

Committee Report
Planning Committee on 25 November, 2009

Case No. 09/1719

RECEIVED: 14 September, 2009

WARD: Northwick Park

PLANNING AREA: Wembley Consultative Forum

LOCATION: Tamil Community Centre, 253 East Lane, Wembley, HA0 3NN

PROPOSAL: Erection of single-storey rear extension and first-floor side and rear extensions to drop-in day centre (as amended by revised plans dated 12/11/2009)

APPLICANT: London Tamil Centre

CONTACT:

PLAN NO'S: LTC:01 (1:50, 1:100, 1:500 & 1:1250)
LTC:02, revC (1:50 & 1:100)

RECOMMENDATION

Grant planning permission

EXISTING

The subject site is on the southern side of East Lane opposite Wembley High Technology College. Originally this was a detached dwelling, but the property has been converted into a community day centre for elders of the Tamil community. Planning permission for the day centre use (Use Class D1) was granted on a temporary 2 year consent (ref; 96/0781). This temporary permission was renewed for a further 12 months (ref; 98/2335) to enable further monitoring of the use. Following expiry of this temporary consent a permanent consent for the continued use of the ground floor as a day centre was granted, with conditions related to noise, hours of use and parking attached in order to safeguard the amenities of surrounding occupiers (ref; 00/0308), these conditions remain extant. The existing ground floor rear extensions were approved through planning application 96/0781.

The applicant's advise that the Tamil community centre is used as a drop in day centre for elderly members of the Tamil community. The centre organises therapy sessions, recreational activities, yoga and keep fit classes and meetings for elderly members of the Tamil community, Monday to Sunday. Nurses and social workers also drop in to visit elders. The first floor is retained in part for residential accommodation for the centre caretaker, this accommodation was approved as part of the previous 00/0308 consent.

PROPOSAL

Planning permission is sought for the erection of a single storey rear extension and first floor side and rear extension to Tamil community centre (as amended by revised plans dated 11/11/09).

HISTORY

96/0781 Demolition of existing garage, erection of single-storey front, side and rear extension and change of use of ground floor from residential to day centre for the elderly, and provision of one-bedroom self-contained flat on the first floor (as amplified by further information received 06.08.96). **Granted**

- 98/1598** Removal of condition 10 of full planning permission reference 96/0781 dated 04/09/96 to allow permanent use of the premises as a day centre for the elderly on the ground floor and the provision of a one-bedroom self-contained flat on the first floor. **Refused**
- 98/2235** Renewal of condition 10 of planning permission reference 96/0781 dated 04/09/96 for demolition of existing garage, erection of single storey front, side and rear extension and change of use of ground floor from residential to day centre for the elderly and provision of one bedroom self-contained flat on the first floor. **Granted**
- 00/0308** Continued use of the ground floor as a day centre for the elderly without complying with condition 10 (two years' temporary use) of planning permission reference 96/0781 dated 04/09/1996. **Granted**

POLICY CONSIDERATIONS

Brent Unitary Development Plan 2004

- STR11** The quality and character of the Borough's built and natural environment.
- STR37** Accessible community facilities to meet the needs of the Borough will be permitted, existing community facilities will be protected
- BE2** Townscape: local context & character
- BE7** Public Realm: Streetscape
- BE9** Architectural Quality
- H22** Protection of Residential Amenity
- TRN22** Parking standards non-residential development.
- PS12** Parking standards for Use Class D1
- CF2** Location of Small Scale Community Facilities
- CF4** Community Facilities Capable of Holding Functions

SPG5 'Altering and Extending Your Home'

CONSULTATION

25 Surrounding properties were consulted on **18th September 2009** and internal consultation was sent to Brent's Transportation Unit and Environmental Health and ward councillors Baker, Patel and Detre were also consulted.

Objection has been received from the resident's of the neighbouring block of flats (255, 256, 277 & 277A East Lane), with the following grounds of objection raised;

- *Parking associated with the existing centre is already a problem, and this is particularly bad on Sunday's. What proposal has the centre put forward to manage parking?*
- *There are parking and traffic problems associated with other uses nearby, namely a church on the corner of East Lane and Sudbury Avenue and an Indian community centre also on East Lane. There is a concern that granting of this permission will worsen the situation.*

Transportation comments;

- The site has moderate access to public transport (PTAL Level 2)
- East Lane is a Local Distributor Road within the Wembley Event Day Controlled Parking Zone
- Otherwise parking on-street close to the site is unrestricted.
- The parking standard for the community day centre which is a D1 use is set out in PS12, and this is 1 space per every 5 workers. Accordingly one space is required for the caretaker, who is the only member of staff. For visitor parking 2 spaces are required per every 5 visitors, resulting in a requirement for 10 spaces. However the proposed extension to add 48m² should not increase the parking standard and the present parking allowance will remain unaffected by the proposed extensions.

-The proposal can be supported subject to the provision of 2 off-street spaces, one of which should be wide enough for a disabled space.

Environmental Health;

-No comments provided.

REMARKS

Key policy considerations

- Need to provide adequate community facilities for a diverse Borough
- Visual impact of proposed extensions
- Implication of extension of a existing community facility on neighbouring residential amenity
- Transport implications of extensions to a community facility

Need to provide appropriate facilities

Brent is one of the most ethnically diverse boroughs in Britain, with the majority of residents from a wide range of ethnic and cultural minority communities. This diversity gives rise to a high demand for community facilities, many of whom cannot compete in the market for land and buildings. Brent's policy guidance seeks to reflect this situation by protecting existing facilities and ensuring new or expanded facilities can be accommodated, subject to any impact being minimized, mitigated or controlled.

Principle of extending the community centre

The continued use of the ground floor of this property as a drop in day centre for elderly members of the Tamil community has been established through the granting of planning application 00/0308. This followed a monitoring period of 2-3 years, during this time two temporary permissions were granted, this allowed monitoring of the community centre use in order to assess its impacts in the surrounding area. The day centre is now a long established use in the area, and there is no objection to the principle of extending the existing centre, subject to further consideration of the proposed extensions visual impact, impact on neighbouring amenities and to any transport impacts that may be associated.

Design of proposed extensions:

It is proposed to extend to the rear of the existing ground floor rear extension to create a larger meeting/activity room space. The existing single storey extension projects 5.2m (adjoining 251) and 4.2m (adjoining western boundary), through this application it is proposed to extend the ground floor by a further 3.5m. The plans have been amended through the course of this application to secure the removal of a semi-circular rear conservatory feature and to set the extension in from both boundaries in order to reduce its impacts. In addition to this a landscaping condition is recommended to secure appropriate screening along both boundaries, in order to minimise the visual impacts.

A first floor side extension is proposed above the existing garage, this will provide an additional meeting room. This is set back 1.5m from the main front wall of the property, and SPG5 supports a reduced set back of 1.5m if a set in of 1m from the boundary can be achieved. In this situation an average set in of 1.1m is maintained, and therefore Officer's consider the extension to be SPG5 compliant. The 1.5m set back and the 400mm set down of the roof below the main ridge are sufficient in this case to ensure the extension is subservient to the original property.

A 2.7m deep first floor rear extension is also proposed to provide a larger 'meeting room 1'. It is centrally positioned and this will be acceptable as this does not contravene the "1:2" rule due to its central position and relationship to the rear building line of 251 East Lane.

Impact on neighbouring properties:

Neighbour 251 East Lane which is to the east is separated by a distance of between 2.9m and 3.3m . Along the shared boundary is a standard 1.8m high timber fence with further screening coming from existing planting along the boundary. The proposed ground floor extension by virtue of its depth is contrary to SPG5, it exceeds 3.5m deep (from the original rear wall) and will result in an extension to an existing extension.

One of the primary considerations here is the impact of this additional single storey rear extension on the occupiers of number 251 East Lane. With the issue of neighbourly impact in mind the extension was originally designed with a splay adjoining 251 instead of having a straight edged flank wall. Officers have requested further amendments to remove the splay design and set the extension in further, resulting in the current stepped design. The rear extension is now set off the boundary by a distance of 4.5m, this is quite a generous distance and in doing so reduces the visual impact. As a further measure a landscaping condition is recommended to secure details of a landscaping scheme along the boundary to screen the extension and help reduce its visual impact along this side, this is considered reasonable given the size of extension that is being supported.

Along the western boundary is a drive way, this access serves a two-storey block of four flats and leads to a rear communal parking area. The neighbouring block which is situated over 5m away does include windows at ground and first floor along the flank wall (facing the application site), these windows appear to be either obscure glazed or non-habitable. The extension has also been stepped in at ground floor along this edge, resulting in a set in from the boundary. The landscaping condition will also secure a planting scheme along this boundary to reduce the visual impact.

The proposed first floor side extension does not restrict light or outlook to any flank wall windows to the neighbouring block of flats (to the west), this is due to the siting of this block further back within the site, and secondly any windows which do exist appear to be non-habitable.

Your officers do not consider that the proposed extensions, although contrary to SPG5 (on the ground floor) will have an adverse effect on surrounding occupiers neighbouring amenities. The amendments to the proposal reduce the size and the visual impacts of the extensions, resulting in an acceptable impact on neighbouring properties.

Planning conditions that were imposed on the original planning permission 00/0308 concerning operating hours; maximum numbers of people accommodated within the centre per session; no music or amplified sounds to be audible within any noise-sensitive premises adjoining or in the vicinity of the application premises; and a personal permission for the London Tamil Centre only, remain extant and are in place to control and appropriately manage the use and its impacts on the surrounding area.

Transportation impacts/considerations:

Parking standards for uses within class D1 are found in PS12 of the Adopted Unitary Development Plan, the proposed extensions being only 48m² do not trigger an increase in the parking standards. Accordingly there is a parking requirement for 1 space for employees and 1 space for disabled persons. This parking standard can be met off-street within the property frontage. There is currently space for 3 cars in the frontage, with access via two vehicle crossovers, as well as a further space within the integral garage (4 in total). Highways engineers have advised that there is unlikely to be an increased demand for visitor parking given the size of extensions proposed, but there is a requirement for a wide disabled parking space. Further details of a front parking layout to illustrate this will be secured by condition.

Overall officers do not consider the proposed extensions with an increase in floor area of 48m², which represents a 27% increase will lead to an increase in parking or a worsening of highway safety conditions, as the extensions will simply provide additional floorspace in which to conduct the various centre activities. It seems unlikely that the increase in floor area will lead to a noticeable or significant increase in visitor numbers, or lead to an intensification or change in the

nature of the use. This view is backed up by the design and access statement regarding the use of the building. In any event extant conditions from the previous consent (00/0308) remain as a means of controlling the, use of the premises, hours and days of use, numbers of visitors and a personal consent for the London Tamil Centre.

Objectors have raised the issue of visitor parking associated with the day centre being a problem for the neighbouring block of flats. Your Officer's note on site that this problem is managed successfully by the neighbouring residents as they have put a controlled access barrier in place, which would prevent visitors to the centre from accessing the site.

The Tamil centre have an agreement with Wembley High Technology College (opposite the site), which allows for visitor parking within the school grounds.

Conclusion:

The proposal extensions are considered to be in keeping with the scale, design and character of the existing detached property and the surrounding streetscene and are not considered to be harmful to the amenities of adjoining residential occupiers. Furthermore the proposed extensions will provide improved facilities for an existing lawful community use. The proposal is therefore considered to be consistent with the requirements outlined by policies within the London Borough of Brent Adopted Unitary Development Plan 2004. Accordingly, it is recommended that this application be granted with relevant conditions attached.

RECOMMENDATION: Grant Consent

REASON FOR GRANTING

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

Brent Unitary Development Plan 2004

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

Transport: in terms of sustainability, safety and servicing needs

Community Facilities: in terms of meeting the demand for community services

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) All new external work shall be carried out in materials that match, 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.

(3) No access shall be provided to the roof of the ground floor extension by way of window, door or stairway and the roof of the extension hereby approved shall not be used as a balcony or sitting out area.

Reason: To preserve the amenity and privacy of neighbouring residential occupiers.

- (4) Details of the front garden layout shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby approved. All detailed works shall be carried out as approved prior to the use of the building/extension hereby approved. Such details shall include:

(i) marked car parking bays for 2 cars, including 1 disabled parking space

Reason: In the interests of highway safety.

- (5) Details of a landscaping scheme along the eastern and western boundaries of the rear garden, to screen the extension and/or reduce its visual impact, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development and the approved soft landscaping shall be planted within 3 months of the date of permission.

Reason: To ensure that the development does not prejudice the amenity of the locality and to ensure a proper standard of separation from neighbouring properties.

- (6) No windows or glazed doors (other than any shown in the approved plans) shall be constructed in the flank wall(s) of the building as extended at ground or first floor without the prior written consent of the Local Planning Authority.

Reason: To minimise interference with the privacy of the adjoining occupiers.

- (7) No music, public address system or any other amplified sound shall be installed on the site which is audible at any boundary outside the curtilage of the premises.

Reason: To safeguard the amenities of the adjoining occupiers.

- (8) The extensions hereby approved shall be used for purposes ancillary to the approved use of the ground floor of the application premises (with the exception of the integral garage), and the first floor meeting rooms, which is solely for the purpose of an elderly day-centre, primarily as a social centre and for no other purposes of Use Class D1 (non-residential institutions) specified in the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), nor for any other purpose without the prior written permission of the Local Planning Authority.

Reason: To ensure that no other use commences without the prior permission of the Local Planning Authority and to enable other uses to be considered on their merits.

INFORMATIVES:

- (1) The applicants attention is drawn to condition 5 of planning permission 00/0308 for the continued use of the ground floor as a day centre for the elderly. This condition limits the number of users within the centre at any one session to no more than 15. If the number of users at any one session exceeds the limit of 15 or it is anticipated that it may in the future then an application should be made for the variation of condition 5 of planning permission 00/0308.

REFERENCE DOCUMENTS:

London Borough of Brent Unitary Development Plan, Adopted 2004

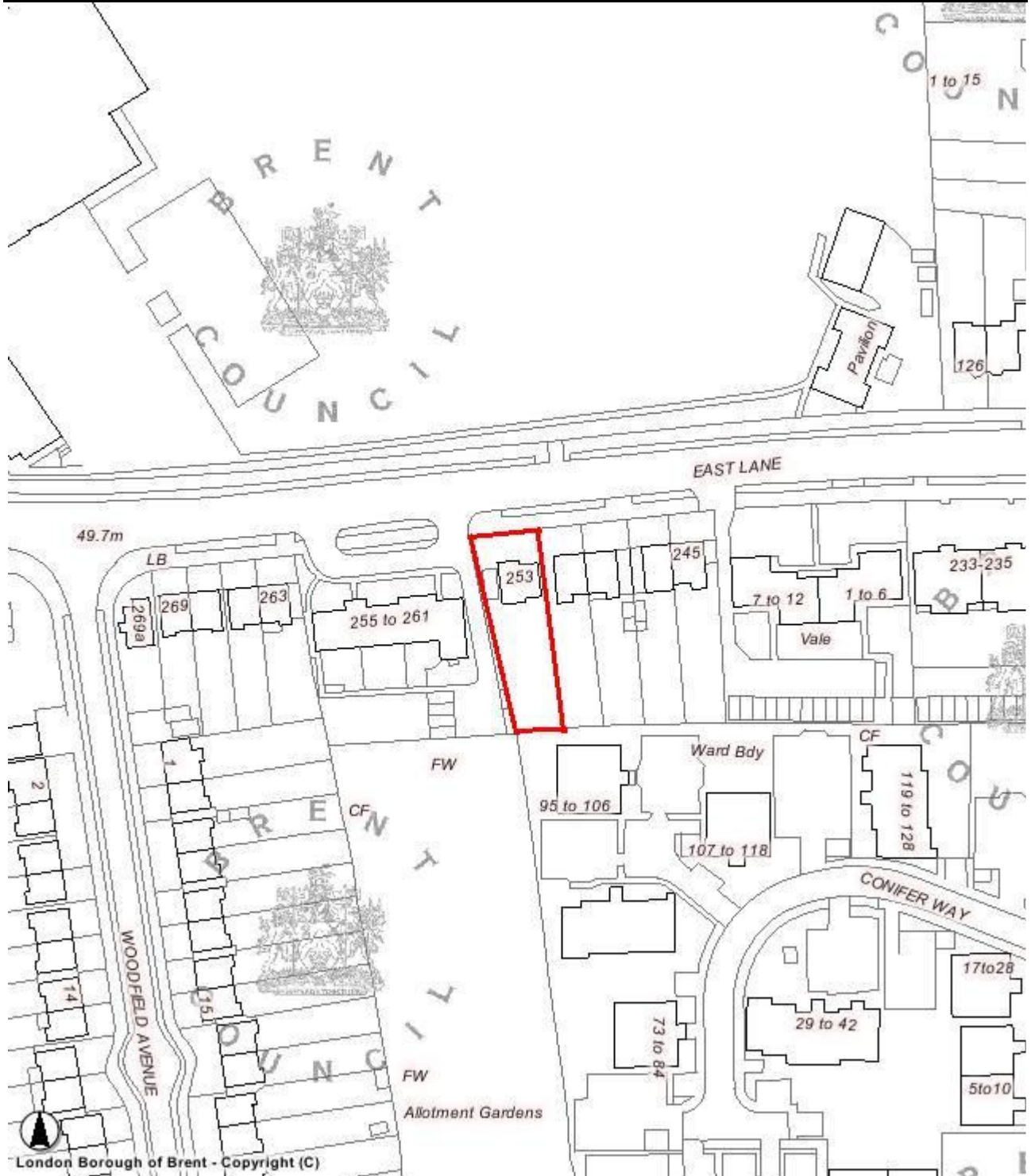
Any person wishing to inspect the above papers should contact Gary Murphy, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5227



Planning Committee Map

Site address: Tamil Community Centre, 253 East Lane, Wembley, HA0 3NN

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