

RECEIVED: 12 May, 2006

WARD: Wembley Central

PLANNING AREA: Wembley Consultative Forum

LOCATION: 93 Bowrons Avenue, Wembley, HA0 4QS

PROPOSAL: Erection of part single and two storey side extension and alterations to the front garden area to provide part soft landscaped and part hardstanding area to provide 1 off-street parking facility (as amended by revised plans received on 04/07/2006 and 28/07/2006).

APPLICANT: Mr D Gandhi

CONTACT: TECON Ltd

PLAN NO'S: -4153 P 01 – Location Plan;
-4153 P 02 – Existing Ground and First Floor and Roof Plan;
-4153 P 03 – Existing Front Side and Rear Elevations;
-4153 P 04 B – Proposed Ground and First Floor and Roof Plan and
-4153 P 05 A – Proposed Front, Rear and Side Elevations

RECOMMENDATION

Approval

EXISTING

A two-storey end of terrace corner house situated adjacent to One Tree Hill Recreation Ground on the south side of Bowrons Avenue at the junction with Norton Road. The property has a front porch and single storey flat roof rear extension which projects at the rear/side of the property. The frontage of the property is mainly hardsurfaced with some planting along the front boundary and provides off-street parking facility for the property accessed via a vehicular access off Bowrons Avenue.

PROPOSAL

Since its original submission the proposal has been amended. The revised proposal now deletes the originally proposed first floor rear extension to the house, increases the proposed set-back of the first floor side extension from the originally proposed 1.5m to 2.5m from the front main building line of the house and increases the set-in of two-storey side extension from originally proposed 100mm to 300mm from the side boundary. The revised plans also now includes alterations to the front garden area to provide part soft landscaped and part hardsurfaced area to provide 1 off-street parking facility in the frontage which was not part of the original proposal.

The revised proposal involves the following:

1. Erection of (2.6m wide) two-storey side extension set-in 300mm from the side boundary with ground and first floor side extension set-back 250mm and 2.5m respectively from the front main building line of the house. The ground floor side extension would also project 2.65m at the rear to align with the rear building line of the existing rear extension. The extension would provide one bedroom on the ground and one on the first floor.
2. Installation of one (0.85m x 1m) roof light in the rear roof plane of the dwellinghouse
3. Alterations to the front garden to provide part soft landscaping and part hardstanding area to provide 1 off-street parking space in the frontage.

HISTORY

18/06/1984 Erection of single storey side and rear extension – Approved (ref: 84/0622)

POLICY CONSIDERATIONS

The following are the policy issues that should be considered:

1. Whether the proposal in terms of its size, siting and design would be in compliance with the Council's design guidance and in keeping with the character and appearance of the original house and the streetscene.
2. Impact on the amenities of the neighbouring occupiers.
3. Provision for off-street parking.

Policy Context

Adopted Unitary Development Plan 2004

BE2 - Design should have regard to the local context, making a positive contribution to the character of the area. Account should be taken of existing landform and natural features, the need to improve the quality of existing urban spaces, materials and townscape features that contribute favourably to the area's character. Proposals should not cause harm to the character and/or appearance of an area or have an unacceptable visual impact on Areas of Distinctive Residential Character. Application of these criteria should not preclude the sensitive introduction of innovative contemporary designs.

BE7 - High quality of design and materials required for the street environment. In existing residential areas, the excessive infilling of space between buildings and between buildings and the road, the hardsurfacing of more than half of the front garden area and forecourt parking detracting from the streetscene or setting of the property or creates a road/pedestrian safety problem, will be resisted.

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.

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.

TRN23 – Residential developments should not provide more parking than the levels as listed in standard PS14 for the type of housing, with its maximum assigned parking levels.

PS14 - Relates to "Parking Standards for Residential Development".

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.

It is normally required that side extensions should not be wider than the internal measurement of the front room of the original house. Side extensions will normally be allowed to be built up to the common boundary

provided there is no loss of light to side windows serving as primary source of light to habitable rooms in the adjoining properties. All the roof/guttering must be carried out entirely within the application site.

Two-Storey Side Extensions

It is normally required that two- storey side extensions should be of a size, shape and height that complement rather than dominate the house and should not be wider than the internal measurement of the front room of the original house.

A set-in and/or set back are required from the main front wall to prevent the infilling of gaps between buildings.

Any first floor side extension must be set back by 2.5 metres from the main front wall of the house. At ground floor level an extension may be flush with the main wall of the house (Not the front bay or porch) if there is an existing side extension or garage which is already flush with the main wall of the house. Any guttering must be within the side boundary.

A reduced set back of 1.5 metres may be permitted if a set in from the joint boundary of at least 1.0 metres can be achieved. Two storey side extensions to corner properties must have a 1.5m set-back. At ground floor level an extension may be flush with the main wall of the house (Not the front bay or porch) if you have an existing side extension or garage which is already flush with the main wall of the house.

A corner property on a road junction has an open character (where the corner houses have a gap of more than 5m between their side wall and their garden boundary wall or fence) then a two storey side extension must be set in 2m from the boundary. If there is an angled boundary then an average set in of at least 2m from the boundary to the side wall will be sought. At other road junctions where the character is not as open a 1m set in from the boundary will be required.

The roof should match the pitched angle and materials used on the main roof of the house. The ridgeline of the new extension should be set below the ridgeline of the original house to reduce its visual impact. Extension features like doors and windows should have similar proportions and be constructed in the same materials to the other windows of the house.

Single Storey Rear Extension

A single storey rear extension to terraced dwellinghouse should not normally project to a depth in excess of 2.5 metres, except where there is an existing extension to a neighbouring property, which would justify this exception.

Roof lights

The number and size of roof lights must not dominate any roof plane. No more than two roof lights will be permitted on the road facing roof slope. Roof lights should be positioned to respect the arrangement of windows/doors below. Roof lights should be designed and installed to have the minimum projection from the roof plane.

Parking in Front Gardens

Creating a parking space in your front garden is acceptable if the following requirements can be met:

- The distance from the back edge of the public footpath to the front wall of your house is at least 5m so that your car does not overhang the pavement.
- The design of your front garden maintains a 50% / 50% balance between the soft and hard landscaping.
- The position of the drive or parking space will not have a significant negative impact on the street, your neighbour, your garden and your house.
- The hardstanding surface is constructed is high quality materials.
- Parking spaces do not block the main entrance door.
- A front boundary is provided to prevent vehicles crossing the pavement access to any other part of your front garden other than from the driveway.

CONSULTATION

The following have been consulted on the proposal.

-Nos. Flat 1 to 6 at No. 84, 89 and 91 Bowrons Avenue
-Nos. 95 Norton Road

In total 2 letters of objections (from No. 91 and Flat 2 at 84 Bowrons Avenue) have been received raising objections to the proposal on the grounds that the applicant (Mr Gandhi) does not live at the property and that he rents the property to patients of mental disorder who make unusual noises, stare at people and bang on the wall at all hours scaring neighbouring occupiers and people using the area and the adjacent park. The proposal may exacerbate the existing situation as more tenants may move into the house, putting the neighbours and users of the area at greater risk. The property also has problems with subsidence.

Transportation: There are no transportation objections to the proposal, subject to the condition that a parking layout shall be submitted to and approved in writing by the Local Planning Authority, before development is commenced.

Thames Water Utilities- There are public sewer crossing the site, therefore no building will be permitted within 3m of the sewers without Thames Water's approval and suggest that applicant should contact them relating to their proposed building/development work.

REMARKS

Two-Storey Side Extension

The proposed (2.6 wide) two-storey side extension set-in 300mm from the side boundary being no wider than (4m) the internal measurement of the front room of the original house with ground and first floor side extension set-back 250mm and 2.5m respectively from the front main building line of the house would comply with the Council's Supplementary Planning Guidance (SPG) 5 standards relating to "Altering and Extending Your Home". However, it should be noted that the property is a corner house and the proposed two-storey side extension to this corner property contrary to the Council's SPG 5 standards is set-in 300mm (instead of required 1m set-in) from the side boundary. The property in this instance as it adjoins a large open park at the side and rear, is not considered to be a typical corner property at a road junction which requires side extension to be set-in at least 1m from the side boundary to preserve sight lines for traffic and/or to allow maintenance to the extension to take place clear of the highway. Therefore, the proposed side extension in this instance as an exception to the Council's SPG 5 standards can be allowed to set-in 300mm from the side boundary adjoining the park.

The ridge of the new two-storey side extension is set below the ridgeline of the original house to reduce its visual impact and is in compliance with SPG 5 standards. The proposed windows to the front and rear elevation of the new extension are in keeping with the scale and design of the windows in the existing dwellinghouse and are considered to be acceptable.

Single Storey Rear Extension

The property has an existing (2.65m deep) flat roof ground floor rear extension covering the whole width of the original house with a small side projection at the rear. The proposed ground floor rear extension would project 2.65m at the rear to align with the existing rear extension and would exceed the Council 2.5m-depth limit allowed for the erection of single storey rear extensions to terrace houses. However, as the proposed rear extension being marginally longer (i.e. by 150mm) than the depth allowed under SPG 5 standards and being positioned on the side that adjoins the park, it is not considered to have any detrimental impact on the amenities of the neighbouring occupiers or the setting of the park and is therefore as an exception to the Council's SPG 5 standards considered to be acceptable in this instance.

Parking Provision

The proposed 4-bedroom house in the accordance with the Council's car parking standards set out in the adopted UDP 2004 would need to provide up to 2 off-street car parking spaces. However, the revised proposal would provides one off-street parking in front of the proposed ground floor side extension which would be accessed via existing 3m wide vehicular access to the property. The proposed one car parking space in the front garden would mean that another car parking space would need to be accommodated on the road. The revised parking layout scheme has been discussed and is considered to be acceptable by Transportation as the carriageway of Bowrons Avenue is 7.3m wide and the road has a one-way traffic

system. Therefore one on-street parking in the marked bays can be acceptable as an alternative for one car space.

Alterations to the Front Garden

The front garden of the house approximately 9.1m wide x 5m to 6m deep is enclosed by approximately 1m high brick boundary wall on all sides. The front garden is largely hardsurfaced with some planting along its front boundary. The proposal is to increase the existing soft landscaped area to achieve 50 percent balance between soft landscaping and hardstanding area in the frontage and would lead to an improvement on the current situation and comply with the Council's "Parking in Front Gardens" standards set out in the SPG 5. The proposal is therefore considered to be acceptable.

Comments on Objections Received

The objections relating to the proposal are on the grounds of the existing use of the property by people with mental disorder and if the proposal is allowed it would mean that more residents with mental disorder would be living in the premises. However, as there was no clear evidence during the initial officer's site visit to the property (although further information regarding the existing use is being sought from the applicant's agent) that a change of use of the dwellinghouse has occurred and also that the plans submitted with the application suggest that the extension is to be used in connection with a dwellinghouse, the proposal is therefore assessed based on an extension to a dwellinghouse. However, a further site visit and/or if information received from the applicant's agent reveals a material change of use, then this information would be presented later in a supplementary report.

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) 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 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 building.

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) 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.

- (4) The extension hereby approved shall be used solely in connection with the existing property as a single family dwellinghouse.

Reason: To ensure that the premises are not sub-divided or used for multiple occupation without the prior written permission of the Local Planning Authority.

- (5) 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.

- (6) The approved hard landscaped works shall be completed prior to the use of the extension hereby approved and the approved soft landscaping shall be completed within the first planting season following the first use of the extension hereby permitted and if within 5 years of planting any trees or shrubs die, are removed or become seriously damaged or diseased they shall be replaced with others of the same species and size and in the same positions in the next planting season unless agreed with the prior written permission of the Local Planning Authority. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) order 1995 or any subsequent order revoking and re-enacting these provisions (with or without modification) the hardsurfaced areas shall not be extended except with the prior permission of the local planning authority obtained through a planning application.

Reason: To ensure a satisfactory standard of appearance and that the proposed development enhances the visual amenity of the locality in accordance with the Council's policies BE6 and BE7 in the adopted Unitary Development Plan 2004 and to restrict on site parking in pursuance of the Council's traffic restraint policies.

INFORMATIVES:

- (1) The applicant must ensure that the treatment/finishing of flank walls can be implemented, before work commences, as this may involve the use of adjoining land and should also ensure that all development, including foundations and roof/guttering treatment is carried out entirely within the application property.
- (2) There is a public sewer crossing the application site therefore the applicant is advised to contact Thames Water, Development Control, Asset Investment Unit, Maple Lodge, Denham Way, Rickmansworth, Herts., WD3 9SQ Tel: 0845 850 2777 or 01923 898072 prior to the commencement of the any development on site.

REFERENCE DOCUMENTS:

1. Adopted Unitary Development Plan 2004
2. 2 letters of objections (from No. 91 and Flat 2 at 84 Bowrons Avenue).

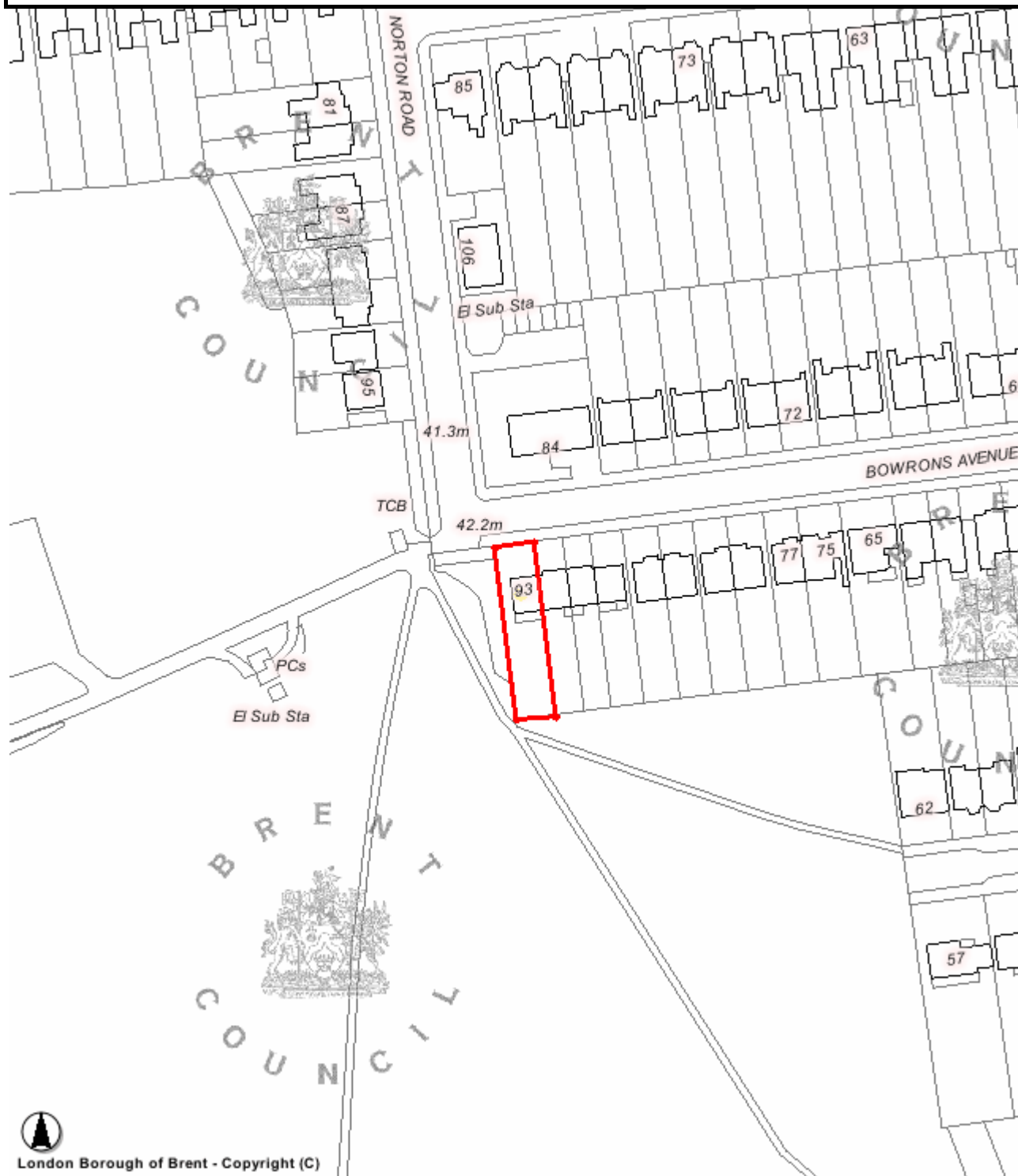
Any person wishing to inspect the above papers should contact Mumtaz Patel, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5244



Planning Committee Map

Site address: 93 Bowrons Avenue, Wembley, HA0 4QS

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