



Appeal Decision

Site visit made on 8 December 2021

by P B Jarvis BSc (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 18 March 2022

Appeal Ref: APP/M5450/W/21/3280971
8 Clifton Road, Harrow HA3 9NS

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
 - The appeal is made by Ms Suzette Thomas against the Council of the London Borough of Harrow.
 - The application Ref P/0628/21 is dated 15 February 2021.
 - The development proposed is a two storey side extension and reinstatement of hip end roof slope and removal of one roof light to existing single dwelling house.
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Procedural Matter

1. The appeal is subject to an application for costs by the appellant Ms Suzette Thomas. This is dealt with in a separate decision letter.

Decision

2. The appeal is allowed and planning permission is granted for a two storey side extension and reinstatement of hip end roof slope and removal of one roof light to existing single dwelling house at 8 Clifton Road, Harrow HA3 9NS, in accordance with the terms of application ref: P/0628/21 dated 15 February 2021 and subject to the following conditions:
 - 1) This permission shall be begun within three years of the date of this decision.
 - 2) This permission shall relate to the following approved plans: 1250 location plan (190302-05-P1); site plan (190302-06-P1); existing and proposed elevations (190302-02-P2).
 - 3) The materials to be used in the external faces of the extension hereby permitted shall match those used on the existing dwelling.
 - 4) The development shall be built in accordance with the measures to minimise flood risk and ensure sustainable drainage of surface water as set out in the Flood Risk Assessment and Sustainable Urban Drainage Systems Report dated 06/05/2021 (ref: QFRA1933 version 1.0).

Main Issues

3. Having reviewed all the submitted documentation, I consider that the main issues are the effect on (a) the character and appearance of the street scene; (b) the living conditions of the occupiers of the adjoining property and (c) the risk of flooding.

Reasons

4. The appeal site comprises a two storey dwelling at one end of a short row of similar properties within a residential street. The immediate vicinity along Clifton Road is characterised by similar short terraces of two storey dwellings, predominantly with tiled hipped roofs, though the existing dwelling on the appeal site has been previously altered through the addition of a hip to gable roof extension incorporating rear roof addition. The dwelling is set away from the side boundary which adjoins a narrow pathway, the other boundary of which is marked by the flank elevation of and extension to the adjoining property to the north, no. 10 Clifton Road.

Character and appearance

5. The proposed alterations would add a side extension right up to the boundary of the property. Whilst this would add bulk to the dwelling and adjoining terrace, it would be in keeping with the overall form and scale of the existing terraced form.
6. The proposal would also result in the reinstatement of the original hipped roof shape albeit with an additional subservient element above the side extension. This would be similar in appearance to the adjoining property, no. 10, which has already been extended to the side with a similar design. Overall, this would result in a visual enhancement to the street scene given the incongruous appearance of the existing large and bulky gable end.
7. Whilst the proposed extension would result in only a small gap remaining between the two properties, formed by a narrow pedestrian alley way that runs between the two properties, this would not be out of keeping with the existing street scene given the predominance of short terraces with relatively small gaps between them which provide a relatively continuous built frontage to the street scene.
8. I find that the proposal would complement the character and appearance of the street scene. As such it would comply with Policies DM1, DM10 and CS1 of the Harrow Core Strategy (2012) (CS) and Policies D1 and D3 of the London Plan (2021) (LP) which seek to ensure that development responds positively to local context, achieves a high standard of design which considers massing, scale and height in relation to its surroundings and takes into account local character and pattern of development.
9. I find that it would also satisfy the Council's Design and Layout Guidance for Householder Development (Harrow Residential Design Guide) (SPD) which seeks to ensure that extensions harmonise with the scale and architectural style of the original building and the character of the area.

Living conditions

10. The adjoining unattached dwelling has a blank side elevation facing the appeal site. Although it would be sited in close proximity to the new flank wall of the proposed extension, no windows would be directly affected.
11. The proposed side extension would not extend any deeper to the rear than the existing dwelling and therefore whilst closer to the adjoining property, would not result in any harmful impact in terms of loss of light or outlook. The existing single storey rear extension is to be retained and therefore no

additional impact would arise in this respect. At roof level, the large rear dormer would be reduced in size as a result of the change in the roof design and this would have a beneficial, albeit small, impact in relation to the attached adjoining property.

12. Overall, I find that the proposal would not result in harm to the living conditions of the occupiers of the adjoining properties and it would therefore comply with CS Policy DM1 and LP Policy D3 which seek to ensure that all development achieves high standards of privacy and amenity and delivers appropriate outlook, privacy and amenity. For the above reasons, it would also satisfy the guidance in the SPD.

Flood Risk

13. The appeal site lies in Flood Zones 2 and 3. The Appellant's Flood Risk Assessment (FRA) sets out the Environment Agency guidance for domestic extensions in such locations which include ensuring that proposed floor levels would be no lower than existing and that flood proofing / resilience measures are incorporated. The FRA sets out the various measures that would be incorporated including flood compensatory storage by lowering of the garden area, incorporation of other flood resilience measures within the build and measures to ensure that all surface water runoff is sustainably managed within the appeal site.
14. The proposal would therefore ensure that flood risk is minimised and surface water managed appropriately through the use of sustainable drainage measures. It would thereby comply with CS Policy DM10 which requires development to use appropriate sustainable drainage measures and make reasonable provision for the safe storage and passage of flood water.

Other Matters

15. The proposal would add two bedrooms to the property resulting in a total of five bedrooms. The existing, retained parking provision of two on site spaces would be adequate to serve the extended property. In addition, the rear garden area would provide sufficient amenity to serve the extended dwelling.

Conclusions

16. For the reasons set out above I find that the proposal would be acceptable. Conditions to refer to the approved plans and to ensure the extension is built of matching materials are necessary for the avoidance of doubt and to preserve the visual amenity of the area. A condition to ensure that the development is carried out in accordance with the mitigation measures set out in the FRA is also necessary in order to minimise flood risk and ensure flood resilience.
17. Overall, therefore, for the reasons set out, I conclude that this appeal should be allowed and planning permission granted.

P Jarvis

INSPECTOR