

RECEIVED: 19 December, 2005

WARD: Preston

PLANNING AREA: Wembley Consultative Forum

LOCATION: 25 Elmstead Avenue, Wembley, HA9 8NS

PROPOSAL: Retention of single-storey side and rear extension, including altered front canopy extension and erection of front porch enclosure to dwellinghouse (as revised by drawings dated 21/02/2006 and applicant's letter dated 20/02/2006)

APPLICANT: Mr N Varsani

CONTACT:

PLAN NO'S: PA/302/E.01; PA/302/P.01A; PA/302/P.02A; Site Plan (scale 1:1250)

MEMBERS CALL-IN

PROCEDURE

In accordance with Section E3 of the Management Scheme and Section 11 of the Development Control Code of Practice, the following information has been disclosed in relation to requests made by Councillors for applications to be considered by the Planning Sub-Committee rather than under Delegated Powers.

Name of Councillor

Cllr Bob Blackman

Date and Reason for Request

10th March 2006

The resident of 27 Elmstead Avenue has objections to the scheme.

Details of any representations received

Correspondence to the Councillor.

Name of Councillor

Cllr Alan Mendoza

Date and Reason for Request

10th March 2006

Details of any representations received

Correspondence to the Councillor.

MEMBER CALL-IN PROCEDURE. CLAUSE 11 OF THE DEVELOPMENT CONTROL CODE OF PRACTICE AND CLAUSE E3 OF THE MANAGEMENT SCHEME

RECOMMENDATION

Grant Consent

EXISTING

The application property is an interwar, semi-detached dwellinghouse located on the eastern side of Elmstead Avenue, with existing single-storey side and rear extensions. The side extension which sits in line

with the main frontage of the dwelling measures 2.0m wide, has a height of 2.8m, rising to 3m above ground level, including parapet, and includes an open canopy feature on the frontage over both the main bay and the side extension.

The single-storey rear extension, 3.9m deep on the boundary with No. 23, steps back along its rear elevation to a depth of 3m on the common boundary with No. 27. To the north (rear) of the site is railway land, to the west is the attached dwellinghouse at No. 23 Elmstead Avenue which has been recently been extended by the erection of a 3m deep, single-storey rear extension and to the east of the site is No. 27 Elmstead Avenue, which sits some 200mm lower than the application property. This property has an obscure-glazed door in its side elevation (serving a kitchen) and windows serving a landing and a bathroom at first-floor level.

PROPOSAL

Retention of single-storey side and rear extensions and retention of and alterations to front canopy which would be reduced in width to extend between the original side elevation and the two-storey front bay feature.

HISTORY

A certificate of lawfulness for a proposed single-storey rear extension was granted on 16/05/2005 under reference 05/0879.

A full planning application for the conversion of the garage into a habitable room, including external alterations, replacing the garage door with a window to the front elevation and erection of a single-storey side and rear extension to the dwellinghouse, was granted on 16/05/2005 under reference 05/0918.

POLICY CONSIDERATIONS

Adopted London Borough of Brent Unitary Development Plan 2004

- STR11 Which seeks to protect and enhance the quality and character of the Boroughs built and natural environment and resist proposals that have a harmful impact on the environment and amenities.
- BE2 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.
- BE9 Creative and high-quality design solutions specific to the site's shape, size, location and development opportunities are sought. 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.
- H21 Extensions to domestic properties should be acceptable when judged against the following criteria, and having regard to SPG 5:
- (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.

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

5 neighbouring properties were consulted by letter. A number of objection letters from No. 27 have been received on the grounds of loss of access to the rear of their property (due to an inability to move wheelbarrows, etc.) as well as concerns over the height of the side and rear extension.

The objectors also expressed concern over the building apparently being built over their boundary (making reference to an old survey map), that the garage should have been retained as per the original consent and that they had not had adequate time to object.

Two Ward Councillors (Bob Blackman and Alan Mendoza) have requested this application be determined by the Planning Committee.

REMARKS

Overview

Since the determination of the previous full planning application on this site approved in 2005, a single-storey rear extension has been constructed under Permitted Development rights. Subsequent to this, the previously existing garage to the front of the site was demolished and the current single-storey side and rear extension and front canopy that are the subject of this application were constructed.

This report aims to show that the development on site, subject to the amendments agreed with the applicants, would respect the amenities of neighbouring occupiers and the streetscene.

Single-storey side extension

The depth and width of the single-storey side extension, as built, are the same as proposed within application 05/0918. However, the previously existing garage was demolished during construction and subsequently rebuilt.

The proposed extension has a height of 3m from parapet to ground level at the site property and whilst it is noted that No. 27 is 200mm lower, the facing elevation of this property has only a landing window at first floor and a secondary (obscure-glazed) door to the kitchen at ground level. This room also gains light via a window on the property's rear elevation and the extension does not therefore significantly overshadow this room.

Single-storey rear extension

The single-storey rear extension has a depth of 3m behind the main rear elevation of the neighbouring property at No. 27. This is in compliance with SPG 5, and was approved in the previous scheme.

Whilst the apparent height of the extension, 3.2 metres, when viewed from No. 27 Elmstead Avenue would be greater than the 3m described in Supplementary Planning Guidance No. 5, the combination of the distance between the side elevation of the rear extension and the centre of the neighbouring kitchen window at No. 27 Elmstead Avenue, in conjunction with the orientation of the windows of this neighbouring dwelling, would not result in a significant loss of sunlight, outlook or amenity for these occupiers.

Front Canopy Extension

Amended plans have been received from the applicants, showing that the front canopy will be removed in its entirety from the scheme. Following discussion, however, the applicant has confirmed that they will send revised drawings, showing the retention of the canopy element over the main frontage of the dwelling and the removal of the canopy over the side extension. This would respect the original character of the dwelling and the established character of the streetscene.

Comments from Objectors

The objector refers to the loss of space between the wall of the extension and the side elevation of his house, restricting his ability to move wheelbarrows and bins to various parts of his property.

Whilst this concern is noted, the Planning Service has received conflicting evidence by various parties in relation to the positioning of the extension relative to the common side boundary. The applicant has signed Section A of the TP1 form (indicating his sole ownership of the land) and has provided further confirmation of this in an e-mail of 20/02/2006. The occupier of No. 27 has provided site plans which are inconsistent with the applicant's claims and has retained a surveyor to show that the extension crossed the boundary line. The Ordnance Survey Plan appears to show a straight boundary between the two properties and site photographs taken by the previous case officer are inconclusive.

In light of these conflicting details, the Local Planning Authority is not in a position to comment on whether or to what extent the boundary has been built over and is therefore not able to adjudicate in a matter which can be more appropriately resolved through other legislation.

Conclusion

The development as built and to be amended will not have a significant impact on the visual amenities of the locality, or the amenities of occupiers of neighbouring properties. It is therefore recommended this application be approved.

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) 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.

- (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 extension.

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) The works to alter the front canopy extension, provide a parapet treatment on the front elevation of the side extension and install the front window, shall be completed within 3 months of the date of this decision.

Reason: In the interests of the appearance and character of the property and the visual amenity of the locality.

INFORMATIVES:

- (1) The applicant is advised that failure to institute the alterations to the existing development

contained within this application, may result in further action from the Local Planning Authority's Enforcement Team.

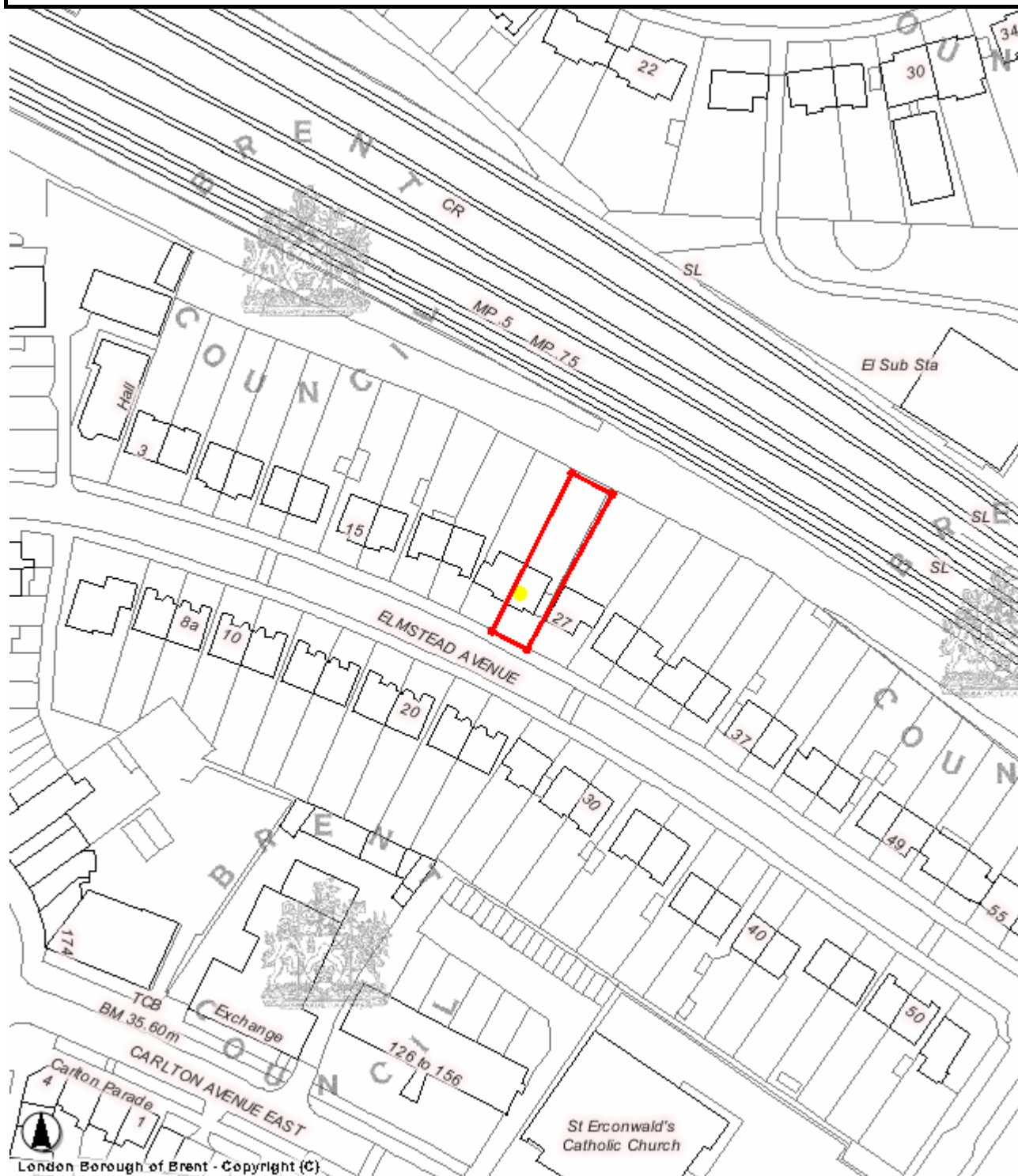
Any person wishing to inspect the above papers should contact Ian Hyde, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5222



Planning Committee Map

Site address: 25 Elmstead Avenue, Wembley, HA9 8NS

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