

Location Plan



LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

22nd May 2024

APPLICATION NUMBER: PL/0444/24
VALID DATE: 20TH FEBRUARY 2024
LOCATION: 18 WETHERAL DRIVE, STANMORE, HARROW
WARD: BELMONT
POSTCODE: HA7 2HN
APPLICANT: MRS BETTINA ANEKE
AGENT: MRS HELEN FADIPE (FPP ASSOCIATES LTD)
CASE OFFICER: RYAN GALLAGHER
EXPIRY DATE: 16th APRIL 2024 EOT- 23RD MAY2024MAY

PROPOSAL

First floor side to rear extension; single storey rear extension; outbuilding at rear for use as home office, gym, and storage

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 subject to the Conditions listed in Appendix 1 of this report.

REASON FOR THE RECOMMENDATION

The proposed development is considered to be a modest and sympathetic addition which would not result in a detrimental impact to the character and appearance of the original building and the surrounding area. It would not result in a detrimental impact to the residential amenities of neighbouring properties. Having regard to the London Plan and the Council's policies and guidelines, it is considered that the proposal would constitute an increase in housing stock within the Borough and the development would therefore be acceptable in principle.

Accordingly, weighing up the development plan policies and proposals along with other material considerations including comments received in response to notification and consultation as set out below, Officers consider and conclude that, subject to planning conditions, the proposed development is acceptable and worthy of support.

INFORMATION

This application is reported to Planning Committee as the applicant was a member of staff.

Statutory Return Type:	Q21: Householder
Council Interest:	None
Net Floorspace:	69 sq. m
GLA CIL Contribution (provisional):	N/A
Local CIL Contribution	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 equality's 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

Policy D11 of The London Plan (2023) and Policy DM1 of the Development Management Policies Local Plan require all new developments to have regard to safety and the measures to reduce crime in the design of development proposal. It is considered that the development does not adversely affect crime risk. However, a condition has been recommended for evidence of certification of Secure by Design Accreditation for the development to be submitted to and approved in writing by the Local Planning Authority before any part of the development is occupied or used.

1.0 **SITE DESCRIPTION**

- 1.1 The site is located on the western side of Wetheral Drive and is comprised of a two-storey, semi-detached dwellinghouse.
- 1.2 The surrounding area consists of similar semi-detached units, many of which benefit from subordinate extensions.
- 1.3 The existing site abuts the boundary shared with No. 16 Wetheral Drive to the north, which is also a two-storey dwelling and which has an existing rear extension. To the south the dwelling is attached to the adjoining semi-detached house no. 20 Wetheral Drive which also has an existing rear extension
- 1.4 The property is not listed and there are no listed buildings adjacent to the site. The site is not located within a conservation area.
- 1.5 The site is located with a critical drainage area. There are no other site constraints.

2.0 **PROPOSAL**

- 2.1. The proposal involves the addition of first floor side to rear extension with a depth of 5m and a width of 4.6m, the replacement of the existing single storey rear extension with a 6m deep, 8m wide, flat roof extension with a height of 3.1m and 1m an outbuilding at the rear of the property for use as a home office, gym, and storage which will have a max. depth of 4.7m, a width of 9m and a flat roof with a height of 2.7m .

3.0 **RELEVANT PLANNING HISTORY**

<u>Ref no.</u>	<u>Description</u>	<u>Status and date of decision</u>
HAR/14738	ERECT DOMESTIC GARAGE AND BEDROOM	Granted: 11/11/1958
LBH/34716	SINGLE STOREY FRONT, SIDE AND REAR EXTENSION	Refused: 01/03/1988
LBH/35591	SINGLE STOREY FRONT, SIDE AND REAR EXTENSION (REVISED)	Granted: 26/05/1988

LBH/39473	FLOOR SIDE EXTENSION	Granted: 25/10/1989
EAST/154/97/FUL	FIRST FLOOR SIDE EXTENSION	Granted: 13/06/1997

4.0 **CONSULTATION**

Neighbour Notification

4.1 A total of 4 consultation letters were sent to neighbouring properties regarding this application. The public consultation period expired on the 27/03/2024.

4.22 1 objection was received raising the following issues: -

Impact to Residential Amenity

- The proposed first floor extension (bedroom 3) will block our light.

Officer response: These issues are dealt with in the body of the report under Section 6.0. .

Statutory and Non-Statutory Consultation

4.4 No consultations were required for this 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 In this instance, the Development Plan comprises The London Plan 2021 [LP], The Harrow Core Strategy 2012 [CS], Harrow and Wealdstone Area Action Plan (AAP) 2013, the Development Management Policies Local Plan 2013 [DMP], the Site Allocations Local Plan SALP 2013 [SALP].

5.3 A full list of all the policies used in the consideration of this application is provided as Informative 1 in Appendix 1 of this report.

6.0 **ASSESSMENT**

6.1 The main issues are:

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

6.2 Character and Appearance of the Area

6.2.1 The relevant policies are:

- National Planning Policy Framework (2023)
- The London Plan (2021): D3
- Harrow Core Strategy (2012): CS1.B
- Harrow Development Management Policies Local Plan (2013): DM1
- Supplementary Planning Document: Residential Design Guide (2010)

Single Storey Rear Extension

6.2.2 The proposed single storey extension would be located to the rear of the site and not visible from the street scene.

6.2.3 The Residential Design Guidance para 6.59 states where all other relevant permitted development criteria are met, single storey rear extensions to a depth (taken from the rear wall of the original house) of 4 metres on a detached house and 3 metres on a semi-detached or terraced house may not need planning permission. Where planning permission is required, the acceptable depth of extensions will be determined by the need for consistency with permitted development and: site considerations the scale of the development impact on the amenity of neighbouring residents, and the established character of the area and the pattern of development.

6.2.4 The Residential Design Guidance para 6.60 states in special circumstances a greater depth may be allowed where, for example: the extension would be sited away from an adjacent side boundary the rear building line is staggered an adjacent dwelling is sited away from such a boundary, or where the neighbouring dwelling has a deeper extension.

6.2.5 The proposed single storey rear extension has a maximum depth of 6m and both of the adjoining dwellings at Nos. 16 and 20 Wetheral Drive also benefit from single storey rear extensions with depths of 3.4m and 5m respectively. The extension would have a flat roof with a height of 3.2 metres. Having regard of the siting of the extension to the rear, as well as the generous rear garden space, this is considered to have minimal impact on the character and appearance of the area and the proposal is considered to be acceptable in this regard.

First Floor Side to Rear Extension

6.2.6 The host dwelling has previously been provided with a first-floor side extension adjoining the front of the property. The proposed first floor side to rear extension

would be located to the rear of this previous extension and only a portion of the roof would be visible from the surrounding street scene.

- 6.2.7 For semi-detached properties, it is important to ensure that there is adequate space around the building to avoid any terracing affect. Although the extension would be sited 0.3m from the side boundary at the closest point, this would not create new built form closer to the adjoining dwelling at no. 16 than already exists. Moreover, the distance of the proposed two storey side to rear extension, gradually widens toward the rear of the site.
- 6.2.8 The SPD requires that the roof design should reflect the character of the dwellinghouse and those adjoining to provide a satisfactory appearance (paragraph 6.64). Two storey rear extensions must also be assessed in relation to the 45-degree code to ensure an acceptable impact on neighbouring occupiers and to ensure a reasonable relationship between existing buildings and extensions. (Paragraph 6.28).
- 6.2.9 The proposed first floor rear extension would appear subservient and proportionate to the remainder of the rear elevation. The roof would be subordinate and hipped, and it would reflect the character of the existing property. As outlined above, the first-floor rear element would be set in by 0.5m from the flank elevation of the two-storey side extension and would comply with the Harrow Residential Deign Guide SPD in this regard.
- 6.2.10 In summary the proposed two storey rear extension is considered to comply with the Residential Design Guide SPD (2010) and would have an acceptable impact on the character and appearance of the host dwelling and the surrounding area.

First floor side to rear extension

- 6.2.11 Officers consider the proposed first floor side to rear extension to be a proportionate, and sympathetic addition to the host dwelling, street scene and area in a wider context. The proposal would accord with paragraph 6.46 of the SPD (2010).

Outbuilding

- 6.2.12 The Residential Design Guidance para 6.78 states that in order to reduce its impact on neighbouring gardens, the structure should be sited in the final quarter of the garden, having consideration to its impact on neighbouring property, and be proportionate to the size of the original dwelling. Any structure should normally be located away from the boundaries of the site by at least two metres, in which case its height should not exceed 4 metres for a structure with a dual pitched roof, or 3 metres in any other case. If the outbuilding is within 2 metres of any boundary, then a maximum height of 2.5 metres is recommended. Unless the building is finished in timber, an external finish to match the appearance of the associated dwellinghouse should usually be provided.
- 6.2.13 The proposed outbuilding would be set within the final quarter of the garden. It would be within 2 metres of the boundaries of both no. 16 and 20 Wetheral Drive and no. 262 and 264 Uppingham Avenue. It would be provided with a flat roof with a height

of 2.7m. While this slightly exceeds the recommended height of 2.5m, this is considered a modest deviation and is partially mitigated by the presence of similar structures in the surrounding area.

6.2.14 The proposed outbuilding would represent a modest increase in built form from the existing circumstances. The application seeks permission for the use of the outbuilding as a home office, gym and for storage incidental to the use of main dwelling. It is considered the outbuilding would be subordinate to the function of the host dwelling and is considered to be acceptable.

6.2.15 A condition is recommended to ensure that the outbuilding is only used for ancillary purposes.

6.2.16 Summary

6.2.17 The proposed development, due to its size, scale, form and design would be a proportionate addition which would relate well to the original dwellinghouse. It is therefore considered that the proposal would have an acceptable impact on the character and appearance of the dwellinghouse and the surrounding area.

6.3 Residential Amenity

6.3.1 The relevant policies are:

- National Planning Policy Framework (2023)
- The London Plan (2021): D3, D12
- Harrow Development Management Policies Local Plan (2013):DM1
- Supplementary Planning Document: Residential Design Guide (2010)

20 Wetheral Drive

6.3.2 This property is located to the south of the application site.

Single Storey Rear Extension

6.3.3 The adjoining property at no. 20 Wetheral Drive also benefits from a rear extension of its own, the proposed rear extension would extend 2.4m beyond the rear extension of this property. This is also considered in line with the requirements of the adopted SPD and would be unlikely to dominate and harm the amenities of the adjacent dwellinghouse particularly because the proposed extension at the application site is to the north and there would be very limited impacts relating to loss of light or overshadowing.

First Floor Side to Rear Extension

- 6.3.4 The proposed first floor extension would not breach the 45-degree splay and is not considered to be overbearing.
- 6.3.5 The proposal would be set against the opposing boundary with no. 16 and therefore, no. 20 would be sufficiently removed and screened from this aspect of the proposal as not to be unduly impacted by way of loss of light or outlook.
- 6.3.6 There would be no side facing windows and therefore, there is no potential for adverse overlooking.

Outbuilding

- 6.3.7 Given this modest scale and siting to the rear of the plot, the proposed outbuilding is not considered to impact the amenity of the neighbouring properties. The proposed use will be conditioned to remain ancillary to the main dwelling.
- 6.3.8 The proposed works due to its design, size, scale, siting and its relationship with No.16 Wetheral Drive would not result in a detrimental impact to the visual and residential amenities of No.16 due to a loss of privacy, outlook or light.

16 Wetheral Way

- 6.3.9 This property is located to the north of the application site.

Single Storey Rear Extension

- 6.3.10 The adjoining property at no. 16 Wetheral Drive benefits from a rear extension of its own, the proposed scheme would extend 0.8m beyond the rear extension of this property and therefore, the proposed scheme would be unlikely to dominate and harm the amenities of the adjacent dwellinghouse.

First Floor Side to Rear Extension

- 6.3.11 The Residential Design Guidance para 6.65 states that two storey or first floor rear extensions abutting a side boundary have considerable potential for detrimental impact on the amenity of neighbouring properties because of the excessive bulk and loss of light. Where such extensions need planning permission they must always comply with the 45 degree code and will also be assessed against the relevant site considerations, in particular: the orientation of the houses - siting south or west of the neighbour would normally be unacceptable the extent to which the proposal would rely for its setting on the garden of the adjoining house the location of the adjacent house and any existing extensions or other buildings at that property the use of the adjacent rear garden.
- 6.3.12 An objection has been received from the occupant of no. 16 raising concerns about the potential for loss of light as a result of the first floor side to rear extension. It is noted that no.16 is set further back within the plot than the application dwelling, as a result the proposed first floor extension would project 0.8m beyond the respective first floor rear extension at no. 16 and would not breach the 45-degree splay. Therefore, it is considered that this additional depth is modest and would not result

in any unacceptable impacts on amenity by way of loss of light, outlook or dominance. It is also noted that the existing first floor extension at no. 16 is provided with a flank window facing towards the application site, as this window serves a bathroom rather than a habitable room it is not protected and there would be no concerns about the potential for loss of light to the room it serves. T. There is a window proposed in the flank wall which is shown to serve a bathroom. The plans show that this window would be high level, obscured glazed and fixed shut below the height of 1.7m above the internal finished floor height, on this basis, it is considered that the proposed window would not give rise to any unreasonable degree of overlooking of this neighbouring property.

Outbuilding

- 6.3.13 Given this modest scale and siting to the rear of the plot, the proposed outbuilding is not considered to impact the amenity of the neighbouring properties. Furthermore, no. 16 is provided with a similar outbuilding within their rear garden. The proposed use will be conditioned to remain ancillary to the main dwelling.
- 6.3.14 The proposed works due to its design, size, scale, siting and its relationship with No.16 Wetheral Drive would not result in a detrimental impact to the visual and residential amenities of No.20 due to a loss of privacy, outlook or light.

Properties Located to the Rear of the Site

- 6.3.15 The proposed extensions would be set well away from the rear boundary of the properties along Uppingham Avenue and the proposed rear outbuilding would be of a sufficient scale as not to impact on their amenities. Moreover no.262 Uppingham Avenue adjoining to the rear is provided with a similar outbuilding. Therefore, there would be no unreasonable impact on the properties to the rear.

Summary

- 6.3.16 The proposed development, due to its design, size, scale and relationship with neighbouring properties, would not result in a detrimental impact to the visual or residential amenities of neighbouring properties. The proposed development therefore complies with the above-mentioned policies and guidance.

6.4 Development and Flood Risk

6.4.1 The relevant policies are:

- National Planning Policy Framework (2023)
- The London Plan (2021): S112, S113
- Harrow Core Strategy (2012): CS1
- Harrow Development Management Policies Local Plan (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.

Summary

6.4.3 The proposed development would have an acceptable impact in terms of drainage. The proposed development therefore complies with the above-mentioned policies and guidance.

6.5 Fire Safety

6.5.1 The relevant policies are:

- National Planning Policy Framework (2023)
- The London Plan (2021): D12.A

6.5.2 Part A of Policy D12 of the London Plan (2023) 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.

6.5.3 The applicant has submitted a Reasonable Exemption Statement to confirm that the development would not adversely affect the appropriate fire safety measures of the site.

Summary

6.5.4 The applicant has submitted a Reasonable Exemption Statement to address fire safety. On that basis, the proposal therefore complies with the above-mentioned policies.

7.0 CONCLUSION AND REASONS FOR APPROVAL

7.1 The statutory position is that planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise. The relevant policies have been set out within the report above.

7.2 For all the reasons considered above and weighing up the development plan policies and other material considerations including comments received in response to notification and consultation as set out above, this application is recommended for grant, subject to conditions.

APPENDIX 1: Conditions and Informatives

Conditions

1. **Time Limit**

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 and Country Planning Act 1990.

2. **Plan List**

The development hereby permitted shall be carried out in accordance with the following documents and plans: Reasonable Exception Statement; 01; 02; 03; 04; 05; 06; 07; 08.

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 and outbuilding hereby permitted shall match those used in the existing building.

REASON: To safeguard the appearance of the locality.

4. Glazing

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

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

5. Obscure Glazing

The window in the first-floor flank elevation of the proposed development shall: (a) be of purpose-made obscure glass, (b) be permanently fixed closed below a height of 1.7m above finished floor level and shall thereafter be retained in that form.

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

6. No Balcony

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

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

7. Outbuilding

The outbuilding hereby permitted shall not be occupied or used at any time as a separate residential unit and shall remain in an incidental use to the host dwellinghouse at No. 18 Wetheral Drive, Stanmore, Harrow, HA7 2HN. Any other material change of use would require planning permission.

REASON: To safeguard the amenity of neighbouring residents and the character of the locality in accordance with policy DM1 of the Councils Development Management Policies Local Plan 2013.

Informatives

1. Relevant Policies

The following policies are relevant to this decision:

The National Planning Policy Framework (2023)

The London Plan (2021):

D3; D11, D12, SI 12

The Harrow Core Strategy (2012):

CS1

Harrow Development Management Policies Local Plan (2013):

DM1, DM10

Supplementary Planning Document: Residential Design Guide (2010)

2. Pre-application engagement

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 187-189 of The National Planning Policy Framework. Pre-application advice was not sought and provided and the submitted application was in accordance with that advice.

3. 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.

4. 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 Council has no remit regarding this Act and you are advised to seek independent professional advice from a party wall surveyor.

"The Party Wall etc. Act 1996: explanatory booklet" is available free of charge from:

www.gov.uk search "The Party Wall Act 1996 explanatory booklet"

5. 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.

6. 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 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. The London Plan 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 9th May 2024</p>	 <p>Viv Evans Chief Planning Officer 9th May 2024</p>
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APPENDIX 2: LOCATION PLAN

Location Plan
Site Address: 18, Wetheral Drive, Stanmore, HA7 2HN



Date Produced: 20-Feb-2024

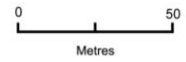
Scale: 1:1250 @A4



Planning Portal Reference: PP-12809617v1



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APPENDIX 3: Site Photos



Figure 1: Photograph showing front of property.



Figure 2: Photograph showing rear of property.



Figure 3: Photograph showing adjoining property at no. 20 Wetheral Drive

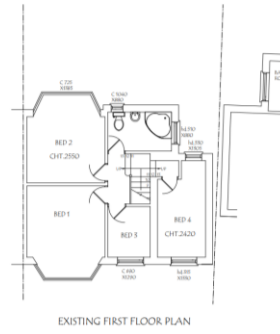


Figure 4: Photograph showing adjoining property at no. 16 Wetheral Drive

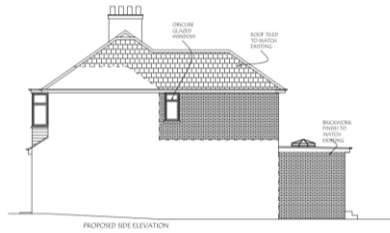


Figure 4: Photograph showing rear garden

APPENDIX 4: PLANS AND ELEVATIONS

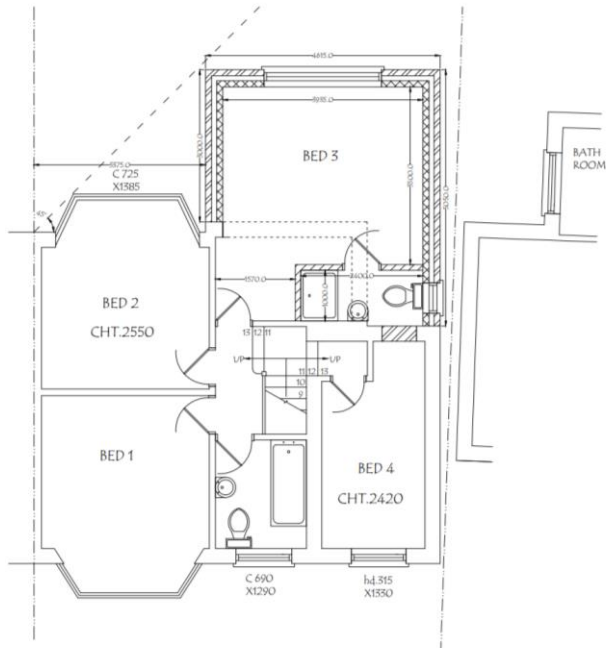


25, Greenbank Avenue, Wembley, HA0 2TF Email: planning@smartplanning.com Tel: 0794080800	ADDRESS: 18 WETHERAL DRIVE, STANMORE, HA7 2HN	DRAWING TITLE: EXISTING FLOOR PLANS DRG. NO. - 01	DATE: 31/01/2024 DRG. PAPER SIZE: A3	
	REV.	SCALE - 1:100		

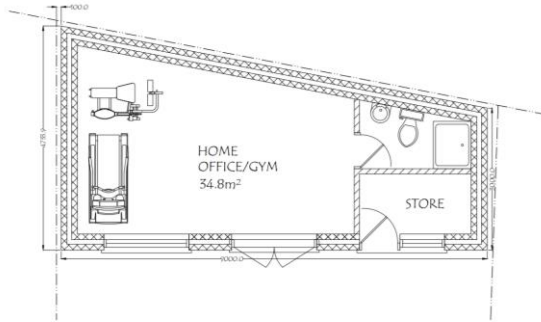


Materials used in any exterior work, to be of a similar appearance to those used in the construction of the exterior of the existing dwelling house.

25, Greenbank Avenue, Wembley, HA0 2TF Email: planning@smartplanning.com Tel: 0794080800	ADDRESS: 18 WETHERAL DRIVE, STANMORE, HA7 2HN	DRAWING TITLE: EXISTING/PROPOSED ELEVATIONS DRG. NO. - 02	DATE: 31/01/2024 DRG. PAPER SIZE: A3	
	REV.	SCALE - 1:100		



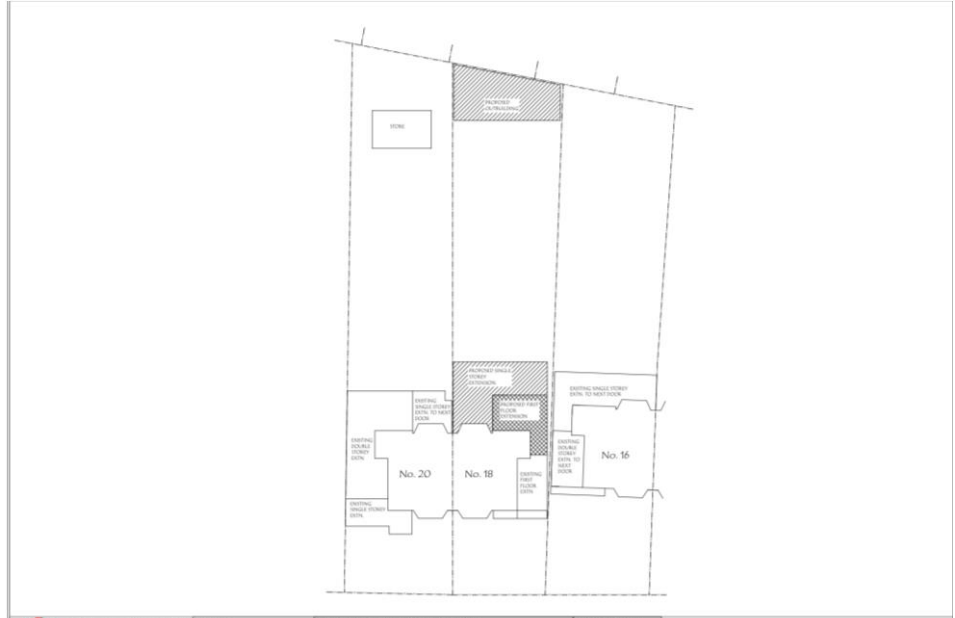
	25, Greenbank Avenue, Wembley, HA0 2TF Email: planning@smartplanning.com Tel: 07940 098300	ADDRESS:	DRAWING TITLE: PROPOSED FIRST FLOOR PLAN	DATE: 31/01/2024
		18 WETHERAL DRIVE STANMORE, HA7 2HN	DRG. NO. - 05	REV.



	25, Greenbank Avenue, Wembley, HA0 2TF Email: planning@smartplanning.com Tel: 07940 098300	ADDRESS:	DRAWING TITLE: PROPOSED FLOOR PLAN OF OUTBUILDING	DATE: 31/01/2024
		18 WETHERAL DRIVE STANMORE, HA7 2HN	DRG. NO. - 06	REV.



 25, Greenbank Avenue, Wembley, HA7 2TH email: planning@smartplanning.com tel: 01919 595130	ADDRESS: 18 WETHERAL DRIVE STANMORE, TW9 2HN	DRAWING TITLE: PROPOSED ELEVATIONS OF OUTBUILDING		DATE: 8/01/2024	
		DRG. NO. - 07	REV:	SCALE - 1:50	



 25, Greenbank Avenue, Wembley, HA7 2TH email: planning@smartplanning.com tel: 01919 595130	ADDRESS: 18 WETHERAL DRIVE STANMORE, TW9 2HN	DRAWING TITLE: PROPOSED BLOCK PLAN		DATE: 8/01/2024	
		DRG. NO. - 08	REV:	SCALE - 1:200	

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