

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

**Item No.
Case No.**

**3/04
05/2657**

RECEIVED: 19 September, 2005

WARD: Wembley Central

PLANNING AREA: Wembley Consultative Forum

LOCATION: 11 Thurlow Gardens, Wembley, HA0 2AH

PROPOSAL: Demolition of garage extension and erection of single storey side and rear extension and the installation of one front and three rear rooflights to dwellinghouse

APPLICANT: Mr Patel

CONTACT: P & W Associates

PLAN NO'S: Site Location Plan, 1:1250
Drg No: THURG11/P/1, Existing Plans & Elevations, 1:100
Drg No: THURG11/P/2B, Proposed Plans & Elevations (REVISED)

RECOMMENDATION

Approval

EXISTING

The subject site is a two-storey, end of terrace dwellinghouse, with a small attached garage to the side, this garage is below minimum dimensions required under Council parking standards. It would seem more likely that this is used as storage space rather than for off-street parking.

Number 11 Thurlow Gardens is located at the southern end of a terrace comprising of 6 dwellings located on the east side of Thurlow Gardens, located off Wembley High Road. The design of this property is repeated along this side of the street, with front and rear bay windows at ground and first floor levels. Numbers 7 & 9 Thurlow Gardens which form a pair of semi-detached dwellings to the south of the application site are different in design and it would appear were built more recently. Parking takes place in the front garden area, which is 100% hardsurfaced. However, the dimensions are very tight and it would be extremely difficult to park a moderate or large sized vehicle on this space. A Controlled parking Zone operates on Thurlow Gardens Mon – Sat between the hours of 8.00am – 6.30pm.

The applicant site backs onto residential premises on Lancelot Road. The site is not within a Conservation Area, nor is it a Listed Building. There is a gap of some 2.1 metres at the side of the house to the joint boundary with No.9.

PROPOSAL

The proposal involves the demolition of existing garage extension and erection of single storey side and rear extension and the installation of one front and three rear rooflights to dwellinghouse.

HISTORY

No relevant planning history

POLICY CONSIDERATIONS

Policy Considerations

Brent Unitary Development Plan 2004

- **STR11** the quality and character of the Borough's built and natural environment will be protected and enhanced; and proposals which would have a significant harmful impact on the environment or amenities of the borough will be refused.
- **BE2** on townscape: local context & character states that proposals should be designed with regard to their local context, making a positive contribution to and should not harm the character and appearance of the area.
- **BE7** seeks a high quality of design and materials for the street environment and to resist development detracting from the character of area involving the excessive infilling of space between buildings or involving hardsurfacing covering more than half the front garden or excessive forecourt parking.
- **BE9** seeks to ensure new buildings, alterations and extensions should embody a creative and appropriate design solution and should be designed to ensure that buildings are of an appropriate scale and design and 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.
- **PS14** on parking standards requires a maximum of 1.2 spaces for a 3 bedroom house within a Controlled Parking Zone (CPZ).

Brent Supplementary Planning Guidance

Supplementary Planning Guidance (SPG) 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

Neighbouring properties were consulted on 26th September 2005. Two letters of objection were received, one each from the occupants of 12 and 13 Thurlow Gardens. Concerns in the objection letters were raised regarding the following issues:-

- Restriction of light to the adjoining property as a result of the rear extension
- Detrimental outlook for the neighbouring residential occupiers due to the rear extension.
- The parking of cars in front to the front of the house in front of the bay window.
- Problems with drainage and sewerage.
- A concern was raised that the increase of this property may lend itself to the future conversion of this property into flats resulting in increased demand for parking.

REMARKS

Introduction

A small timber shed/garage is attached to the side of the property and will be removed in order to

accommodate the proposed extensions. This timber shed is 21 cubic metres and would be permitted development.

Use of the proposed extensions

This proposal includes the erection of a single storey side extension, this will accommodate a small study and ground floor bath room. The proposed single storey rear extension will provide for a new kitchen and dining room, the existing kitchen will be converted in to a utility room. The proposed single storey rear extension adjacent to number 13 Thurlow Gardens will extend a maximum 2.5 metres from the original rear building line and will span the width of the dwellinghouse and the side extension, resulting in a cumulative width of 7.8m. The ground floor side extension will extend up to the boundary with number 9 Thurlow Gardens and as such will be 2.1m in width, a double window is proposed on the front elevation of this. The proposed scheme will not result in an increase in bedrooms and so has no effect on the parking requirements for this dwelling, the removal of the garage in reality will not alter the parking requirement as this is not large enough to provide parking for most vehicles and it is not currently used for parking.

A reduced provision of 1.2 spaces per unit for 3 bedroom dwellings applies as the dwelling is within a controlled parking zone (CPZ). This parking requirement can be achieved *via* one on-street parking space in the controlled zone. At the time of the officer's site visit on street parking was available on the road to the front, which is not classified a heavily parked street. The front garden area is 100% hardsurfaced which is not in line with Council guidance contained within SPG5.

Design of the extensions

The single storey rear extension with a height of 3m will span the full width of the original dwellinghouse [5.6 metres] as well as the width of the side extension resulting in a total width of 7.8m and to a depth of 2.5 metres from the original rear building line, the maximum allowed to terraced dwellinghouses under SPG 5 guidance. The design includes a window and a set of patio doors on the rear elevation.

The proposed side extension set back from the front wall by 2.6m will have a height of 3m spanning a width of 2.1m up to the common boundary. This will incorporate a double window in the front elevation, to match both the design and the proportions of the windows on the front elevation of the dwellinghouse. Fenestration details for the proposed works will match that on the existing rear elevation.

The opportunity for a side extension exists as this is an end of terrace property and there is a distance between the applicant property and number 9 Thurlow Gardens. A gap of 2.1m is measured from the applicant property to the boundary, with a distance of 3.6m between the two properties.

A boundary wall and soft landscaping on approximately 50% of the plots width is now proposed. This is an improvement to the current treatment and will visually enhance appearance of the front of this property and the streetscene.

The Council's parking provisions are satisfied by virtue of the fact a single space will be retained in front of the side extension which is set back 2.6m from the main front wall of the house. Such a set back provides a forecourt depth of 4.85m with a width of 2.1m, whilst the width is slightly sub-standard it does provide the minimum requirement.

Impact on neighbouring properties

The adjacent property, a dwellinghouse to the north, number 13 Thurlow Gardens does not have any rear extensions and is on a similar level to the subject property, with an identical building line. This property has a rear bay with a set of double patio doors, the proposed extension will extend up to this common boundary. When considered in isolation the rear extension is compliant with SPG5 guidance in terms of height and depth. The neighbouring property to the south, number 9 Thurlow Gardens forms a pair of semi-detached dwellings on a similar building line to the subject property, there are no extensions to this property, but it is not considered that the rear extension would have a detrimental impact on the residential amenity of these neighbouring occupiers due the distance between these two properties. The proposed single storey side extension to this property will be set back from the main front building by 2.6m and will extend up to the main rear building line, this is compliant with SPG5 in terms of height and width.

The proposed single storey side extension will be built up to the common boundary with number 9, but no flank wall windows are proposed. Similarly there are no flank wall facing windows on the neighbouring

property at ground floor level that would be adversely affected by the proposed side extension. A small wooden side extension at the neighbouring property currently extends right up to the common boundary, the presence of this will prevent any gap between the two side extensions.

The extensions are in compliance with Council guidance and are proposed to be constructed in a manner that respects the original character of the dwellinghouse and the surrounding properties on the street.

Comments on objections received

The development complies with the Council's adopted policies and standards relating to domestic extensions designed to minimise the impact on the amenities of the neighbouring occupiers and allow the extension to appear subsidiary to the original dwellinghouse. The proposal will not severely restrict light or outlook to neighbouring property, number 13 Thurlow Gardens due to the details outlined above regarding the proposed rear extension works being in line with Council guidance. The open nature of the back of these properties will still allow adequate light to be received into the rear of this property as it is not enclosed on the northern side.

Discussions were held with the agent to provide further details of a scheme for soft landscaping in the front garden area with a new boundary wall, as the original scheme did not propose any changes to the front garden area. The new scheme as requested will include soft landscaping to the area in front of the main front bay window up to the flank wall of the house. The remaining strip in front of the side extension will remain hardsurfaced to provide one off-street parking space.

The objectors points on the sewerage system are not considered to be relevant planning objections as these matters are dealt outside planning controls. The concern raised about the future conversion of this property is not something that can be considered relevant to this application as it cannot be assumed that the owner intends to this, the application is considered on it's own merits and not on a presumption of future circumstances.

Conclusion

The proposal is considered to be in keeping with the scale, design and character of the existing building and the surrounding streetscene and is considered not to harm the amenity of adjoining occupiers. The proposal is therefore considered to be consistent with the requirements outlined by policies BE2, BE7, BE9 and H21 within the London Borough of Brent Adopted Unitary Development Plan 2004 and the London Borough of Brent Supplementary Planning Guidance Note 5 on 'Altering and Extending Your Home'. Accordingly, it is recommended that this application be granted with relevant conditions attached.

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

Transport: in terms of sustainability, safety and servicing needs

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 in all respects in accordance with the proposals contained in the application, and any plans or other particulars submitted therewith prior to the occupation of the building(s).

Reason: To ensure a satisfactory standard of development as approved and to ensure that first occupation of the building takes place in a building which is not detrimental to the occupiers of the building or adjoining occupiers.

- (3) 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.

- (4) No windows or glazed doors (other than any shown in the approved plan) shall be constructed in the flank wall(s) 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.

INFORMATIVES:

None Specified

REFERENCE DOCUMENTS:

- London Borough of Brent Unitary Development Plan 2004
- London Borough of Brent Supplementary Planning Guidance Note 5
- London Borough of Brent Supplementary Planning Guidance Note 4
- Two letters of objection, both from local residents.

Location Plan, THURG11/P/1 Existing Plans & Elevations - THURG11/P/2B Proposed Plans & Elevations

Any person wishing to inspect the above papers should contact Gary Murphy, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5227



Planning Committee Map

Site address: 11 Thurlow Gardens, Wembley, HA0 2AH

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