

RECEIVED: 10 May, 2006

WARD: Northwick Park

PLANNING AREA: Wembley Consultative Forum

LOCATION: 19 Holt Road, Wembley, HA0 3PY

PROPOSAL: Retention and completion of works for the demolition of garage and porch and erection of open front porch and part single-storey and two-storey side and rear extension, rear dormer window extension and installation of a rooflight to rear roofslope of dwellinghouse (as amended by plans received on 03/07/2006 and further letter received on 25/07/2006)

APPLICANT: Mr & Mrs Adamjee

CONTACT: B Jackson

PLAN NO'S:

- holtroad-19/0 - Existing Ground Floor Plan received on 10/5/2006;
- holtroad-19/1a - Proposed Ground Floor Plan received on 03/07/2006;
- holtroad-19/2 - Existing First Floor Plan received on 10/5/2006;
- holtroad-19/3 - Proposed First Floor Plan received on 10/05/2006;
- holtroad-19/4a - Proposed Second Floor Plan received on 03/07/2006;
- holtroad-19/5 - Existing Front, Side and Rear Elevation Plans received on 10/05/2006
- holtroad-19/6a - Proposed Front, Side and Rear Elevation Plans received on 03/07/2006;
- holtroad-19/8 - Block Plan received on 10/05/2006 and
- Un-numbered A4 size Site Location Map

RECOMMENDATION

Approval

EXISTING

A two-storey semi-detached dwellinghouse with a part single storey sloping roof original rear projection, front porch and a detached side garage situated on the north side of Holt Road located within an Area of Distinctive Residential Character.

It should be noted that the property has been granted planning permission under ref: 05/2538 for demolition of existing side garage and front porch and erection of new open porch and ground floor side and rear and first floor side and part rear extension. The works relating to this development has commenced on site but not finished. During the officer's site visit to the property it was found that the development on site was not being carried out entirely in accordance with the plans and conditions approved under planning permission ref: 05/2538 in the following main respect:

- 1 The development has commenced without first submitting the details of materials for all external works to and approved by the Local Planning Authority and therefore the requirements of the condition 3 attached to planning permission ref: 05/2538 is not met.
- 2 The ground floor side extension is not set-back 250mm from the front main building line of the house in accordance with the plans approved under ref: 05/2538.
- 3 A rear dormer window on site has been constructed without planning permission.

Therefore, the unauthorised part of the development was reported to the Planning Enforcement Team and at the same time your officer contacted both the applicant and their agent to inform them of the planning breach and to remedy the situation on site immediately. Your officer has now been informed by both the applicant and the agent that the development would now be rectified. The front wall of the ground floor side extension providing a replacement garage is now removed so that it can be set-back 250mm from the front main building line of the house and also reconstructed in facing brick to match the brick used in the original dwellinghouse. A facing brick sample is to be submitted in due course for further consideration to satisfy the requirements of the Condition 3 attached to planning permission ref: 05/2538. The approved brick would then be used to reconstruct the front wall of the new garage in accordance with the approved plans. The remaining front, side and rear elevation of the extensions approved under ref: 05/2538 is constructed using concrete blocks which would be finished in render and painted white to match the elevations of the original house. Therefore no materials (except written confirmation) for the proposed treatment of these elevations would be submitted for consideration. The roof of the original dwellinghouse and the new extension is replaced by new "Rosemary Red Plain Clay" tiles and are considered to be acceptable roof tiles for the properties in Area of Distinctive Residential Character and therefore there is no requirement to submit roof tile sample for further consideration. The works relating to the rear dormer window is now stopped on the site till the outcome of this application. If this proposal is approved by the Members, the partially constructed rear dormer window on the site would be completed/finished in accordance with the approved plans otherwise it would be removed completely from the site in which case no further enforcement action will be necessary to remedy the situation.

PROPOSAL

This proposal is similar to the previous planning application (ref: 05/2538) that was approved by the Members at the Planning Committee on 12/01/2006. However, the only difference between this and the previous planning application ref: 05/2538 is that the proposal now includes an erection of a rear dormer window and a rear rooflight to create a playroom in the roofspace.

Since its original submission the proposal has been amended. The revised plan now reduces the width of the originally proposed rear dormer window from 2.4m to 2.1m and it also corrects an inaccuracy shown in the original plan in that the floor plan for the proposed front porch now corresponds with its elevation plans.

The revised proposal involves the following:

1. Demolition of an existing detached side garage and original rear projection to the dwellinghouse.
2. Erection of (2.7m wide) two-storey side extension set-in 1m from the side boundary with the ground and first floor extension set-back 250mm and 1.5m respectively from the front main building line of the house. The two-storey side extension would also project 3m at the rear to align with the proposed 3m deep ground and first floor rear extension. The ground floor extension would provide a garage, W.C, kitchen and unspecified room. The first floor extension would provide two additional bedrooms of which one would be en-suite.
3. Erection of (2.1m wide x 2.9m deep x 2.2m high) flat roof rear dormer window and one (0.9m x 1.2m) rear rooflight to provide a playroom in the roofspace.
4. Provision for 1 car parking space (in front of the proposed ground side extension) in the front garden.

HISTORY

12/01/2006 Demolition of garage and porch and erection of open porch and part single-storey and two-storey side/rear extension and single-storey and first-floor rear extensions to dwellinghouse (as amended by revised plans received on 03/10/2005 and 30/12/2005) – Approved (ref: 05/2538).

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. 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.

BE29 - In Areas of Distinctive Residential Character, as shown on the Proposal Map, particular attention will be paid to the design, height and space between buildings in order to protect their individual qualities and character.

H21 - Extensions to domestic properties should have regard to SPG's; should complement the existing house and should not alter its general scale and character; should respect the amenity, privacy, daylight and sunlight of adjoining properties and the local character of the area and the streetscene, and 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".

The above policies and guidance seek to ensure that development should not significantly affect the amenities of the occupiers of neighbouring properties and should be in keeping with the design, scale and character of the existing dwellinghouse and surrounding area.

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 you have 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. 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.

Two-Storey Rear Extensions

The depth of any two-storey rear extension is restricted to half the distance between the side wall and the middle of both the neighbours nearest habitable room window (this includes kitchens but excludes bathrooms, storage cupboards etc). Where there is a flank wall window which provides sole light to a habitable room (including kitchens) any loss of light to this room will be taken into account. The ridge of two-storey extensions should normally be set below the ridgeline of the original house to keep the roof of the existing house dominant over the roof of the extension.

Single Storey Rear Extension

A single storey rear extension to a semi-detached dwellinghouse should not project to a depth in excess of 3.0 metres, except where there is an existing extension to a neighbouring property, which would justify this exception.

Rear Dormer Window

Rear dormer should be of the same proportion as the original windows below. Rear dormers should be no wider than half the width of the original roof plane. They should be set down from the ridge by at least 0.3m and must be set up from the eaves line by at least 0.5 metre and the dormer should be positioned on the centre line of the roof plane.

Care should be taken with the design of any rear dormer. To ensure that maximum light from the rear dormer window, the front face of the dormer should be mainly glazed. The style of windows installed into dormers should be in keeping with the rest of the house.

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.

Front Extensions

Front extensions will not be permitted unless these are the predominant character of the area. This includes porches that are linked to front bays or garages and front extensions to garages. This type of extension detracts from the character of your house and the area.

Porches and Canopies

The proposal to build a porch or canopy should take into account the most appropriate position, size, shape and height that will complement the design of the home. In most cases the porch would not be allowed to project or connect to a bay window or garage.

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. 17, 21, 38, 40 and 42 Holt Road.
- The Sudbury Court Residents' Association

In total two objections letters (from No. 17 and 21 Holt Road) and one no objection letter from the Sudbury Court Residents' Associations has been received.

17 Holt Road – raises objections to the proposal on the grounds that works has already started on the loft extension and that it would be intrusive, out of character with the adjoining properties and would result in loss of their privacy.

21 Holt Road – Points out that they raised objections to the previous proposal approved under ref: 05/2538 and that the rear extension as it stands cuts out their winter sun and light. However, they now raise objections to this new proposal to add a rear dormer window extension and rear roof light to the property on the grounds that it would look out of character, it is oversized compared to the neighbouring properties and would set a precedent for others to follow. The rear dormer would also cause overlooking and loss of privacy in to their garden. The proposal would create twice the living floor space of the original house. If garage is converted illegally into a bedroom, it would create 8 bedroom dwellinghouse which could lead to house in multiple-occupancy and increased car ownership. The road is narrow and any inconsiderate parking would causes difficulty for emergency vehicles to pass.

The Sudbury Court Residents' Association – commented on the various internal changes (such as fire door provided to protect the staircase, natural light and ventilation provided to the first floor landing, rooflight to dining room omitted, kitchen separated from the open-plan living area and the cloakroom no longer opens directly off the kitchen and consider them to be an improvement to the scheme and state that they “have no objection to the proposals”.

Transportation – The proposal can be supported on transportation grounds subject to provision of two off-street parking spaces.

REMARKS

This application is similar to a previous planning application (ref: 05/2538) that was approved by the Members at the Planning Committee on 12/01/2006. The only difference between this and the previous planning application ref: 05/2538 is that the proposal now includes an erection of a rear dormer window and a rear rooflight to create a playroom in the roofspace.

It should be noted that as the extensions on the site is now being built and to be completed/finished in accordance with the plans approved under ref: 05/2538, the only issue that needs to be considered in this application is the implication of the proposed rear dormer window and installation of one rear rooflight to create a playroom in the roofspace and is assessed under the Council's policies and standards as follows:

Rear Dormer Window

The overall design, scale and bulk of the proposed dormer window are considered to be acceptable. Half of the average width of the roof of the original dwellinghouse is 4.35m metres. The proposed dormer is 2.1 metres wide, 2.2 metres in height and 2.9 metres deep. The dormer is, therefore, less than half of the total average roof width. It is set up 0.7 metres from the eaves line and set down 0.6 metres from the ridge; it is appropriately positioned within the roof plane and is of the same proportion as the original window below. The proposal complies fully in terms of its size, position and design with the guidelines for rear dormer windows as set out in the Council's Supplementary Planning Guidance 5 relating to "Altering and Extending Your Home".

Rooflight

The application proposes one rear (1.2m x 0.9m) rooflight within the proposed roof profile of the dwellinghouse and would comply with the Council's Supplementary Planning Guidance 5 standards in that the rooflight is appropriately positioned within the rear roof plane of the dwellinghouse and is not considered in terms of its size and number to dominate the rear roof plane of the property and is therefore considered to be acceptable. It should be noted that in this instance the installation of a rooflight to the dwellinghouse can be carried out as permitted development for which planning permission is not required.

Parking Provision

The extended 5-bedroom dwellinghouse as a result of this application to create a playroom in the roofspace would still need to provide 2 off-street parking spaces in accordance with the Council's Car Parking Standards set out in the adopted UDP 2004. The proposal would meet this requirement as a new replacement garage large enough to accommodate a modern vehicle is to be provided in the new ground floor side extension to the dwellinghouse and the second off-street parking would be provided in the existing 7m long driveway to the garage. The remaining front garden (as in the previous planning application ref: 05/2538) would remain as soft landscaped area as there is no proposal for its alterations. The proposal is therefore supported on transportation grounds as there would be sufficient off-street parking provision for the proposed dwellinghouse.

Comments on Objections Received

With regards to objections raised, it should be noted that initially the works on the proposed rear dormer window did commence on the site without planning permission. However, once the applicant realised that it is a breach of planning, the works on the rear dormer has stopped. If this application is approved by the Members, the works on the partially constructed rear dormer would commence and it would be finished in accordance with the approved plans, otherwise the rear dormer would be removed completely from the site.

In respect of the extension approved under ref: 05/2538, applicant's agent has confirmed in a letter (dated 25/07/2006) that the whole roof of the original house has been retiled and that the new extension roof will have tiles to match that on the main roof of the house. The front of the new garage will be constructed in brick to match the brick work on the original house and the front garden will be laid in accordance with the block plan that has been approved i.e. retaining the soft landscaped area.

It should be noted that under the Council's current policies and domestic extensions standards, semi-detached houses (such as the application property) are allowed to extend at the side and rear at either single/two-storey and at roof level provided the development is in keeping with the character and appearance of the original house and the streetscene and is not considered to have any significant impact on the amenities of the neighbouring occupiers. In this instance, the property has been granted planning permission under ref: 05/2538 to build ground and first floor side and rear extension and front porch and any objections that were raised to this proposal were reported and considered by the Members of the previous Planning Committee on 12/01/2006. The application is now for an additional rear dormer window and rear rooflight to create a playroom in the roofspace. The revised reduced width rear dormer window and rooflight would now comply with the Council's adopted policies and standards relating to domestic extensions to dwellinghouses. The development in terms of its size, siting and design is considered to be in keeping with the character and appearance of the dwellinghouse and the streetscene within an Area of Distinctive Residential Character and is not considered to have any adverse impact on the amenities of neighbouring occupiers on both sides of the property and is therefore considered to be acceptable.

With regards to parking situation in the road, the proposed 5/6-bedroom dwellinghouse in accordance with the Council's Car Parking Standards in the adopted UDP 2004 would satisfy the Council's 2 off-street parking requirements by providing a new replacement garage in the ground side extension and in the

hardstanding area in front of the garage. The proposal therefore on transportation grounds is acceptable and is not considered to exacerbate the parking situation or give rise to conditions which may be prejudicial to the free flow of traffic on the adjoining road.

The objections relating to any illegal conversion of new garage into a habitable room and conversion of property into multiple-occupation is considered to be irrelevant in this instance as they are based on assumption and not facts.

The scheme on balance is recommended for approval subject to conditions as set out below:

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 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 extensions.

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.

- (2) The ground and first floor windows and door in the flank wall of the building as extended shall be glazed with obscure glass and any opening to the windows shall be at high level only (not less than 1.8m above floor level) and top hung 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 garage hereby approved shall be used solely for the housing of private vehicles. No business or industry shall be carried out therein nor shall the garages be adapted or used for additional living accommodation.

Reason: To ensure that the proposed development does not prejudice the free flow of traffic or the amenities of the locality by the introduction of commercial vehicles or uses which would be a source of nuisance to neighbouring occupiers by reason of noise, unsightly appearance or the loss of off-street vehicle accommodation.

- (4) Details including a sample of the drive to be used in conjunction with this development shall be submitted to the Local Planning Authority within 2 months of the date of this permission and the development shall be carried but in accordance with the approved.

Reason: To ensure the finish respects the character and appearance of this dwellinghouse with an area of Distinctive Residential Character in accordance with policies BE2, BE7, BE9, BE29 and H21 in the Adopted Unitary Development Plan 2004.

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.

REFERENCE DOCUMENTS:

1. Adopted Unitary Development Plan 2004
2. Supplementary Planning Guidance 5 relating "Altering and Extending Your Home"
3. Two letters of objections and one letter of no objection to the original proposal.

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: 19 Holt Road, Wembley, HA0 3PY

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