



Appeal Decision

Site visit made on 1 August 2019

by Bhupinder Thandi BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 23/08/2019

Appeal Ref: APP/M5450/D/19/3230304

17 Embry Way, Stanmore HA7 3AY

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Pankil Patel against the decision of Harrow Council.
 - The application Ref P/1393/19, dated 15 March 2019, was refused by notice dated 17 May 2019.
 - The development proposed is a single storey rear extension with flat roof, works to front and rear fenestration, walls rendered, demolition of existing garage and construction of new garage at rear of site.
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Decision

1. The appeal is allowed and planning permission is granted for a single storey rear extension with flat roof, works to front and rear fenestration, walls rendered, demolition of existing garage and construction of new garage at rear of site at 17 Embry Way, Stanmore HA7 3AY in accordance with the application, Ref P/1393/19, dated 15 March 2019, subject to the following conditions:
 - 1) The development hereby permitted shall begin no later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan Drawing No 004/EX/001; Site Plan Drawing No 004/EX/002; Existing Ground and First Floor Plan Drawing No 004/EX/101; Existing Attic Floor and Roof Plan Drawing No 004/EX/102; Existing Elevations Plan Drawing No 004/EX/120B; Proposed Ground and First Floor Plan Drawing No 004/PL/200 Revision J; Proposed Attic and Roof Plan Drawing No 004/PL/201 Revision A; Proposed Elevations Plan Drawing No 004/PL/220 Revision E; Proposed Garage Elevations Plan Drawing No 004/PL/221 Revision A; Existing Rear View; Proposed Front View; and Proposed Rear View.
 - 3) The materials to be used in the construction of the external surfaces of the forward extension hereby permitted shall match those used in the existing building.

Procedural Matter

2. The development also includes a single storey rear extension, detached garage and minor alterations to the boundary treatment. The Council has

confirmed that these are not matters in dispute and I have therefore determined the appeal having only regard to the proposed front extension.

Main issue

3. The main issue of this appeal is the effect of the front extension upon the character and appearance of the host property and the surrounding area.

Reasons

4. The appeal property is a detached dwelling located on the junction of Embury Way and Winscombe Way. Dwellings in the surrounding area are predominantly individual and vary in terms of design and size. The appeal property has a double bay window feature to the front which creates a deep central recess. This recess has no significant architectural merit and does not make any special contribution to the street scene.
5. The forward extension would be set back from the bay windows retaining a small gap providing a clear separation between the extension and the bay windows. The infilling of the central recess would not look out of place or be visually intrusive within the surrounding area. It would fit in well with the design of the host property.
6. The glazing would create an attractive feature between the bay windows that would be reflective of the individual design of properties within the surrounding area. The proposed glazing, whilst modern in design, would not harm the character or appearance of the host property or the street scene.
7. As such I find no harm to the character and appearance of the host property or the surrounding area as a result of the development. The development therefore accords with Policies 7.4B and 7.6B of the London Plan (2016); Policy CS1.B of the Harrow Core Strategy (2012); Policy DM1 of the Development Management Local Plan Policies (2013) and the Residential Design Guide SPD (2010) which seek to achieve high quality design that compliments the host property and positively contributes to the character of the area.
8. I have considered the imposition of conditions in accordance with the National Planning Policy Framework and Planning Practice Guidance. I have imposed a condition specifying the relevant drawings as this provides certainty. A condition in relation to external materials of the front extension is necessary in order to ensure the satisfactory appearance of the development.

Conclusion

9. For the reasons outlined above the appeal is allowed.

B Thandi

INSPECTOR