

RECEIVED: 1 May, 2006

WARD: Barnhill

PLANNING AREA: Kingsbury & Kenton Consultative Forum

LOCATION: 34 Barn Way, Wembley, HA9 9NW

PROPOSAL: Erection of a two storey side extension to dwellinghouse

APPLICANT: Mrs Thompson

CONTACT:

PLAN NO'S: proposed ground floor plan and first floor plan received on 27 March 2006, front and rear elevation faxed on 22nd June 2006 and side elevation

RECOMMENDATION

Refusal

EXISTING

No.34 Barn Way is a typical two storey detached mock tudor house with an adjacent detached garage on the Barn Hill estate, located within the Conservation Area.

PROPOSAL

Erection of a two storey side extension to dwellinghouse

HISTORY

1. An application for a two storey side extension was made under reference no. 05/2709 and was refused on 11/11/2005. A subsequent appeal was withdrawn as the applicant decided to resubmit taking into consideration the advice contained in the Barn Hill Design Guide and from the planning officer.
2. This current application was revised following advice given to the applicant by the planning officer in order to comply with the current policy guidance contained in the Barn Hill Design Guide.
3. There is no planning history for the replacement windows. However, these have been in place for over 4 years.

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 three representations were received. The issues raised in one representation received from Barn Hill Resident's Association includes:

- garage doors should be timber
- roof is overpowering and thus impact on amenity of streetscene
- unclear modifications to the window

One objection mistakenly refers to the change in character because of loss of garage whilst the other states that a 1m gap between the properties should be maintained.

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 provided the 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 extension, subject to interpreting normal design guidance to the property.

Two-storey side extension

Amended drawings received show that the additional window added to the front elevation was removed. The proposals meet with the policy guidance in terms of the following:

1. the width of the proposed two storey side extension is less than internal width of the front room;

2. The first floor does not extend beyond the existing line of the rear wall;
3. a gap of 1 m. is provided between proposed flank wall and that at of neighbouring no. 32 Barn Way;
4. the timber pattern to the proposed extension matches the existing pattern and
5. the roof over the proposed is subsidiary to main roof.

However, the extension does not meet with policy guidance contained in the Barn Hill Conservation Area Design Guide in terms of the set back from the front elevation.

For a two-storey side extension, the policy guidance requires a set back at the first floor from the frontage of:

- 1 m. if the separation between houses is 2 m.
OR
- 1.5 m. if the separation between houses is 1 m.
OR
- 2.5 m. if the building over an existing garage which is flush to the house and is to be retained

Thus according to the above, the set back for the two storey side extension proposed at 34 Barn Way should be 1.5 m. as a separation of only 1m. is provided. However, the proposal is for a set back of 0.5m from the wall to which the proposed two storey side extension is attached. The applicant has been asked to revise the proposal in order to meet with current policy. The applicant has drawn attention to the existing reduced set back at the neighbouring no. 32 Barn Way and that a photograph of this property appears on the back cover of the current Barn Hill Conservation Area Design Guide,

Existing set back at the neighbouring no. 32 Barn Way

The extension at no. 32 Barn Way was approved on 06/08/1996, ref. 96/0905 under a previous policy (pre Barn Hill Conservation Area Design Guide adopted September 2002), with an approved set back of 0.6 m. The officer's report in support of the application states that the proposed two storey side extension was acceptable as the extension was 1.5m from the side boundary. The policy then required that a minimum of 2m separation between properties be maintained. In this case the retained gap exceeds 2m between nos. 32 and 30 Barn Way.

The various photographs in the Barn Hill Conservation Area Design Guide including that of no. 32 Barn Way are included in order to show the existing styles and mix of properties within the Conservation Area, to highlight the quality of materials used and reproduction of the features of the original house and how changes have been accommodated over time and are not an indication of current policies. It is not intended as a model for specific forms of extension. It must be categorically noted that the current policy is set out clearly in the text of the guidance contained.

Acceptable set back at No. 34 Barn Way

The Planning Inspectorate has previously expressed its view, on the set back on a slightly different style of house, in the case of a dismissed appeal at no.25 East Hill on 2nd March 2004, where "the amount of set back from the front elevation of the house was sufficient' (in this case 2.5m. from the furthest projecting wall of the house which gave a 1 m. first floor set back for the side extension). Also in that case a clear 2 m. gap was maintained between the proposed flank wall at first floor level and the neighbouring flank wall at no. 27 East Hill. The Inspectorate's view does not have any direct bearing on the standing of the policy guidance contained in the Barn Hill Conservation Area which was adopted by the Council in September 2002 following wide consultation with the Barn Hill residents. However, the Inspectorate's view adds to the variations for the set backs noted above which are intended to ensure that the extension is 'subservient to the host building and discreet in the street scene'. Taking this view into consideration in this case would mean that a minimum set back of 1 m. should be provided.

In the case of 34 Barn Way, the officer met with the applicant prior to the application and advised the applicant that a slightly reduced setback could be acceptable in view of the above. However, the proposed set back of 0.5m is unacceptable.

Comments on objections received

As there exists a brown up and over garage door and the applicant has explained the need of having such a door in view of the disability issues on 5/6/06, it would seem reasonable to re-use the same door. The roof over the extension was amended and was lowered and is now lower than the ridge level of the original house. The amended proposal omits the additional window originally proposed for the front elevation.:

Whilst the garage is to be demolished, a provision of a new garage is part of the proposed two-storey side extension. Also the proposed two storey side extension maintains a 1 m. gap between the proposed flank wall and the neighbouring no. 32 Barn Way.

RECOMMENDATION: Refuse Consent

CONDITIONS/REASONS:

- (1) The proposed two storey side extension fails to provide the required set back to the front of the property and thus would be overbearing and impact adversely on the appearance of the original house and the streetscene, accentuated by its prominent location on the hill. As such, the development would fail to preserve or enhance the visual amenity of the Barn Hill Conservation Area, contrary to policies BE2, BE9, BE25 & BE26 of the adopted Brent Unitary Development Plan 2004 and the adopted Barn Hill Conservation Area Design Guide.

INFORMATIVES:

None Specified

REFERENCE DOCUMENTS:

Brent UDP 2004 and Barn Hill Design Guide adopted in September 2002

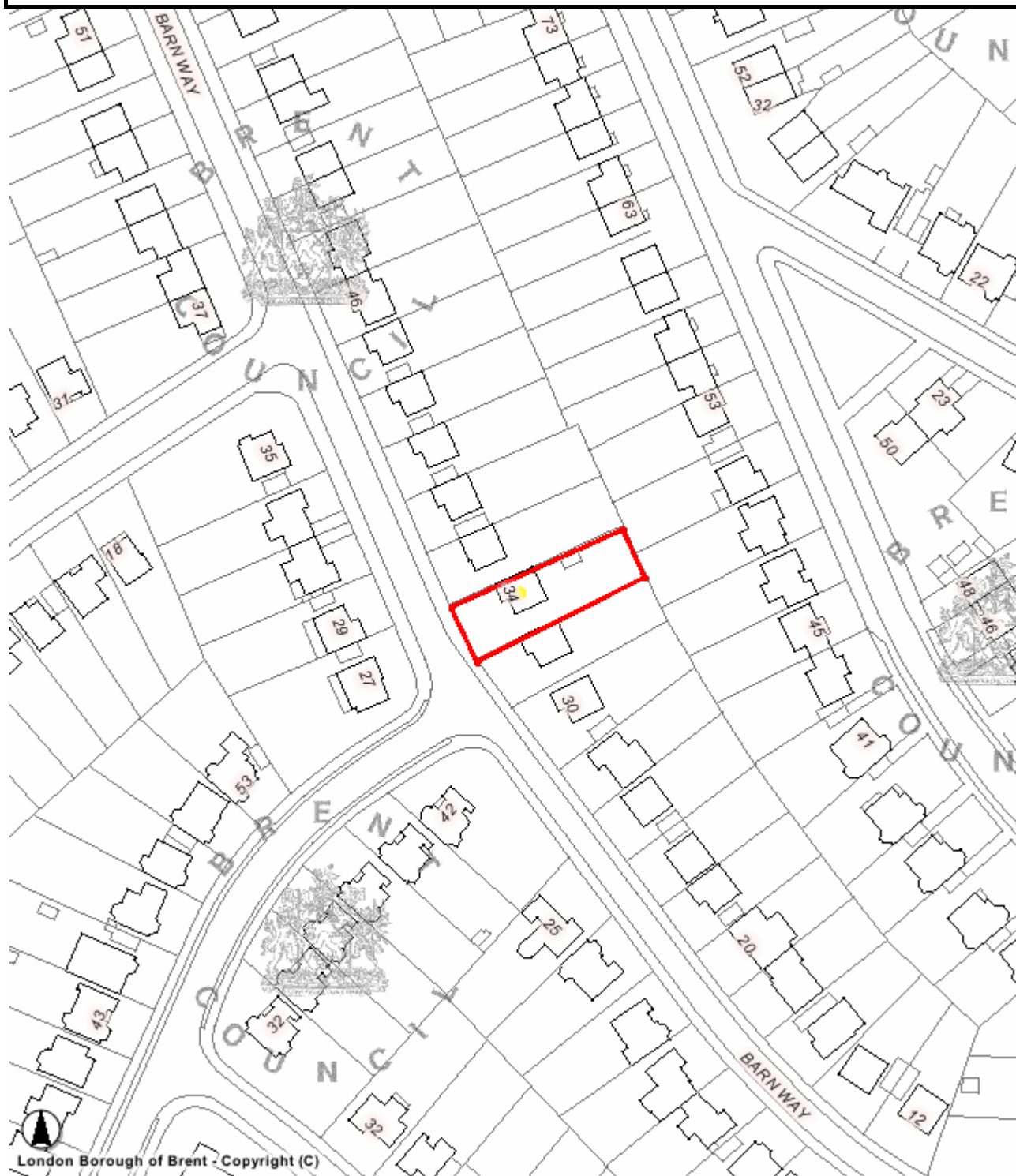
Any person wishing to inspect the above papers should contact Amina Hirani, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5211



Planning Committee Map

Site address: 34 Barn Way, Wembley, HA9 9NW

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