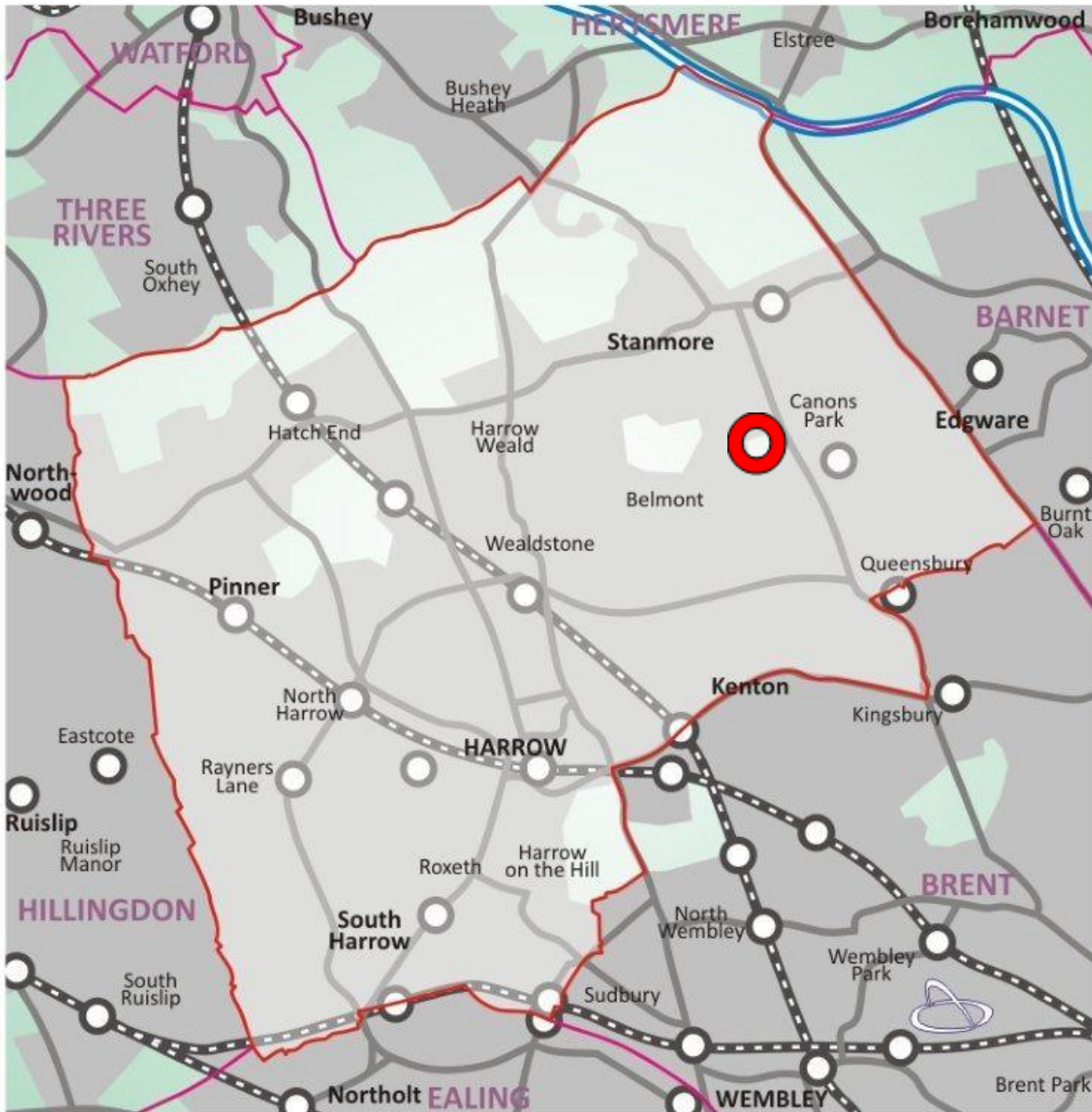




= application site



76 Wetheral Drive, Stanmore, Harrow, HA7 2HL

PL/0435/23

Location Plan



LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

24th July 2024

APPLICATION NUMBER: PL/0435/23
VALID DATE: 6TH NOVEMBER 2023
LOCATION: 76 WETHERAL DRIVE, STANMORE, HARROW,
HA7 2HL
WARD: BELMONT
POSTCODE: HA7 2HL
APPLICANT: RAVINDER KUMAR
AGENT: ABENGINEERS
CASE OFFICER: MARCUS BODDY
EXTENDED EXPIRY DATE: 30th JULY 2024

PROPOSAL

Provision of rear dormer; reinstatement of original roof structure (hipped roof) and provision of rooflights to front and rear roof slope (as amended)

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 development would provide an improvement in quality of accommodation for the occupiers of the property, whilst ensuring extensions would be sympathetic to the existing property and would not unduly impinge on neighbouring amenities. The proposal would not detract from the character and appearance of the host building, street scene and area in a wider context. It is not considered to result in significantly adverse traffic and parking impacts. The development is not considered to be susceptible to harmful flood risk and is not considered to unduly exacerbate flood risk elsewhere. In light of the above, subject to conditions, the proposed development would be in accordance with the National Planning Policy Framework (2023), The London Plan (2021), Policies D3, Harrow Core Strategy (2012), Policy CS1, Harrow Development Management Policies Local Plan (2013), Policies DM1, DM10, and the adopted 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.

Statutory Return Type: Householder
Council Interest: Yes
Net additional Floorspace: Approximately 18 sqm
GLA Community
Infrastructure Levy (CIL)
Contribution (provisional): Approximately £0 (Includes Indexation)
Local CIL requirement: Approximately £0 (Includes Indexation)

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 subject site is a two-storey semi-detached dwellinghouse located on the south side of Wetheral Drive.
- 1.2 The property has been extended by means of a two-storey side extension and a gable end roof. The area is characterised predominantly by similar two-storey semi-detached properties.
- 1.3 No. 74 (attached) adjoins the property to the north, while No. 76 adjoins the property to the west, both properties are extended at the rear by two storeys.
- 1.4 The site is identified within surface water flood zone 3a.

2.0 PROPOSAL

- 2.1 Alterations to existing rear dormer to reduce width and height;
- 2.2 Reinstatement of original roof structure (hipped roof).
- 2.3 Provision of two rooflights to front roof slope.

3.0 RELEVANT PLANNING HISTORY

- 3.1 A summary of the relevant planning application history is set out below:

Ref no.	Description	Status & date of decision
P/2085/10	Single storey side extension and step lift to front entrance	Granted 30/09/2010
P/4338/20	Single storey front extension incorporating front porch; two storey side to rear extension; single storey rear extension (demolition of side extension)	Granted 20/05/2021
P/0553/22	Certificate of lawful development (proposed): alterations to roof to form end gable rear dormer and insertion of three rooflights in front roofslope	Refused 08/06/2022

4.0 **CONSULTATION**

- 4.1 A total of 4 consultation letters were sent to neighbouring properties regarding this application.
- 4.2 The public consultation period expired on 4th January 2024, a total of 2.no objections have been received.
- 4.3 Following amendments to the description of development a re-consultation period took place from 11th June 2024 to 1st July 2024.
- 4.4 All objections raised have been summarised and responded to in the table below:

Summary of Matters Raised	Officer Response
No difference on the plans for the loft as it is the same as the one already built.	The Application seeks to reinstate an original hipped roof and build a dormer.
This development is an eyesore being not finished for months on end. When the builder was doing the back fence he nailed the fence with my property to the neighbour's shed and made an equally bad attachment at the other end. He told me it was temporary and he would do it properly but never did.	This is not a material planning consideration.

4.5 **Statutory and non-statutory consultation**

- 4.6 A summary of the consultation responses received along with the Officer comments are set out in the Table below.

Consultee and Summary of Comments
Drainage Team Leader – No response

5.0 **POLICIES**

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that:
- 5.2 '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.'

- 5.3 The Government has issued the National Planning Policy Framework [NPPF 2023] 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.
- 5.4 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. The LPA has published a draft of its new local plan which has recently gone through its Reg 18 consultation. However, the new draft Plan has no material weight at this stage.

6.0 ASSESSMENT

6.1 The main issues are;

- Character, Appearance and Design
- Residential Amenity
- Development and Flood Risk
- Fire Safety

6.2 Character, Appearance and Design

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

Relevant Supplementary Documents

- Residential Design Guide (2010)

6.2.2 Policy D3.D(1) of the London Plan states that development should in terms of form and layout, enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions. Policy D3.D(11) goes on to states that in terms of quality and character, developments should respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character.

- 6.2.3 Policy DM1 of the Development Management Policies Local Plan states that “all development proposals must achieve a high standard of design and layout. Proposals which fail to achieve a high standard of design and layout, or which are detrimental to local character and appearance, will be resisted”.

Hipped roof

- 6.2.4 The proposal would incorporate a hipped roof which would be reflective of the general pattern of development in the street scene. The current roof has been built as a gable without planning permission and the proposal seeks to reinstate the original roof form which would be more in keeping with the character of the surrounding area.

Rear dormer

- 6.2.5 Paragraph 6.70 of the adopted SPD states that in order to achieve visual containment within the roofslope, a rear roof extension (or dormer) must be: set-in at least 500mm from a shared (party) boundary with an attached house; and set-in at least 1000mm from the gable end; and set-back at least 1000mm from the roof eaves measured externally along the roof slope.
- 6.2.6 The proposed alterations to the existing dormer would reduce the width and the alterations to the flat roof would be stepped to follow the ridge height. The altered roof extensions would not fully meet the prescribed requirements above in the guidance but, the new dormer would not be visible from the road and the scale of size of the dormer would remain a subordinate feature of the roof. It would therefore be acceptable on balance based on these site circumstances. The existing structure sits behind the roof of the first-floor rear extension and results in a cluttered form of development. The alterations to the existing unauthorised dormer would involve a reduction in width which would be stepped down to follow the height of the main ridge. This would provide separation from the roof of the first-floor rear extension and a degree of visual containment as prescribed in paragraph 6.70 of the adopted SPD.
- 6.2.7 In summary, the proposal would be in keeping with the character and appearance of the existing dwelling, in accordance with National Planning Policy Framework (2023), Policy D3 of the London Plan (2021), Core Policy CS1 (B) of the Harrow Core Strategy (2012), policy DM1 of the Harrow Development Management Policies Local Plan (2013) and the adopted Supplementary Planning Document: Residential Design Guide (2010).

6.3 Residential Amenity

- 6.3.1 The relevant policies are:

- National Planning Policy Framework (2023)
- Harrow Core Strategy 2012: CS1
- Harrow Development Management Policies Local Plan (2013): DM1
- London Plan Policy: D3

Relevant Supplementary Documents

- Residential Design Guide (2010)

6.3.2 Policy DM1 of the Development Management Policies Local Plan seeks to ensure that "proposals that would be detrimental to the privacy and amenity of neighbouring occupiers, or that would fail to achieve satisfactory privacy and amenity for future occupiers of the development, will be resisted".

6.3.3 Policy D3 of the London Plan (2021) requires development to deliver appropriate outlook, privacy, and amenity.

6.3.4 The proposed development is not considered to have an undue impact upon the residential amenity of any surrounding neighbours, particularly at 74 and 78. Levels of overlooking would remain similar to that of the existing roof form and would not result in potential loss of privacy.

6.4 Development and Flood Risk

6.4.1 The relevant policies are:

- National Planning Policy Framework (2023)
- Harrow Core Strategy 2012: CS1.U, CS1.W
- Harrow Development Management Policies Local Plan (2013): DM9, DM10 DM11,
- London Plan Policy: SI 12, SI 13

6.4.2 The application site is located within surface water Flood zone 3b but is limited to development within the roof slope. On this basis, the proposed development would not be considered to be susceptible to harmful flood risk and are not considered to unduly exacerbate flood risk elsewhere. Based on this, sustainable urban drainage [SuDs] is encouraged, an informative is attached to this effect.

6.5 Fire Safety

6.5.1 The relevant policies are:

- National Planning Policy Framework (2023)
- London Plan Policy: D12

6.5.2 Policy D12 of the London Plan notes that in the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety.

6.5.3 The proposed development is not considered to be contrary to Policy D12 of the London Plan. The applicant has submitted a Reasonable Exception Statement addressing fire safety in the proposal. It is worth noting that compliance with fire safety standards is to be separately examined in greater detail at building regulation stage, should the development ultimately be approved.

7.0 CONCLUSION AND REASONS FOR RECOMMENDING APPROVAL

7.1 The development would provide an improvement in quality of accommodation for the occupiers of the property, whilst ensuring extensions would be sympathetic to the existing property and would not unduly impinge on neighbouring amenities. It would not detract from the character and appearance of the host building, street scene and area in a wider context. The development is not considered to be susceptible to harmful flood risk and is not considered to unduly exacerbate flood risk elsewhere.

7.2 Subject to conditions, the proposed development would be in accordance with the National Planning Policy Framework (2023), The London Plan (2021), Policies D3 and D12, Harrow Core Strategy (2012), Policy CS1, Harrow Development Management Polices Local Plan (2013), Policies DM1, DM10 and the adopted Supplementary Planning Document - Residential Design Guide (2010)

APPENDIX 1: CONDITIONS AND INFORMATIVES

Conditions

1. Timing

The development hereby permitted shall be begun and completed within 12 months 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:

LARA8/PL-03; LARA8/PL-03; Design and Access Statement; Reasonable Exception Statement; PL-01; PL-02; PL-03.

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

3. Materials

The materials to be used in external works hereby permitted to the main building, shall match those used in the exterior of 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

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).

INFORMATIVES:

1. Policies

The following policies are relevant to this decision:

The National Planning Policy Framework (2023)

The London Plan (2021)

D3, D12

Harrow Core Strategy (2012)

CS1

Harrow Development Management Policies Local Plan (2013)

DM1, DM10

Relevant Supplementary Documents:

Supplementary Planning Document - 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 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"

4. Liability For Damage to Highway

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

5. Grant without Pre-App Advice

Statement under Article 35(2) of The Town and Country Planning (Development Management Procedures) (England) Order 2015 This decision has been taken in accordance with paragraphs 39-42 of The National Planning Policy Framework. Harrow Council has a pre-application advice service and actively encourages applicants to use this service. Please note this for future reference prior to submitting any future planning applications.

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 (2023) 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 (2021) 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>11th July 2024</p>	 <p>Viv Evans Chief Planning Officer</p> <p>11th July 2024</p>
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APPENDIX 2: SITE PLAN



APPENDIX 3: SITE PHOTOS



Figure 2 Flank view



Figure 3 Rear of the property

APPENDIX 4: PLANS AND ELEVATIONS



Figure 4 Existing Elevations



Figure 5 Existing Elevations



Figure 6 Proposed Plans

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