

## Committee Report

Planning Committee on 25 November, 2009

Case No.

09/3273

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**RECEIVED:** 14 October, 2009

**WARD:** Barnhill

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

**LOCATION:** NEW HORIZONS DEVELOPMENT OFFICE, Saxon Road, Wembley, HA9 9TP

**PROPOSAL:** Erection of a terrace of 2 two-storey, three-bedroom dwellinghouses and a two-bedroom bungalow with garden space and refuse-storage area to front and garden space to rear of proposed dwellings (as accompanied by Design & Access Statement prepared by Katherine Hughes Associates), subject to a Deed of Agreement dated xx/xx/xxxx under Section 106 of the Town and Country Planning Act 1990, as amended

**APPLICANT:** Metropolitan Housing Trust

**CONTACT:** Patrick Keegan Architect

**PLAN NO'S:** L3832, 161/1 Rev. B, 161/60 Rev. K, 161/61 Rev. H, 161/62 Rev. D, and 161/SK1

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### RECOMMENDATION

Grant consent in principle subject to the completion of a satisfactory Section 106 legal agreement and request that Members delegate authority to the Director of Environment and Culture, or duly authorised person, to agree the exact terms thereof on advice from the Borough Solicitor; but if the agreement has not been entered into within a time to be agreed, to refuse permission but delegate authority to the Head of Area Planning to grant permission in respect of a further application which is either identical to the current one or, in his opinion, not materially different, provided that a Section 106 agreement containing the above terms has been entered into.

### SECTION 106 DETAILS

The application requires a Section 106 Agreement, in order to secure the following benefits:-

- (a) Payment of the Council's legal and other professional costs in (i) preparing and completing the agreement and (ii) monitoring and enforcing its performance
- (b) 100% affordable housing - the level to be agreed with the Council's Affordable Housing officer
- (c) Contribution of £19,200 (£2,400 per additional bedroom), due on material start, index-linked from the date of Committee for Education, sustainable Transportation and Open Space & Sports in the local area.

And, to authorise the Director of Environment and Culture, or other duly authorised person, to refuse planning permission if the applicant has failed to demonstrate the ability to provide for the above terms and meet the policies of the Unitary Development Plan and Section 106 Planning Obligations Supplementary Planning Document by concluding an appropriate agreement.

## **EXISTING**

The site is located at the junction with Saxon Road and Chalkhill Road. It was previously occupied by single-storey portakabins for temporary office use by Metropolitan Housing Trust (MHT). These portakabins have been removed and the site is currently vacant.

The site abuts the rear gardens of Nos. 2 to 12 The Leadings and Nos. 151 to 155 Chalklands. These properties are 1960s three-storey town houses. To the north of the site lies the detached two-storey dwellinghouses on Chalkhill Road. To the west of the site is a more recent three-storey development on Chalkhill Road and Rawlings Crescent.

The site is not in a Conservation Area nor is it a Listed Building.

## **PROPOSAL**

Erection of 2 no. three-bedroom, two-storey dwellinghouses with rear garden amenity space and 1 no. two-bedroom bungalow with garden amenity space, together with associated landscaping and refuse storage.

## **HISTORY**

**07/3370:** Full Planning Permission sought for removal of existing portakabins and erection of a part two-storey, part three-storey building comprising 3 x 1-bedroom and 5 x 2-bedroom self-contained flats, including associated landscaping, hardstanding and 8 bicycle stands and bin store to the rear of the building (as per revised plans received on 7 November 2008) - Refused, 17/12/2008.

**03/0625:** Full Planning Permission sought for renewal of temporary conditions 95/1867 for use of building as temporary projects office - Granted, .29/04/2003

**02/2832:** Full Planning Permission sought for three separate single-storey extensions to rear of temporary office - Granted, 07/02/2003.

## **POLICY CONSIDERATIONS**

### **Planning Policies**

#### ***Brent UDP 2004***

- **BE2** – *Townscape: Local Context & Character*
- **BE5** – *Urban Clarity & Safety*
- **BE6** – *Public Realm: Landscape Design*
- **BE7** – *Public Realm: Streetscene*
- **BE9** - *Architectural Quality*
- **H12** - *Residential Quality*
- **TRN15** - *Forming an access to a road*
- **TRN23** - *Parking standards – residential development*

#### **SPG**

- *SPG17 Design Guide for New Development*

#### **Site Specific**

- *Chalkhill Conceptual Design Guide*
- *Chalkhill Master Plan*

## SUSTAINABILITY ASSESSMENT

N/A

### CONSULTATION

**Consultation Period:** 19/10/2009 - 10/11/2009

**Additional Consultation Period:** 28/10/2009 - 19/11/2009

#### Public Consultation

43 neighbours consulted - one letter of support received and seven letters of objection received on the following grounds:

- direct overlooking to rear garden and bedroom windows of properties to the rear in The Leadings
- additional parking pressure in an already heavily parked area
- building will make the garden feel smaller, dark and crowded
- more noise and less privacy
- adversely impact upon the value of neighbouring properties
- loss of light
- land ownership issues

A public meeting was also carried out on 20th October 2009. Representatives of MHT, Patrick Keegan Architects and 7 residents attended. A summary of the main issues raised by residents at the meeting is listed below:

- whether tree roots would be affected by the buildings
- potential disturbance from the proposed family units
- development will create further problems with the sewer as there are already issues with drainage
- parking issue in the area
- land not for development, originally used for parking and has never been built on
- loss of light to neighbouring properties
- visual impact from blank wall view
- two storey building too high and claustrophobic feeling
- issues with social housing tenants
- issue with fence along the bottom of Saxon Road, residents on the estate take down the fence to cut through
- why the land can not be used as green space
- a resident wanted to convert his garage but was refused planning permission as there was not enough parking

The above objections have been addressed within the Remarks section of this report.

#### Internal Consultation

**Transportation** - no objections raised subject to a financial contribution of £4,000 towards non-car access/highway safety improvements and/or parking controls in the area.

**Environmental Health** - no objections raised subject to conditions on material transfer and general control over works as the development is in an air quality management area.

**Urban Design** - Although the quantum of development and the quality of the living spaces has significantly improved, the external appearance of this building still lacks a clear and distinctive identity. Recommended that further work is done on the size and arrangement of the fenestration and massing analysis.

## External Consultation

**Thames Water** - no objections raised. Recommended an informative.

### REMARKS

#### Introduction

This application forms part of the wider regeneration of the Chalkhill Estate and comprises the final phase of the area's redevelopment. The disposal of this site to Metropolitan Housing Trust for this scheme will generate a small receipt to be used to fund the new park proposed on the old health centre/portacabin site on Chalkhill Road. Metropolitan Housing Trust will also take receipt and responsibility for the maintenance of, the remaining strips of land on the estate still owned by the Council.

#### Relevant planning history

A previous application for a part two-storey, part three-storey building comprising 3 x 1-bedroom and 5 x 2-bedroom self-contained flats was presented to the Planning Committee meeting on 09/12/2008 with a recommendation for approval, subject to the completion of a Section 106 Agreement. Members resolved to refuse planning consent on the following grounds:

*The proposed development, by virtue of its height, design, massing and bulk would appear as an obtrusive and overbearing development that relates poorly to the existing buildings around it, in particular Nos. 2 to 12 The Leadings and Nos. 151 to 155 Chalklands, significantly impacting upon the outlook from the existing dwellings. The proposal is therefore considered to result in a cramped form of development and an overdevelopment of the site, contrary to policies BE2, BE3, and BE9 of the adopted London Borough of Brent's Unitary Development Plan 2004 and the Council's adopted Supplementary Planning Guidance 17: 'Design Guide for New Development'.*

#### Current application

The current application has sought to address the previous reason for refusal. The key differences between the two schemes are set out below:

	<b>Previous Scheme (07/3370)</b>	<b>Current Scheme (09/3273)</b>
<b>Unit Mix</b>	8 no. flats	1 no. bungalow and 2 no. houses
<b>No. of Bedrooms</b>	3 x 1-bed and 5 x 2-bed	1 x 2-bed and 2 x 3-bed
<b>Density</b>	approximately 346 h.r.h.	approximately 186 h.r.h.
<b>Height of building</b>	min height - approximately 4.6m max. height - approximately 8.8m	min. height - approximately 3.0m max. height - approximately 6.0m
<b>Distance from boundary with The Leadings</b>	<ul style="list-style-type: none"><li>• 1.5m to 2.3m from Nos. 2 to 6 The Leadings</li><li>• 2.3 to 4.0m from No. 8 The Leadings</li><li>• 5.0m to 7.5m from Nos. 10 to 12 The Leadings</li></ul>	<ul style="list-style-type: none"><li>• 1.5m to 2.3m from Nos. 2 to 6 The Leadings</li><li>• 1.5m to 5.2m from No. 8 The Leadings</li><li>• 7.6m to 7.9m from Nos. 10 and 12 The Leadings</li></ul>
<b>Distance from boundary with Chalklands</b>	<ul style="list-style-type: none"><li>• built up to boundary at ground floor and set in 1.5m at first and second floors from Chalklands</li></ul>	<ul style="list-style-type: none"><li>• 1.4m at ground and first-floor levels from Chalklands</li></ul>

A detailed assessment of the current scheme is addressed below:

## Site Layout and Access

The scheme being considered proposes three social rented residential units. Each of the properties are accessed from Saxon Road with the entrances facing onto Saxon Road. Both the house on the southern end of the site and the bungalow have a separate direct access to the rear garden amenity space from Saxon Road.

The buildings have been set back by at least 2.0 metres from the Saxon Road frontage. Due to the splayed angle and stepped arrangement, the majority of the building is set back further than 2.0 metres which allows opportunities for soft landscaping within the front gardens.

## Design Scale and Massing

The site has an awkward and unusual shape with restrictions and tapers from a width of 20 metres at its southern edge to 8m at the narrowest point towards the northern end of the site.

One of the main concerns that was raised by Members during the previous application concerned the height, design, massing and bulk of the proposed development and the impact upon the outlook from Nos. 1 to 12 The Leadings and Nos. 151 to 155 Chalklands. The current application has sought to address these concerns in a number of ways.

The overall height of the development has been reduced from two storeys on the northern end to one storey and three storeys to two storeys on the southern end of the site. Improved outlook is now afforded in a northeastern direction from The Leadings. The bungalow is also proposed with a green roof to provide an attractive outlook for the occupiers of the properties on The Leadings.

SPG17 sets out general guidance for the massing of new buildings, to ensure they do not have an overbearing impact on the neighbouring properties. Two such considerations are the 30-degree line from the nearest rear habitable-room window of adjoining existing residential development, measured from a height of 2.0m above floor level. The other consideration is the 45-degree line from the adjoining private garden/amenity space taken at the garden edge, measured from a height of 2 metres.

The scheme fully complies with both the 45-degree line and 30-degree line in relation to the properties on The Leadings. The height and scale of the building is considered appropriate and would not appear overbearing from either the habitable rooms or rear gardens of the properties in The Leadings. It complies with a 30-degree line from the properties in Chalklands but fails to comply with a 45-degree line, with the top 1.7m of the building failing this guidance. This affects the bottom 2 metres of the rear garden of the properties on the Chalklands. The proposed building is set-in 1.4 metres from the boundary and the bulk of the building will be relieved by the boundary treatment between the rear gardens on Chalklands and the application property. On balance, the proposal is considered acceptable in terms of its impact upon the amenities of the properties in Chalklands.

The scheme is articulated adequately to ensure it will appear as an interesting feature within the streetscene. The materials that are proposed will match The Leadings and Chalklands with the use of yellow London stock brick, and aluminium -clad timber windows. The roof line will be finished with pre-cast concrete copings on a 1500mm high cornice to reflect the eaves details of The Leadings. The palette of materials is considered appropriate, however, it is recommended that a condition is attached to any approval, securing the submission of materials prior to works commencing on site. In addition, the eastern element is broken up visually through the use of soft landscaping including new trees, a green roof to the northern block and planting along the boundary.

## Residential Amenity

*Unit size*

All three of the units will be affordable. SPG17 sets out guidance for new developments, in order to ensure development will provide an acceptable standard of amenity for future occupants. The guidance suggests a minimum unit size, depending on the number of rooms and people within a dwellinghouse. The breakdown of such for the proposed scheme is noted in the table below:

Unit	Flat type	Proposed (m <sup>2</sup> )	SPG17 (m <sup>2</sup> )
<b>A (bungalow)</b>	2 bed/4-person	67.0	65.0
<b>B</b>	3-bed/ 5-person	85.0	85.0
<b>C</b>	3-bed/5-person	85.0	85.0

Both of the two-storey dwellinghouses meet the minimum guidance as outlined in SPG17. The bungalow is one floor level only and as such is considered to be assessed against the unit size for flats rather than houses.

#### *Outlook and Privacy*

SPG17 suggests that there should be a distance of 20 metres between directly facing rear habitable-room windows and a minimum distance of 10 metres to the rear boundary with neighbouring properties to allow for adequate levels of privacy. SPG17 goes on to suggest that a distance of 10 metres should be provided to allow for adequate levels of outlook from habitable rooms.

One of the other main concerns with the previous scheme was its poor relationship to the existing buildings around it, in particular Nos. 2 to 12 The Leadings and Nos. 151 Chalklands. The scheme has sought to address these concerns by reducing the height of the building, rearranging the internal layout and increasing the distances of the building from the boundaries with The Leadings and Chalklands.

Regarding the bungalow, pre-application discussions with officers raised concerns with the poor outlook from the rear bedroom. This is because it is a habitable room with a distance of only 1.5 metres from the window to the rear boundary (with the overall distance reduced by planting along this boundary). To overcome this concern, the plan has been revised to include a glazing to both the flank and rear wall, allowing outlook to the north. The open-plan kitchen, dining/living area also has windows on the rear elevation but outlook is considered acceptable as additional windows are provided on the northern and western elevations to provide outlook in three directions. The rear boundary is to be planted to enhance the visual amenities from these windows. As the bungalow is single storey it is not considered to overlook the properties in The Leadings as there is an existing brick garden wall at 2.0 metres high with proposed landscaping to act as a further screen.

Unit B (the middle house) proposes a distance of 7.5 metres from the ground-floor rear habitable-room window to the rear boundary fence. Outlook is considered acceptable as the living/dining area is dual-aspect with a window on the front elevation. A bedroom is proposed at first-floor level with a distance of approximately 5.3 metres from the rear window to the rear boundary. This window is a high-level, clerestorey-style window. Outlook from this bedroom window is considered acceptable as it is dual-aspect with a window to the front elevation. In terms of privacy with the properties to the rear, it does fail the guidance as outlined in SPG17. There is a distance of approximately 17.6 metres between directly-facing habitable rooms and a distance of approximately 5.3 metres to the rear boundary. However, as the window is high-level only, it is not considered to result in direct overlooking as outlook would be oriented to the sky.

Unit C (the house on the southern end of the site) proposes a distance of approximately 7.2 metres from the ground-floor rear habitable-room windows to the rear boundary fence. Outlook is considered acceptable for the living/dining room as it has dual aspect. The kitchen, however, has a sole aspect facing out to the rear garden. Whilst it fails to comply with SPG17 the level of

outlook from the kitchen window is not considered to be so severely restricted as to warrant a reason for refusal. At first floor, a distance of approximately 7.5m is proposed from the bedroom window to the boundary with the properties in The Leadings. The distance from the bedroom window to the habitable-room windows on the rear elevation of the properties on The Leadings is approximately 22.0 metres and meets SPG17. Whilst the distance to the boundary with the properties on The Leadings fails SPG17, three silver birches are proposed along this boundary to reduce overlooking into the gardens of the properties on The Leadings. With such measures, the impact upon the neighbouring properties is considered acceptable and as such does not warrant a reason for refusal.

A high-level, clerestorey-style window is proposed on the flank wall facing Chalklands. It is set-off the boundary by over 1.0m and is considered acceptable. A condition is recommended to require this window to be obscure-glazed.

### Amenity Space

General guidance suggests amenity space should usually be provided at a rate of 50m<sup>2</sup> per family unit. Each of the units has a minimum rear garden amenity space of 50m<sup>2</sup>. A small garden shed is also proposed for each of the units. Details of its height and design and recommended to be secured via condition.

### **Transportation**

On-street parking in the vicinity of the site is generally unrestricted, other than on Wembley Stadium Event days when residents' parking permits are required to park on-street. The area is generally lightly parked, at approximately 60%. Public transport access to the site is moderate with a PTAL of 3, with Wembley Park Station within 960 metres (12 minutes' walk) and 6 bus services within 640 metres (8 minutes' walk).

Car-parking allowances for residential units are set out in standard PS14 of Brent's UDP 2004. No off-street parking is proposed within the scheme. However, consideration should also be given to the impact of any overspill parking from the development on traffic flow and road safety and in this respect, the affordable dwelling units are estimated to generate parking demand at 50% of the maximum standard, giving an estimated demand for a maximum of 4 spaces.

Saxon Road is not designated as a Heavily Parked Street and the houses/flats provided opposite as part of Phase III of the Chalkhill Development have adequate parking provision within parking bays along the site frontage to meet demand. As such, there is spare capacity along the site frontage to safely accommodate 4 cars, thus satisfying likely demand from this development. This is less than the demand required for the eight flats proposed as part of the previous scheme. Your officers in Transportation Unit did not raise any objections to the previous scheme in terms of the impact of the additional cars.

Your officers in Transportation recommended a standard financial contribution of £4,000 towards non-car access/highway safety improvements and/or parking controls in the area. This would be secured through the Section 106 Agreement.

Standard PS16 requires at least one secure cycle-parking space per unit. The provision of private gardens with sheds for each dwelling provides a secure storage facility for bicycles.

The positioning of the bins along the site frontage allows easy collection by Brent's contractors.

### **Landscaping**

A soft edge to a proportion of the site frontage is provided through the reinforcement and enhancement of the existing hedge around the private garden area of the bungalow. Hedging (Escallonia red hedger) has been agreed with a minimum height of 1800mm to provide a secure and attractive form of enclosure. Existing trees within the site are to be retained. Officers recommend that a Tree Protection Method Statement is submitted to include trees within the site

and in close proximity to the site. Such details are recommended to be secured by a condition.

Landscaping and boundary treatment is also proposed on the Saxon Road elevation, improving the visual amenity of the streetscene. Details of which are recommended to be conditioned.

A green roof is also proposed to the northern block. This should provide an attractive outlook for the occupiers of the properties on The Leadings.

It is recommended a condition is attached to secure the submission of a detailed Landscape Plan prior to the commencement of works on site.

### **Response to Objectors**

- *direct overlooking to rear garden and bedroom windows of properties to the rear in The Leadings.*

Whilst there are a couple of windows on the rear elevation that do not need the minimum guidance as outlined in SPG17, one of these windows is a high-level window with outlook afforded to the sky rather than directly to the rear gardens and bedrooms to the properties in The Leadings, and mitigation measures have been taken with the second window with planting of silver birch trees along the rear boundary to restrict direct overlooking to the properties on The Leadings.

- *loss of light to neighbouring properties*

The height of the development has been reduced so that it does not adversely impact upon the properties in The Leadings and Chalklands. Whilst it does fail the 45-degree guidance from the bottom end of the rear gardens in Chalklands, its orientation will not affect light to these gardens.

- *visual impact from blank wall view*

The rear elevation includes a number of windows to break up the massing of the rear elevation and maintain adequate visual amenity when viewed from neighbouring properties.

- *two-storey building too high and claustrophobic-feeling*

The height of the development has been reduced. It will not appear overbearing and outlook will now be afforded in a northeasterly direction from the properties in The Leadings.

- *additional parking pressure in an already heavily parked area*

The amount of existing on-street parking is considered acceptable to accommodate an additional four cars for the new development. The amount of parking proposed for the current scheme is less than required for the previous one. Parking requirements were considered acceptable for the previous scheme and this scheme is considered to reduce the pressure on street parking.

- *whether tree roots would be affected by the buildings*

Officers recommend that a full Tree Survey is carried out prior to any works commencing on site.

- *potential disturbance from the proposed family units*

The potential disturbance from the new occupiers upon the existing properties is not considered to be any worse than what is currently experienced. There are many situations in an urban area where gardens back on to one another and side passageways to the rear garden area run alongside the rear garden of neighbouring properties.

- *development will create further problems with the sewer as there are already issues with drainage*

This is not a planning consideration and as such, can not be considered as part of this proposal.



This is a matter which is dealt through the Building Regulations.

- *land not for development, originally used for parking and has never been built on*  
Restrictive covenants and other such land restrictions are not planning matters and as such, cannot be considered as part of this application.

- *issues with social housing tenants*

This is not a planning consideration and as such can not be considered as part of this proposal.

- *issue with fence along the bottom of Saxon Road, residents on the estate take down the fence to cut through.*

This is not a planning consideration and as such, cannot be considered as part of this proposal.

- *why the land can not be used as green space*

As part of the Masterplan for the regeneration of the Chalkhill Estate the site was designated for housing. A park is proposed within the estate on the former health-care site.

- *a resident wanted to convert his garage but was refused planning permission as there was not enough parking*

Planning permission was refused in November 1995 at the residents' property for the conversion of the garage into a habitable room. The Council's policies on parking standards have since changed. It may now be the case that planning permission would be granted for the conversion of the garage, subject to it complying with the Council's current policies on parking and front garden landscaping.

- *adversely impact upon the value of neighbouring properties*

This is not a planning consideration and as such, cannot be considered as part of this proposal.

## **Conclusion**

The proposed development has taken the opportunity to provide an appropriately designed building on this awkward and constrained site. The scheme has been substantially reduced both in terms of height and proposed unit numbers. Adequate levels of outlook and light are maintained to the surrounding neighbouring properties. Whilst there are instances where distances to boundaries and neighbouring windows are short of those normally required, a scheme has been designed which specifically addresses the impact on neighbours which, on balance, addresses the concerns your officers may have had. As such, the scheme is not considered to be an overdevelopment of the site and it is your officers' opinion that it has addressed the concerns previously raised at the Planning Committee.

The redevelopment of this site for social rented housing will help meet the pressing need for affordable family accommodation in the borough. The proposal meets the Council's parking and servicing standards and the applicants have agreed to a Section 106 agreement, providing a range of benefits.

**RECOMMENDATION:** Grant Consent subject to Legal agreement

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

Brent Unitary Development Plan 2004  
Council's Supplementary Planning Guidance 17 - Design Guide for New  
Development

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 on 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 in writing by the Local Planning Authority before any work is commenced on site. The work shall be carried out in accordance with the approved details.

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

- (3) Notwithstanding the plans hereby approved, a tree-protection method statement for the proposed works, specifying the method of tree protection in accordance with BS 5837:2005 shall be submitted to and approved in writing by the Local Planning Authority prior to the development commencing on site.

Reason: To ensure the preservation of protected trees.

- (4) Notwithstanding any details of landscape works referred to in the submitted application, a scheme of landscape works and treatment of the surroundings of the proposed development (including species, plant sizes and planting densities) within the front forecourt area shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any construction works on the site. Any trees or shrubs planted in accordance with the approved landscaping scheme which, within five years of planting, are removed, die, or become seriously damaged or diseased, shall be replaced by trees and shrubs of a similar species and size as those originally planted, unless the Local Planning Authority agrees otherwise. Such a scheme shall include:-

- (a) details of soft landscaping within the front and rear garden areas
- (b) screen planting along the side and rear boundaries
- (c) proposed walls and fences indicating materials and heights
- (d) areas of hard landscape works and proposed materials
- (e) details of the landscaping for the green roof
- (f) details of the proposed arrangements for the maintenance of the landscape works.

Reason: To ensure a satisfactory standard of appearance and setting for the development and to ensure that the proposed development enhances the visual amenity of the locality in the interests of the amenities of the occupants of the development.

- (5) Details of the sheds within the rear gardens of the three units (including their design, materials and heights) shall be submitted to and approved in writing by the Local Planning Authority prior to works commencing on site and implemented in accordance with the approved details.

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

- (6) A dustbin enclosure, providing for the storage of one dustbin and a recycling bin, shall be constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority, prior to occupation of the premises.

Reason: To ensure a satisfactory appearance and adequate standards of hygiene and refuse collection.

- (7) No further extensions or buildings shall be constructed within the curtilage of the dwellinghouse(s) subject of this application, notwithstanding the provisions of Class(es) A, B, C, D & E of Part 1, Schedule 2 of the Town & Country Planning (General Permitted Development) Order 1995, as amended (or any order revoking and re-enacting that Order with or without modification), unless a formal planning application is first submitted to and approved in writing by the Local Planning Authority.

Reason: In view of the restricted nature and layout of the site for the proposed development, no further enlargement or increase in living accommodation beyond the limits set by this consent should be allowed without the matter being first considered by the Local Planning Authority.

- (8) The window to the bathroom of Units B and C in the rear wall of the building and the flank-wall window to Unit C facing Chalklands shall be glazed with obscure glass and the windows shall open at high level only (not less than 1.8m above floor level) and be 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.

**INFORMATIVES:**

None Specified

**REFERENCE DOCUMENTS:**

Brent Unitary Development Plan 2004  
SPG17 - Design Guide for New Development  
Letters of objection

Any person wishing to inspect the above papers should contact Victoria McDonagh, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5337



### Planning Committee Map

Site address: NEW HORIZONS DEVELOPMENT OFFICE, Saxon Road, Wembley, HA9 9TP

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