

**RECEIVED:** 20 April, 2006

**WARD:** Barnhill

**PLANNING AREA:** Kingsbury & Kenton Consultative Forum

**LOCATION:** 10 East Hill, Wembley, HA9 9PT

**PROPOSAL:** Erection of a two storey side extension, enlargement of lower ground floor to form habitable space and construction of upper ground floor conservatory at rear to dwellinghouse

**APPLICANT:** Mr R Patel

**CONTACT:** ARP Associates

**PLAN NO'S:** ARP/AP/03A, ARP/AP/04 rev D, ARP/AP/05 rev D, ARP/AP/06 rev D received on 4th August 2006

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## **RECOMMENDATION**

Approval

## **EXISTING**

The application property comprises a two storey semi-detached house located within the Barn Hill Conservation Area. The projecting garage is part of the original house. The land levels drop dramatically away to the rear by some 4-5 metres so that the ground floor of the house appears as a first floor when viewed from the rear.

## **PROPOSAL**

Two storey side extension and a single-storey rear extension (conservatory) to dwellinghouse, including the creation of a habitable area at lower ground floor level. The existing terrace is being reduced in depth by 2m and accordingly the existing steps to the garden level are to be repositioned.

## **HISTORY**

A similar application (Ref: 05/2435) which also included a three storey rear extension was withdrawn. The current application has been submitted taking into account the advice from the Planning Officer, so that the existing terrace and the proposed basement underneath are to be reduced and the proposed materials to the rear conservatory extension and windows have been changed to timber.

## **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 UDP 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.

BE24 - Regard shall be had to specific design guidelines.

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.

H24 - 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 comply with the adopted policies.

Supplementary Planning Guidance no. 5: Altering and Improving your home.

## **CONSULTATION**

Adjoining residents consulted and 3 letters of objection were received. The concerns raised include:

- Because of the topography, the hill being mainly clay and the houses being built on platforms, neighbours are concerned about the risk of subsidence from excavation
- Amenities of Conservation Area
- Will create terracing effect
- Will add to parking and congestion problems

Objections have been received from the Barnhill Residents Association regarding what they perceive as the impact of a three storey extension and loss of light and privacy to neighbours.

The application has also been advertised on site and in the press.

## **REMARKS**

Barn Hill is one of the Borough's important Conservation Areas where the existing character and appearance of the estate is not to be preserved in aspic but where development and change is allowed providing alterations preserve or enhance the special character of the area. Change is allowed but is managed. As such, there is no objection to the principle of a two storey side or single storey rear extension.

### Two-storey side extension

Revised drawings have been submitted and the changes to details and size of the lower ground floor carried out.

The proposed side extension meets Council guidance as expressed in the Conservation Area Design Guide and SPG5 in that the gap between properties of 2m. allows a 2 storey side extension which is both set in from the boundary and set back from the main front wall by 1m.

Timber windows in the same style and proportion to the existing windows are proposed. The first floor of the

two storey side extension, the principle of which is accepted on this estate, aligns with the rear wall of the applicant's and neighbour's house. The impact on the adjoining neighbour is therefore not considered adverse.

Whilst the garage is lost, there exists a hard surfaced area for parking off the street. On street parking is also available. More than 50% of the front garden is landscaped and a condition is attached to the recommended approval to retain the front garden layout.

#### Single-storey rear extension

The proposed timber framed single storey rear conservatory extension replaces an existing smaller extension and is 3.0m. deep & 5.4m wide and set in from both neighbouring boundaries. The depth is in keeping with the policy guidance as set out in the Barn Hill Conservation Area Design Guide paying attention to the outlook from the both the neighbouring rear bay windows at ground floor level.

The ground floor slab of the extension is approximately level with the garden and patio of the adjoining houses. The rear extension is just over 2m away from the flank wall of the neighbouring property at 8 East Hill.

#### Creation of Habitable Space under proposed rear conservatory:

The drawings and sections show that the level of the terrace over the converted lower ground floor will not change from that which exists. There is an existing fence at the boundary on both sides. As the existing terrace is being reduced in depth by 2.0m and the boundary treatment is already in place, no adverse impact in terms of overlooking and privacy issues are envisaged. Therefore there is no impact from the creation of habitable space to the existing unusable lower ground floor upon the ground floor living rooms of the neighbouring houses. The existing topography lends itself to converting the existing space under the terrace and creating usable habitable space. Landscaping at this level will minimise the impact of the perceived feel of a three storey extension. Accordingly a condition for further landscaping to the rear is attached.

#### Comments on objections received

Commenting on the concerns raised, drainage, subsidence and original methods of construction, these are not the concern of the planning system. There is no reason to suppose there will be an adverse impact on the adjoining houses, although some of the shrubs and trees which overhang the area will probably need to be pruned. Trees receive some degree of protection in the Conservation Area.

The Resident's Association have expressed particular concern about the dominance of the rear facing extensions. The floor level of the house and the terrace level above garden level remain unaltered but it does mean that the construction of a single storey rear extension and two storey side extension have the appearance of two and three storey structures when viewed from the rear. Two storey rear extensions are not accepted in this area so the perceived conservatory height has been further offset by setting back the conservatory by 1.1m. from the edge of the terrace. The proposed rear extension (conservatory) replaces a smaller extension constructed earlier under permitted development rights. Nevertheless the proposed extension falls well within the guidelines set out in the Design Guide which clearly sets out Council's policy on the acceptable size of rear extensions.

The existing terrace itself is being reduced by some 2m thus lessening the impact of overlooking and a condition for landscaping to mitigate against the perceived feel of overdevelopment is attached to this recommended approval.

**RECOMMENDATION:** Grant Consent

#### **REASON FOR GRANTING**

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

Adopted Unitary Development Plan 2004

Relevant policies in the Adopted Unitary Development Plan are those in the following chapters:-

Environmental Quality: 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) Details of materials for all external work including samples, shall be submitted to and approved by the Local Planning Authority before any work is commenced. The development shall be carried out in accordance with the materials so approved.

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

- (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 south-facing wall 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.

- (5) 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.

- (6) Notwithstanding the plans hereby approved, further details of the proposed development 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 and completed in all respects in accordance with the details so approved before the development commences. Such details shall include:-

(a) the landscaping proposals for the rear garden (including the identification of all trees which are to be retained or removed, proposed new tree and shrub planting and surface treatments);

(b) the finished levels of the extensions, patios, landscape works and boundaries relative to adjoining properties.

Reason: These details are required to ensure that a satisfactory development is achieved.

- (7) The existing front garden landscaping shall be retained and its extent shall not altered without the prior written consent of the Local Planning Authority in accordance with Policy BE7 of the

Brent Unitary Development Plan 2004.

Reason: To maintain and protect the amenity and character of the streetscene and the surrounding Barn Hill Conservation Area.

**INFORMATIVES:**

None Specified

**REFERENCE DOCUMENTS:**

Brent DP 2004 and Barn Hill Conservation Area Design Guide

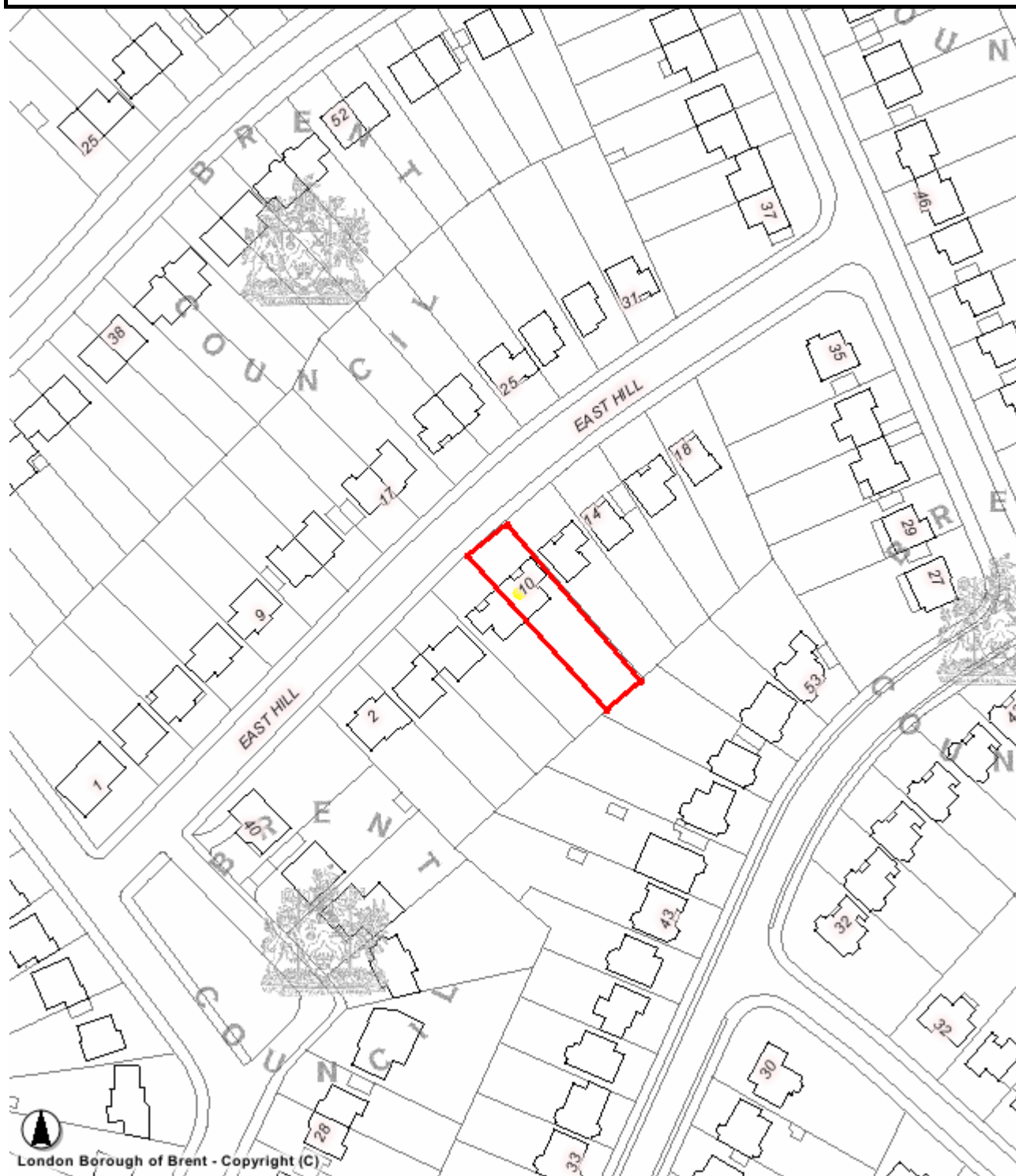
Any person wishing to inspect the above papers should contact Amina Hirani, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5211



### Planning Committee Map

Site address: 10 East Hill, Wembley, HA9 9PT

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