

**Committee Report
Planning Committee on 30 November,
2005**

Item No.
Case No.

0/01
05/1909

RECEIVED: 28 June, 2005

WARD: Preston

PLANNING AREA: Wembley Consultative Forum

LOCATION: 12 Hollycroft Avenue, Wembley, HA9 8LF

PROPOSAL: Demolition of garage and erection of front porch extension and single-storey side and rear extension to dwellinghouse

APPLICANT: Mr M. Hussain

CONTACT: Mr J Benaim

PLAN NO'S: SB/B156/1, SB/B156/2C (received 15/11/2005), SB/B157/4 (received 07/10/2005)

This application was deferred from the previous meeting of the planning committee for a site visit at the request of Members.

RECOMMENDATION

Grant Consent

EXISTING

The property is an interwar, semi-detached, gable-ended dwellinghouse which sits on the western side of Hollycroft Avenue (designated as a heavily parked street in the Adopted Unitary Development Plan). This ends in a cul-de-sac to the north and forms a road junction for a secondary entrance to Preston Manor High School to the east.

The property has been extended by an attached side garage on its southern elevation which projects to the side boundary (some 2.4m wide) and finishes flush with the main front elevation. This garage dates from the 1950s and now falls below current parking standards for accommodation for a modern vehicle. More recently, the property has been extended by a large rear dormer window and a garden store.

To the northwest is the attached twin dwelling at No. 14 Hollycroft Avenue, which has a single-storey rear extension with a depth of 3m and is at a ground level some 200mm above that of the site.

To the south of the site is No. 10 Hollycroft Avenue. These two properties are angled relative to one another so that their side elevations sit closer at the rear. As such, the rear corner of No. 10 sits a little over 1m from the boundary with the site address at the rear elevation.

Members are asked to note that there is a discrepancy between the situation on site and that depicted on the Ordnance Survey map. This is specifically that the rear corner of the neighbouring building abutting the site property, as shown on the plan, is actually approximately 1m from this boundary, (the occupiers of No. 10 confirm this inaccuracy in their letter of the 1st of August 2005).

The entire frontage of the site is hardsurfaced and there is currently parking for 2 vehicles.

PROPOSAL

Erection of a flat-roofed side extension set back behind the main frontage of the dwelling by 250mm. The extension would have a height of 2.8m with a sloped section on the side boundary facing no. 10. This would be lower to a height of 2.2m adjacent to no. 10 Hollycroft Avenue and would utilise obscure glazing. Also proposed is a single-storey rear extension with a depth of 3m and a height of 2.8m

Parking would comprise 2 spaces on the frontage, with the remainder of the front garden converted to soft landscaping.

HISTORY

A certificate of lawfulness application (existing) for the retention of a rear dormer window, 1 front rooflight and the addition of a side window to first floor dwellinghouse was determined to be permitted development under reference 05/2729 on the 08/11/2005.

POLICY CONSIDERATIONS

Policy STR 11

seeks to protect and enhance the quality and character of the Borough's built and natural environment and resist proposals that have a harmful impact on the environment and amenities.

Policy BE2

states that proposals should be designed with regard to local context, making a positive contribution to the character of the area, taking account of existing landforms and natural features. Proposals should improve the quality of the existing urban spaces, materials and townscape features that contribute favourably to the area's character and not cause harm to the character and/or appearance of an area or have an unacceptable visual impact on Conservation Areas.

Policy BE7

requires a high quality of design and materials for the street environment, in order to ensure a safe, informative and attractive environment.

Policy BE9

Creative and high-quality design solutions specific to site's shape, size, location and development opportunities. Scale/massing and height should be appropriate to their setting and/or townscape location, respect, whilst not necessarily replicating, the positive local design characteristics of adjoining development and satisfactorily relate to them, exhibit a consistent and well considered application of principles of a chosen style, have attractive front elevations which address the street at ground level, with well-proportioned windows and habitable rooms and entrances on the frontage, wherever possible, be laid out to ensure the buildings and spaces are of a scale, design and relationship to promote the amenity of users providing satisfactory sunlight, daylight, privacy and outlook for existing and proposed residents and use high quality and durable materials of compatible or complementary colour/texture to the surrounding area.

Policy H21

Extensions to domestic properties should be acceptable when judged against the following criteria, and having regard to SPGs:

- (a) Should complement the existing house and should not alter its general scale and character;
- (b) Should respect the amenity, privacy, daylight and sunlight of adjoining properties and the local character of the area and the streetscene, and;
- (c) Adequate amenity space and garden depth for the original house must be maintained.

Policy TRN3

states that where an application would cause or worsen an unacceptable impact from traffic generated, it will be refused.

Brent Supplementary Planning Guidance

SPG 5 “Altering and Extending Your Home” (adopted 31st October 2001)

provides comprehensive and detailed design guidance for extensions to residential properties and seeks to raise the design quality of extensions, protect the character of properties and streets and balance the presumption in favour of development against the impact of proposals on the amenities of surrounding properties.

CONSULTATION

Transportation would object if the proposal included the loss of off-street parking.

Six neighbouring properties were consulted in relation to this application on 12/07/2005. Objections and comments were received from two adjoining occupiers on the following grounds:

- There is a change in levels between the site and No. 10 Hollycroft Avenue which would enclose its garden, already restricted by a garden room in the rear garden of No. 12.
- Concerns about overlooking from the window in the side elevation of the extension and that development on the neighbouring property would overshadow this window.
- The porch would be acceptable if it is to be in keeping with the character of the area.
- The parking arrangements should include a parking space in place of the existing garage.
- Concerns over the size
- That the occupier of No. 12 has the use of 2 large vehicles which may not be able to be parked on this part of the road,

The objectors also stated their concern over the recently completed loft conversion and its apparent non-compliance with adopted Council guidance and the application of guidance in relation to side extensions.

REMARKS

This application was deferred for site visit at the 8th of November Committee. At this meeting, issues were raised in relation to changes in levels between the site and no. 10 Hollycroft Gardens and the relationship between the proposal and this neighbouring property.

Single-storey side extension

The height, width and setback behind the main front elevation of the dwelling would comply with the provisions of Supplementary Planning Guidance No. 5 (SPG 5) and would make the proposal appear ancillary and complementary to the main dwelling from the frontage.

Whilst No. 10 Hollycroft Avenue is at a lower level than the site address, the only habitable-room window sited on the northern flank elevation of this neighbouring property is to a kitchen towards the rear of the property. This room is also served by a window towards the rear elevation and would not be significantly overshadowed by the development, which would be some distance away, nor would the development result in a significant loss of daylight or sunlight to this adjoining property.

Following discussion at the Planning Committee and subsequently with the applicant, the scheme has been amended so that the rearward 6.7m of the side extension is sloped down on the boundary with no. 10 leaving a height of 2.2m at its closest point. This angled portion of the extension's roof would be obscure glazed rather than solid to reduce its impact further. At the same time it would allow more daylight to the kitchen of the extension below.

Members are asked to note that the extension would now also be set in 150mm from the joint boundary in order to accommodate guttering.

As a fence could be built on this boundary up to 2.0m in height, the development would only result in a marginally greater enclosure for these neighbouring occupiers than such a boundary treatment which would not require planning permission. These amendments would significantly reduce the impact on those neighbouring occupiers from the 2.8m high wall previously proposed

Additionally the objectors comments in relation to the window in the side elevation of the extension have been noted and this has now been removed from the scheme.

Single-storey rear extension

The proposed single-storey rear extension would have a depth of 3m and a height of 2.8m (although this would now be reduced in height to 2.2m on the boundary with no. 10 Hollycroft Avenue) with both the height and the depth being in compliance with Supplementary Planning Guidance 5.

Whilst the proposed extension would project in front of the main rear window on the neighbouring property at No. 10 at the rear, this encroachment is minor and would be sufficiently distanced so as not to restrict the outlook of this neighbouring property significantly.

Although the proposed extension would result in an extension on the boundary with the neighbouring property at No. 10, there would be a significant level of rear garden space retained (around 10m along the common boundary) between the dwelling and the outbuilding, further mitigated by the sloping roof of the side extension. This would allow the neighbouring house to retain a significant and acceptable level of amenity space for the occupiers of the neighbouring dwelling.

The proposal would match in depth the extension to the neighbouring property at No. 14 and would not result in a loss of amenity by way of outlook, loss of sunlight or daylight for its occupiers.

Loss of garage

No additional access to the road is proposed and the provision of 2 parking spaces on the frontage of the dwelling resolves parking concerns. Whilst the depth of the front garden is adequate to accommodate a standard vehicle to Supplementary Planning Guidance standards (4.8m), the provision of 2 spaces would comprise marginally more than 50% of the frontage in hard landscaping (a departure from Planning Guidance); however, due to the existing situation on the frontage with the garden area fully hardsurfaced, the development would provide an improvement over the frontage treatment, as existing, and would, in this instance, be acceptable.

RECOMMENDATION: Grant Consent

REASON FOR GRANTING

(1) The proposed development is in general accordance with policies contained in the:-

Brent's Unitary Development Plan 2004
Council's Supplementary Planning Guidance 5 - Altering and Extending Your Home

Relevant policies in the Adopted Unitary Development Plan are those in the following chapters:-

Built Environment: in terms of the protection and enhancement of the environment
Housing: in terms of protecting residential amenities and guiding new development

CONDITIONS/REASONS:

(1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990.

(2) All new external work shall be carried out in materials that match, as closely as possible, in colour, texture and design detail, those of the existing building.

Reason: To ensure a satisfactory development which does not prejudice the amenity of the locality.

(3) The development hereby approved shall be carried out and completed in all respects, including the soft landscaping at the front, in accordance with the proposals contained in the application, and any plans or other particulars submitted therewith, prior to occupation of the building.

Reason: To ensure that the proposed development will be carried out as approved so as to

avoid any detriment to the amenities by any work remaining incomplete.

- (4) Notwithstanding the details shown on the submitted plans, the hedge on the front boundary of the site shall be retained, or if damaged during construction works, replaced by a hedge of similar size and type.

Reason: In order to ensure a high standard of visual amenity for the dwelling and the streetscene.

- (5) The extension hereby approved shall be used solely in connection with the existing house as a single family dwelling.

Reason: To ensure that the premises are not sub-divided or used for multiple occupation without the prior written permission of the Local Planning Authority.

- (6) No access shall be provided to the roof of the extension by way of window, door or stairway and the roof of the extension hereby approved shall not be used as a balcony or sitting-out area.

Reason: To preserve the amenity and privacy of neighbouring residential occupiers.

- (7) The window in the southern flank wall of the building, as extended, shall be glazed with obscure glass, shall be non-opening and shall be so maintained unless the prior written consent of the Local Planning Authority is obtained.

Reason: To minimise interference with the privacy of the adjoining occupiers and in the interests of good neighbourliness.

INFORMATIVES:

- (1) The applicant must ensure that the treatment/finishing of flank walls can be implemented before work commences, as this may involve the use of adjoining land, and should also ensure that all development, including foundations and roof/guttering treatment, is carried out entirely within the application property.

REFERENCE DOCUMENTS:

London Borough of Brent Adopted Unitary Development Plan 2004;
Supplementary Planning Guidance No. 5 "Altering and Extending Your Home"

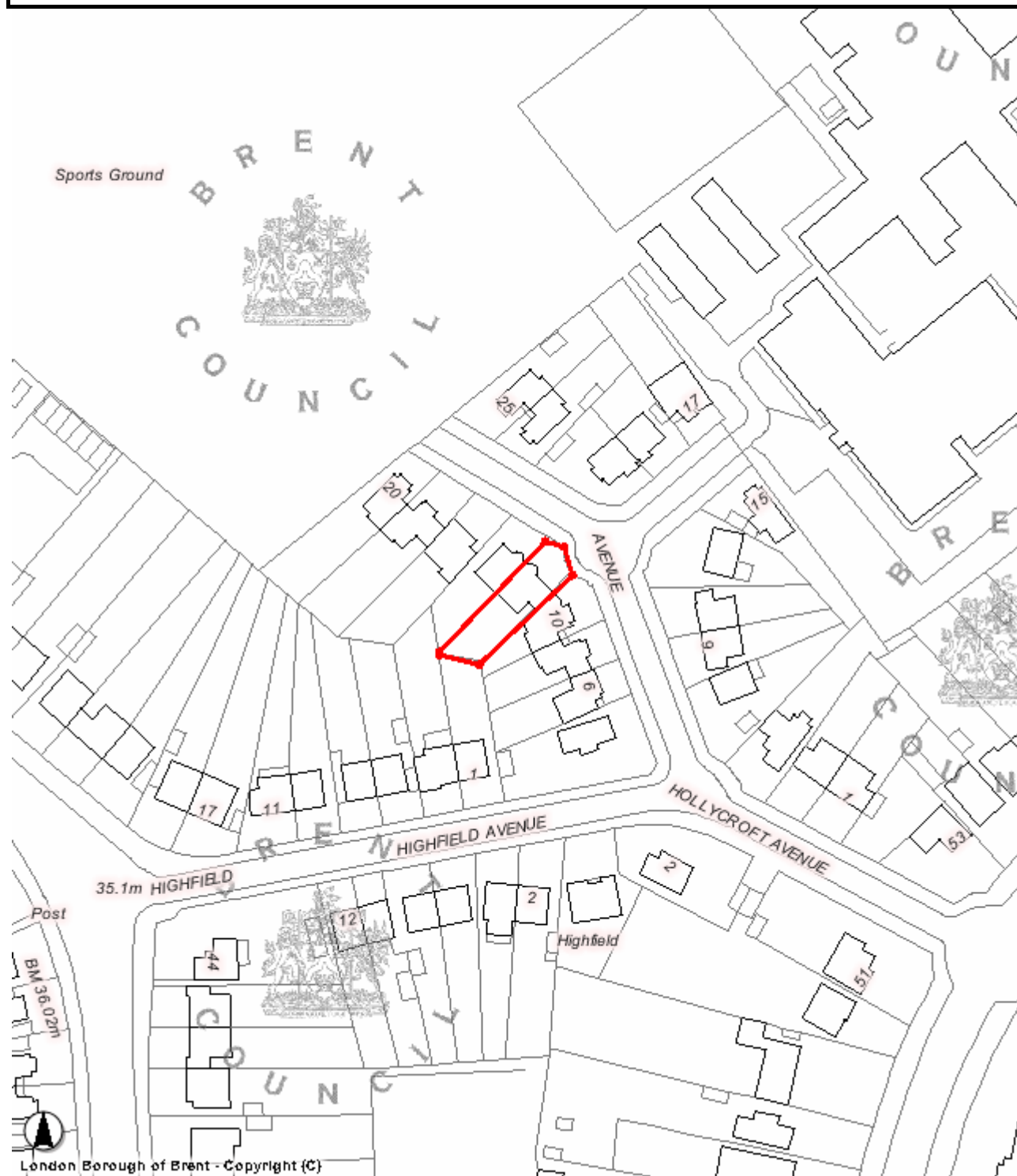
Any person wishing to inspect the above papers should contact Ian Hyde, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5222



Planning Committee Map

Site address: 12 Hollycroft Avenue, Wembley, HA9 8LF

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