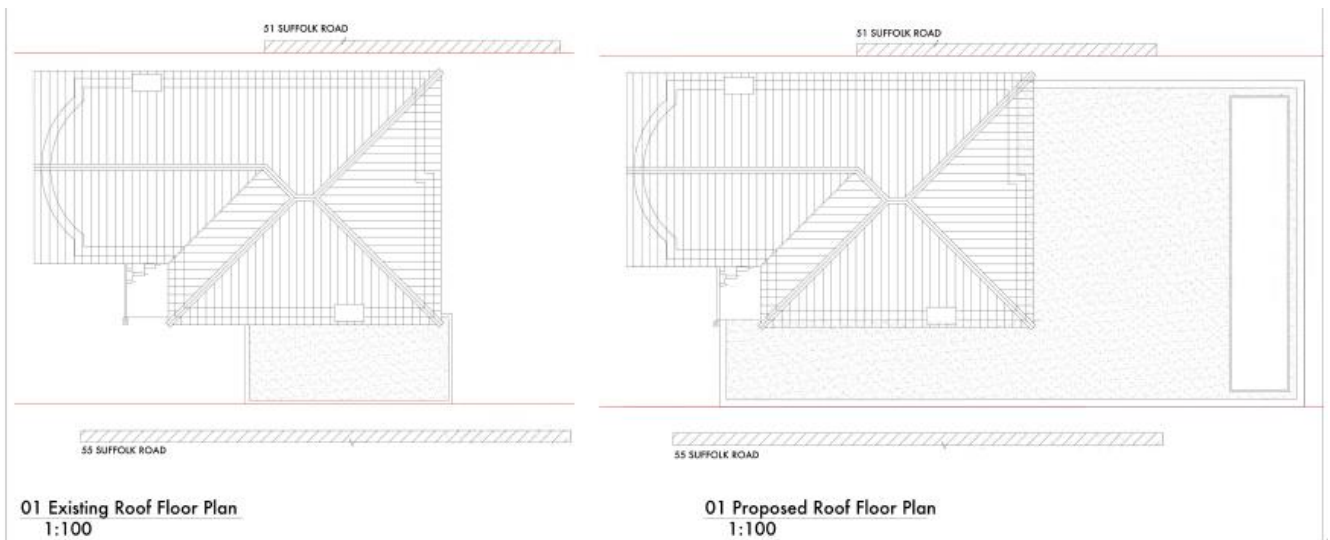


02 Proposed Ground Floor Plan
1:100

Existing and Proposed First Floor Plan



Existing and Proposed Roof Plan



Existing and Proposed Front Elevations



01 Existing Front Elevation
1:100

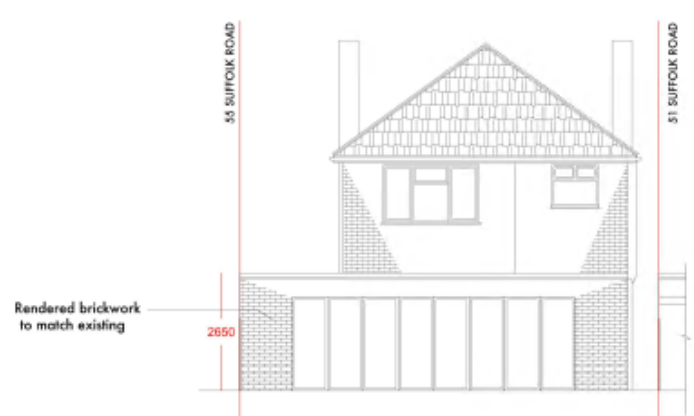


02 Proposed Front Elevation
1:100

Existing and Proposed Rear Elevations

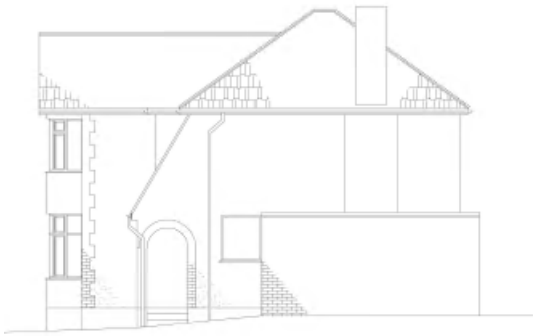


01 Existing Rear Elevation
1:100

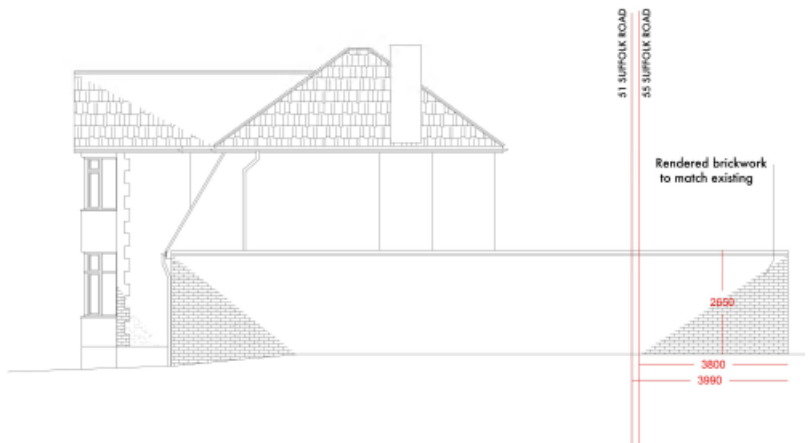


02 Proposed Rear Elevation
1:100

Existing and Proposed Side Elevations



01 Existing Side Elevation
1:100

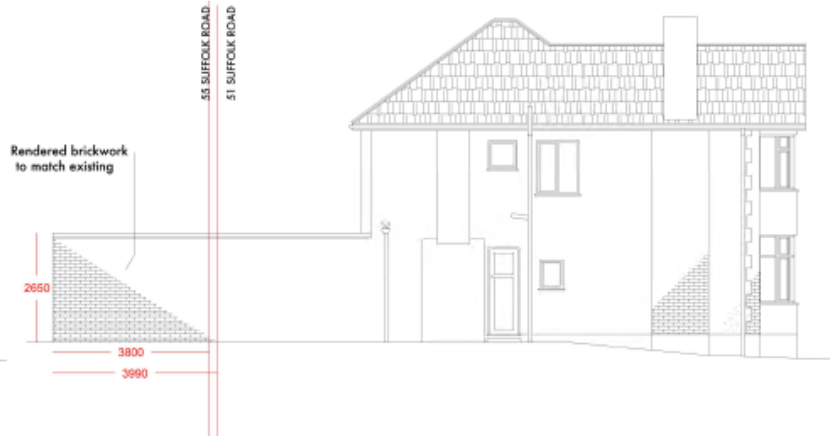


02 Proposed Side Elevation
1:100

Existing and Proposed Side Elevations



01 Existing Side Elevation
1:100



02 Proposed Side Elevation
1:100



Appeal Decision

Site visit made on 30 September 2022

by A.Graham BA(hons) MAued IHBC

an Inspector appointed by the Secretary of State

Decision date: 30 December 2022

Appeal Ref: APP/M5450/D/22/3303763

53 Suffolk Road, Harrow HA2 7QF

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Nahyan Godil against the decision of London Borough of Harrow Council.
 - The application Ref: P/0940/22 dated 7 March 2022, was refused by notice dated 30 May 2022.
 - The application is for proposed single storey front extension incorporating porch; single storey and two storey side to rear extension; single storey rear extension; alterations and extension to roof; rear dormer; rooflights in front and both side roofslopes; external steps at rear; extension of hardstanding at front; external alterations (demolition of attached garage).
-

Decision

1. The appeal is dismissed.

Procedural Matter

2. The description of development in the heading above has been taken from the Council's decision notice and differs from that used on the Appellant's original application. In Part E of the appeal form it is stated that the description of development is the same as that used by the Council and as such I have used this description accordingly which I feel accurately represents the scope of the proposals.

Main Issues

3. The main issues are the effect of the proposal upon the character and appearance of the area and upon the living conditions of neighbours.

Reasons

4. Suffolk Road is characterised primarily by mid century detached and semi detached houses that appear to exhibit the typical qualities of mid twentieth century suburban design that was fashionable around the time. Although some properties have been modified the vast majority of houses along Suffolk Road exhibit a general consistency in design that contributes in a positive manner to the character and appearance of the area. Such uniform motifs as Mock Tudor details, simple gable roofs and brick detailing all contribute to this character.

<https://www.gov.uk/planning-inspectorate>

5. The appeal property exhibits many of these details and although it has lost much of its timber Mock Tudor detailing to its front gable, the property does still form part of a row of four seemingly near identical houses, each sporting full protruding gable roofs and double height bay windows, along with distinctive features such as brick quoins and render. These properties are also notable for their subservient catslide type roof to the side of the protruding frontage gable that again echoes the neo vernacular design aesthetic that likely inspired these dwellings originally.
6. The proposals before me appear to be the result of significant negotiation between the Appellant's and the Council and it appears that some considerable improvement upon the original plans may have now been arrived at. Nevertheless, I am required to deal with the proposal before me as it stands through these proposals bearing in mind all the evidence before me as well as that gathered on my site visit.
7. In summary the proposals intend to extend the property to the side, over the location of the existing garage which would be demolished. This would be supplemented by a change to the front gable roof to a hip with accommodation within the roof and a large single and first floor extension to the rear so as to create dining and kitchen extension with bedrooms above. The proposal would also render over the brick quoin details and remove the existing red brick chimneys.
8. To the rear the extension would extend beyond the existing extensions of both the neighbouring properties but would nevertheless conform to the maximum recommendations within the Council's Supplementary Design Guidance for Residential Extensions. Despite this the proposal would be located towards the south west of the neighbouring property at number 51. Number 51 already appears to have a single storey rear garage extension that protrudes outward from the rear elevation of the property. Number 51 also has a similar fenestration pattern to that of the appeal property in having two windows on the first floor here, one of which is obviously a bathroom and one of which is, presumably, a bedroom.
9. This proposal would be located towards the south east of number 51 and as such I give special consideration to the impact that this specific orientation may have upon the living conditions of residents at number 51. The proposal would for instance introduce a much higher scale of development along this boundary and, due to the orientation and depth of the two storey element of the extension, I consider that there would be some harmful impact upon sunlight and outlook from this neighbouring property as a result.
10. Although the 45 degree rule appears to have been conformed to, there would still be some considerable loss of daylight through the proposed first floor extension both into the first floor window of number 51 and into the garden area, especially in the afternoon and even more so in winter. Moreover, when combined with the blank elevation here and the proposed dormer window to the second floor, I consider that the harm here would be significant and that the proposed extension would appear overly dominant.
11. As such, and contrary to the Planning Officer's conclusion on this matter, I find that the living conditions of neighbours would actually be adversely affected both through the dominance of this extension and through the impact of it upon number 51 through the orientation and siting of the two dwellings. This

would in turn lead to a detrimental and overbearing impact upon the living conditions of neighbours at number 51 Suffolk Road.

12. In terms of the impact of the proposal upon the streetscene, it is apparent that great lengths have been gone to in order to minimise the impact of the proposed extensions, especially to the front. However, the proposal does still noticeably alter the character of the original property, primarily through the loss of locally distinct features that I consider are important in maintaining the character and appearance of the streetscene.
13. The removal of the front gable, brick quoin details, and the brick chimneys for instance would all contribute to a harmful erosion of this distinctive character. Although many of these changes could be undertaken without the need for planning permission, I consider it unlikely that such changes would occur without the rest of these extensions being implemented, and as such I can give this fall back position only limited weight.
14. On balance therefore there would be some modest harm sustained to the streetscene through the cumulative loss of such important details even though the overall form of the extensions would be largely appropriate when seen from Suffolk Road itself. This loss of detail however added to the scale of development and the harmful rearwards projection contained within this application would lead me to the conclusion that such harm is significant.
15. In light of the issues identified above therefore, I consider, on the whole, that the proposed extensions would represent an overdevelopment of this plot that would have a harmful impact upon the living conditions of neighbours and a more modest impact upon the streetscene through the loss of architectural details that I consider are important in this context. As such I conclude that the policy recommendations outlined in Policy CS1 of the Harrow Core Strategy, Policy DM1 of the Harrow Development Management Policies Plan and D1 of The London Plan which seek to protect both the character of an area and the living conditions of nearby residents have not been fully met.

Conclusion

16. For the reasons given above, and taking into account of all other matters raised, I dismiss the appeal.

A Graham

INSPECTOR

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