

RECEIVED: 12 May, 2006

WARD: Barnhill

PLANNING AREA: Kingsbury & Kenton Consultative Forum

LOCATION: 18 Beverley Gardens, Wembley, HA9 9QZ

PROPOSAL: Erection of 2-storey side and single-storey rear extension to dwellinghouse (as amended 29 June 2006)

APPLICANT: Mr Azhat Zaheer

CONTACT: TECON Ltd

PLAN NO'S: 4115P102, 4115P103, 4115P104C & 4115P105C

RECOMMENDATION

Grant Consent

EXISTING

No. 18 Beverley Gardens is a typical two-storey, semi-detached house located on the Barnhill Estate, with a garage attached to the flank wall and extending up the boundary with No. 16 Beverley Gardens. The property is located within the Conservation Area but not within the Article 4 Area. The original house is set some 2.5m forward of the adjacent No. 16 and is approximately 1m higher. Being on a slope, it is also some 1m below the level of No. 20.

PROPOSAL

Demolition of existing side garage, erection of a 2-storey side extension and single-storey rear extension to the dwellinghouse.

HISTORY

Our records show that the side garage was added sometime in 1989.

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.)

BE25 - Development Proposals in Conservation Areas, shall pay special attention to the preservation or enhancement of the character or appearance of the area

BE26 – 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

Adjoining residents were consulted and a site notice was posted. 4 letters of objection, including one representation from the Barn Hill Resident's Association, have been received. Whilst the proposals for the rear extension were acceptable, the following concerns have been raised relating to the 2-storey side extension:

- Important to adhere to policy.
- Possible terracing of houses.
- Loss of light to the flank wall windows of the adjoining property.
- Consistency in assessing applications.

Revised drawings have been submitted to ensure the proposal complies with policy guidance.

REMARKS

Revised drawings including the proposed provision of at least 50% landscaping to the front garden, a set-in of 1m from the boundary with no. 16 Beverley Gardens, and use of timber windows to match the style and proportions of the existing, have been submitted.

Single-storey rear extension

A 3m high, flat-roofed extension to a depth of 3m is proposed. This is in accordance with the Barn Hill Design Guide. There is an existing single-storey rear extension to the adjoining property at number 20 Beverley Gardens. The single-storey rear extension extends up to the boundary with 16 Beverley Gardens. Due to changes in level between the two properties, the extension will have a height of approximately 3.8 metres relative to No. 16. However, due to the existing stagger in the building line between Nos. 18 and 16, the proposed extension will only project some 1.2m beyond the main rear wall of No. 16 and is some 3m away from the ground-floor kitchen window to the neighbouring property. Furthermore, a similar extension was allowed by the Appeal Inspector under reference no. APP/T5150/A/04/1162504 at no. 6 Brampton Grove, which is also within the Barn Hill Conservation Area.

Two-storey side extension

The proposal involves demolishing the existing single-storey side garage which at the present is flush with

the adjacent wall of the original dwellinghouse and extends up to the boundary with neighbouring No. 16 Beverly Gardens and replacing it with a 2-storey side extension. This will provide a side extension at the ground-floor level of the same width as the existing garage and first-floor extension set back by 2.5m from the front and set in by 1m from the boundary with No. 16 Beverly Gardens. This first-floor extension does not extend beyond the main rear wall of the house and furthermore is set back by some 1.8m from the rear wall of the adjacent No. 16. Thus the proposed first-floor extension will not be visible from any habitable rooms of the neighbouring No. 16 Beverley Gardens.

The width of the side extension, in terms of its relationship with the design of the house frontage, meets adopted policy and is no wider than the main front room of the house. The side extension roof is lower than the main roof. The window design is in the same style and proportions as that of the existing and in timber. The criteria set out in SPG5 are thus met.

Given that the extended flank wall is no greater in mass than the existing flank wall, the impact is considered to be limited and acceptable in visual terms. There are no flank windows to the 1st-floor and thus there are no issues for the neighbours in terms of overlooking.

Front Garden Layout - Landscaping

The proposed soft landscaping is over 50% and allows for hardstanding for car parking and therefore meets with the policy.

Comments on objections received

Whilst no objections were raised towards the rear extension, issues of loss of light resulting from the first-floor side extension were raised.

The policy guidance contained in the Barn Hill Conservation Area Design Guide gives regard to this and accordingly requires that gaps between new flank walls and the boundary with the neighbouring property be maintained. Accordingly a gap of 1m at first-floor level is provided in these proposals. This gap also ensures that the houses do not join up, thus preventing the terracing effect. Furthermore, in this case because of the staggered pattern of the way the houses are built and the existence of the ground floor to the boundary, the proposed first-floor extension does not project beyond the adjacent no. 16 Beverley Gardens either at the front or at the rear.

In terms of consistency, the neighbour at no. 20 Beverly Gardens has highlighted that a similar application for a two-storey side extension was refused for his property (Ref: 05/0149). However, that particular applicant's agent was given the opportunity to amend the proposals and provide a 1m set-in from the boundary as stated in the policy guidance in the Barn Hill Conservation Area Design Guide. However, this advice was not followed and the application was refused.

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) 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.

- (2) The windows in the flank wall of the building adjacent to No. 16 Beverley Gardens, 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) Details of materials for all external work, including samples, shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced and the development shall be carried out in accordance with those approved details.

Reason: To ensure a satisfactory development which does not prejudice the amenity of the locality.

- (5) 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.

- (6) The approved details, together with the proportion of soft to hard landscaping to the front garden, shall be completed within 6 weeks of the commencement of the next planting season if completion of the building is outside of the planting season. Any trees or shrubs which, within 5 years of planting, die, are removed, or become seriously damaged or diseased, shall be replaced with others of the same species and size and in the same positions, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to preserve and enhance the amenities of the site.

INFORMATIVES:

None Specified

REFERENCE DOCUMENTS:

Brent UDP 2004 and Barn Hill Conservation Area Design Guide

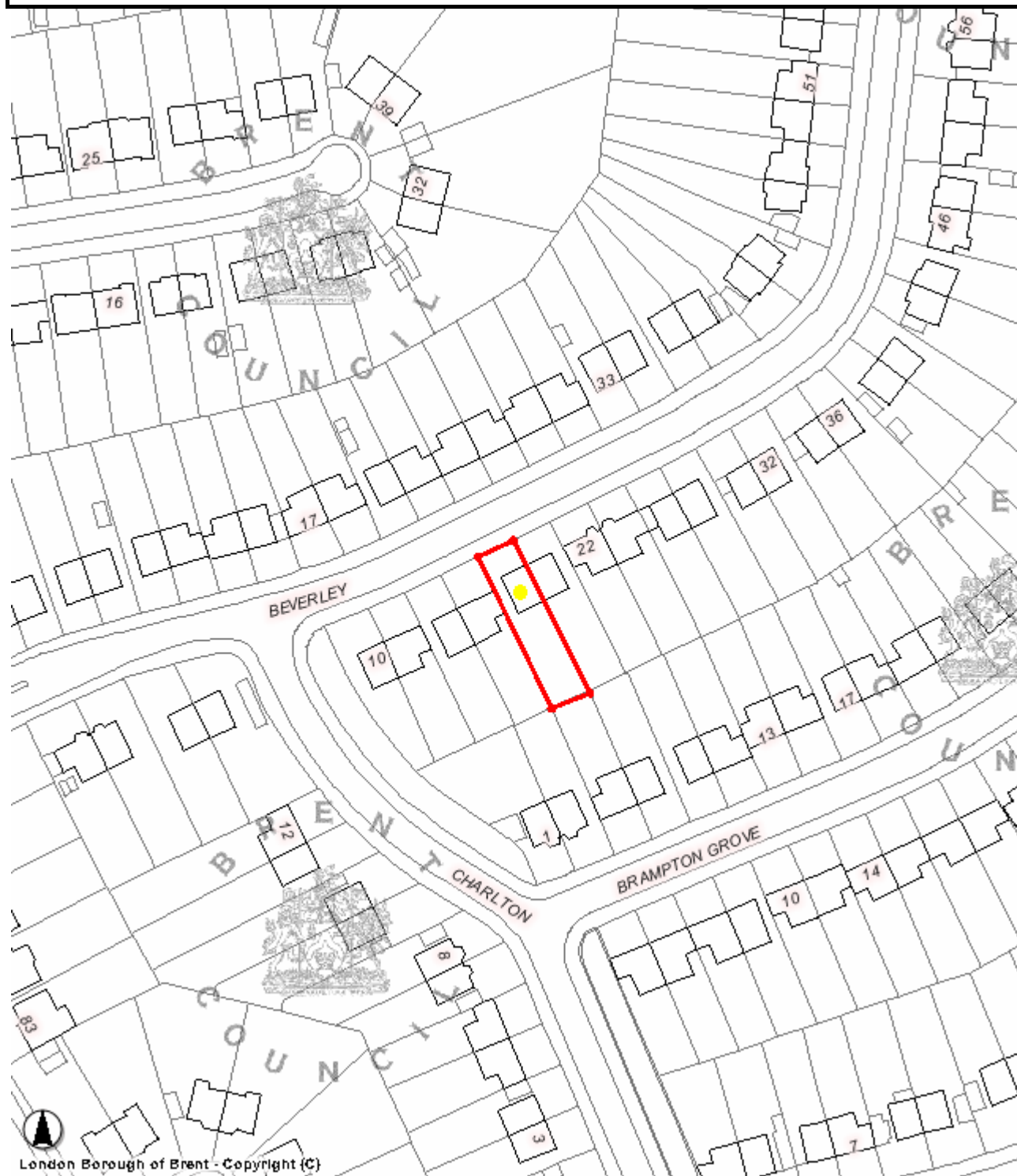
Any person wishing to inspect the above papers should contact Amina Hirani, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5211



Planning Committee Map

Site address: 18 Beverley Gardens, Wembley, HA9 9QZ

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