



Appeal Decision

Site visit made on 1st June 2021 by Ms S Maur

Decision by K Taylor BSc (Hons) PGDip MRTPI

an Inspector appointed by the Secretary of State

Decision date: 17 June 2021

Appeal Ref: APP/M5450/D/21/3269417

Site Address: 26 Broadcroft Avenue, Stanmore HA7 1PB

- 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 Vimal Hirani against the decision of the Council of the London Borough of Harrow.
 - The application Ref P/3543/20, dated 2 October 2020, was refused by notice dated 30 November 2020.
 - The development proposed is first floor side to rear extension.
-

Decision

1. The appeal is allowed, and planning permission is granted for the erection of a first floor side to rear extension at 26 Broadcroft Avenue, Stanmore HA7 1PB. In accordance with the terms of application Ref P/3543/20, dated 2 October 2020 subject to the following conditions:
 - 1) The development hereby permitted shall begin not 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: A3/676-01, A3/676-03, A3/676-04, A3/676-06 and A3/676-08.
 - 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.

Appeal Procedure

2. The site visit was undertaken by an Appeal Planning Officer whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Procedural Matter

3. The London Plan (2016) has been replaced by the adopted London Plan (2021). The appeal must be considered having regard to the current adopted development plan.

Main Issue

4. The main issue is the effect of the proposed development on the character and appearance of the area.

Reasons for the Recommendation

5. The appeal site is located in an area which has a residential character, within a suburban setting. The site area consists of two-storey semi-detached, terraced roof dwellings with bay windows, generally set within a grid street pattern. The appeal site is located on the corner of the junction between Broadcroft Avenue and Anmersh Grove. Alterations and extensions have taken place on a number of properties within the close vicinity, which has reduced the uniformity to a degree.
6. The proposal consists of a first-floor side to rear extension, which would retain the width of the existing single storey extension and would have a setback of approximately 1m from the front elevation and a subservient hipped roof. The combination of the front elevation set back, and the subservient roof form would be sufficient so that the development would not resemble the appearance of two properties from the street scene. Although the first-floor side extension would be greater than half the width of the dwelling, it mimics the existing width of the existing garage and would therefore be a coherent addition. There are also several examples of extensions that demonstrate the same extended massing within the locality.
7. The proposed development also consists of a rearward projection. The proposal would not accord with the minimum 500mm set in from the side elevation suggested in the Harrow Residential Design Guide 2010 (SPD). Given the lower ridge height and that there would be a significant gap between the main flank elevation and the pavement, the rear part of the extension would not appear bulky or out of keeping with the character and appearance of the area.
8. In the local area, there are multiple examples of side and rear extensions which do not fully comply with the advice in the SPD. Even if these were constructed before it was published, these are a key characteristic of the area. Therefore, the width and lack of setback would reflect the local character and not result in harm.
9. The development would not harm the character or appearance of the area. It would accord with Policy CS1.B of the Harrow Core Strategy (2012), Policy DM1 of the Harrow Council Development Management Policies Local Plan (2013) and Policy D3 of the London Plan (2021). Together these policies seek to ensure that new development responds positively to the local and historic context of an area.

Conditions

10. In addition to the standard time period for commencement of the development, a condition has been recommended requiring the development accord with the approved plans, as this provides certainty and precision. A condition requiring the use of materials matching that of the existing building is also necessary to ensure an appropriate appearance for the development.
11. A condition to remove permitted development rights in relation to the addition of new windows in the side elevations would not be necessary. Legislation requires that any new side windows, above ground floor level, be obscure glazed with restricted opening. This would avoid any harmful overlooking from any new first floor level windows. Openings at ground floor level would not result in any harm.

Conclusion and Recommendation

12. Based on the above, and having regard to all matters raised, I recommend that the appeal should be allowed.

Ms S Maur

APPEAL PLANNING OFFICER

Inspector's Decision

13. I have considered all the submitted evidence and the Appeal Planning Officer's report and on that basis the appeal is allowed.

K Taylor

INSPECTOR