



Appeal Decision

Site visit made on 12 November 2021

by J Somers BSocSci (Planning) MA (HEC) MRTPI IHBC

an Inspector appointed by the Secretary of State.

Decision date: 3 December 2021

Appeal Ref: APP/M5450/D/21/3280467

16 The Glen, Pinner HA5 5AY

- 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 Amit Kumar against the decision of Harrow Council.
 - The application Ref P/1176/21, dated 19 March 2021, was refused by notice dated 17 May 2021.
 - The development proposed is an extension to create first floor level to bungalow to form two storey dwellinghouse; single store rear extension; front porch alterations.
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Decision

1. The appeal is dismissed.

Preliminary Matter

2. I note that the Council in their refusal reason on the Decision Notice references the National Planning Policy Framework 2019 (the Framework). Since the submission of the appeal, the 2019 version of the Framework has been superseded by the 2021 version. I have considered the appeal on this basis and refer only to the updated 2021 Framework within my decision.

Main Issue

3. The main issue is the effect of the proposed development upon the character and appearance of the appeal building and the greater locality.

Reasons

4. The appeal site is located along The Glen which like the surrounding streets contains a development of formally laid out speculative housing which appears to date from the early to mid-twentieth century. The original dwellings along The Glen have an arts and crafts inspired design which contains a mix of semi-detached and detached single storey dwellings, which contain accommodation within their roof space. There is a symmetry in terms of the designs of dwellings along The Glen which have a low scale and have many similar design elements with steep hipped roofs, textured pebbledash rendered facades with black plinths, projecting bay windows and tall chimney stacks. The use of traditional materials along with low scale, similar roof pitches and designs reinforce a uniformity and authenticity between the buildings which creates a formal picturesque townscape. The visual gaps between properties along with vegetated front gardens give a spacious, leafy, uncluttered and distinctive character.

5. The appeal building appears to be one of the original dwellings of the street which has similar designs to other single storey detached dwellings found to each end of The Glen. The dwelling carries a number of the positive characteristics of the street scene as previously described, having a low scale single storey appearance with a steep hipped roof with smaller projecting forward component with clay roof and render being utilised which is arts and crafts in style. The designs together with the visual gaps, low boundary wall and well vegetated front garden reinforce the positive qualities which are found within this street scene.
6. In undertaking extensions and alterations to existing dwellings, the Harrow Core Strategy 2012 (CS) Policy CS1 (B) seeks that new development responds positively to the local and historic context in terms of design, spacing, density and siting which reinforces positive attributes of local distinctiveness. Policy DM1 of the Harrow Development Management Policies Local Plan (LP) also seeks to establish high quality design that has regard to massing, bulk, scale and height and their relationship to the surrounding layout. These policies are supported by a Residential Design Guide Supplementary Planning Document (SPD) which provides further guidance and advice with regards to appropriate design principles employed in extensions and alterations.
7. Whilst I agree with the Applicant's Statement of Case (SoC) that the SPD or design policies of the LP and CS do not specifically exclude extending a single storey to a two storey dwelling; the SPD does however place an emphasis on the merits of a particular case, its context, setting and that the roof is a significant part of the character of a dwelling and its position within the character of an area. The proposal would result in the only two storey dwelling in this street scene and whilst it has the same overall height to its surrounding dwellings, the additional level increases the visual bulk and presence of the building in the street scene, against the characteristically lower scale buildings surrounding.
8. Whilst I appreciate elements such as hipped roof designs of the proposal have been incorporated to reduce visual bulk this is not convincing when the proposal is applied to this specific context. The characteristic steep pitched roof profile which is a strong component of the local distinctiveness of the area would be removed for a much shallower roof profile which would appear awkward and at odds to its surrounding context within this particular street scene.
9. Overall, and in conclusion on this matter, I disagree that the proposed scheme results in high quality design and as such the proposed scheme would fail to reinforce the positive qualities of local character, appearance and distinctiveness of the area. Consequently, the scheme would be in conflict with CS Policy CS1 (B) LP Policy DM1 which are supported by the SPD as described previously. The proposed scheme would also be in conflict with Policy D3 of the London Plan which seeks good design in development that responds to the surrounding context.

Other Matters

10. I note comments from interested parties with regards to matters such as parking, loss of light, overlooking, loss of privacy and concerns over the building becoming a House of Multiple Occupation. Given the lack of compliance

of the appeal against the design policies of the Development Plan, it is not necessary to consider these additional matters in relation to the scheme.

Conclusion

11. Taking the above into account, I conclude that the appeal be dismissed.

J Somers

INSPECTOR