

RECEIVED: 14 April, 2010

WARD: Northwick Park

PLANNING AREA: Wembley Consultative Forum

LOCATION: 91 Sudbury Court Drive, Harrow, HA1 3SS

PROPOSAL: Conversion of garage into habitable room and erection of single-storey rear, single-storey side and two-storey side and rear extension to dwellinghouse and alterations to frontage, as amended

APPLICANT: Mr Hemant Patel

CONTACT: R S Designs

PLAN NO'S:
Please refer to condition 2

RECOMMENDATION

Approve subject to conditions

EXISTING

The site contains a detached dwellinghouse linked by its garage to number 93 Sudbury Court Drive. The property is located on the north-western side of Sudbury Court, Wembley. The property is not within a conservation area. It is in an area typically characterised by inter-war suburban housing.

PROPOSAL

Conversion of the garage into a habitable room and the erection of part single, part two storey extensions to the side and rear of the house.

HISTORY

10/0268 – Withdrawn

Erection of one and two-storey side extensions, erection of a one and two-storey rear extensions with associated roof alterations, conversion of garage to a habitable room and landscaping to front garden

POLICY CONSIDERATIONS

Unitary Development Plan [UDP] 2004

BE2 – Townscape- Local Context and Character

BE7 – Public Realm: Streetscape

BE9- Architectural quality

TRN23 – Parking standards- residential properties

TRN34 – Servicing of new development

Supplementary Planning Guidance

SPG5 '*Altering and Extending your home*'

Considerations

- Size and scale of proposed extensions
- Impact on amenity, outlook and privacy of neighbours
- Impact on streetscape and character of locality including the local highway network

SUSTAINABILITY ASSESSMENT

n/a

CONSULTATION

Consultation letters were sent out on the 05/05/10 in which 2 neighbouring properties were consulted, reconsultation on 11/05/10

2 Letters received raising objections to:

- The possible terracing effect of the first floor side extension
- The loss in value to the neighbouring property as a result of these works
- Concern that the eaves and gutter will extend beyond the applicant's ownership
- Concern that the proposed extensions will lead to overshadowing
- The proposal will impact on light, particularly to side conservatory
- Parking outside the property is restricted currently and the increase in vehicles as a result of the proposal will impact this, which is difficult particularly as the neighbour is a wheelchair user.
- Concern over the front garden layout as proposed
- Concern over proposed materials
- Concern about impact of new build on existing foundations
- Concern regarding bin storage

REMARKS

Summary

This application proposes the conversion of garage into habitable room and erection of single storey rear, single storey side and 2 storey side and rear extension to dwellinghouse and alterations to frontage. This application is a re-submission of an earlier application that was withdrawn.

The main differences between the previous application and this submission are as follows:

- The first floor side extension adjacent to 89 has been removed and now only a single storey flat roofed structure is proposed.
- The first floor extension adjacent to number 93 now has a box gutter detail rather than channel and eave, and therefore does not overhang the site boundary.
- The first floor side extension has an increased set-back 2.9m from the foremost wall, and 2.5 m from the main front wall of the house, (which contains the front door.)
- The single storey rear extension is 12m wide, and has a flat rather than pitched roof. The depth of this extension has been reduced.
- The roof is not going to be extended in the same manner, and the side and rear dormers have been removed. The only roof extensions now remaining are to enable the first floor side and rear extensions. The set-down of these roofs has been increased from 0.5m to 0.8m.
- The crown roof design previously proposed has been minimised.

Side extension

The application entails a 2.8m wide 2 –storey side extension on the eastern side of the property, where there is currently a garage and study at ground-floor. The study appears to be a past addition to the original property. The proposed ground-floor extension follows the existing garage footprint at the front of the property, (also in alignment with number 93,) but the proposal also incorporates extensions to the rear of the property too. The fenestration matches the original

property. The proposed front build-line is articulated as the replacement garage extension is set back from the foremost wall containing the bay window. At first floor, the extension is set back 2.9m from this wall and 2.5m from the wall containing the front door, (the main build-line.)

The single storey element has a flat roof and parapet walls with a total height of 2.825m. The existing side chimney is to be retained and the first floor side extension is set down 0.8m from the original pitch of the property. The design accords with guidelines within SPG5, and the proposed set-backs combined with the roof set-down mean that the extension appears subservient to the original dwellinghouse in accordance with principles of policies BE2 and BE9 of Brent's Unitary Development Plan. The box gutter detail proposed ensure that the proposal does not overhang land outside the applicant's ownership.

On the western side of the dwelling, a single storey side extension is proposed. This is 2.325m wide, and 2.825m high with a flat roof and parapet wall. These dimensions are in keeping with the scale of the original property. The side extension will entail the removal of an existing detached store on the boundary with number 89 and the attached utility room. Overall, the extension is proposed 0.8m from the shared boundary. The proposal extends to the rear of the existing building and wraps around the dwelling forming an L shape that links to the extension on the eastern side of the property.

Number 89 Sudbury Court Road unusually has a small side/ rear conservatory immediately on the boundary with the application site. The side elevation of this is obscure glazed except for high-level transparent glazing panels. The positioning of the conservatory is unusual as it is largely to the side of the neighbouring dwelling, which increases its reliance on the application site for outlook and daylight received. The single storey western extension is set 0.8m from the shared boundary and will impact on the adjoining conservatory. Nevertheless under permitted development, the application site could extend right up to the length of the conservatory outside of planning control. The set-in of the proposal therefore represents an improvement. However, the structure does extend to the rear.

Rear extension - ground floor

The application entails a wide single storey rear extension. Amended drawings have been received. On the western side this projects 1.5m beyond the neighbouring side conservatory and 2.5m from the original rear wall of number 91. This is greater than could be permitted development, as it is to the side of the original dwelling. However, the extension is not considered so deep as to relate significantly poorly to the neighbouring conservatory. It would be unreasonable for the neighbouring conservatory to solely rely on outlook across the application site. The conservatory's obscure glazing prevents direct outlook, and the utility room and main house on the application site already affect the daylight received by the conservatory. On balance, the 1.5m projection beyond the conservatory set 0.8m away from it, is not considered sufficiently harmful to warrant refusal of the application on these grounds.

On the eastern side of the site, the existing study is an existing single storey extension to the side and rear of the property. The proposal projects to the rear of this creating (as amended,) a total rear extension depth of 3m from the original rear wall of the application dwelling and number 93's rear wall. Since the proposed extension is both to the rear and side of the original dwellinghouse on site, this would not constitute permitted development. Nevertheless a 3m ground floor rear projection is within the tolerances permitted in SPG5 guidelines. The neighbouring dwelling number 93 is set approximately 30cm lower in its site than the application dwelling, which will exacerbate the impact of any structure on site. Nevertheless if this is considered then the proposed the ground floor rear extension would only appear 3.125m in height, which would not be sufficiently harmful to warrant refusal on these grounds. The proposed rear extension steps out to allow a total extension depth of 4m 3m from the boundary with number 93. This is considered sufficient distance for the depth not to relate satisfactorily to the neighbouring dwelling.

Rear extension - first floor

The property currently has a staggered rear build-line. The proposed first floor rear extensions are also proposed with a varied depth. This has been reduced since the original submission. The first floor rear extension on the eastern side adjoining number 93 projects 0.749m from the line of the original back wall of the neighbouring property. This extension steps out 2.8m from the boundary. The proposal does not extend at first floor towards the western side of the dwelling, but extends to the rear of the rearmost staggered build line 1.601m.

SPG5 guides that first floor rear extensions should meet 1:2 guidelines, so that the depth of any proposed extension relates satisfactorily to the nearest habitable windows of neighbouring properties. Number 93 has a garage with a single storey store room to the rear, which does not appear to be a habitable room. The applicant has demonstrated that the proposal complies with the 1:2 guideline in relation to the nearest habitable room window within the main neighbouring dwelling. The 0.3m lower setting of number 93 will enhance any impact of the proposed massing on the neighbouring occupiers. However the amended 0.749m first floor projection is not considered sufficiently harmful to the outlook of daylight of the neighbouring dwelling to warrant refusal. The nearest window within the neighbouring dwelling is 5m from the shared boundary.

The proposed first floor rear extension also complies with the 1:2 guideline in relation to Number 89. It does not project at first floor further than the neighbouring conservatory and meets the guidelines in relation to the next nearest habitable room windows, thus creating a satisfactory relationship to the amenities of adjoining occupiers in compliance with policy BE9 of Brent's UDP.

The proposed first floor extension is not greater than the width of the original dwellinghouse and given the number of large extensions in the area and sizeable plots, this width is not considered out of keeping with the character of the locality.

A condition could restrict the right to insert any windows at first floor to the side elevations in order to safeguard the privacy of neighbouring occupiers, particularly when using their rear gardens.

Other matters

The side extension results in the loss of an existing garage. The applicant has indicated the provision of at least 50% soft landscaping within the front garden area including the retention of a front hedge and wall. This will be conditioned in order for the development to contribute to local amenity in accordance with guidelines within SPG5 and Policy BE7. In accordance with revisions to the Town and Country Planning (General Permitted Development) Order 1995 the Council now needs to consider surface-water treatment for new hardstanding areas within front gardens to limit water-flow into the public highway. A condition will require the submission of further details of the proposed block paving. The 2 parking spaces will be retained and protected by condition, which complies with Policy TRN23 and therefore is not anticipated to cause highway harm. Pedestrian access is maintained down the side of the property allowing bin storage in the rear garden if required.

There is a change in levels rising up towards the north east. The applicant has demonstrated that a raised patio is not proposed to the rear of the property, which also safeguards neighbouring amenities in accordance with Policy BE9 of Brent's Unitary Development Plan.

Neighbouring occupiers objected to the proposed 2 storey side extension immediately adjacent to their property. They mention that their house may be devalued. This cannot be considered. However, they also mention concern that a terracing effect may be created if they choose to extend in the future. It is considered that the set back of the first floor extension and the reduced ridge height will assist the extension appearing subservient to the dwelling and prevent a terracing effect. This complies with SPG5 guidelines. The box gutter design shows that rainwater goods are entirely sited within the application site and eaves will not overhang adjoining properties. Party wall matters are not a planning consideration and for planning purposes the applicant has demonstrated that the proposal does not rely on land outside of the application site.

The amended scheme has reduced the depth of the single storey and first floor extensions on the boundary with number 93 and no first floor side extension is proposed adjoining number 89. The ground floor extension on the eastern side is also set off the boundary with the neighbouring property safeguarding neighbouring amenities. Materials will be conditioned to match the existing and safeguard the character of the area.

Summary

With reference to Council's policies **BE2, BE7, and BE9** of **Brent Unitary Development Plan 2004 and SPG 5**, the proposed development is considered to be in keeping with the original dwelling, and relates satisfactorily to the adjoining properties and the character of the streetscene as amended. It is accordingly recommended for planning approval.

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):

001RevA

002RevB

003RevB

100RevC

101RevC

102RevC

103RevC

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 north-east or south-west first floor walls and roof 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) No access shall be provided to the flat roof of the extension by way of window, door or stairway and the roof of the extension hereby approved shall not be used as a balcony or sitting out area.

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

- (6) The parking spaces measuring 2.4m by 4.8m within the front garden of the property shown on the approved plan shall be constructed prior to the occupation of the extensions and shall be permanently retained and used solely in connection with the extended dwelling hereby approved.

Reason: To ensure that the approved standards of parking provision are maintained in the interests of local amenity and the free flow of traffic in the vicinity.

- (7) Details of all hard and soft landscaping to be provided within the front garden including:
(i) a planting plan and schedule demonstrating the provision of a significant proportion of soft landscaping within the front garden
(ii) a schedule of paving materials with consideration of disposal of surface-water shall be submitted to and approved in writing by the Local Planning Authority, prior to commencement of development.

The landscape work shall be completed during the first available planting season following completion of the development hereby approved and the hard landscape works shall be permanently retained unless otherwise agreed in writing by the Local Planning Authority.

Any trees and shrubs planted in accordance with the landscaping scheme which, within 5 years of planting, are removed, dying, seriously damaged or become diseased, shall be replaced by trees and shrubs of similar species and size to those originally planted.

Reason: To ensure a satisfactory standard of development in the interests of local visual amenity.

INFORMATIVES:

- (1) The applicant must ensure, before work commences, that the treatment/finishing of flank walls can be implemented 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:

Brent's Unitary Development Plan [UDP] 2004
SPG5 - *'Altering and Extending your home'*

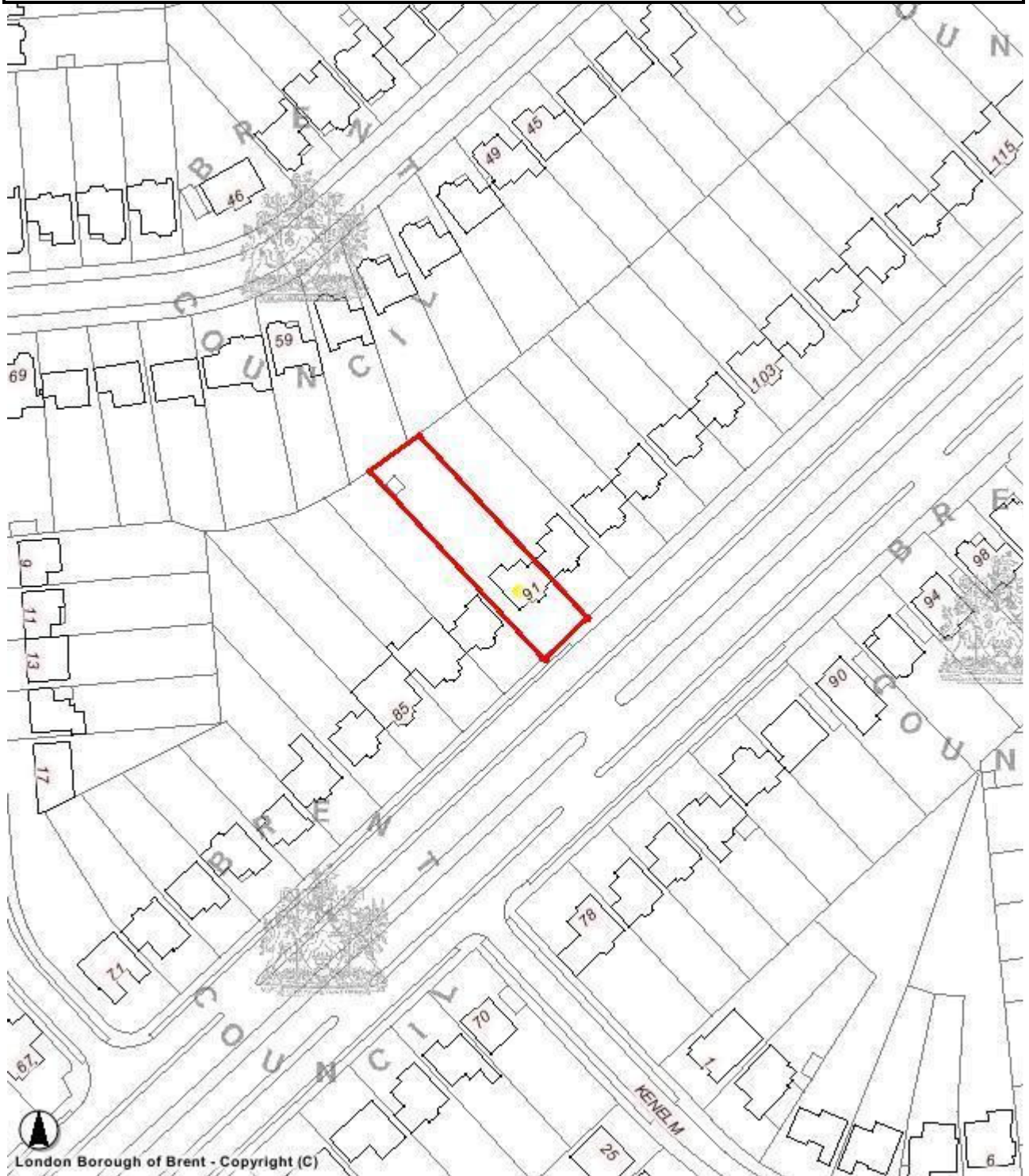
Any person wishing to inspect the above papers should contact Amy Wright, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5222



Planning Committee Map

Site address: 91 Sudbury Court Drive, Harrow, HA1 3SS

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