
Appeal Decision

Site visit made on 27 February 2020

by William Walton BA MSc Dip Env Law LLM CPE BVC MRTPI

an Inspector appointed by the Secretary of State

Decision date: 18th May 2020

Appeal Ref: APP/M5450/D/20/3244228

29 Long Elmes, Harrow Weald, Harrow HA3 5LE

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant full planning permission.
 - The appeal is made by Mr Aziz against the decision of Harrow Council.
 - The application Ref P/3168/19, dated 15 July 2019, was refused by notice dated 14 October 2019.
 - The development proposed is a single storey front extension incorporating front porch; single and two storey side extension; single storey rear extension (demolition of attached garage).
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Decision

1. I allow this appeal and grant planning permission for the development of a single storey front extension incorporating a front porch, a single and two storey side extension, single storey rear extension and the demolition of the attached garage at 29 Long Elmes, Harrow Weald, Harrow HA3 5LE in accordance with the terms of the application P/3168/19 dated 15 July 2019, subject to the conditions set out in the attached schedule.

Application for costs

2. An application for costs was made by Mr Aziz against Harrow Council in connection with this appeal. This application is the subject of a separate Decision.

Procedural Matter

3. The appellant has already completed a single storey front, side and rear extension to the dwelling. This development comprises the demolition of the former garage and construction a new front porch, front room, kitchen and a very small structure to the rear to accommodate a boiler. There is a short, sloping roof projecting forward from the recently completed porch and front room with a flat roof running above the side extension, punctuated by a skylight above the kitchen area.
4. What has been constructed appeared to comply with what was proposed except that it does not incorporate a second-floor side extension with hipped roof and does incorporate a small unit at the rear to accommodate a boiler. For the avoidance of doubt, I have determined this appeal based upon the submitted planning application and accompanying plans and not upon the constructed single-storey front, side and rear extension and boiler accommodation unit.

Main Issues

5. The main issue is the effect of the proposed development on the character and appearance of the host building and the surrounding area.

Reasons

6. The appeal property comprises a 2-storey residential property which forms the end unit in a block of 4 located on the northern side of Long Elmes in Harrow Weald. At the front the property is of brick construction at ground floor level and harled at first floor, with double bay windows. Attached to the side of the property is a single garage. The dwelling has been extended through the construction of a roof dormer facing to the rear. This has resulted in the original hipped roof being transformed into a gable end roof. The dormer has three skylight windows facing the front.
7. Long Elmes is an established residential road in which many of the properties are arranged in blocks of 4 units. Several of the dwellings had small porch extensions to the front and some of the end units had been extended at first floor level. Nevertheless, the overall impression is that the properties had managed to retain most of their original characteristics.
8. The appeal proposal comprises the demolition of the existing side garage and the construction of a front porch and part 2-story and part single storey front, side and rear extension. In addition, the appellant also has prior approval to extend the dwelling at the rear through the addition of a single storey breakfast and dining room. That element has also been completed.
9. The front porch and front room would project forward such that they would be parallel with the front ground floor bay window. At first floor level the extension would run flush with the existing front wall. The ground floor extension would accommodate a front room and part of an open-plan kitchen and would project towards the back garden beyond the existing rear elevation, at which point it would be single story. At first floor above the front room and much of the kitchen would be a bedroom to the front and a study towards the rear.
10. The proposed roof would be hipped, thus reverting to the original roof design and removing the gable-end created by the existing dormer extension. However, the roof would have an angle of elevation 4 degrees steeper than the original profile. The difference between the slope of the original roof elevation and the proposed roof elevation would be imperceptible when seen from Long Elmes.
11. Furthermore, the addition of the proposed hipped roof above the first floor would act to restrict views of the existing rear dormer from Long Elmes and so reduce the overall level of visual harm.
12. The proposed development also incorporates recessed eaves, meaning that the edge of the roof would be flush with the side elevation. Other extensions along Long Elmes had generally retained the detail and styling of the original eaves which incorporate an overhang. Nevertheless, the Council's Supplementary Planning Document: Residential Design Guide 2010 (SPD) advises that a recessed eaves detail may be used where an extension would be close to the boundary of a neighbouring property. Since the proposed extension would take the dwelling close to the neighbouring property, a departure from the use of

traditional eaves details would be acceptable and would not cause any harm to the character of the area.

13. I conclude that the proposed development would not cause harm to the character and appearance of the host building or to the neighbourhood. Consequently, it would accord with Policy 7.4B and with Policy 7.6B of the London Plan 2016 which, respectively, require that residential extensions are of an appropriate mass and scale, that they respect the area's pattern of development and exhibit a high quality of design.
14. It also accords with Policy CP CS1B of the Harrow Core Strategy 2012 and with Policy DM1 of the Harrow Council Development Management Policies 2013 that seek, jointly and severally, to protect the character of suburban areas by requiring new development to exhibit high quality design, including the detailing of roof form.
15. The proposal complies with the advice contained in the Council's adopted Supplementary Planning Document: Residential Design Guide 2010 that residential extensions should, wherever possible, incorporate a hipped roof and should not be disproportionate in scale compared to the original building. Since this advice reflects the principles in the adopted development plan, it should be accorded considerable weight.
16. Finally, the proposal accords with the advice set out in Paragraph 127 and 130 of the National Planning Policy Framework that new development should incorporate good architecture, be sympathetic to local character and take account of local design standards in plans and supplementary planning documents.

Conclusions and conditions

17. Having had regard to the relevant considerations I conclude that the appeal should be allowed. In addition to the standard 3-year condition I have attached a condition requiring implementation in accordance with the approved plans and documents in the interests of certainty. To protect the character of the area I have included a condition requiring that the building materials for the external surfaces match those of the existing dwelling. To protect the living conditions of neighbours, exceptionally, I have withdrawn the right of the occupant to install any window(s) or door(s) on the flank walls. Finally, also to protect the living conditions of neighbours, I have included a condition prohibiting the use of the roof of the extension as a balcony or recreation space.

William Walton

INSPECTOR

SCHEDULE OF CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out, completed and retained in accordance with the following approved plans and documents: 01 Rev.A; 02 Rev.A; 03 Rev.A; 04 Rev.A; 05 Rev.A; 06 Rev.A; 07 Rev.A; 08 Rev.A; 09 Rev.A; Flood Risk Assessment, Planning Statement.
3. 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.
4. 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 without the prior permission in writing of the local planning authority.
5. The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area.