

**Committee Report
Planning Committee on 29 March, 2006**

**Item No.
Case No.**

**1/06
05/3620**

RECEIVED: 10 January, 2006

WARD: Barnhill

PLANNING AREA: Kingsbury & Kenton Consultative Forum

LOCATION: 42 Basing Hill, Wembley, HA9 9QP

PROPOSAL: Erection of rear conservatory to dwellinghouse

APPLICANT: Mr AL Hajafi

CONTACT: Anglian Home Improvements

PLAN NO'S: Proposed Play Layout dated 15/12/2005, elevations shown on Rev. A drawings dated 16/03/2006 and sample of non-reflexitive glass for roof

RECOMMENDATION

Grant Consent

EXISTING

Two storey, semi-detached house with a single storey side extension and within the Barn Hill Conservation Area but which does not have an Article 4 Direction placed on it.

PROPOSAL

Erection of hardwood conservatory to the rear of the dwellinghouse

HISTORY

1. There exists a single storey side extension to the rear of the garage which was built under permitted development and a building regulations application under ref. no. BN/96/1001 was made on 16/08/1996
2. Application for erection of a UPVC conservatory to the rear of the dwellinghouse was refused under ref. no.05/1058 on 22/06/2005 the main reason being that UPVC is deemed an unsustainable material and is not in keeping with the character of original dwellinghouse.

POLICY CONSIDERATIONS

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 streetscene.

Brent Unitary Development Plan 2004

BE7 - High quality of design and materials required for the street environment.

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.

BE9 - New buildings should be designed to embody a creative and high quality design solution specific to the sites shape, size, location and development opportunity and be of a scale , massing and height appropriate to their setting, civic function and location.)

BE24 - Development Proposals in Conservation Areas, shall pay special attention to the preservation or enhancement of the character or appearance of the area

BE25 – Alterations to frontages, including window designs and extensions, should (as far as this is practicable) retain the original design and materials, or where not practical be sympathetic to the original design in terms of dimensions, texture and appearance, having regard to any design guidance issued by the planning authority.

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.

Barn Hill Conservation Area Design Guide. The earlier design guide has been revised and was re-confirmed and adopted by the Council in September 2002. The proposals generally comply with the adopted policies.

CONSULTATION

- Neighbours sharing a boundary with no. 42 Basing Hill and Barn Hill Residents' Association were consulted.

Site Notice was displayed on 27/01/2006

Barn Hill Residents Association objected and 2 letters of objections both from the adjoining neighbour were received. The issues raised include:

- Flank wall on the boundary will be intrusive and therefore impact on amenity
- Flank wall with tile creasing will result in water being shed in neighbouring garden
- Does not observe the spirit of Barn Hill
- Extension should be traditional and not a conservatory
- Intrusive artificial light from glazed roof
- Impact on quality of life - erosion of garden environment
- Loss and/or reduction of light
- Noise resulting from rain on glass roof

REMARKS

Hardwood conservatory to rear of dwellinghouse

The proposed extension, a single-storey hardwood rear conservatory projects 3m deep from the rear wall of the main dwelling which is set off 2.6m from the joint boundary with no.44 Basing Hill and on the joint boundary with no. 40 Basing Hill.

The proposed rear conservatory is 3m deep and 5.8 m wide. The flank wall on the boundary measures 2.3m from above the existing raised patio at both the neighbouring no. 40 and this no. 42 Basing Hill. From this point the glazed roof is gabled and slopes away from the no. 40 Basing Hill. The height to the ridge of the roof is not more than 3.2m again from the raised patios.

The dimensions conform to policy guidelines both contained both in the SPG5 and the Barn Hill Design Guide. This pair of semi-detached dwellings, (no. 42 and adjoining no. 40 Basing Hill) are on the same level and therefore a flank wall on the boundary measuring 2.3m will project only some 0.5m above the existing first panel of timber fencing on the boundary which is to be retained.

Comments on objections received

The flank wall is well under 3m high when measured from the patio levels and this is considered reasonable as per policy guidance in SPG5 and Barn Hill Conservation Area Design Guide. At this point it should be pointed out that proposal under ref. no. 03/3112 at 66 Basing Hill involving a rear conservatory extension with a solid flank wall at boundary with no 64 Basing Hill was refused by the Council as it considered that the flank wall would have an adverse impact on occupants of the adjoining dwellinghouse especially as this no. 66 Basing Hill is on higher ground level than the adjoining no. 64 Basing Hill. However, a subsequent appeal by the applicants was allowed.

Whilst it is acknowledged that the Barn Hill Residents' Association have felt that a traditional solid built extension would be more appropriate than a conservatory, there is difference between the quality of space availed by a conservatory extension and a traditional solid built extension. It is the applicant's choice as to the design they propose. However, the conservatory should be designed so that it is in keeping with these inter-war house designs as pointed out in the Barn Hill Conservation Area Design Guide. To this effect, the decorative cresting and finial details were removed as advised by Council's conservation unit.

The Barn Hill Conservation Area Design Guide states that, 'the houses in Barn Hill were never intended to have conservatories. However, if you want to add one, please design your conservatory to blend in with the main house.' Barn Hill Residents' Association's views relating to the principle of conservatories are noted but require a significant shift in the way policy is interpreted. This cannot be done on a case by case basis but would have to wait until the next review of the Design Guide.

As mentioned above, the height and the depth of the conservatory extension are within the policy guidelines contained in SPG5 and Barn Hill Conservation Area Design Guide. The glass used is non-glare solarglass to minimise reflection of light. The construction is of white painted hardwood with double glazed units which sits on a dwarf wall.

Council's Environmental Health Unit was contacted regarding the above. There are numerous conservatories in the borough. However, no complaint has ever been registered for noise caused by rain falling on glazed roof.

RECOMMENDATION: Grant Consent

REASON FOR GRANTING

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

Adopted Brent Unitary Development Plan 2004
PPG15 Central Government Guidance
Barn Hill 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
Design and Planning Standards

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 windows in the flank wall adjacent to No. 44 Beverley Gardens of the building as extended shall be glazed with obscure glass 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.

- (3) 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.

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) The roof of the conservatory extension hereby approved shall be constructed using anti-glare glazing with a non-reflective coating.

Reason: In the interests of the amenity of neighbouring occupiers.

INFORMATIVES:

- (1) The applicant is required to enter into a "Building Over sewer" Agreement with Thames Water Utilities Ltd before commencing construction of any part of the building over a public sewer.

REFERENCE DOCUMENTS:

SPG 5 and Barn Hill Conservation Area Design Guide

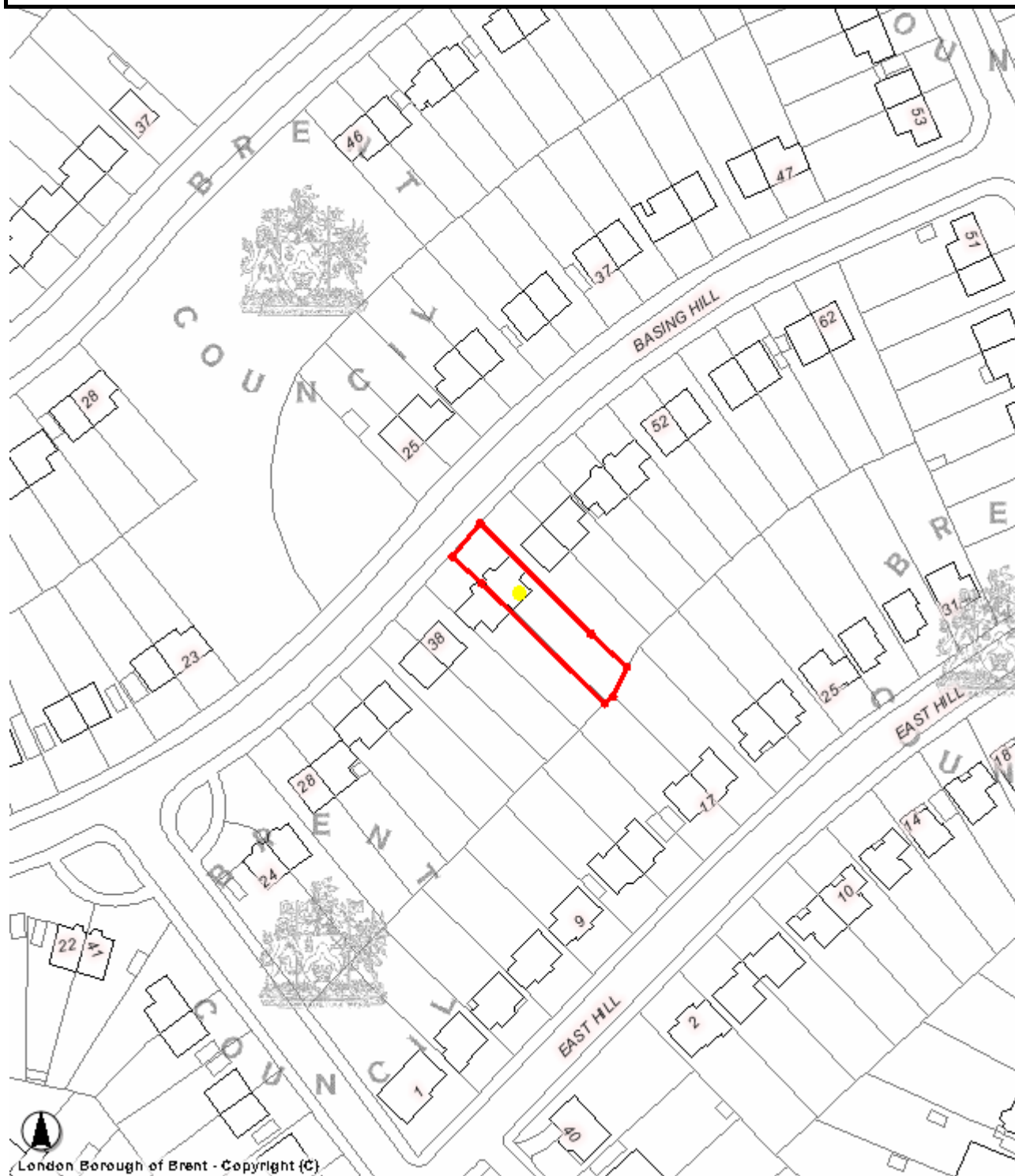
Any person wishing to inspect the above papers should contact Amina Hirani, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5211



Planning Committee Map

Site address: 42 Basing Hill, Wembley, HA9 9QP

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