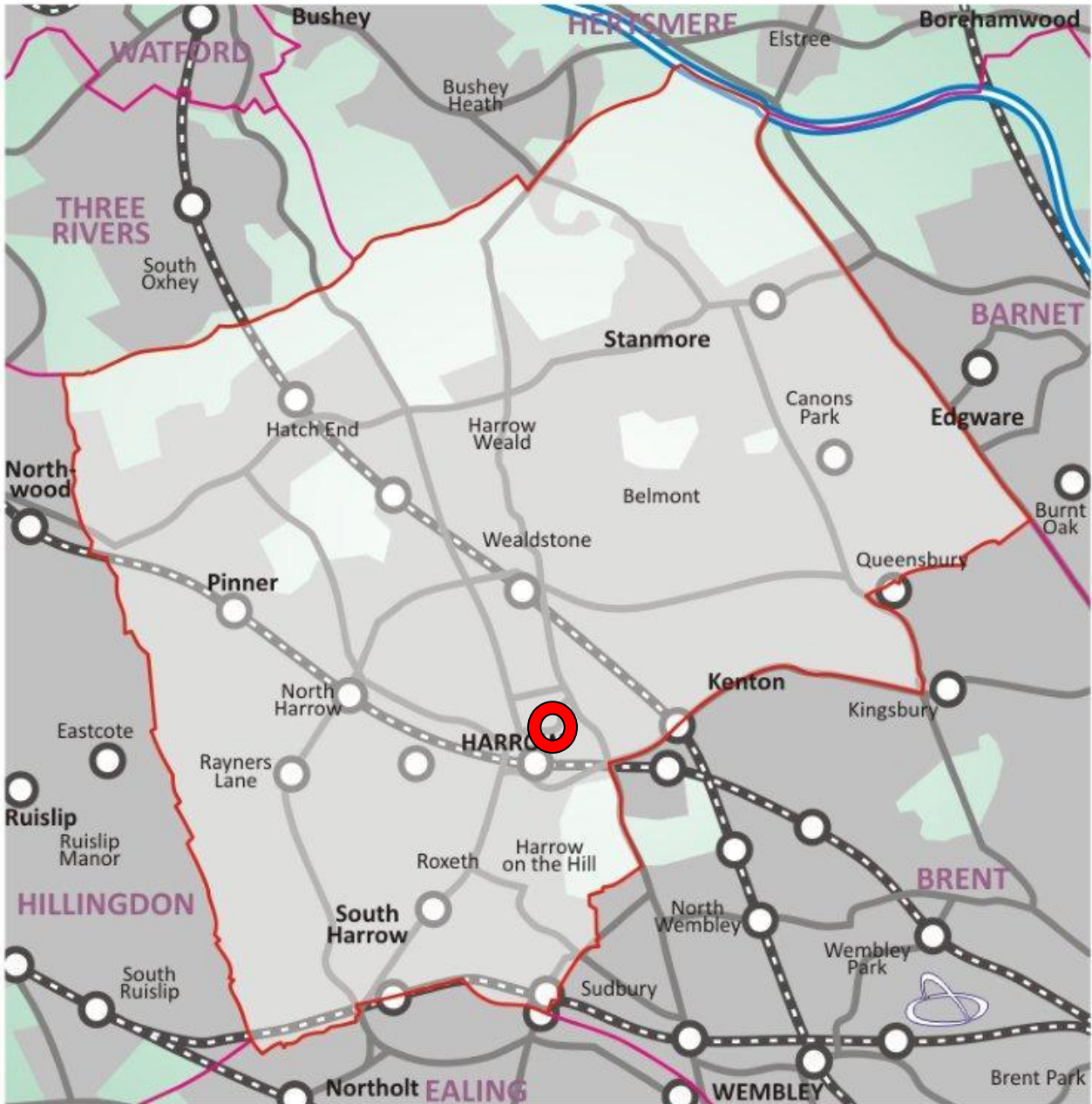
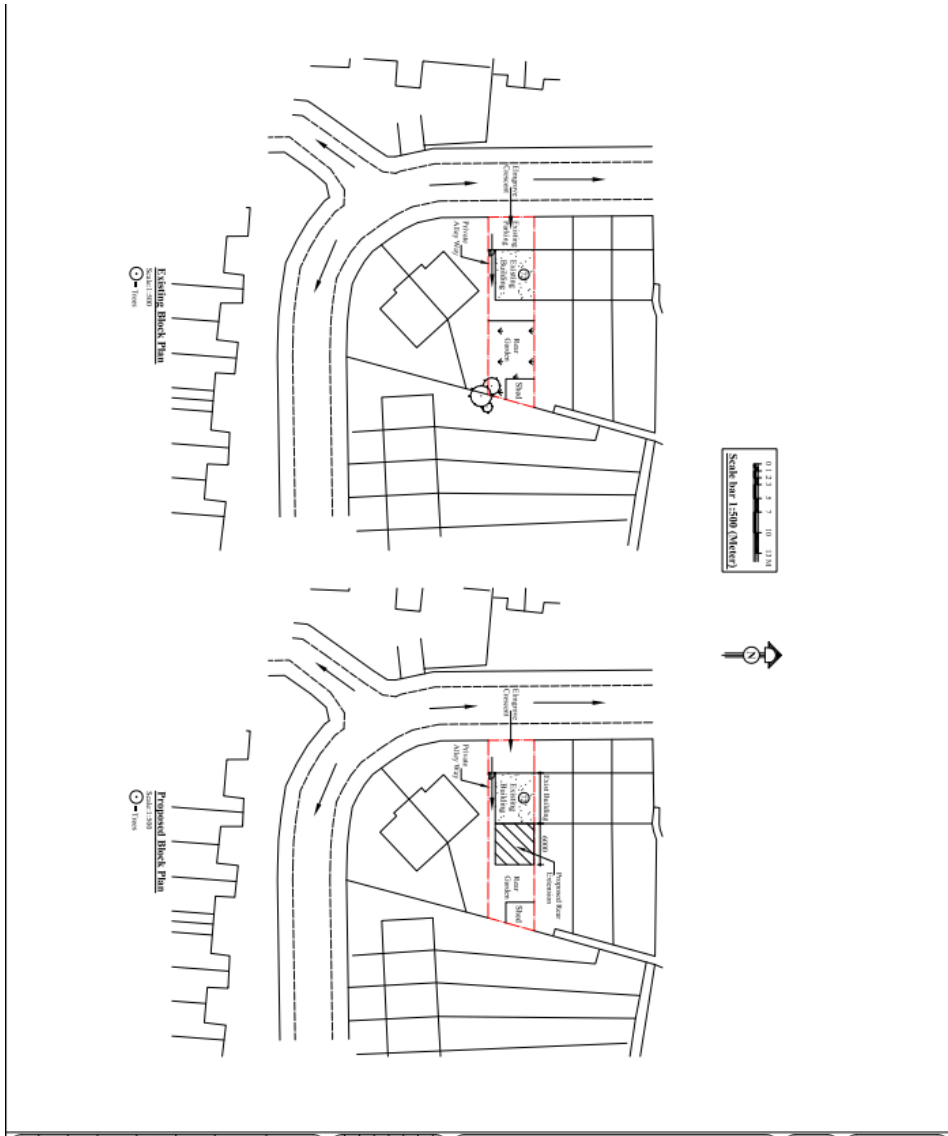


 = application site



72 Elmgrove Crescent, Harrow, HA1 2QS **PL/0560/24**

Location Plan



LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

22 May 2024

APPLICATION NUMBER: PL/0560/24
VALID DATE: 4th MARCH 2024
LOCATION: 72 ELMGROVE CRESCENT, HARROW, HA1 2QS
WARD: GREENHILL
POSTCODE: HA1 2QS
APPLICANT: MRS ANA ANGELA BOBOI
AGENT: MR RABIN KHADKA (BLUE ARCHITECTURE LIMITED)
CASE OFFICER: AGNES WANJA
EXPIRY DATE: 29TH APRIL 2024 EOT 30TH MAY 2024

PROPOSAL

Single storey rear extension: 6.00 metres deep, 3.65 metres maximum height and 3.00 metres high to the eaves

RECOMMENDATION A

The Planning Committee is asked to:

- 1) Agree the reasons for approval as set out in this report, and
- 2) Agree that Prior Approval is not required subject to the informative listed in Appendix 1 of this report.

REASON FOR THE RECOMMENDATION

The proposed extension is considered acceptable by default of Schedule 2 , Part 1, Class A, limitation A.1(g) of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, provides for extensions to single family dwellinghouses up to 6 metres deep for semi-detached.

INFORMATION

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

Statutory Return Type:	Larger Home Extension
Council Interest:	Member of staff
Net Floorspace:	27.09sqm
GLA CIL Contribution (provisional):	N/A
Local CIL Contribution	N/A

1.0 SITE DESCRIPTION

- 1.1 The application site is a two-storey end of terrace dwelling located to the east of Elmgrove Crescent.
- 1.2 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 Larger Home Extension application for: Single storey rear extension: 6.00 metres deep, 3.65 metres maximum height and 3.00 metres high to the eaves

3.0 RELEVANT PLANNING HISTORY

- 3.1 N/A.

4.0 CONSULTATION

Neighbour Notification

- 4.1 A total of 3 consultation letters were sent to neighbouring properties regarding this application on the 4th April 2024.
- 4.2 0 objections were received.

5.0 POLICIES

- 5.1 Not applicable.

6.0 ASSESSMENT

- 6.1 Schedule 2, Part 1, Class A, limitation A.1(g) of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, provides for extensions to single family dwellinghouses up to 6 metres deep for semi-detached homes, from the original rear elevation. Such provision is subject to Condition A.4 which requires a prior approval process to be undertaken which includes consultation with adjoining properties owner/occupiers.
- 6.2 Should objections from adjoining properties be received, prior approval would be is required. Condition A.4(9) requires that the council must consider the impact of the proposal on the amenity of a5.4 adjoining premises. As the Council has not received any objections from adjoining neighbours an assessment of amenity impact is therefore not carried out and prior approval is not required.

6.3 The prior approval process is not considered a substitute for a Certificate of Lawful Development. As such, no overall assessment of the lawfulness of the proposal is made in the consideration of this application for prior approval.

6.4 As no objections were received, Prior Approval is not Required.

7.0 CONCLUSION AND REASONS FOR APPROVAL



7.1 Prior Approval is not Required.

APPENDIX 1: Conditions and Informatives

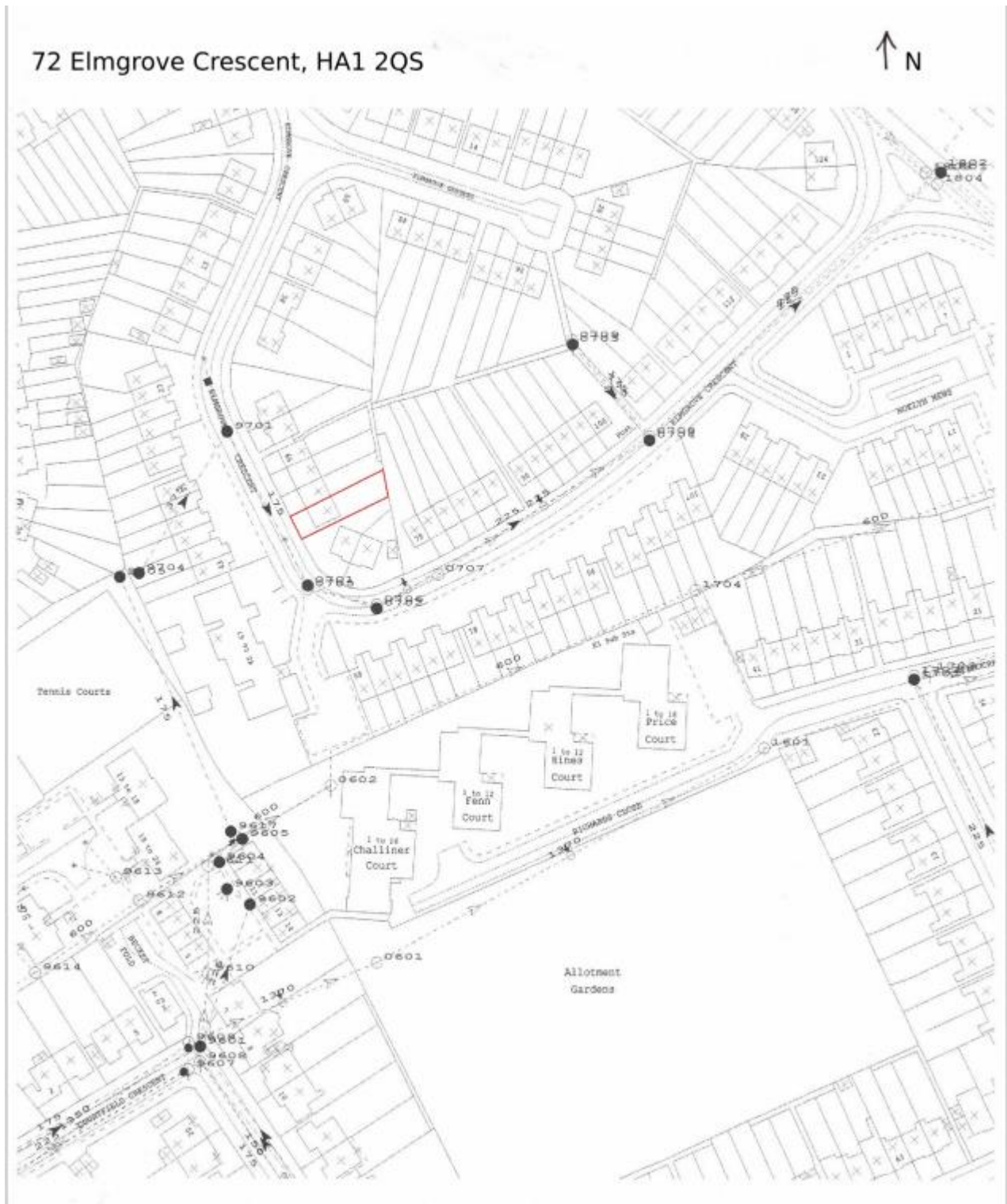
Informative

1. This decision hereby issued relates expressly to the following plans; Larger Home Application Form, site location plan, 01, 02, 03, 04, 05,

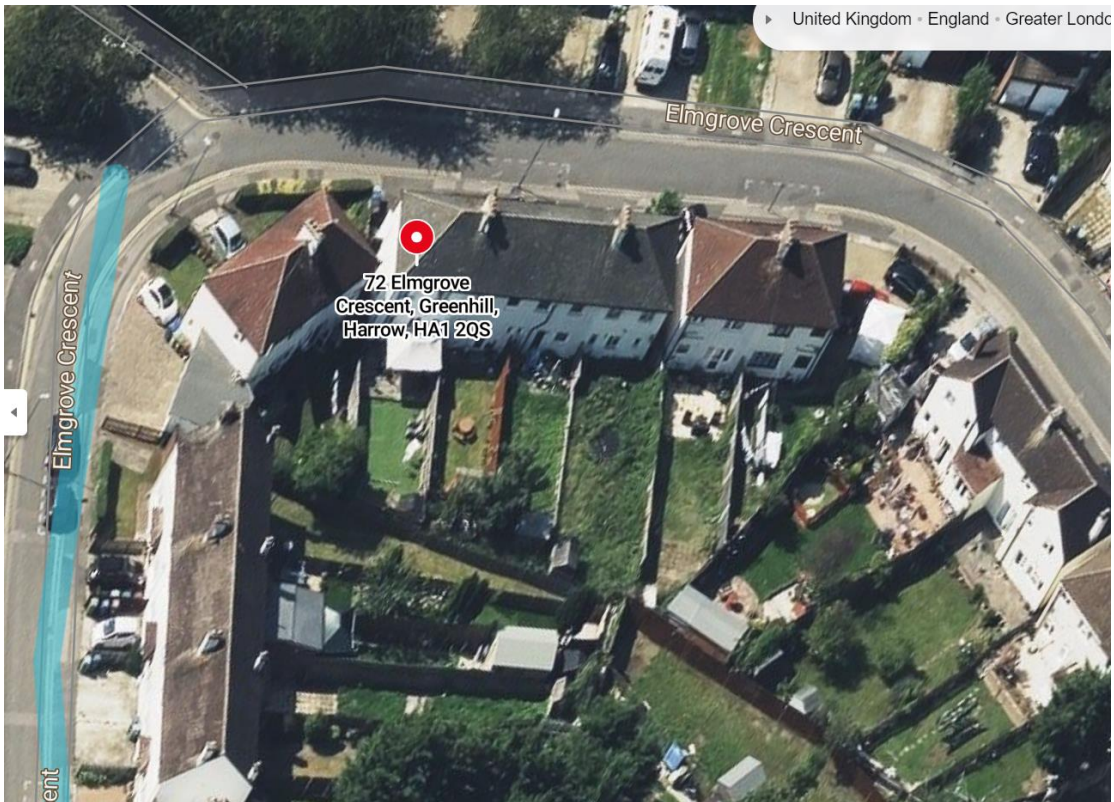
CHECKED

 <p>Orla Murphy Head of Development Management</p> <p>9th May 2024</p>	 <p>Viv Evans Chief Planning Officer</p> <p>9th May 2024</p>
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APPENDIX 2: SITE PLAN

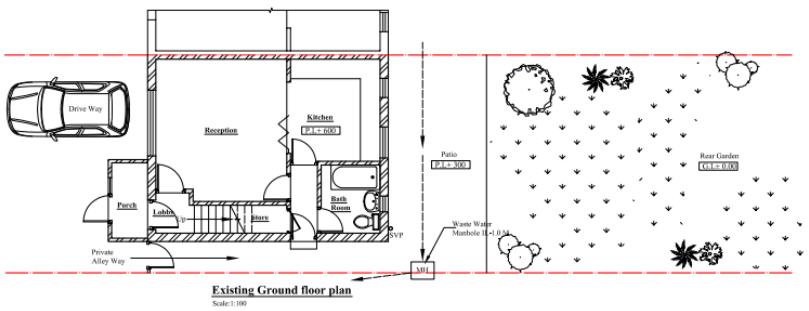
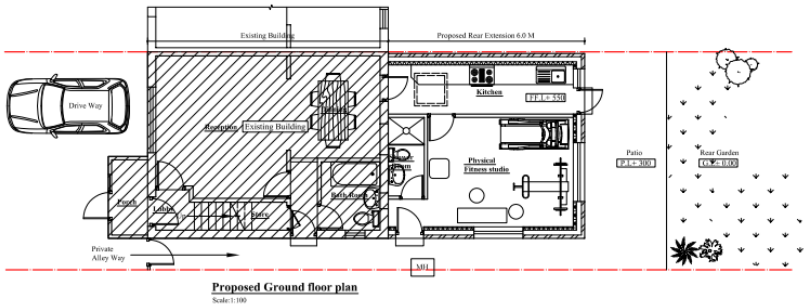
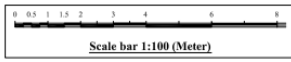


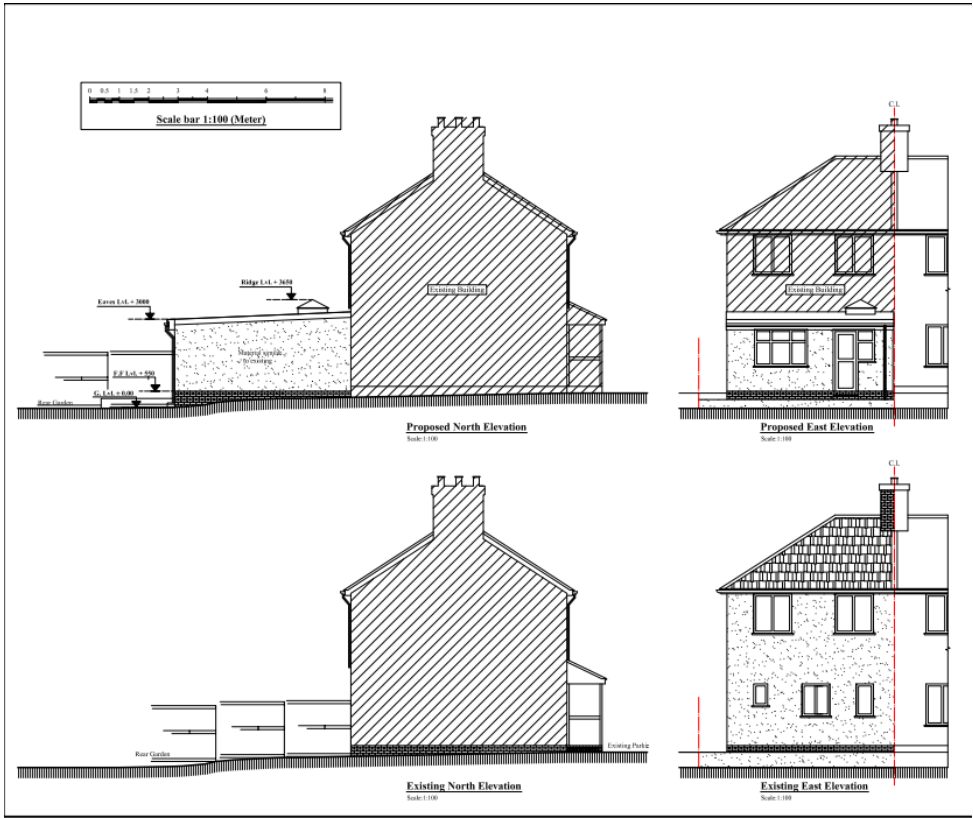
APPENDIX 3: SITE PHOTOS

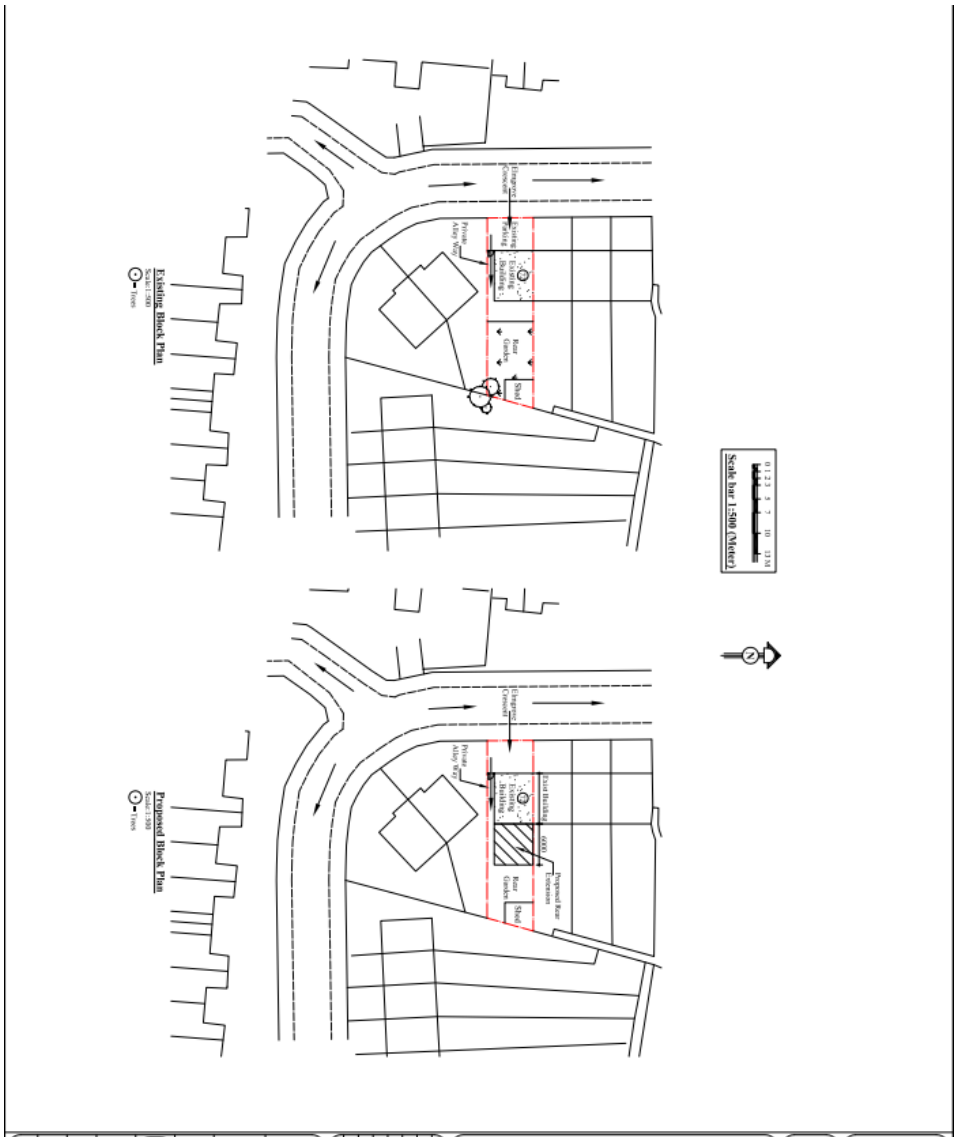


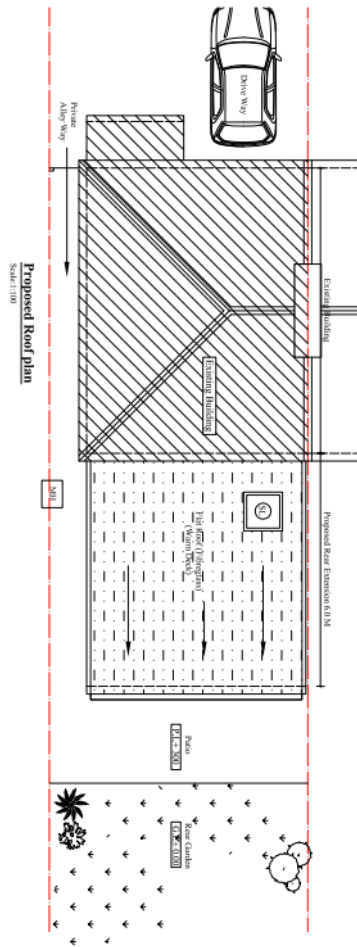
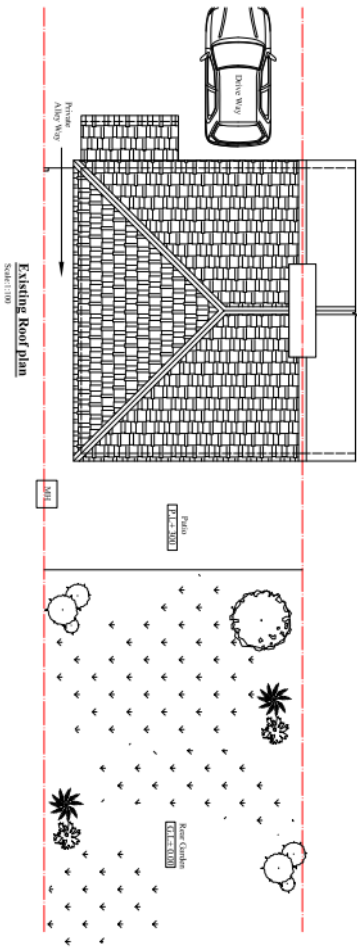
APPENDIX 4: PLANS AND ELEVATIONS











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