

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

**Item No.  
Case No.**

**3/01  
05/2252**

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**RECEIVED:** 2 August, 2005

**WARD:** Northwick Park

**PLANNING AREA:** Wembley Consultative Forum

**LOCATION:** 49 Blockley Road, Wembley, HA0 3LL

**PROPOSAL:** Demolition of existing side garage and erection of part single-storey and two-storey side extension, single-storey rear extension and hipped roof over existing flat-roofed two-storey rear extension to dwellinghouse (as amended by revised plan received on 19/9/2005 and 10/10/2005)

**APPLICANT:** Mr M. Daley

**CONTACT:** Building Design Services

**PLAN NO'S:** -2180 01-Existing Ground Floor Plan received on 2/8/2005,  
-2180 02-Existing First Floor Plan received on 2/8/2005,  
-2180 03-Existing Front, Side and Rear Elevation Plans received on 2/8/2005,  
-2180 04D-Proposed Ground Floor Plan received on 10/10/2005,  
-2180 05D-Proposed First Floor Plan received on 10/10/2005,  
-2180 06D-Proposed Front, Side and Rear Elevation Plans received on 10/10/2005  
-2180 07B - Proposed Section plans received on 19/9/2005 and  
-2180 08D-Proposed Site Plan received on 10/10/2005.

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**RECOMMENDATION**

Approval

**EXISTING**

A two-storey semi-detached house with front porch, detached side garage and two-storey flat roof rear extension situated on the south side of Blockley Road located within the Sudbury Court Conservation Area.

**PROPOSAL**

The revised proposal involves the following:

1. Demolition of existing detached side garage.
2. Erection of (3m wide x 6.5m long) ground floor new garage side extension set-back 250mm from the front main building line.
3. Erection of (3m wide x 5.25m long) first floor side extension above new garage set back 1.5m from the front main building line of the house to provide an additional bedroom.
4. Erection of (3m deep x 3.4m wide x 3.15m high with parapet) flat roof ground floor infill rear extension between the 2 storey extension on the side of No. 47 Blockley Road
5. Replacement of flat roof over the existing 2-storey rear extension with a hipped roof.

- 6.
7. The proposal has been amended for reduce the width of the side extension from 3.8m to 3.0 to reduce impact on 51 Blockley Road and produce an acceptable design.

## HISTORY

- 27/01/2004 Demolition of an existing detached side garage and erection of part single and two storey side extension, two storey rear extension and single-storey rear extension to dwellinghouse (as amended by plans, letter and photograph of the existing and adjoining No. 51 Blockley Road received on 21/1/2004) - Refused (ref: 03/3453) and appeal lodged against this refusal was Dismissed on 9/11/2004 under Appeal Ref: APP/T5150/A/04/1148673.
- 17/7/1962 Erection of 2-storey flat roof rear extension – Approved (ref: 26299 9235).

## POLICY CONSIDERATIONS

The following policy issues should be considered:

- 1 The Sudbury Court Conservation Area Design Guide, and whether the proposed development in terms of its size, siting and design would be in keeping with the character and appearance of the existing house and would enhance or preserve the character and appearance of the Sudbury Court Conservation Area.
- 2 Impact on the amenities of the neighbouring occupiers and Supplementary Planning Guidance 5 relating to "Altering and Extending Your Home"
- 3 Provision for off-street parking.

### Policy Context

#### Central Government Policy

In accordance with Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990, development within a Conservation Area should preserve or enhance the appearance and character of the existing dwellinghouse and the area.

#### Adopted Unitary Development Plan 2004

BE2 - Design should have regard to the local context, making a positive contribution to the character of the area. Account should be taken of existing landform and natural features, the need to improve the quality of existing urban spaces, materials and townscape features that contribute favourably to the area's character. Proposals should not cause harm to the character and/or appearance of an area. Application of these criteria should not preclude the sensitive introduction of innovative contemporary designs.

BE7 - High quality of design and materials required for the street environment. In existing residential areas, the excessive infilling of space between buildings and between buildings and the road, the hardsurfacing of more than half of the front garden area and forecourt parking detracting from the streetscene or setting of the property or creates a road/pedestrian safety problem, will be resisted.

BE9 - Creative and high-quality design solutions (for extensions) 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.

BE25 – Development proposals and new uses in Conservation Areas, or outside them but affecting their setting or views into or out of the area, shall pay special attention to the preservation or enhancement of the

character or appearance of the area. New development and enhancement proposals in Conservation Area shall have particular regard to any specific design policies as may be prepared by the council, in co-operation with the local community, to ensure that the scale and form of new developments consistent with the preservation or enhancement of the character or appearance of the area.

BE26 – Alterations to elevations of buildings in conservation areas, including window designs and shopfronts (as far as practicable) retain the original design and materials, or where not practicable be sympathetic to the original design in terms of dimensions, texture and appearance, having regard to any design guidance issued by the planning authority. Characteristic features such as doors, canopies, windows, roof details (e.g. chimneys, chimney pots, roof line and pitch) and party wall upstands should be retained, even when these elements may be redundant. Extensions to buildings in conservation areas should not alter the scale or roofline of the building detrimental to the unity or character of the conservation area and should be complementary to the original building in elevational features.

BE27 - Consent will not be given for the demolition of a building, or alteration involving demolition of part of a building, in a conservation area unless the building, or part of the building, positively detracts from the character or appearance of the Conservation Area. Where demolition in a Conservation Area is acceptable and this would form a gap site, then a full planning application will be required to accompany the application for Conservation Area Consent, showing details of what is to be substituted. Replacement buildings should be seen as a stimulus to imaginative, high quality design and an opportunity to enhance the area.

H21 - Domestic extensions should respect the amenity, privacy, daylight and sunlight of adjoining properties, as well as, complement the character, general scale and appearance of the existing house and the local streetscene. Adequate amenity space and garden depth for the original house must be maintained.

TRN23 – Residential developments should not provide more parking than the levels as listed in standard PS14 for the type of housing, with its maximum assigned parking levels.

PS14 - Relates to "Parking Standards for Residential Development".

#### Sudbury Court Conservation Area Design Guide

In accordance with the design standards set out in Sudbury Court Conservation area design Guide the design, scale and appearance of an extension to a house should be in keeping with the original house (including height, external appearance, roof type and form, architectural detailing and the shape and arrangement of windows) and the local streetscene. Extensions should also appear to be subsidiary to the original house.

##### *Two-Storey Side Extensions*

Where the property is already extended at the side up to the side boundary on the ground floor by means of an attached side garage to the house, etc. then the first floor side extension will need to be set-in at least 1m from the side boundary and set back 1.5m from the main front wall of the house (not the bay window). Where the two-storey side extension will result in a new extension at both ground and first floor level, then the ground-floor side extension will need to incorporate a garage that will normally be set-in line with the main building line of the house (not the bay window) unless a garage can be provided elsewhere within the curtilage of the dwellinghouse.

Depending on the space at the side of the property, two-storey side extensions will require to set-in at least 1m from the side boundary and set-back 1.5m from the front main building line of the house.

The two-storey side extensions will require a roof of matching pitch to the main house with the ridge of the roof normally being lower than on the existing dwellinghouse. The setting back at the front and side is necessary to retain gaps between existing dwellings and reduce visual impact and to maintain the proportion and scale of the original property design.

Where there are special design features on the front and side elevation of the dwellinghouse, these should be retained; these will require the setting back of the side extension behind the features.

##### *Single Storey Rear Extensions*

These will normally be acceptable at the rear of residential properties in the Conservation area where they

comply with the following Council's adopted standards in terms of depth:

For semi-detached dwellings, the maximum depth normally permitted is 3m and 3.5m for detached dwellings, measured from the rear main wall of the property.

The maximum height acceptable is normally 3m for a flat roof and 3.5m for a pitched roof.

The impact of the individual extensions on adjoining properties will, however, need to be assessed. No flank wall windows will be permitted where they lead to problems of overlooking and loss of privacy.

The design of the extension should reflect the character and design of the original dwellinghouse, especially in terms of the window design and materials. The window openings in the extensions should attempt to line up with those on the first floor and should match the design of those on the original dwellinghouse.

#### *Alterations to the Front Garden Area (including Vehicle Hardstanding) and Highway Access*

Under the Article IV Direction, the formation of a vehicular access and alterations to the front garden resulting in the formation of or enlargement of a vehicle hardstanding to provide off-street parking space in the front-garden area will require planning permission.

Details of the vehicle hardstanding and driveways must be satisfactory and in keeping with the character of the area.

The parking of vehicle in front gardens, with the exception of vehicle driveways, will normally be resisted because of the impact on the street scene. If it is acceptable, no more than 50% of the front garden areas should be hardsurfaced to ensure a minimum of half of the existing garden amenity area is retained as a soft-landscaped area. The retention and provision of grassed or planted areas will be encouraged.

Hardstanding of stone paving, brick on edge or brick paviours will be encouraged. The use of black tarmacadam or concrete will not normally be considered appropriate.

The provision of parking spaces in front gardens, requires an access to the highway, which interrupts the continuity of the front-garden hedgerows, walls and fencing. The parking of vehicles directly in front of properties also affects the character and setting of the building. Front-garden car-parking will therefore only be approved in exceptional circumstances. Hardstanding materials should be in sympathy with the overall character and setting of the streetscene. Car-parking spaces will need to be of minimum size 4.8 metres by 2.4 metres with appropriate manoeuvring area in front of the spaces in order that vehicles can turn within the curtilage.

#### Supplementary Planning Guidance 5

In accordance with the design standards set out in Supplementary Planning Guidance 5 on 'Extending Your Home in Brent' the design, scale and appearance of an extension to a house should be in keeping with the original house (including height, external appearance, roof type and form, architectural detailing and the shape and arrangement of windows) and the local streetscene. Extensions should also appear to be subsidiary to the original house.

#### *Parking in Front Gardens*

Creating a parking space in your front garden is acceptable if the following requirements can be met:

- The distance from the back edge of the public footpath to the front wall of your house is at least 5m so that your car does not overhang the pavement.
- The design of your front garden maintains a 50% / 50% balance between the soft and hard landscaping.
- The position of the drive or parking space will not have a significant negative impact on the street, your neighbour, your garden and your house.
- The hardstanding surface is constructed of high quality materials.
- Parking spaces do not block the main entrance door.
- A front is provided to prevent vehicles crossing the pavement access to any other part of your front garden other than from the driveway.

## CONSULTATION

This application has been advertised by both site and press notice and the following have been consulted and re-consulted on both the original and revised proposals:

- Adjoining 45, 47, 51, 54, 56, 58, 60 & 62 Blockley Road, Wembley.
- Adjoining 26 & 28 Campden Crescent, Wembley.
- The Sudbury Court Resident's Association.

### *Response to Original Proposal*

In total 4 objections letters have been received in response to the original proposal from No. 45, 47 & 51 Blockley Road and The Sudbury Court Residents' Association.

No. 45 Blockley Road – raises objections to the proposal on the grounds that little has been changed since the previous planning application that was refused, the development is still disproportionate in relation to the width and overall dimensions of the original house and that it would be out of keeping with the character and appearance of the streetscene of the Sudbury Court Conservation Area.

No. 47 Blockley Road – raises objections mainly to the proposed single storey rear extension adjacent to their property on the grounds that it would be too large and would cause loss of light and outlook, create tunnelling effect and that the overall proposal would spoil the character of the front and rear of their house.

No. 51 Blockley Road – raises objections on the grounds that the proposed structure will overshadow their premises, it would block light to all their side windows serving the kitchen, breakfast room, bathroom and one bedroom and result in loss of privacy and outlook. The extension at its closet point would still be set-in 1m from the side boundary and are concerned about what would happen to their fuel oil storage tank that lies adjacent to the wall of the proposed extension.

The Sudbury Court Residents' Association – mainly raise objections to the proposal on the grounds that the site is over-developed; the proposed floor area is excessive, the proposal would cast shadow over the rear garden of No. 47 & 51 Blockley Road, the scheme does not show any proposal for the front garden to be upgraded and that the view between the application and neighbouring No. 51 is retained. However, It favours the proposed adding of hipped roof over the existing two-storey rear extension and like the proposed layout of the rooms in the house. It also make comments on the preferred position of the proposed side rooflight and raises a question as to whether the proposed two flank windows are unnecessary.

### *Response to Revised Proposal*

Following re-consultation on the revised plans, a further letter has been received from the Sudbury Court Residents Association raising the following objections in addition to those stated above:

- 1 The proposal would result in loss of light to the rear living room of No. 47 Blockley Road, the siting of the garage is not ideal as it is built across a window providing light to the staircase and hall and suggest that garage should be set-back 2.2m from the front wall.

47 Blockley Road - raises same objections as those stated above.

## REMARKS

This is a revised re-submission of a previous planning application (ref: 03/3453) for the demolition of the detached side garage and the erection of a part single and two-storey side extension and also a two storey rear extension and a single-storey rear extension to dwellinghouse that was refused under Officers' Delegated Powers on 2/01/2004 on the following grounds:

- 1 The proposed development, by virtue of the disproportionate width of the two storey side extensions in relation to the scale and character of the property and the failure to accurately represent the design and architectural detailing of the existing property and to provide these characteristics within the proposed extension, results in development representing a significant detrimental addition to the original house, that is out of keeping with the character/appearance of the existing dwelling with a consequent adverse impact on the street scene of the Sudbury Court Conservation Area. The proposal would therefore be contrary to policies BE2, BE7, BE9, BE24, BE25 and H24 in the

Adopted 2000-2010 Unitary Development Plan, Supplementary Planning Guidance 5 'Altering and Extending Your Home', the Sudbury Court Conservation Area Design Guide and Section 72(i) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The proposed two-storey extension by virtue of its excessive depth beyond the rear building line of the adjacent property No. 51 Blockley Road, height, consequent bulk, design and siting within close proximity to the side boundary would be detrimental to the amenities of the adjoining occupiers of No. 51 Blockley Road by reason of loss of light and outlook, overshadowing and obtrusive appearance. The development would therefore be contrary to policies BE2, BE9 and H24 in the Adopted 2000-2010 Unitary Development Plan and the Supplementary Planning Guidance 5 relating to "Altering and Extending Your Home".

The above reasons for refusal were assessed by the Planning Inspectorate in a subsequent appeal lodged against the refusal. The Inspector in dismissing the appeal on 19/11/2004 found only one main ground (i.e. above stated reason 2) on which the development was considered to be unacceptable and that was the adverse effect of the proposal beyond the rear building line of No. 51 Blockley Road.

The Inspector states the following in paragraph 10 and 11 of the appeal decision prior to arriving at the conclusion of an above stated reason for dismissing the appeal:

Paragraph 10.....*"The present two-storey rear extension stretches back beyond the rear of No. 51. The proposal would bring it sideways and closer, to about a metre from the boundary. Like wise the two-storey side extension would at the nearest point be much the same distance from the boundary."*

Paragraph 11 *"I consider the combined effect of these two parts of the proposal, bringing the enlarged mass of the house nearer, would be oppressive for those living in No. 51. Even though No. 51 is on slightly higher ground, the proposal would make No. 49 more dominant. The outlook from No. 51's side windows would be affected. The sense of spaciousness enjoyed, particular in the ground floor accommodation with the larger windows, would be diminished. I anticipate also there would be some loss of sunlight, due to increased height and proximity of the rear extension, but not of day light."*

This scheme has now been amended and revised plans received on 10/10/2005 now takes on board the above main points on which the appeal was dismissed in that it now only proposes 3m wide instead of previously proposed 3.8m wide part single and two-storey side extension to provide a garage at ground and additional bedroom at first floor level. The proposal previously involving further 1.5m wide two-storey side and rear extension to provide extended kitchen and lobby on the ground and extended bedroom, W.C and bathroom on the first floor level has now been deleted from the scheme. The proposal to provide 3m deep x 3.4m wide flat roof single storey rear infill extension on the side of No. 47 Blockley Road would remain as before together with proposal to change the flat roof over the existing two-storey rear extension with a hipped roof.

### **Two-Storey Side Extension**

The (3m wide) two-storey side extension being no wider than (3.9m wide) the internal measurement of the front room of the original house and set-in more than 1m from the side boundary (i.e. it would be set-in 3.1m and 1.7m front to back from the angled side boundary) with ground and first floor extension set-back 250mm and 1.5m from the front main building line of house respectively would comply with the Council's Sudbury Court Conservation Area Design Guide and parts superseded by the Supplementary Planning Guidance (SPG) 5 standards relating to "Altering and Extending Your Home".

It should be also be noted that the proposed 3m wide part single and two-storey side extension being well within the 3.5m maximum width specified in the Sudbury Court Conservation Area Design Guide for side extension to dwellinghouses would now allow the extension to appear subsidiary to the original house and would address the Council's previous concern about the side extension being disproportionate in relation to the scale and character of the original property, a concern which was not supported by the Inspector in the previous appeal decision.

The proposed front elevation replicate the garage door(s), but does not quite accurately represent the architectural detailing of the existing property and a coondiiton is attached to that effect.

It should be emphasized that the revised plans reduced the previously proposed 3.8m wide two-storey side extension to 3m.

The revised proposal now reduces the bulk/dominance of the previous extensions to the property and increases the sense of space between No. 51 Blockley Road. The proposed two-storey side extension now set within the rear building line of neighbouring No. 51 Blockley Road and maintaining a larger distance (i.e. of 5.4m at its narrowest point) between the side wall of this neighbouring house which has ground floor habitable kitchen and breakfast room windows and first floor secondary bedroom and bathroom windows is not considered to be adversely affected. The proposed revised plans are now therefore considered to be acceptable in line with the Council's policies and standards and overcome the Inspector's reasons for dismissing the appeal.

### **Ground Floor Rear Extension**

The proposed (3m deep x 3.4m wide x 3.15m high—including parapet) flat roof single storey rear infill extension on the side of adjoining no. 47 Blockley Road as before would comply with the Council's 3m-depth limit allowed for the erection of single storey rear extensions to semi-detached houses as set out in both the Sudbury Court Conservation Area Design Guide and the Supplementary Planning Guidance 5.

No. 47 Blockley Road and the Sudbury Court Residents' Association as before has raised objections to this part of the proposal which has been considered by the inspector in his assessment of the previous appeal proposal before arriving at his final conclusion. In paragraph 13 of the appeal decision the inspector does not agree with the objectors and states that *"I note that the neighbour at No. 47 objects to part (c) of the proposal, the single-storey rear extension, because it is said it would form a "tunnel". However, I do not envisage it would not cause material harm to living conditions in that house. There would not be a significant loss of light nor a seriously damaging sense of enclosure"*. The proposed (3m deep) rear extension thus conceded, given the Inspector's resolution that it is not considered to have any significant impact on the amenities of the occupiers at No. 47 Blockley Road. The proposal, also comply with the Council's adopted policies and standards that are designed to minimise the impact on the amenities of the neighbouring occupiers and is therefore considered to be acceptable as before.

### **Parking**

The (13m wide x 5 to 6m long) front garden of the property is currently all hardsurfaced. The existing garage being positioned parallel to the angled side boundary has a vehicular access on the side of No. 51 Blockley Road. The proposed extension now being parallel to the house may require repositioning of the existing vehicular access. However, as there is no plan submitted for the front garden, there is no indication as to whether there would be any alterations to the front garden.

The proposed 5-bedroom dwellinghouse would need to provide 2 off-street car-parking spaces in accordance with the Council's Car Parking Standards set out in the adopted Unitary Development Plan 2004. The proposal by providing a replacement garage large enough to accommodate a modern vehicle and that the frontage of the house has a 6m long hardstanding in front of the existing garage would satisfy the Council's 2 off-street parking requirement for the proposed dwellinghouse and therefore the proposal on transportation grounds is considered to be acceptable. A condition is attached requiring details of the front garden area showing at least 50% of the front garden reverted back to soft landscaped area, provision for second off-street car parking space and any alterations to the existing vehicular access to be submitted for consideration.

### **Proposed pitched roof over flat roofed existing extension**

The property at present has a two-storey flat roof rear extension. The proposal to change the flat roof over the existing two-storey rear extension with a hipped roof would be an improvement on the existing situation as it would allow the new roof design to match that on the original house. The proposal is therefore considered to be acceptable and also has the support of the Sudbury Court Residents' Association.

### **Comments on the objections received**

The objections received from neighbouring No. 45, 47 and 51 Blockley Road and the Sudbury Court Residents' Association are similar to those received for the previous planning application ref: 03/3453 which was refused by the Council and assessed by the Planning Inspectorate in a subsequent appeal lodged against the refusal. However, the Inspector in dismissing the previous appeal proposal took account of all the objections received but only supported those that were raised on the grounds of the proposal having an impact on the amenities of No. 51 Blockley Road. The revised scheme now showing a narrower part single and two-storey side extension mainly towards the street frontage with other previously proposed extensions behind this element removed, as discussed above, now comply with the Council's adopted policies and

standards and overcomes the Inspector's reasons for dismissing the previous appeal. The proposed extension is therefore not considered to have any significant impact on the amenities of the occupiers of No. 51 Blockley Road and is now considered to be acceptable subject to conditions set out below.

**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

-Central Government Guidance

-Council's Supplementary Planning Guidance 5 - Altering and Extending Your Home

The Sudbury Court Conservation Area Design Guide

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

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.

- (3) Details of materials for all external work including samples, shall be submitted to and approved by the Local Planning Authority before any work is commenced and the development shall be carried out in accordance with these approved details.

Reason: To ensure that the material finishes respect the character and appearance of the dwellinghouse and the Sudbury Court Conservation Area in accordance with the policies BE2, BE9, BE25, BE26 and H21 in the Adopted Unitary Development Plan 2004.

- (4) 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.

- (5) No windows or glazed doors (other than any shown in the approved plan) shall be constructed in the flank wall of the building as extended without the prior written consent of the Local Planning Authority.

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

- (6) The garage(s) hereby approved shall be used solely for the housing of private vehicles. No business or industry shall be carried out therein nor shall the garage(s) be adapted or used for additional living accommodation.



Reason: To ensure that the proposed development does not prejudice the free flow of traffic or the amenities of the locality by the introduction of commercial vehicles or uses which would be a source of nuisance to neighbouring occupiers by reason of noise, unsightly appearance or the loss of off-street vehicle accommodation.

- (7) Notwithstanding the plans hereby submitted and approved a further detailed front elevation showing accurate representation of the design, appearance and architectural detailing of the existing property shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented as part of this permission.

Reason: To ensure a satisfactory development that would be in keeping with the character and appearance of the original house and the streetscene of the Sudbury Court Conservation Area.

- (8) Notwithstanding the plans hereby submitted and approved further details of the front garden showing atleast 50 percent of the area reverted back to soft landscaped area, provision for second off-street parking space and any alteration to the existing vehicular access shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development hereby approved on site. The approved details shall be implemented as part of this permission.

Reason: To ensure a satisfactory standard of appearance and that the proposed development satisfy the two off-street parking requirement for the house and enhances the visual amenity of the locality in accordance with the Council's policies BE6, BE7, TRN23 and PS14 in the Adopted Unitary Development Plan and the Sudbury Court Conservation Area Design Guide.

#### **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:**

1. Adopted Unitary Development Plan 2004
2. The Sudbury Court Conservation Area Design Guide.
3. Supplementary Planning Guidance 5 relating to "Altering and Extending Your Home"
4. Appeal decision (ref: APP/T5150/A/04/1148673) relating to the previous proposal on the application site
5. 5 letters of objections from No. 45, 47 and 51 Blockley Road and the Sudbury Court Residents' Association.

Any person wishing to inspect the above papers should contact Mumtaz Patel, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5244



## Planning Committee Map

Site address: 49 Blockley Road, Wembley, HA0 3LL

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