

**Committee Report
Planning Committee on 30 June, 2010**

**Item No. 12
Case No. 10/0607**

RECEIVED: 13 March, 2010

WARD: Northwick Park

PLANNING AREA: Wembley Consultative Forum

LOCATION: 113 Sudbury Court Drive, Harrow, HA1 3SS

PROPOSAL: Demolition of an existing ground floor side and rear extension and front porch and erection of a new replacement ground floor side and part rear extension, first floor side and rear extension, new front porch, alterations to the front garden area to provide part soft landscaped and part hard standing area for 2 off-street car parking spaces and external alterations involving replacement of existing windows and door at ground floor east elevation of the dwellinghouse.

APPLICANT: Dr Shabbeer Qureshi

CONTACT: Mr Saud Ahmad

PLAN NO'S:
See Condition 2

RECOMMENDATION

Approval

EXISTING

The proposal relates to a two-storey detached dwellinghouse with front porch and single storey side and rear extension incorporating a side garage situated on the north side of Sudbury Court Drive.

PROPOSAL

The proposal is for the demolition of the existing ground floor side and rear extensions and front porch, and the erection of replacement one and two storey extensions to the side and rear and the erection of a new porch. The proposal includes alterations to the front garden to provide additional soft landscaping and two off-street car parking spaces. Replacement windows and a new repositioned door are proposed to the flank elevation of the property facing 115 Sudbury Court Drive.

HISTORY

The following planning history is most relevant to the proposal:

- 17/07/1996 Erection of single storey rear extension - Approved (ref: 96/0557)
- 07/08/1996 Construction of a second vehicular access - Approved (ref: 96/0648)
- 13/09/1995 Erection of single storey side and rear extension - Withdrawn (ref: 95/0818)

POLICY CONSIDERATIONS

Adopted Unitary Development Plan 2004 Policies

<i>BE2</i>	<i>Townscape: Local Context & Character</i>
<i>BE7</i>	<i>Public Realm: Streetscape</i>
<i>BE9</i>	<i>Architectural Quality</i>
<i>TRN23</i>	<i>Parking Standards for Residential Development</i>

Supplementary Planning Guidance 5 Relating to "Altering & Extending Your Home"

SUSTAINABILITY ASSESSMENT

Not Applicable.

CONSULTATION

The following local residents have been consulted on the proposal:

111 & 115 Sudbury Court Drive.

In total 2 letters of objections have been received from 109 and 111 Sudbury Court Drive.

111 Sudbury Court Drive - The objections raised by the occupiers of this neighbouring property are on the grounds of rear extension would block their view, foundation would disturb their side garage and utility room, roof and guttering would overhang in to their land, if their property is similarly extended at first floor, the house would look like semi-detached property, the character of the road would be affected, the property already has a ground rear extension and an outbuilding recently built in the rear garden.

109 Sudbury Court Drive - This property is two doors away from the application site. The objections raised by the occupiers of this property are on the grounds that plans are not drawn to scale, plan for the rear garden is incorrect in that it does not show recently constructed outbuilding in the rear garden, the property would have 3 bathrooms and would overload the existing sewerage system, the premises could be used as a medical centre and detached appearance of the property would be lost.

REMARKS

The proposal is assessed against the Council's policies and standards as follows:

Single and Two-Storey Side and Rear Extension

The application relates to a two-storey detached dwellinghouse with ground floor side and rear extensions incorporating a small garage. The proposal is to demolish the existing ground floor side and part rear extension and provide a new replacement ground floor side and part rear extension of a similar footprint. However, the new ground floor extension in this instance would be set-back 250mm from the front main building line of the dwellinghouse and set-in 200mm from its side boundary with no garage being provided. The ground floor side extension would be used as a dining area, bathroom and a guest room. The proposal is also for the erection of a new side extension at the first floor level. This will be set-back 2.5m from the front main building line of the dwellinghouse and set-in of 200mm from the side boundary. It will provide en-suite facility for the existing two bedrooms with added walk-in wardrobe/dressing room. The width and set back of the proposed side extensions fully comply with the Council's Supplementary Planning Guidance (SPG) 5 relating to "Altering and Extending Your Home".

The proposal will result in the loss of a garage space, however this is considered to be acceptable in this instance given that two-off-street car parking spaces can be provided in the front garden in accordance with the Council's "Parking in Front Gardens" standards set out in SPG 5 which has been discussed in detail under the "Parking Provision" section below.

The proposed side extension at ground floor level would project (5.6m) in depth from the main rear wall of the original dwellinghouse and would exceed the Council's 3.5m-depth limit allowed for the erection of single storey rear extensions to detached dwellinghouses as set out in SPG 5. However, in this instance as the proposed side and part rear extension is replacing an existing extension of the same footprint. Also the neighbouring property at 115 Sudbury Court Drive also has a large extension and the proposed extension at 113 will only project marginally beyond their neighbours extended rear wall. Therefore the proposal is not considered to have any adverse impact on the amenities of the occupiers of this neighbouring dwellinghouse.

The application is proposing a staggered (L-shape) rear extension at first floor level. The proposed first floor plan indicates that first floor side extension on the side boundary of 111 Sudbury Court Drive would project 2.3m from the original back wall of the dwellinghouse. However, the rear extension to the width of the original dwellinghouse would project 3.3m in the middle and 2.2m on the side boundary adjoining 115 Sudbury Court Drive. The "Block Plan" submitted with the application demonstrates that the proposed first floor rear extension would be set away 4.73m and 4.51m from the mid-point of the nearest habitable room window in No. 111 and 115 Sudbury Court Drive respectively and would comply with the Council's 2:1 guideline as set out in SPG 5.

Parking Provision and Front Garden Alterations

The frontage of the application property is largely hardsurfaced with some planting around the front bay window and along the front and side boundary. The front garden has a vehicular access and is largely used as off-street car parking provision for the dwellinghouse. The proposal is to carry out alterations to the front garden area that would provide hard standing area in the existing drive way to the garage which is 10m long x 2.4m wide and would be large enough to provide 2 off-street car parking spaces back to back and this would satisfy the Council's 2 off-street car parking requirements for the proposed 4/5-bedroom dwellinghouse in accordance with the Council's Car Parking standards set out in the adopted Unitary Development Plan 2004. There is further hardstanding area created along the front bay and entrance to the dwellinghouse to provide a pathway to the dwellinghouse and to access to the rear garden from the front/side of the property. The remaining part of the front garden is proposed to be soft landscaped area. The Block Plan submitted with the application indicates that nearly 50% of the front garden would be soft landscaped and would comply with the Council's "Parking in Front Gardens" standards set out in SPG 5. The proposed alterations to the front garden would be an improvement on the existing situation and allow the development to be more in keeping with the character and appearance of the original dwellinghouse. Given this situation, the proposed loss of potential garage space in the ground floor extension is considered to be acceptable as an exception to the Council's policies and guidance. However, a condition is attached requiring details of the proposed soft and hard landscaping to be submitted for consideration at a later date to ensure a satisfactory development.

Front Porch

The property at present has (2.2m wide x 1.3m deep x 2.8m high) flat roofed front porch. The proposal is to replace the existing with a slightly wider porch (2.7m wide x 1.3m deep x 2.8m high) of the same design. The new porch would comply with the Council's SPG 5 standards in that it would not project beyond or connect to the bay window of the dwellinghouse. The design is same as the existing and is in keeping with the character and appearance of the original dwellinghouse and the streetscene and is considered to be acceptable.

External Alterations

The proposal is to replace the existing dining room side window with a door and a window and existing kitchen side window and a door with a window on the east elevation of the dwellinghouse. These external alterations are proposed to facilitate the proposed internal arrange of the new kitchen. The design of the new windows and door is same as existing and therefore it is considered to be in keeping with the character and appearance of the original dwellinghouse. The proposed switching of existing side windows and door with a window and similarly existing side window with a window and a door is not considered to have any adverse impact on the amenities of the

occupiers of the neighbouring property No. 115 Sudbury Court Drive. However a condition is attached to ensure that these windows and door are obscured glazed and any opening to the windows are at a high level.

Residential Amenity and Objections Received

The application at ground level basically replaces the existing ground floor side and part rear extension on the side adjoining No. 111 Sudbury Court Drive to the same footprint with improvements in that the extension would be set-back 250mm (instead of existing 150mm) from its frontage and proposes 200mm gap from the side boundary to prevent any overhanging of roof and guttering into neighbouring land. The ground floor side and rear extension as existing would run parallel to the existing ground floor side and rear extension at No. 111 Sudbury Court Drive and project marginally beyond the rear extension at this neighbouring dwellinghouse. The proposed situation being similar to the existing is not considered to have any significant impact on the amenities of the occupiers of No. 111 Sudbury Court Drive.

At first floor level, the proposed extension would comply with the SPG5 guidance with regards to set-back from the frontage, side boundary and its projection beyond the rear of neighbouring houses no. 111 and 115 Sudbury Court Drive which is designed to ensure that amenities of the neighbouring occupiers are not adversely affected while adequate size extensions is allowed to the application premises. The neighbouring property No. 111 Sudbury Court Drive has no habitable room windows in the side elevation of the dwellinghouse and also none being proposed in the side elevation of the proposed extension and therefore the amenities of the occupiers of No. 111 Sudbury Court Drive would not be adversely affected.

The proposed extensions in terms of its size, siting and design would maintain the detached appearance of the property and would in keeping with the character and appearance of the original dwellinghouse and the streetscene. With regards to foundation affecting the neighbouring property, the matter is outside the planning control. However, it would be addressed appropriately under Building Regulation requirements for the proposed extension.

The property has a flat roofed outbuilding at the bottom of the rear garden area that has been constructed as permitted development. Although the existing outbuilding is not part of this application, the applicant's agent has now submitted revised "Block Plan" indicating the position and footprint of the outbuilding in the rear garden and also confirming its height to be 2.5m. The proposed outbuilding (28.8m²) set-away nearly 2 metres from all its boundaries, as constructed would be used as a gymnasium and would fall within the criteria set out in the Class E of Part 1 of the Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended 2008). The proposed outbuilding is therefore considered to be a permitted development for which planning is not required.

The plans submitted with the application are drawn to scale and the Block Plan has been revised to show the outbuilding in the rear garden. The issue regarding the proposal would overload the existing sewerage system is not relevant to planning and it is a matter that is outside the planning control. The extensions to the dwellinghouse are intended to improve the existing residential accommodation for its occupiers and there is no indication for it to be used as medical centre. However, for the property to be used as medical centre, a change of use planning permission would be required otherwise it would be an unauthorised use of premises and enforcement action can be pursued to remedy the situation.

RECOMMENDATION: Grant Consent

REASON FOR GRANTING

- (1) The proposed development is in general accordance with policies contained in the:-
Brent 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 on 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 permitted shall be carried out in accordance with the following approved drawing(s) and/or document(s):

-113/0110/01 Revision A - Block Plan
-113/0110/01 Revision A - Existing and Proposed Front and Rear Elevation
-113/0110/01 Revision A - Existing and Proposed Side Elevations
-113/0110/01 Revision A - Existing and Proposed Ground Floor Plan
-113/0110/01 Revision A - Existing and Proposed First Floor Plan
-Un-numbered Site Location Plan

Reason: For the avoidance of doubt and in the interests of proper planning.

- (3) 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.

- (4) No windows or glazed doors shall be constructed in the flank wall of the building as extended without the prior written consent of the Local Planning Authority.

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

- (5) The extension hereby approved shall not be occupied at any time other than for purposes ancillary to the existing house.

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.

- (6) 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.

- (7) The new replacement windows and door to the side wall of the proposed kitchen shall be constructed with obscure glazing and non-opening or with openings 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 occupier and in the interest of good neighbourliness.

- (8) Notwithstanding the plans hereby submitted and approved, further details of the proposed hard and soft landscaping works (including plant species, size, densities, access gates and hard surfacing) and front boundary wall to the garden shall be submitted to and approved in writing by the Local Planning Authority before any works commence on site. Such landscaping works shall then be completed within the first planting season following the completion of the development hereby approved. If, within 5 years of planting, any trees or shrubs die, are removed or become diseased, they shall be replaced with others of the same species and size in the same positions, except with the prior written permission of the Local Planning Authority.

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.

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 to "Altering and Extending your Home"
3. Two letters of objections from neighbouring No.109 and 111 Sudbury Court Drive

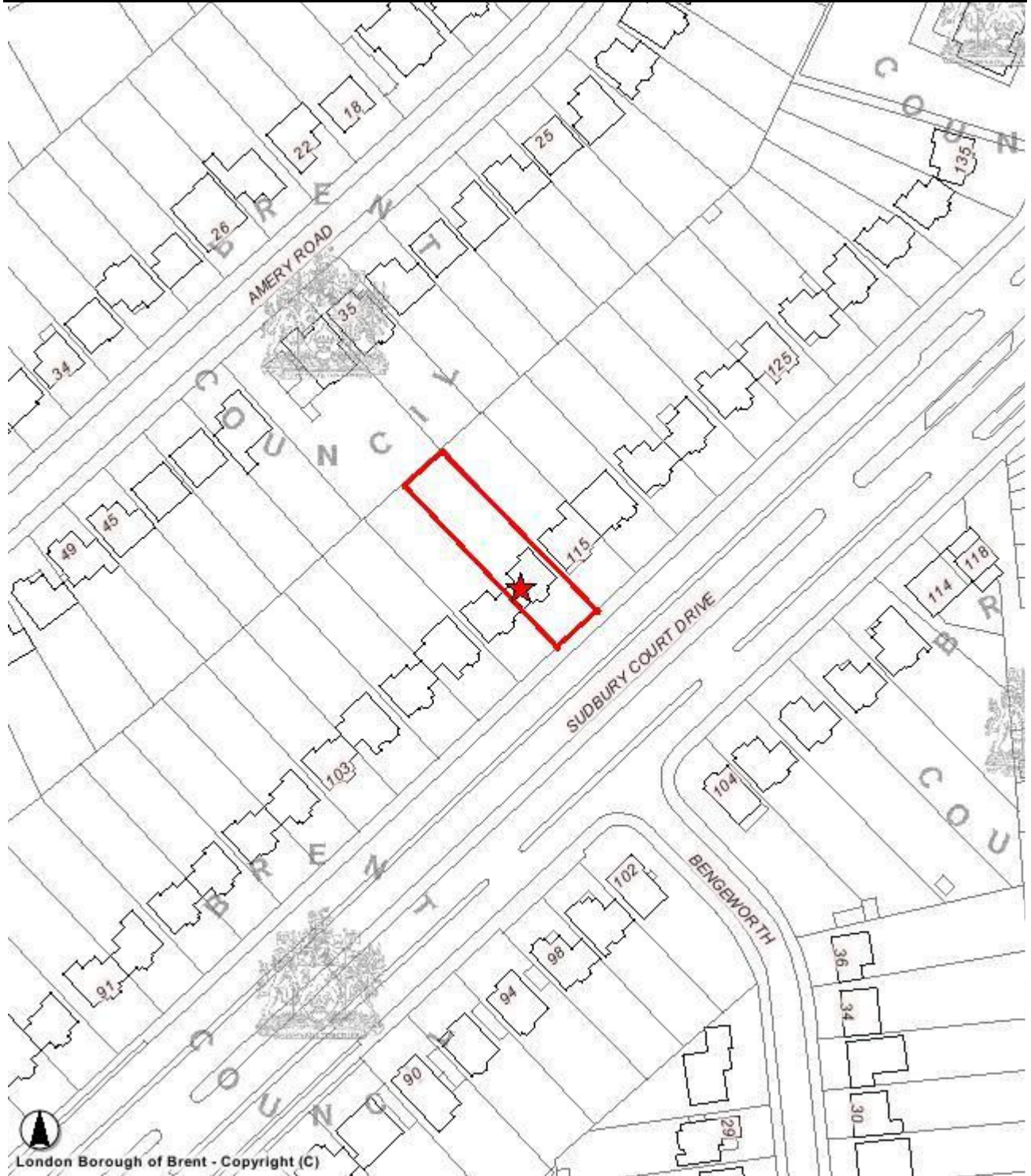
Any person wishing to inspect the above papers should contact Mumtaz Patel, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5244



Planning Committee Map

Site address: 113 Sudbury Court Drive, Harrow, HA1 3SS

Reproduced from Ordnance Survey mapping data with the permission of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. London Borough of Brent, DBRE201 2005



London Borough of Brent - Copyright (C)

This map is indicative only.