

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

**Item No.
Case No.**

**3/02
05/2889**

RECEIVED: 11 October, 2005

WARD: Wembley Central

PLANNING AREA: Wembley Consultative Forum

LOCATION: 7 Walrond Avenue, Wembley, HA9 7EL

PROPOSAL: Erection of a rear dormer window extension and installation of 1 rear and 2 front rooflights to dwellinghouse

APPLICANT: Mrs Laxmi Pindora

CONTACT: N M Architects

PLAN NO'S: AR-01 - Existing Ground Floor and First Floor Plan;
AR-02 - Existing Attic Floor Plan and Existing Elevations;
AR-03 - Existing Ground Floor and First Floor Plan;
AR-04 - Proposed Attic Floor Plan and Proposed Elevations and
H. M. Land registry General Map showing the site location.

This application is reported to the Planning Committee under Clause 12 of the Planning Code of Conduct as an appropriate entry has been made in the Public register of Staff Interests.

RECOMMENDATION

Approval.

EXISTING

A two-storey mid-terrace house with single storey rear extension situated on the south side of Walrond Avenue.

PROPOSAL

The application proposes the installation of a flat roof rear dormer window and one rear and two front roof lights to create an en-suite bedroom in the roofspace of the dwellinghouse.

HISTORY

14/02/1995 Certificate of Lawfulness for a proposed single storey rear extension - Approved (ref: 95/0120)

POLICY CONSIDERATIONS

London Borough of Brent Adopted Unitary Development Plan 2004

- BE2 on townscape: local context & character states that proposals should be designed with regard to their local context, making a positive contribution to the character of the area.
- 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 will be resisted.
- BE9 seeks to ensure new buildings, alterations and extensions should embody a creative, high quality and appropriate design solution and should be designed to ensure that buildings are of a scale and design that respects the sunlighting, daylighting, privacy and outlook for existing and proposed residents.
- H21 on domestic extensions states that proposals should complement the scale and character of the existing dwelling and should respect the amenity of neighbouring occupiers.

London Borough of Brent's Supplementary Planning Guidance

'Supplementary Planning Guidance Note 5 - Altering and Extending Your Home' provides comprehensive and detailed design guidance for extensions to residential properties and seeks to raise the design quality of extensions, and to protect the character of properties and streets.

CONSULTATION

The following neighbouring properties have been consulted on the proposal:

- Nos. 5, 6, 8, 11, 12, 13 & 14 Walrond Avenue, Wembley.
- Nos. 24, 25, 26, 26A, 27, 28, 29, & 30 Lonsdale Avenue, Wembley.

No response has been received.

REMARKS

Design, Size and Scale of Proposed Rear Dormer

The overall design, scale and bulk of the proposed dormer window are considered to be acceptable. The roof of the original dwellinghouse is 5.65 metres wide. The proposed dormer is 2.7 metres wide, 2.4 metres in height and 3.5 metres deep. The dormer is less than half the size of the total roof width. It is set up 0.6 metres from the eaves line and set down 0.85 metres from the ridge and is positioned on the central line of the roof plane. The proposal complies fully in terms of its size, position and design with the guidelines for rear dormer windows as set out in the Council's Supplementary Planning Guidance 5 relating to "Altering and Extending Your Home".

The plans for this application do not indicate the proposed external materials for the rear dormer and therefore a condition is attached requiring all external work to be carried out in materials that match the existing dwellinghouse.

Rooflights

The application proposes one front (1m x 0.6m) and two rear (1.2m x 0.7m) rooflights within the original roof profile of the dwellinghouse and would comply with the Council's SPG 5 standards in that the two rooflights are permitted on the road facing slope. The proposed rooflights are appropriately positioned within the front and rear roof plane of the dwellinghouse and are not considered in terms of their size and numbers to dominate any roof plane of the property and are therefore considered to be acceptable.

Conclusion

The proposed scheme fully complies with the Council's adopted policies and standards that are designed to minimise the impact on the amenities of the neighbouring occupiers and allow the development to be in

keeping with the character and appearance of the original house and the streetscene and there have been no objections. The case is only reported to the Planning Committee as the applicant is an employee of the Planning Services.

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) 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) 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.

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. Supplementary Planning Guidance 5 relating to "Altering and Extending Your Home"

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: 7 Walrond Avenue, Wembley, HA9 7EL

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