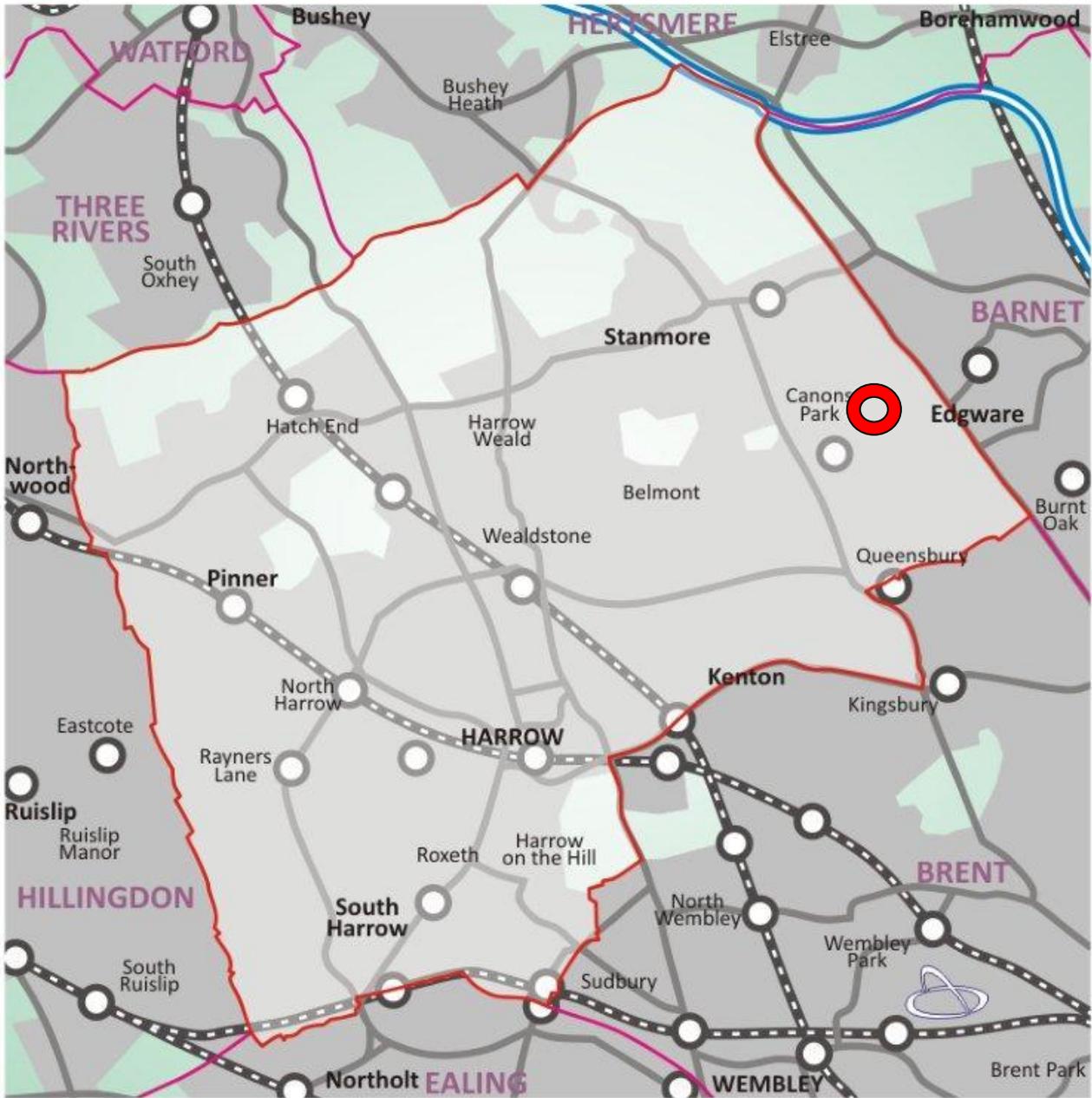


 = application site



6 Woodstead Grove, Edgware, HA8 6PQ	P/2495/22
--	------------------

Location Plan



LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

14th February 2024

APPLICATION NUMBER: P/2495/22
VALID DATE: 03-08-2022
LOCATION: 6 WOODSTEAD GROVE
WARD: CANONS
POSTCODE: HA8 6PQ
APPLICANT: MR IOSIF UTALE
AGENT: MAN DESIGN
CASE OFFICER: CRIS LANCASTER
EXPIRY DATE: 28-09-2022

PROPOSAL

Conversion of dwellinghouse into two flats (2 x 3 bed), single and two-storey side to rear extension and single-storey rear extension, rear dormer, external alterations, parking, separate amenity space, associated landscaping, refuse and cycle storage (Demolition of single-storey rear extension and detached garage and store at side)

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 at the request of a Nominated Member.

Statutory Return Type:	E 13: Minor dwellings
Council Interest:	None
Net Floorspace:	72 sq m
GLA CIL Contribution (provisional):	£4320
Local CIL Contribution	£7920

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 (2021) 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 comprises a two-storey semi-detached dwellinghouse. It is located on the western end of a small cul-de-sac serving a small group of two storey dwellings, The dwelling has a single storey rear extension and a detached garage and store to the side. The garage is linked by a decorative arch to the main dwelling.
- 1.2 Canons Park Estate Conservation Area is to the west, also a Site of Scientific Importance for Nature Conservation and an area covered by a Tree Preservation Order. It adjoins No. 7 Woodstead Grove to the east. This is a detached two-storey dwelling which sits slightly forward of the application property.
- 1.3 The existing dwelling is attached to No. 5 Woodstead Grove to the south, which is also a two-storey dwelling and which has an existing rear dormer window.

1.4 The application site backs onto the rear gardens of Nos 31 to 35 Chestnut Avenue.

2.0 **PROPOSAL**

2.1. The proposal involves conversion of a semi-detached dwellinghouse into two flats, both providing 3 bedrooms. To accommodate this the proposal includes single and two-storey side to rear extensions and a single-storey rear extension together with a roof-level rear dormer, provision of parking, a separate amenity space, associated landscaping, refuse and cycle storage. Three small rooflights are added to the roof slope of the front elevation. An existing single-storey rear extension and a detached garage and store to the side of the dwelling will be demolished.

3.0 **RELEVANT PLANNING HISTORY**

<u>Ref no.</u>	<u>Description</u>	<u>Status and date of decision</u>
P/632/04/DCP	Certificate of Lawful Proposed Development Rear Dormer Roof Extension.	Granted: 29/03/2004
P/2099/04/DFU	Single storey rear extension	Granted 29/09/2004

4.0 **CONSULTATION**

Neighbour Notification

4.1 A total of 5 consultation letters were sent to neighbouring properties regarding this application. In addition, a site notice was posted. The overall public consultation period expired on the 24/08/2022.

4.2 Following amended plans which reduced the scale of development, a second consultation was undertaken on 25/10/2023. This led to a further objection and a petition being received. A total of 8 objections and a petition were received raising the following issues: -

Principle of Development

- The development will result in the loss of a family dwelling

Officer response: Proposal results in provision of 2 x family size dwellings

Character

- The development is out of character with the street and the Conservation Area

Officer response: Extensions are considered to be appropriate with regards to character see 6.3

Ownership of application site

- An objector disputes the accuracy of the 'red line' application site.

Officer response: This matter was put to the applicant who confirms that the application site is correct and that the Certificate of ownership is also correct. The LPA does not have jurisdiction to determine disputes about land ownership.

Impact to Residential Amenity

- The development will result in loss of light to Nos 5 and 7
- The bin storage and cycle storage areas for each flat are not conveniently located. This will give rise to nuisance to future and neighbouring occupiers within the context of Policy DM26(f).
- The proposed development will lead to levels of external activity that will be detrimental to residential amenity and character. Therefore, the application is contrary to Policy DM26(j).

Officer response: These issues are dealt with in the body of the report under Section 6.0. It is noted that the objector refers to appointment of a daylight consultant but does not include any report within the objection.

Flood risk

- The site is within Flood Risk Zone 1. There is no requirement for a flood risk assessment to accompany the application. Nevertheless, the objector states that often in the winter surface water flooding occurs in their rear gardens, primarily from the drainage ditch in the adjacent Canons Park.

Officer response: This issue is dealt with in the body of the report under Section 6.0

Amenity space

- The proposed private rear garden to be associated with each flat meets the minimum requirements in terms of area. However, Flat B does not have direct access and the occupants of this proposed flat will have a convoluted route to get to it, having to come out of the front door and walk around the side of the property adjacent no.7.

Officer response: This issue is dealt with in the body of the report under Section 7.0

Trees

- The application form indicates that there are no trees or hedges on the proposed development site. This is not correct. In addition, the application form indicates that there are trees and hedges on adjacent land that could influence the development or might be important as part of the local landscape character. No tree survey has been submitted as part of the proposals and this needs to be requested by the Council before the application can be determined.

Officer response: This issue is dealt with in the body of the report under Section 7.0

Highways

- The proposal provides for one off-street car parking space for each flat on the front driveway. This accords with the London Plan which sets out a maximum provision for 3-bed dwellings in a location with a Public Transport Accessibility Level of 1b (poor) of 1.5 spaces per dwelling. However, there is no space or provision for visitor parking and the provision of 2 dwellings on this site in a cul-de-sac with on street parking restrictions in the form of double-yellow lines is another reason for refusal in terms of out of character and activity that will be detrimental to adjoining residents.

Officer response: This issue is dealt with in the body of the report under Section 7.0

Statutory and Non-Statutory Consultation

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

Historic England – advises that on the basis of information provided consultation was not required.

Conservation Officer: The proposal by reason of size, design and siting and the dense tree greenery sheltering the heritage assets from this site mean the proposal would preserve the setting of the heritage assets.

CAAC: Massive infill. Closing the gap. The first-floor extension including its roof closes its gap and would be detrimental to views out of the conservation area regardless of the tree screening. This would be an overdevelopment.

Drainage: We can confirm that we have no objection to the proposed development. However, further details are required.

Surface & Foul Water Disposal

In order to review how surface water from the new construction is managed and to ensure separation of surface and foul water systems (in line with our Development Management Policy 9 & 10) the following details are required for the proposed construction:

The applicant should submit drainage layout drawing showing two separate surface & foul water connections and outfall details. Combined drainage system are not acceptable.

If a soakaway is provided, full construction details of the soakaway with its location, size, storage volume and calculations should also be provided.

Proposed Hardstanding:

The use of non-permeable surfacing impacts upon the ability of the environment to absorb surface water, and the hardsurfacing of the front gardens and forecourts lead to localised surface water flooding. Hence the requirement for surface water to be contained within site and discharged to ground via the use of permeable paving or other suitable options.

Please request the applicant to submit a cross section of permeable paving construction with full details and their maintenance plan for our approval

Please be informed that the requested details can be conditioned with our standard pre commencement drainage conditions/informative mentioned below.

LBHPC C 02 FW Disposal

The development hereby permitted shall not be commenced until works for the disposal of sewage have been provided on site in accordance with details to be submitted to, and approved in writing by, the local planning authority. The works shall thereafter be retained.

To ensure that the necessary construction and design criteria for the development proposals follow approved conditions.

The applicant should contact Thames Water Utilities Limited and the Harrow Infrastructure Team at the earliest opportunity.

Reason

To ensure that adequate drainage facilities are provided in accordance with Sewers for Adoption.

LBHPC C 03 SW Disposal

The development of any buildings hereby permitted shall not be commenced until works for the disposal of surface water have been submitted to, and approved in writing by, the local planning authority.

To ensure that the necessary construction and design criteria for the development proposals follow approved conditions according to NPPF.

The applicant should contact Harrow Drainage Section at the earliest opportunity.

Reason

To ensure that adequate drainage facilities are provided, reduce and mitigate the effects of flood risk following guidance in the National Planning Policy Framework.

LBHPC C 13 Permeable Paving

Notwithstanding the approved details and prior to the commencement of development, full details of the permeable paving and details relating to the long term maintenance and management of the on-site drainage shall be submitted to and approved in writing by the Local Planning Authority. Details thereby approved shall be retained thereafter.

Reason

To ensure that the development has adequate drainage facilities, to reduce and mitigate the effects of flood risk and would not impact the character and appearance of the development, in accordance with The National Planning Policy Framework (2018), policy CS1 of The Core Strategy (2012), policy S113 of the London Plan (2016) and policies DM1 and DM10 of the Harrow Development Management Local Policies Plan (2013).

LBHPC I 05 SUDS

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 soakaways 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 (2012) 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 (2012) 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.

Reason

To manage, reduce and mitigate the effects of flood risk following guidance in the National Planning Policy Framework.

Highways Authority –

Observations:

The existing site is a semi-detached residential property. The site is located in Edgware and has a Public Transport Accessibility Level (PTAL) of 1b. The site is considered to be at a sustainable location. Pedestrian access to the local area is provided by a footway. The services and facilities within the A5 High Street are located via a short journey from site.

Access and Parking:

There is an existing shared crossover serving property from the public highway. The application confirms no new or altered vehicle or pedestrian access to or from the public highway.

The London Plan 2021 – chapter 10 Transport – Table 10.3 – Maximum residential parking standards states up to 1.5 spaces per dwelling permitted within outer London PTAL 1b. Drawing no. D04 Rev:A Proposed Ground Floor Plan shows 2no. vehicles located in the front driveway. Standard parking bays measure 2.4m x 4.8m.

Cycle Storage:

The London Plan 2021 – chapter 10 transport – Table 10.2 – Minimum cycle parking standards for a C3 Class building states 2no. cycle parking spaces are required for C3-C4 dwellings. Cycle Storage has been observed within the proposed dwelling on drawing no. D04 on the ground floor.

Trip Generation:

The nature of the proposed development is unlikely to result in a material increase in additional vehicle trips to and from site. No significant or severe impact on the transport network is identified.

Construction Management Statement (CMS):

A detailed Construction Management Statement must be secured by pre - commencement condition. A CMS should be conditioned due to the proposed demolition of the existing rear extension and detached garage together with the new construction of side and rear extensions.

Conclusion:

Subject to a conditions and obligations, this proposal is unlikely to result in a severe or harmful impact for the surrounding highway network, therefore, Highways have no objection.

Suggested conditions:

- Prior to commencement of development, details of an adequate cycle rack system and their dimensions shall be submitted to and approved in writing by the local planning authority. The cycle storage shall be made available prior to occupation and shall be retained thereafter. LB Harrow do not support the provision of vertical cycle storage as this excludes less able people from being able to securely store their cycle.

REASON: To ensure the satisfactory provision of safe cycle storage facilities, to provide facilities for all the users of the site and in the interests of highway safety and sustainable transport, in accordance with policy T5

of The London Plan 2021 and policy DM 42 of the Harrow Development Management Policies

- No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The Method Statement shall provide for:
 - a) Construction vehicles numbers, type, routing
 - b) Access arrangements to the site
 - c) Demolition method statement
 - d) Construction & Storage compounds (including areas designated for car parking, loading/unloading and turning areas
 - e) Siting and details of wheel washing facilities
 - f) Cleaning of site entrances, site tracks and the adjacent public highway
 - g) Timing of construction activities (including delivery times and removal of waste) and to avoid school pick up/drop off times.
 - h) Post construction restoration/reinstatement of the working areas and temporary access to the public highway.
 - i) Where works cannot be contained wholly within the site a plan should be submitted showing the site layout on the highway including extent of hoarding, pedestrian routes and remaining road width for vehicle movements.
 - j) detailed timeline for the phases and implementation of the development
 - k) measures to control the emission of dust and dirt during
 - l) scheme for recycling/disposing of waste resulting from demolition and construction works.

The development shall be carried out in accordance with the approved Method Statement & Logistics Plan, or any amendment or variation to it as may be agreed in writing by the local planning authority throughout the construction period. This is a PRE-COMMENCEMENT Condition.

REASON: To minimise the impacts of construction upon the amenities of neighbouring occupiers. Details are required prior to commencement of development to ensure a satisfactory form of development.

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:

- Principle of development
- Character and Appearance of the Area
- Impact to Residential Amenity
- Development and Flood Risk
- Highways
- Fire Safety

6.2 Principle of development

6.2.1 The relevant policies are:

- National Planning Policy Framework (2023)
- The London Plan 2021: H1, H2, H9
- Harrow Core Strategy 2012:CS1
- Harrow Development Management Policies Local Plan (2013):DM1, DM24

6.2.2 The proposal would add extensions to provide two flats. As the proposal comprises fewer than 10 new units, there is no requirement for affordable housing provision.

6.2.3 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.

6.3 Character and Appearance of the Area and setting of heritage assets

6.3.1 The relevant policies are:

- National Planning Policy Framework (2023)
- The London Plan (2021): D3, HC1
- Harrow Core Strategy (2012): CS1.B, CS1.D
- Harrow Development Management Policies Local Plan (2013): DM1, DM7
- Supplementary Planning Document: Residential Design Guide (2010)

Single and Two-storey side extension

- 6.3.2 Paragraphs 6.6 and 6.11 of the Council's SPD place emphasis on achieving proportionate and balanced additions to a host dwelling.
- 6.3.3 The single-storey side extension replaces the existing garage. It extends to the rear of the site and will have a flat roof.
- 6.3.4 Paragraph 6.42 states that for a two-storey side extension, a pitched roof should be provided to respect the form of the original roof. A hipped rather than a gabled roof is preferable.
- 6.3.5 Paragraph 6.45 states that the primary considerations are the character of the locality and space around the building. There is usually more scope for extensions to detached and semi-detached houses than to terraced houses. The location of adjacent 'protected' windows and other site considerations will be assessed.
- 6.3.6 Paragraph 6.46 states that the minimum requirements are a set-back of the first-floor front wall by at least 1 metre behind the adjacent front corner of the front elevation, and a subordinate pitched roof.
- 6.3.7 Paragraph 6.48 states that site considerations and the character of the locality will also be assessed when determining planning applications.
- 6.3.8 The two-storey element has a pitched roof and would be set down from the main roof by approximately 1 metre and would be set back from the front elevation, also by 1 metre and would not exceed half the width of the original dwelling.
- 6.3.9 By incorporating a single-storey element to the side views beyond to the conservation area and mature trees are retained. This also replaces a garage/store to the side which is currently alongside the boundary with No. 7 and will increase the spacing through providing side access. Paragraph 6.40 of the SPD states that single-storey extensions are acceptable abutting a side boundary subject to:
- No unreasonable impact on 'protected' windows of neighbouring dwellings;
 - The appearance of the street scene;
 - The total eaves height of single-storey side extensions adjacent to a shared boundary with a neighbouring attached dwelling.
- 6.3.10 The side extensions will be visible from Woodstead Grove. However, it is considered that these represent subordinate features and would not detract from the character of the existing dwelling and street scene.

Single-storey rear extension

- 6.3.11 The proposed ground floor rear extension is 3m deep and 3m in height. It is in the form of an in-fill where it adjoins the existing rear extension.
- 6.3.12 Paragraph 6.59 of the SPD states that 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 development
- Impact on the amenity of neighbouring residents, and:
- The established character of the area and the pattern of development.

6.3.13 This part of the proposal complies with the SPD requirements and if constructed in isolation with the current application, the fall-back position would be that it is permitted development. It is not considered to result in any adverse visual amenity impact as it is located to the rear of the property and is of a form which respects and complements the character and appearance of the host building.

6.3.14 Rear dormer

Paragraph 6.68 of the SPD states that, generally, dormers should be subordinate features in the roof, should not overlap or wrap around the roof hips, and should never rise above the ridge. Paragraphs 6.70 and 6.71 of the SPD state that, to achieve visual containment within the roofscape, 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.
- Where there is a rearward projecting pitched roof the rear roof extension (or dormer) must leave a minimum of 500mm from the adjacent valley between the main and return roof slopes. Where possible, and subject to the requirements of the Building Regulations, further visual containment may be achieved by setting the top of the rear roof extension (or dormer) down from the ridge (500mm recommended).

6.3.15 Following negotiation, the proposed dormer is considered to be an acceptable size, set away from the roof verge and eaves. No. 3 also has a rear dormer window and the proposed, is considered to be in keeping with this. It would not be visible from the street and it is considered that the proposed dormer would not detract from the character and appearance of the existing dwelling.

6.3.16 Rooflights

Three rooflights are added to the front roof elevation. These are small and proportionate to the scale of the dwelling. Rooflights are a feature of other dwellings in the locality, including No. 5 (attached) and the proposed rooflights do not lead to any adverse character or design issues.

6.3.17 The site is bordered by the Canons Park Conservation Area to the rear, it is noted that there is a thick belt of trees surrounding the site. The proposed extensions to the premises are similar in scale and appearance to many other examples of homes

in the neighbourhood who also abut the conservation area. The objections to the proposal by the CAAC are noted however it is considered that the setting of the house at an oblique angle as well as the trees would ensure that the extensions would not be harmful. It is noted that the Council's conservation officer does not object. There would therefore not be any harm to the setting of this conservation area as a result of the proposal.

6.3.18 Summary

In summary the proposal would be in keeping with the character and appearance of the existing and adjacent dwellings and street scene and there would be no harm to the setting of the adjoining conservation area as a result of this proposal, in accordance with National Planning Policy Framework (2023), Policies D3 and HC1 of the London Plan (2021), Core Strategy Policy CS1 (B) and (D) of the Harrow Core Strategy (2012), Policies DM1 and DM7 of the Harrow Development Management Policies Local Plan (2013) and the adopted Supplementary Planning Document: Residential Design Guide (2010)

6.4 **Impact on Residential Amenity**

6.4.1 The relevant policies are:

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

No. 5 Woodstead Grove

6.4.2 The application dwelling is attached to No. 5. The proposed single storey rear extension will be 3 metres deep. No side windows are proposed. It replaces an existing single-storey rear extension. The development accords with the criteria in the SPD.

6.4.3 The proposed two storey extension at the rear would be sufficiently set away from the adjoining boundary and importantly would be within the 45 degree splay to ensure that no unreasonable loss of light or overshadowing would occur to the occupiers of no 5.

6.4.4 The proposed extension due to its design, size, scale, siting and its relationship with No. 5, would not result in a detrimental impact to their visual and residential amenities due to a loss of privacy, outlook or light.

6.4.5 The proposed dormer window matches that to the rear of No. 5 in terms of scale and siting. No material overlooking or other adverse amenity issues would arise from this element of the proposal.

No. 7 Woodstead Grove

- 6.4.6 Paragraph 6.39 of the SPD states: “In relation to any nearby 'protected' windows on adjacent properties, site considerations will be used in conjunction with the appropriate 45 Degree Code to determine the likely impact on neighbouring amenity.” The proposed part single storey extension would replace the existing garage and would be further from the boundary and therefore not considered to give rise to any greater impact on the amenity of this neighbouring property. The proposed two storey side to rear extension, would be set away from the shared side boundary with a separation distances ranging from 1.2m to 6.50m, and over 2.55m between the proposed flank wall and the flank wall of this property at the closest point. The side windows at no 7 are forward of the application property. Two further windows face forward and are also forward of the application property.
- 6.4.7 On the first-floor plan, the applicant has shown the 45-degree angle line from no 7 is too far to be within the 45-degree angle which is clearly visible.
- 6.4.8 Given the separation distances, the development is not considered to result in loss of light or privacy to this neighbouring property to a level that would warrant a refusal.
- 6.4.9 The proposed extensions due to their design, size, scale, siting and relationship with No.7, would not result in a detrimental impact to the visual and residential amenities of No.7 in terms of a loss of privacy, outlook or light.

Nos 31-35 Chestnut Avenue

- 6.4.10 The development backs onto dwellings in Chestnut Avenue where there is a separation distance of over 35 metres between the properties and the proposed extensions. The proposed extensions due to their design, size, scale, siting and relationship with dwellings in Chestnut Avenue would not result in a detrimental impact to the visual and residential amenities of those properties.

Internal amenities and quality of accommodation

- 6.4.11 Policy D6 of the London Plan specifies that boroughs should ensure that, amongst other things, ‘housing development should be of high quality design and provide adequately sized rooms with comfortable and functional layouts’. It also sets out the minimum internal space standards for new dwellings. The use of these residential unit GIA’s as minima is also reiterated in Appendix 1 of the Residential Design Guide SPD. Policy DM26 of the DMP specifies that “proposals will be required to comply with the London Plan minimum space standards. The National Technical Housing Standards provide additional detail.

6.4.12 The standards are in the table below:

Flat no.	Room	Proposed Area (m ²)	Floor	Minimum Area (m ²)	Floor Required
Ground Floor Flat - .A single storey unit, 3 bedroom, 5 person unit	Total GIA	113.9		95	
	Bedroom 1	18.3		11.5	
	Bedroom 2	15.8		11.5	
	Bedroom 3	12.33		11.5	
	Storage	2		2.0	
Upper Floors Unit -.B two storey 3 bedroom 6 person unit)	Total GIA	111.2		70	
	Bedroom 1	16.72		11.5	
	Bedroom 2	12.57		11.5	
	Bedroom 3	27.59		11.5	
	Storage	2.5		2.0	

6.4.13 Floor to ceiling height 2.5 m main section with loft having a head height of 3.1 m and 2.5 m over at least 75% of GIA (2.5 m)

6.4.14 The flats exceed the required space standards.

6.4.15 With regards to vertical stacking, the layout of the proposed flats has been arranged to ensure bedrooms would not overlap living rooms/kitchen. Therefore, the vertical stacking of the proposed units is acceptable. In any case, this type of development would need to comply with Building Regulations requirements for sound insulation measures to ensure there would be no unacceptable noise transmission. As such, the proposed layout of these units is considered acceptable in this instance.

Amenity space

6.4.16 The proposal involves subdivision of the rear garden into two-separate amenity spaces, one for each flat. Each includes bin and cycle storage. An objector has questioned the usability of the space in terms of location for the first floor flat. It is however considered that this is only a short walk from the front of the property and whilst not ideal, refusal on this ground is unlikely to be sustained on appeal.

Refuse storage

6.4.17 This is provided in stores in the rear amenity space and appears to be a reasonable carrying distance for collection days.

Summary

6.4.18 The proposed development, due to its design, size and layout of the units 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.

6.5 Development and Flood Risk

6.5.1 The relevant policies are:

- National Planning Policy Framework (2023)
- The London Plan (2021): SI12, SI13
- Harrow Core Strategy (2012): CS1
- Harrow Development Management Policies Local Plan (2013): DM1, DM10

6.5.2 The site is within Flood Zone 1. There is no requirement for a flood risk assessment to accompany the application. Nevertheless, an objector advises that often in the winter surface water flooding occurs in their rear gardens, primarily from the drainage ditch in the adjacent Canons Park. There is no evidence to indicate that this development would exacerbate existing surface water flooding, which the objector makes clear is as a result of off-site issues. To this effect, Informative 7 which deals with sustainable urban drainage, has been attached.

Summary

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

6.6 Fire Safety

6.6.1 The relevant policies are:

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

6.6.2 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.

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

6.7 Highways and Traffic

- 6.7.1 The proposal provides for one off-street car parking space for each flat on the front driveway. This accords with the London Plan which sets out a maximum provision for 3-bed dwellings in a location with a Public Transport Accessibility Level L of 1b (poor) of 1.5 spaces per dwelling. An objector states that there is no space or provision for visitor parking and considers that as there are on-street parking restrictions that the development is unacceptable. However, the frontage is hard-surfaced and occasional additional parking could be achieved if required. The provision of off-site parking restrictions, of course, ensures this is enforced.
- 6.7.2 Secure cycle parking is provided to the rear and is accessible from the side. A condition seeking details of this is recommended.
- 6.7.3 The Highway Authority has no objections subject to relevant conditions which are recommended.

6.8 Trees

- 6.8.1 There are trees to the west side of the site. However, these are at least 15m distance from the development and the root crown is no more than 9m. The extensions are within the previously developed part of the site and therefore would not have any adverse impact on the trees.

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.

CHECKED

 <p>Orla Murphy Head of Development Management 1st February 2024</p>	 <p>Viv Evans Chief Planning Officer 1st February 2024</p>
--	---

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, completed and retained in accordance with the following plans and documents: D01 Rev A; D02 Rev. A; D03 Rev. A; D04 Rev A; D05 Rev. B; D06 Rev. A; D07 Rev A; D08 Rev. A; D09 Rev. A

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 extensions hereby permitted shall match those used in the existing building.

REASON: To safeguard the appearance of the locality.

4. Storage Refuse

The refuse and waste bins shall be stored at all times, other than on collection days, within the designated refuse storage areas as shown on the approved plans.

REASON: To safeguard the character and appearance of the area

5. Disposal of foul water

The development hereby permitted shall not be commenced until works for the disposal of sewage have been provided on site in accordance with details to be submitted to, and approved in writing by, the local planning authority. The works shall thereafter be retained.

REASON: To ensure that adequate drainage facilities are provided in accordance with Sewers for Adoption.

6 Disposal of surface water

The development of any buildings hereby permitted shall not be commenced until works for the disposal of surface water have been submitted to, and approved in writing by, the local planning authority. The works shall be completed in accordance with the approved details and thereafter retained.

REASON: To ensure that adequate drainage facilities are provided, reduce and mitigate the effects of flood risk following guidance in the National Planning Policy Framework.

7 Permeable paving

Notwithstanding the approved details and prior to the commencement of development, full details of the permeable paving and details relating to the long term maintenance and management of the on-site drainage shall be submitted to and approved in writing by the Local Planning Authority. Details thereby approved shall be implemented and be retained thereafter.

REASON: To ensure that the development has adequate drainage facilities, to reduce and mitigate the effects of flood risk and would not impact the character and appearance of the development.

8 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The Method Statement shall provide for:

- a) Construction vehicles numbers, type, routing
- b) Access arrangements to the site
- c) Demolition method statement
- d) Construction & Storage compounds (including areas designated for car parking, loading/unloading and turning areas
- e) Siting and details of wheel washing facilities
- f) Cleaning of site entrances, site tracks and the adjacent public highway
- g) Timing of construction activities (including delivery times and removal of waste) and to avoid school pick up/drop off times.
- h) Post construction restoration/reinstatement of the working areas and temporary access to the public highway.
- i) Where works cannot be contained wholly within the site a plan should be submitted showing the site layout on the highway including extent of hoarding, pedestrian routes and remaining road width for vehicle movements.
- j) detailed timeline for the phases and implementation of the development
- k) measures to control the emission of dust and dirt during demolition
- l) scheme for recycling/disposing of waste resulting from demolition and construction works.

The development shall be carried out in accordance with the approved Method Statement & Logistics Plan, or any amendment or variation to it as may be agreed in writing by the local planning authority throughout the construction period. This is a PRE-COMMENCEMENT Condition.

REASON: To minimise the impacts of construction upon the amenities of neighbouring occupiers. Details are required prior to commencement of development to ensure a satisfactory form of development.

- 9 The outdoor rear private garden areas shown on the approved plans shall be bounded with close-boarded timber fencing to a maximum height of 1.8 metres. The fencing required by this condition shall be erected prior to the occupation of the flats and shall be retained thereafter.

REASON: To protect the residential amenities of occupiers of the development in accordance with policies DM1 and DM26 of the Harrow Development Management Policies Local Plan (2013) and the Residential Design Guide SPD (2010).

- 10 The flats hereby permitted shall be used for Class C3 dwellinghouse(s) only and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no development within Schedule 2, Part 3, Class L shall take place.

REASON: To enable the Local Planning Authority to fully consider the effects of development normally permitted by the Town and Country Planning (General Permitted Development) Order 2015 to maintain mixed, balanced, sustainable and inclusive communities and in the interests of residential and visual amenity in accordance with Policy DM1 of the Harrow Development Management Policies (2013), Policy CS1(B) of the Harrow Core Strategy (2012), and the Core Planning Principles of the National Planning Policy Framework (2021).

Informatives

1. Relevant Policies

The following policies are relevant to this decision:

▪ National Planning Policy Framework (2023) ▪ The London Plan (2021): GG2, GG4, GG6, D3, D5, D6, D7, D11, D12, D14, S4, G1, G5, G6, G7, T4, T5, T6/6.1, H1, H4, H5, H6, H10, SI 1, SI 2, SI 4, SI 5, SI 7, SI12; SI 13, E11 ▪ Harrow Core Strategy (2012): CS1 ▪ Harrow Development Management Policies Local Plan (2013): DM1, DM2, DM9, DM10, DM12, DM13, DM14, DM15, DM20, DM21, DM22, DM24, DM27, DM28, DM42, DM43, DM44, DM45, DM50 Supplementary Planning Documents: ▪ Technical housing standards - nationally described space standard (2015). ▪ Mayor of London Housing Design Standards (2023) ▪ Supplementary Planning Document Residential Design Guide (2010) ▪ Supplementary Planning Document: Planning Obligations and Affordable Housing (2013) ▪ Code of Practice for Storage and Collection of Refuse and Materials for Recycling in Domestic Properties (2106).

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 sought.

3. 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.

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. Compliance with Planning Conditions

IMPORTANT: Compliance With Planning Conditions Requiring Submission and Approval of Details Before Development Commences - You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority. Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted. Beginning development in breach of a planning condition will invalidate your planning permission.
- If you require confirmation as to whether the works you have carried out are acceptable, then you should apply to the Local Planning Authority for a certificate of lawfulness.

6. GLA CIL

Please be advised that approval of this application (either by Harrow Council, or subsequently by the Planning Inspectorate if allowed on appeal following a refusal by Harrow Council) will attract a Community Infrastructure Levy (CIL) liability, which is payable upon the commencement of development. This charge is levied under s.206 of the Planning Act 2008 Harrow Council, as CIL collecting authority, has responsibility for the collection of the Mayoral CIL

The Provisional Mayoral CIL liability for the application, based on the Mayoral CIL levy rate for Harrow of £60/sqm is £4320

The floorspace subject to CIL may also change as a result of more detailed measuring and taking into account any in-use floor space and relief grants (i.e. for example, social housing).

You are advised to visit the planningportal website where you can download the appropriate document templates.

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 and penalties.

Harrow CIL

Please be advised that approval of this application (either by Harrow Council, or subsequently by the Planning Inspectorate if allowed on appeal following a refusal by Harrow Council) will attract a Community Infrastructure Levy (CIL) liability, which is payable upon the commencement of development. This charge is levied under s.206 of the Planning Act 2008 Harrow Council, as CIL collecting authority, has responsibility for the collection of the Mayoral CIL

The Provisional Mayoral CIL liability for the application, based on the Mayoral CIL levy rate for Harrow of £60/sqm is £4320

The floorspace subject to CIL may also change as a result of more detailed measuring and taking into account any in-use floor space and relief grants (i.e. for example, social housing).

You are advised to visit the planningportal website where you can download the appropriate document templates.

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 and penalties.

7. Naming and Numbering

Harrow Council is responsible for the naming and numbering of new or existing streets and buildings within the borough boundaries. The council carries out these functions under the London Government Act 1963 and the London Building Acts (Amendment) Act 1939. All new developments, sub division of existing properties or changes to street names or numbers will require an application for official Street Naming and Numbering (SNN). If you do not have your development officially named/numbered, then then it will not be officially registered and new owners etc. will have difficulty registering with utility companies etc.

You can apply for SNN by contacting technicalservices@harrow.gov.uk or on the following link.

http://www.harrow.gov.uk/info/100011/transport_and_streets/1579/street_naming_and_numbering

9. Highways Interference

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.

APPENDIX 2: SITE PLAN



APPENDIX 3: SITE PHOTOS

Front of site. Note hard standing. No. 5 attached (to left). No. 7 adjoining (to right)



Front of site with No. 7 to right. Note existing hard surfacing and position of No. 7's side windows. Also trees to rear of site



Within site, with No. 7 to the left. Existing garage and store along the common boundary



Within site towards No. 5. Note existing rear extension, No. 5's dormer window and screening



Garage and store along boundary with No. 7



Rear of site. Note trees to boundary.

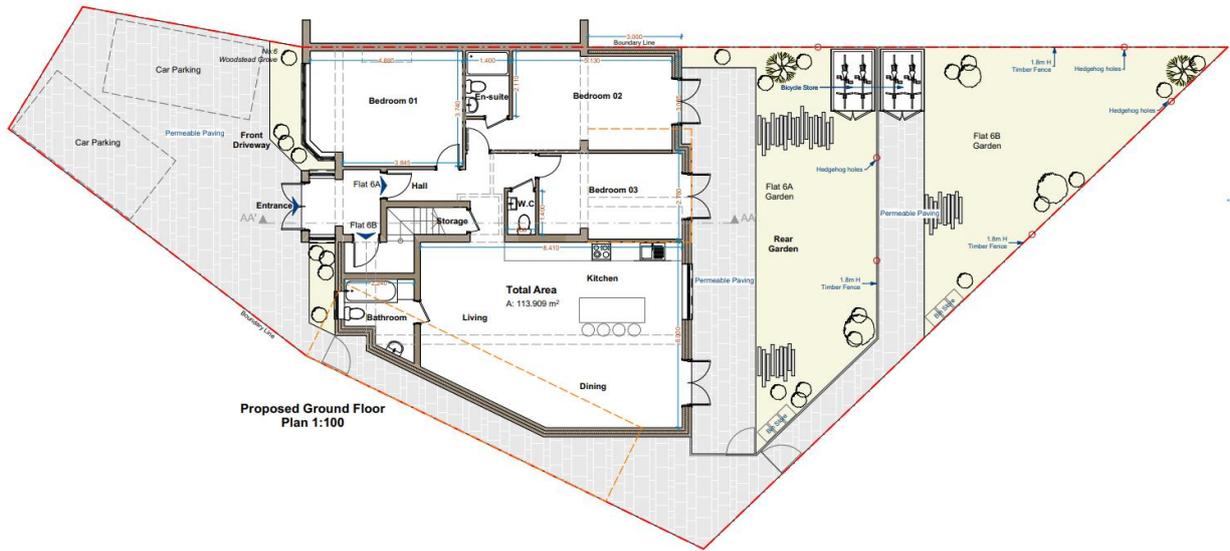


APPENDIX 4: PLANS AND ELEVATIONS

Location Plan



Proposed ground floor plan



Proposed Ground Floor
Plan 1:100

Drawings to be read in conjunction with relevant drawing and specs.
Drawings not to be scaled. Figure dimensions only.
Any discrepancies are to be pointed to the Agent/Engineer/Contractor. The Agent is not liable for any faults not raised. Drawings not to be scaled for land transfer purposes.

Tel: 07380 12507
email: man.design.co@gmail.com
web: manstudio.co.uk

REVISION:	DRAWING NO:	PROJECT NO:	DRAWING TITLE:
B	D04	211201	PROPOSED PLAN

PROJECT TITLE:
PROPOSED DEVELOPMENT AT
6 WOODSTEAD GROVE, HA8 6PQ

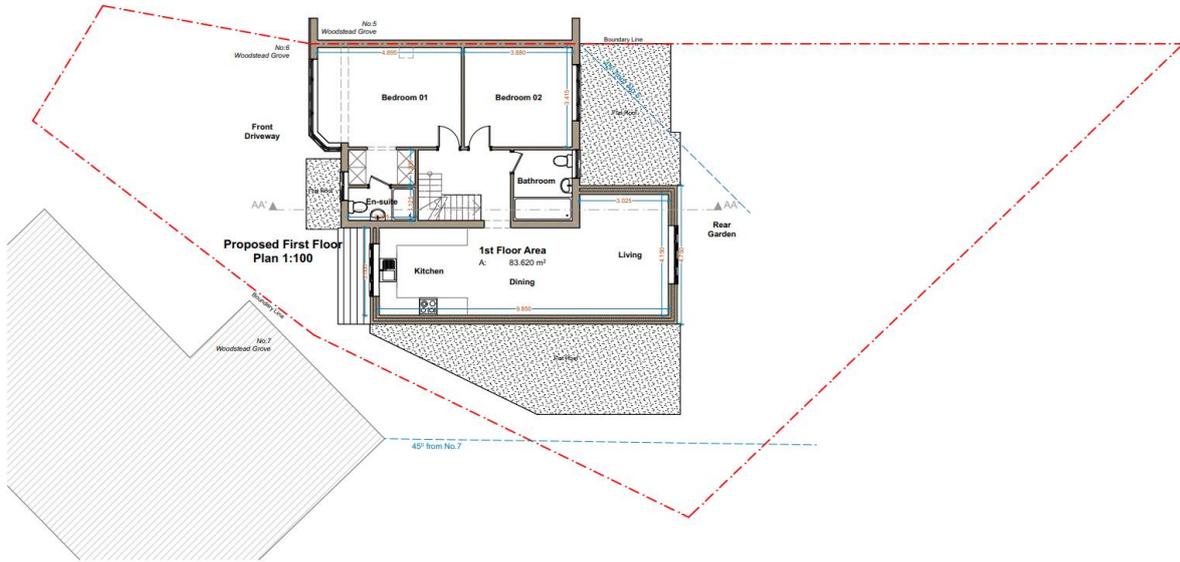
Date: JUN 2021

Scale: 1:100 @ A3

COPYRIGHT: The contents of this drawing may not be reproduced in whole or in part without express written consent of MAN Design and Construction LTD.



Proposed first floor plan



Drawings to be read in conjunction with relevant drawing and spec. Drawings not to be scaled. Figured dimensions only. Any discrepancies are to be referred to the Agent/Engineer/Contractor. The Agent is not liable for any faults not noted. Drawings not to be scaled for land transfer purposes.

TEL : 07360122607
 email : man.design.co@gmail.com
 web : manstudio.co.uk

REVISION : **B** DRAWING NO : **D05** PROJECT NO : **211201** DRAWING TITLE : **PROPOSED PLAN**

PROJECT TITLE : **PROPOSED DEVELOPMENT AT 6 WOODSTEAD GROVE, HA8 6PQ**

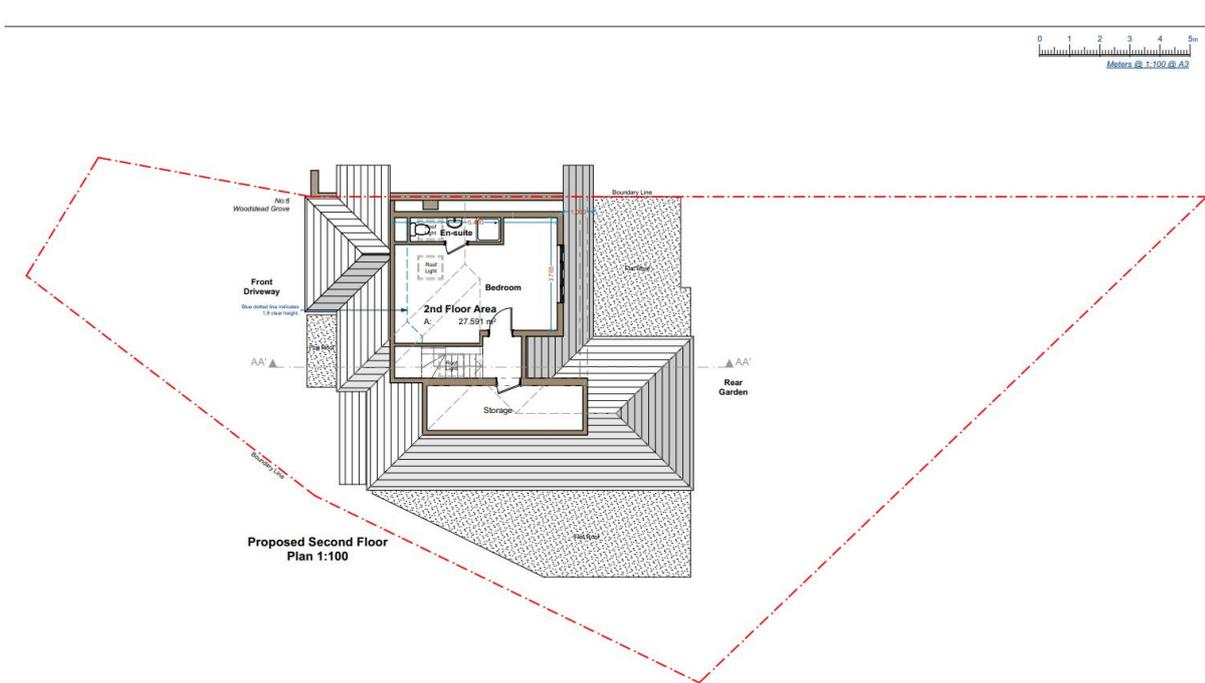
Date : JUN 2021

Scale : 1:100@A3

COPYRIGHT: The contents of this drawing may not be reproduced in whole or in part without express written consent of MAN Design and Construction, LTD.

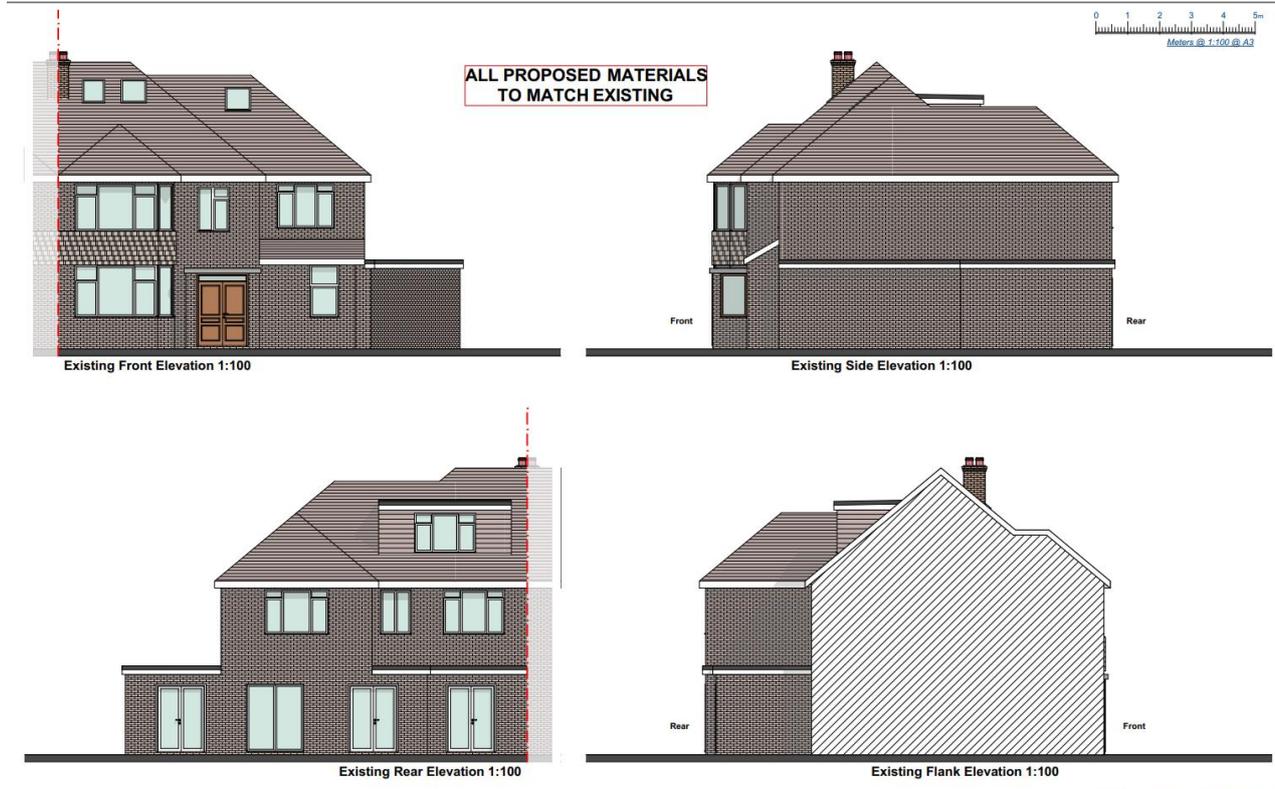


Proposed second floor plan



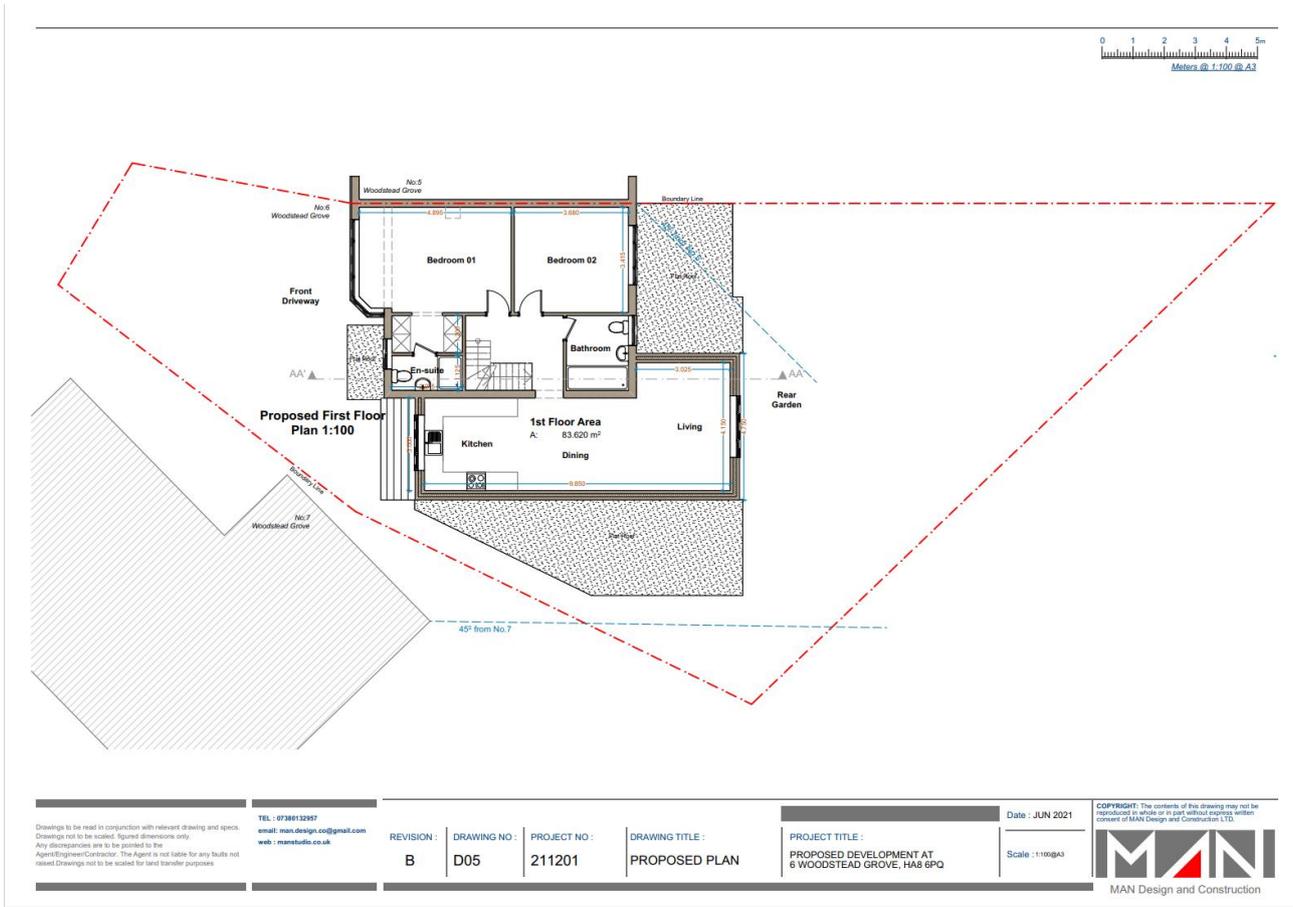
<p>Drawings to be read in conjunction with relevant drawing and specs. Drawings not to be scaled, figured dimensions only. Any discrepancies are to be pointed to the Agent/Engineer/Contractor. The Agent is not liable for any faults not noted. Drawings not to be scaled for land transfer purposes.</p>	<p>TEL: 0738012997 email: man.design.co@gmail.com web: manstudio.co.uk</p>	REVISION :	DRAWING NO :	PROJECT NO :	DRAWING TITLE :	Date : JUN 2021	<p><small>COPYRIGHT: The contents of this drawing may not be reproduced in whole or in part without express written consent of MAN Design and Construction LTD.</small></p>  <p>MAN Design and Construction</p>
		B	D06	211201	PROPOSED PLAN	PROJECT TITLE :	

Proposed elevations



<p>drawings to be read in conjunction with relevant drawing and specifications. Discrepancies are to be pointed to the person/Engineer/Contractor. The Agent is not liable for any faults not stated. Drawings not to be scaled for land transfer purposes.</p>	<p>TEL : 0738113267 email: man.design.co@gmail.com web : manstudio.co.uk</p>	<p>REVISION : B</p>	<p>DRAWING NO : D08</p>	<p>PROJECT NO : 211201</p>	<p>DRAWING TITLE : PROPOSED ELEVATIONS</p>	<p>PROJECT TITLE : PROPOSED DEVELOPMENT AT 6 WOODSTEAD GROVE, HA8 6PQ</p>	<p>Date : JUN 2021 Scale : 1:100@A3</p>	<p><small>COPYRIGHT: The contents of this drawing may not be reproduced in whole or in part without express written consent of MAN Design and Construction LTD.</small></p>  <p>MAN Design and Construction</p>
---	--	--------------------------------	------------------------------------	---------------------------------------	---	--	---	--

First floor 45 degree lines added.



Drawings to be read in conjunction with relevant drawing and specs. Drawings not to be scaled. Figured dimensions only. Any discrepancies are to be pointed to the Agent/Engineer/Contractor. The Agent is not liable for any faults not noted. Drawings not to be scaled for land transfer purposes.

TEL : 07380132957
 email : man.design.co@gmail.com
 web : manetd.co.uk

REVISION :	DRAWING NO :	PROJECT NO :	DRAWING TITLE :
B	D05	211201	PROPOSED PLAN

PROJECT TITLE :
 PROPOSED DEVELOPMENT AT
 6 WOODSTEAD GROVE, HA8 6PG

Date : JUN 2021
 Scale : 1:100@A3

COPYRIGHT: The contents of this drawing may not be reproduced in whole or in part without express written consent of MAN Design and Construction LTD.

MAN Design and Construction

This page has been left intentionally blank