



Appeal Decision

Site visit made on 29 October 2019

by Chris Baxter BA (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 08 November 2019

Appeal Ref: APP/M5450/D/19/3235576

13 Imperial Drive, North Harrow, Harrow HA2 7BP

- 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 Salim Mohamed against the decision of the Council of the London Borough of Harrow.
 - The application Ref P/2378/19, dated 27 May 2019, was refused by notice dated 23 July 2019.
 - The development proposed is for a single storey front extension; single and two storey side to rear extension; single storey rear extension; rear dormer; front porch; external alterations (demolition of garage).
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Decision

1. The appeal is allowed and planning permission is granted for single storey front extension; single and two storey side to rear extension; single storey rear extension; rear dormer; front porch; external alterations (demolition of garage) at 13 Imperial Drive, North Harrow, Harrow HA2 7BP, in accordance with the terms of the application, Ref P/2378/19, dated 27 May 2019, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing Numbers SAM/ImpDr/Ex/31; SAM/ImpDr/Ex/32; SAM/ImpDr/Ex/33; SAM/ImpDr/Ex/34; SAM/ImpDr/Ex/35; SAM/ImpDr/Ex/36; SAM/ImpDR/Ex/37; SAM/ImpDr/Ex/38; SAM/ImpDr/Ex/39.
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
 - 4) The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area.
 - 5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no windows or doors, other than those shown on approved plans shall be installed in the side walls of the development hereby permitted.

Procedural Matters

2. For the sake of brevity and clarity I have used the description of development from the Council's decision notice.

3. The Council have not raised any concerns with regards to the proposed single storey front extension, single and two storey side to rear extension, single storey rear extension, front porch, external alterations and demolition of garage. I have therefore assessed this appeal only on the proposed dormer extension.

Main Issue

4. The main issue is the effect of the proposal on the character and appearance of the appeal property and the surrounding area.

Reasons

5. The surrounding area is characterised predominantly by semi-detached residential properties. The appeal property is a large two storey dwelling with a hipped roof design. There is a mix of different roof forms in the area and it is this variation which contributes to the character of the area.
6. The proposed roof alterations would be sufficient to accommodate the dormer extension at the scale proposed. The proposed dormer would be set in from the edges of the roof and would be subordinate to the appeal property and not appear disproportionate within the surrounding setting.
7. There are a number of dormer extensions within the immediate vicinity of the appeal site. The proposed dormer extension would be similar in scale and design to these other dormer extensions and it would not be a bulky feature that would detrimentally detract from the character and appearance of the surrounding area.
8. Accordingly, the proposed dormer extension would not be an incongruous structure and would not harm the character and appearance of the appeal property and surrounding area. The proposal accords with Policies 7.4 and 7.6 of the London Plan 2016, Policy CS1 of the Harrow Core Strategy 2012, Policy DM1 of the Harrow Council Development Management Policies 2013, the National Planning Policy Framework and the Supplementary Planning Document Residential Design Guide 2010 which seeks development to achieve a high standard of design and layout which should not be detrimental to local character and appearance.

Conditions

9. In addition to the standard timescale condition, I have imposed a condition specifying the relevant drawings as this provides certainty. I have imposed a condition relating to materials in the interests of safeguarding the character and appearance of the area. In the interests of safeguarding the living conditions of neighbouring occupiers, conditions are imposed restricting further window and door openings and the use of the roof of the extension as an amenity area.

Conclusion

10. For the reasons set out above I conclude that the appeal should be allowed.

Chris Baxter

INSPECTOR