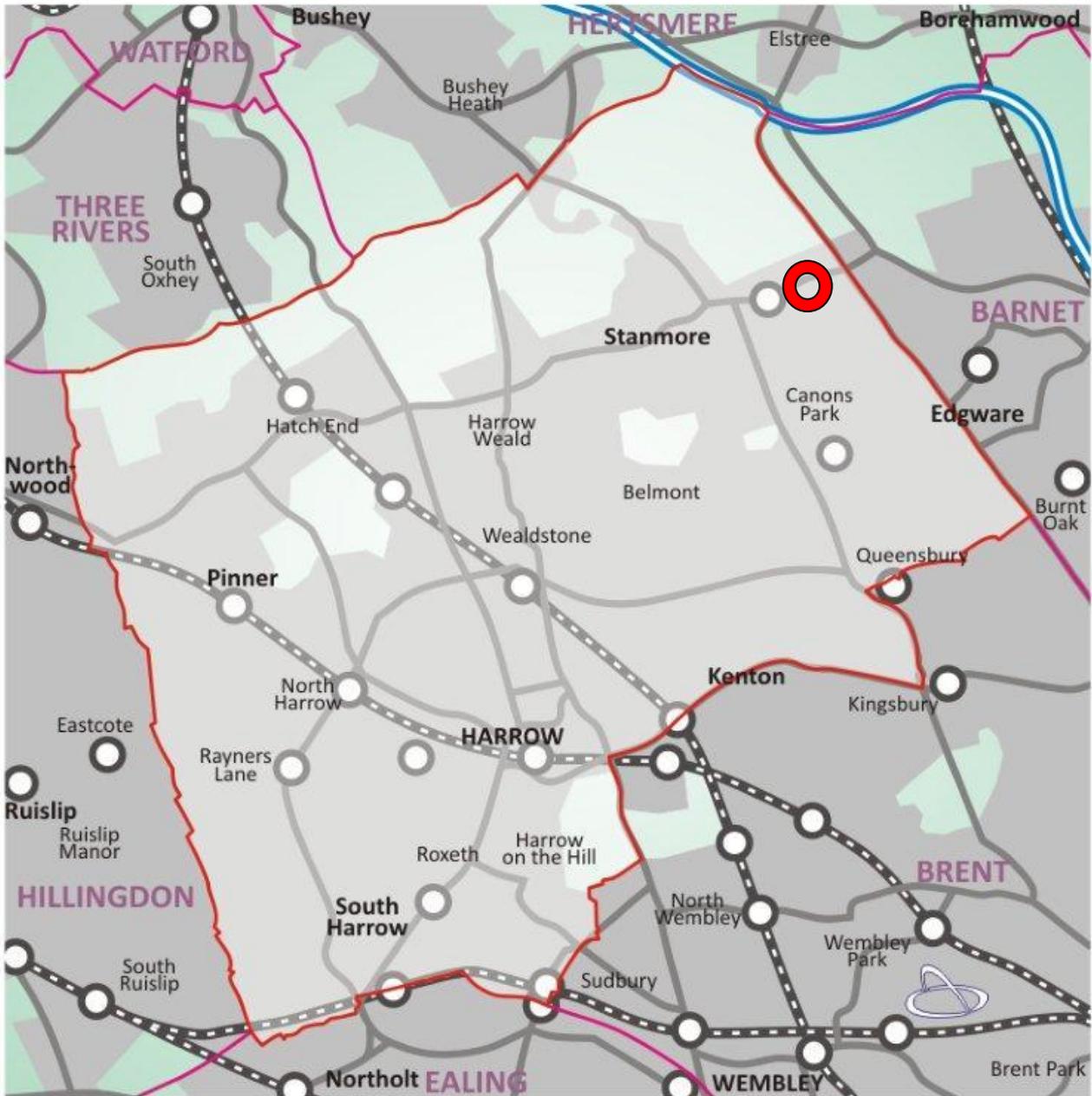


 = application site



8 Tintagel Drive Stanmore HA7 4SR

P/2600/23

Location Plan



Location Plan

LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

14th February 2024

APPLICATION NUMBER: P/2600/23
VALID DATE: 26/09/2023
LOCATION: 8 TINTAGEL DRIVE, STANMORE
WARD: CANONS
POSTCODE: HA7 4SR
APPLICANT: MR JOSHUA NG
AGENT: N/A
CASE OFFICER: MONGEZI NDLELA
EXTENDED EXPIRY DATE: 21/11/2023 (Extended Expiry to 15/02/2024)

PROPOSAL

First floor side and rear extension; Single storey rear infill extension; External alterations.

RECOMMENDATION

The Planning Committee is asked to:

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

REASON FOR THE RECOMMENDATION

The proposed development would not detract from the character and appearance of the host building, street scene and area in a wider context, nor would it unduly impact upon the residential amenity of neighbouring occupants. The proposed development is not considered to be susceptible to unacceptable flood risk and is not considered to exacerbate flood risk elsewhere. As such, the development accords with the NPPF (2023), Policies D3, SI 13 of the London Plan (2021), Policies CS1.B of the Harrow Core Strategy, Policies DM1 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 as the land associated with the site is owned by an employee of the Council and therefore falls within provision C(ii) of the Scheme of Delegation.

Statutory Return Type:	(E)21. Householder Development
Council Interest:	None
Net additional Floorspace:	35sqm
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 comprises of a two-storey semi-detached dwellinghouse located on the south side of Tintagel Drive
- 1.2 The dwelling is sited on a curve in the road and benefits from a single storey side to rear extension.
- 1.3 The attached neighbour No. 6 adjoins the subject site to the north and features a single storey side extension, whilst No. 10 adjoins the host property at the rear.
- 1.4 The site is located within a critical drainage area.

2.0 PROPOSAL

- 2.1 Single storey rear extension with a depth of 3m and a width of 0.9m which will be sited adjacent to the neighbouring property at no.6 Tintagel Drive.
- 2.2 First floor side to rear extension; 4.6m front width, 1.8m rearward depth, 4.4m rear width. External alterations.

3.0 RELEVANT PLANNING HISTORY

Ref no.	Description	Status & date of decision
LBH/20334/E	Single storey side extension	Grant 10/11/1981
LBH/22366	Single storey rear extension	Grant 24/11/1982
EAST/287/95/FUL	Alterations and single storey side/rear extension	Grant 12/07/1995
P/2309/22	First Floor Side To Rear Extension; External Alterations	Refused P/2309/22

Reason for Refusal:

The proposed first floor side to rear extension by reason of its cumulative poor design and the excessive depth of the first floor rear element of the extension, in conjunction with its prominent corner siting would result in an unneighbourly, dominant and incongruous form of development and an uncharacteristic loss of openness to the spatial setting of the locality, as well as resulting in an overbearing impact and perceived overlooking of the front garden of no.10 Tintagel Drive, to the detriment of the character and appearance of the existing dwellinghouse and the area, and the residential amenity of the occupiers of the

adjacent dwelling, no. 10 Tintagel Drive contrary to the National Planning Policy Framework (2021), Policy D3.D(1), (7) and (11) 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).

4.0 CONSULTATION

- 4.1 A total of 2.no consultation letters were sent to neighbouring properties regarding this application. The overall public consultation period expired on 18th October 2023. A second consultation has taken place in relation to revised drawings which ends on 7th February 2024.
- 4.2 No responses were received thus far.

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 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.
- 5.3 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 polices are referenced within the report below and a summary within Informative 1.

6.0 ASSESSMENT

- 6.1 The main issues are:
- Character and Appearance 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 (2023)
- The London Plan (2021): D3,
- Harrow Core Strategy (2012): CS1.B
- Harrow Development Management Policies (2013): DM1, ???

Relevant Supplementary Documents

- Residential Design Guide (2010)

Single Storey Rear Extension

6.2.2 The proposed single storey rear extension would infill a gap between the boundary with no.6 Tintagel Drive and the existing extension. The single storey infill extension will have a width of 0.9m and will align with the original side elevation. The extension would have a depth of 3m which is acceptable in terms of character.

First Floor Side and Rear Extension

6.2.3 Tintagel Drive is a residential road which features multiple corner sites. The area comprises of mainly semi-detached dwellings with a small element of terraced housing. However, it is considered that corner and end sites have maintained a significant character of openness with two storey extensions not projecting significantly beyond the rear elevation. The first-floor side extension would be set back by 0.5m from the front elevation whilst its width would be proportionate to the existing ground floor flank elevation thereby spanning 4.65m. As first floor extension projects rearwards, it is proposed to be set in from the flank elevation by 0.5m. The built form of the side extension would appear proportionate in relation to the original building and appropriately respond to the proportions and scale of the original property when viewed from the front elevation.

6.2.4 In the previous application (P/2309/22), the depth of the first-floor rear extension was 3m which was considered excessive particularly at this prominent corner site. The current proposals seek a depth of 1.9m, in addition to the 0.5m set in from the flank wall, which is considered acceptable and would not be visually obtrusive and maintain the openness on this corner site. As such, the proposals are considered acceptable.

6.2.5 In summary, the proposal would be in keeping with the character and appearance of the existing dwelling, the street scene, and the prevailing pattern of development in the area, in accordance with the National Planning Policy Framework (2023), Policy D3 of the London Plan (2021), Core Policy CS1 (B) of the Harrow Core Strategy (2012), policy DM 1 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)
- The London Plan (2021): D3
- Harrow Core Strategy (2012): CS1
- Harrow Development Management Policies (2013): DM1

Relevant Supplementary Documents

- Residential Design Guide (2010)

Impacts on No. 6 Tintagel Drive

- 6.3.2 The proposed single storey rear extension would have a depth of 3m. This complies with planning policy and is therefore considered acceptable. The proposed first floor side to rear extension would be set away from the shared boundary. The rear element would protrude 1.9m from the rear wall of the dwellinghouse and would be sited 8.3m away from neighbouring property. Paragraph 6.39 of the Council's SPD determines the suitability of extensions in relation to neighbouring protected windows and amenity areas by using a '45-degree rule' measured from the nearest corner of the neighbouring property. As per the proposed floor plans the first-floor element would not intersect a 45 degree splay from the shared boundary and is therefore considered to be an acceptable distance away from the shared boundary as to not have any significant impact to no.6 Tintagel Drive.
- 6.3.3 The application property is sited perpendicular to no.10 Tintagel Drive to the rear. In particular, the front door and front garden area of no. 10 has direct visibility toward the proposed extension. The previous application (P/2309/22) was refused due to the prominence of the depth of the first-floor extension and its impact on no.10. However, the current proposals have a first-floor rear extension with a depth of 1.9m which is considered acceptable and addresses the previous reason for refusal.
- 6.3.4 Furthermore, the previous application proposed excessive glazing in the first floor rear elevation, including within the apex of the rear elevation. This has now been removed and replaced with a standard window which matches the existing first floor window sizes.
- 6.3.5 In summary, it is considered the proposed development would 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 (2023)
- The London Plan (2021): SI 13
- Harrow Development Management Policies (2013): DM10

6.4.2 The development would not result in a minimal increase in the development footprint. As the site is located within a Critical Drainage Area, sustainable urban drainage [SUDs] is encouraged. An informative is therefore 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 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. A Reasonable Exception Statement has been provided and therefore the application is acceptable on Fire Safety terms.

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 proposal preserves the character and appearance of the area. As such, the development accords with the NPPF (2023), Policies D3, S1 13, D12 of the London Plan (2021), Policies CS1B of the Harrow Core Strategy, Policies DM1 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. Timing

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

REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

2. Approved Plans and Documents

The development hereby permitted shall be carried out in accordance with the following documents and plans: PL000 Rev AG, PL001 Rev AG, PL002 Rev AG, AG, PL003 Rev AG, PL_CTX Rev AG, PLEX2 Rev AG, Reasonable Exception Statement

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

3. Materials

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

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

4. Glazing 1

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

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

5. No Balcony

The roof area of the existing single storey rear extension 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 2023

London Plan 2021:

D3, D12, S1 13

The Harrow Core Strategy 2012:

CS1.B

Harrow Development Management Policies Local Plan 2013:

DM1, DM10

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 applicant's expense. Failure to report any damage could result in a charge being levied against the property.

5. Grant without Pre-App Advice

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

6. Surface and Foul Water Connections

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

grants (i.e. for example, social housing). The CIL Liability is payable upon the commencement of development. You are advised to visit the planning portal website where you can download the relevant CIL Forms. Please complete and return the Assumption of Liability Form 1 and CIL Additional Information Form 0 . https://ecab.planningportal.co.uk/uploads/1app/forms/form_1_assumption_of_liability.pdf https://ecab.planningportal.co.uk/uploads/1app/forms/cil_questions.pdf If you have a Commencement Date please also complete CIL Form 6: https://ecab.planningportal.co.uk/uploads/1app/forms/form_6_commencement_notice.pdf The above forms should be emailed to HarrowCIL@Harrow.gov.uk Please note that the above forms must be completed and provided to the Council prior to the commencement of the development; failure to do this may result in surcharges.

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 1st February 2024</p>	 <p>Viv Evans Chief Planning Officer 1st February 2024</p>
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APPENDIX 2: LOCATION PLAN



Location Plan

APPENDIX 3: SITE PHOTOGRAPHS

Front View





Side View







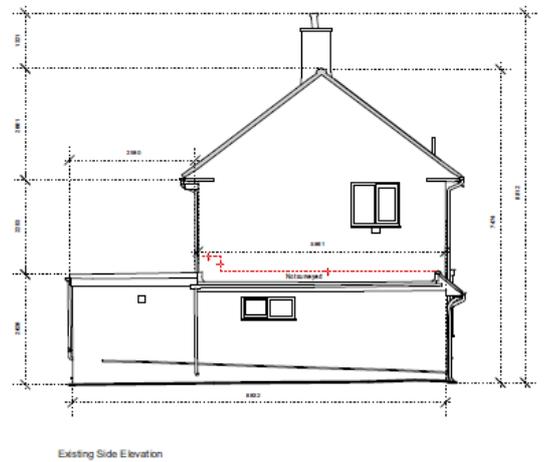
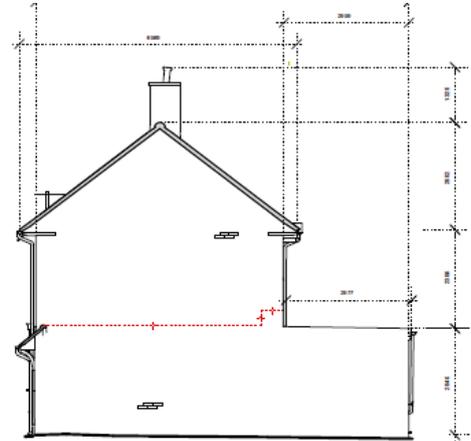
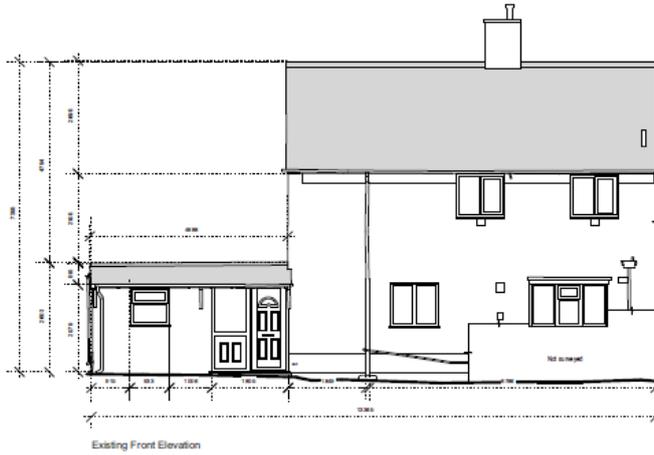
Rear View



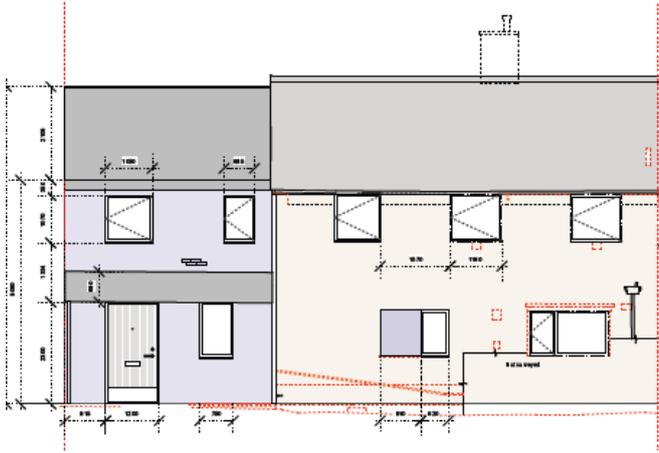


APPENDIX 4: PLANS AND ELEVATIONS

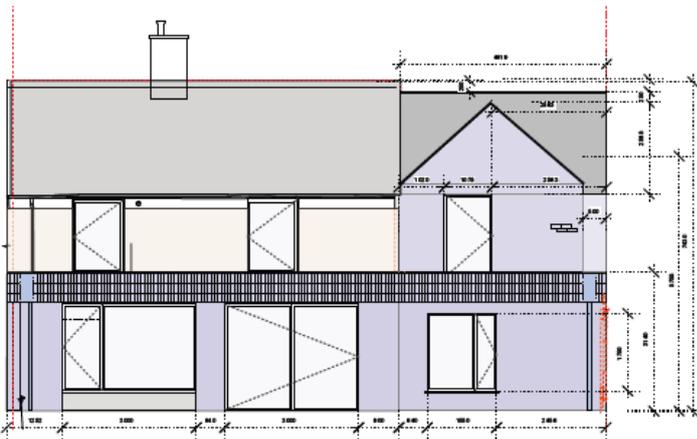
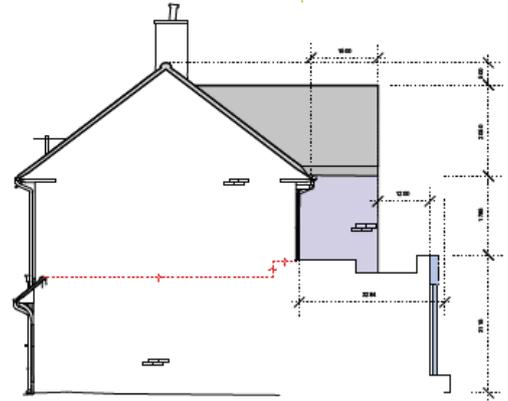
Existing Elevations



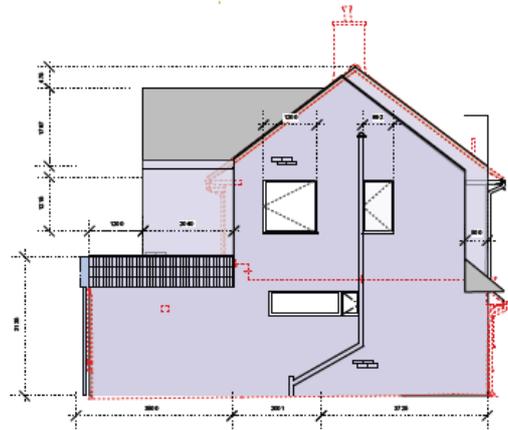
Proposed Elevations



Proposed Front Elevation

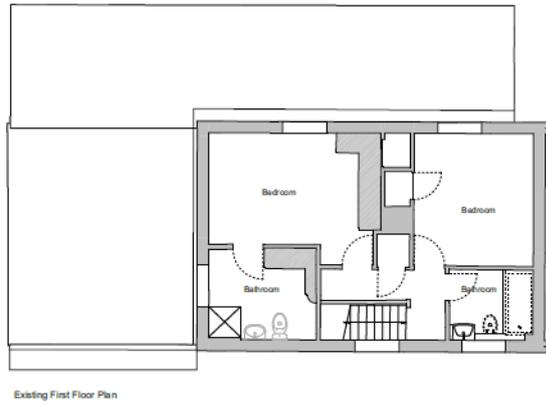
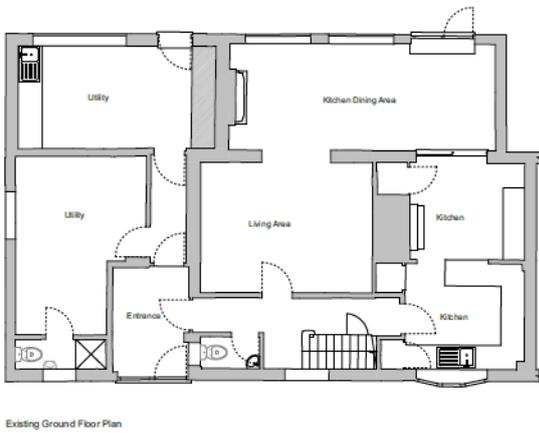
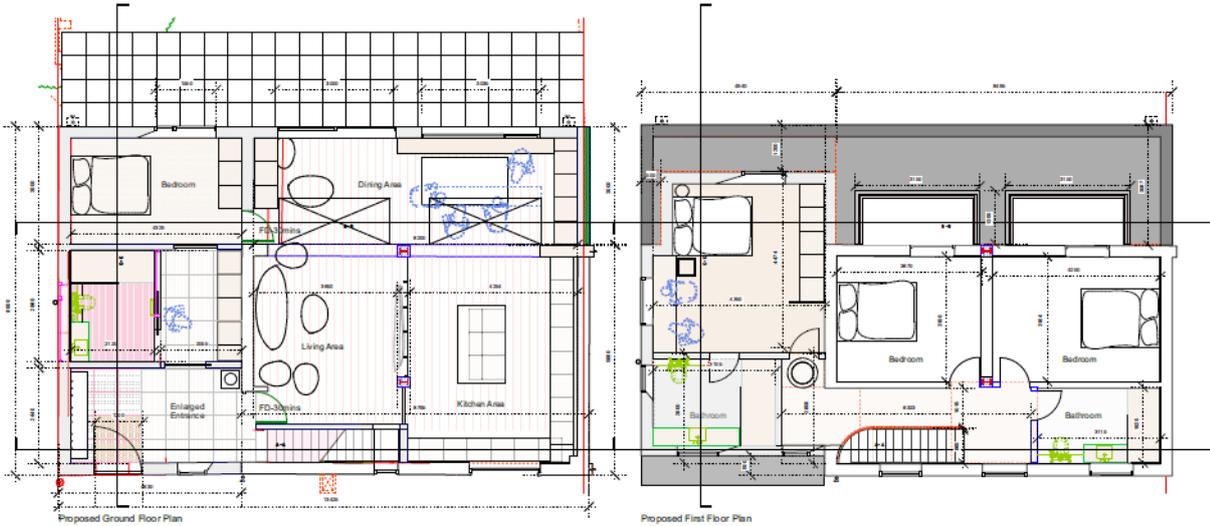


Proposed Back Elevation



Proposed Side Elevation

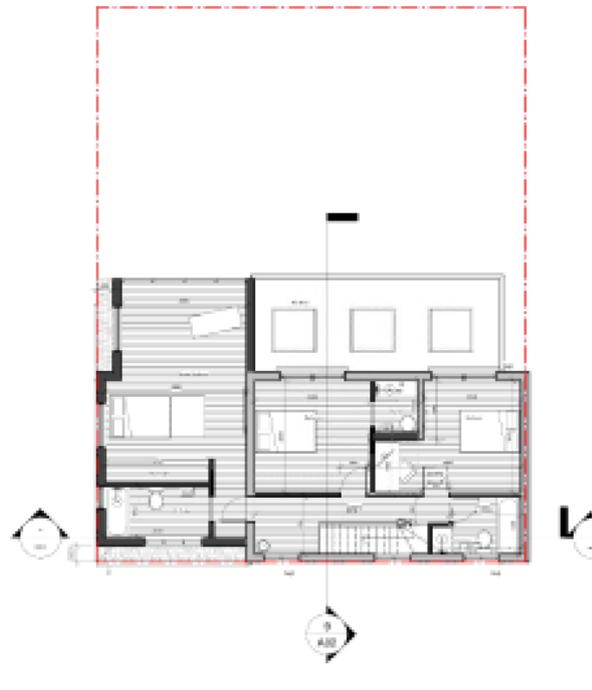
Existing and Proposed Plans



Refused Elevations and Floor Plans P/2309/22



① Proposed Ground Floor
1 : 100



② Proposed First Floor
1 : 100



⑤ Proposed Front Elevation
1 : 100



⑥ Proposed Rear Elevation
1 : 100

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