

**Committee Report  
Planning Committee on 18 August,  
2010**

**Item No.  
Case No.**

**3/03  
10/1012**

---

**RECEIVED:** 10 April, 2010

**WARD:** Northwick Park

**PLANNING AREA:** Wembley Consultative Forum

**LOCATION:** 112 Carlton Avenue West, Wembley, HA0 3QX

**PROPOSAL:** Demolition of an existing detached side garage and erection of part single and two-storey side and rear extension, installation of rear dormer window, two rear rooflights with associated soft and hard landscaped area to provide 1 off-street car parking space (as amended by revised plans received on 30/06/2010).

**APPLICANT:** Miss Mala Patel

**CONTACT:** Mr Bhavesh Patel

**PLAN NO'S:**  
See Condition 2

---

**RECOMMENDATION**

Approval

**EXISTING**

The proposal relates to a two-storey semi-detached dwellinghouse with an open style front porch and a detached side garage situated on the north side of Carlton Avenue West. The property is located within the Sudbury Court Conservation Area and is covered by an Article 4 Direction.

**PROPOSAL**

The proposal is for the demolition of the existing detached side garage and the erection of a part single/part two-storey side and rear extension, the installation of a rear dormer window, two rear rooflights and associated soft and hard landscaping to provide 1 off-street car parking space to the front of the property (as amended by revised plans received on 30/06/2010).

**HISTORY**

The following is the most relevant planning history or the proposal:

08/10/2009 Demolition of an existing detached side garage and erection of ground floor side and rear and first-floor part rear extension, with associated landscaping to the front garden of the dwellinghouse - Approved (ref: 09/1363)

09/08/1994 Removal of chimney stack - Refused (ref: 94/1083)

09/08/1994 Removal of chimney stack and alterations to roof to match the existing - Refused (ref: 94/0959)

## **POLICY CONSIDERATIONS**

Adopted Unitary Development Plan 2004

*BE2 Townscape: Local Context & Character*  
*BE7 Public Realm: Streetscape*  
*BE9 Architectural Quality*  
*BE25 Development in Conservation Areas*  
*BE26 Alterations & Extensions to Buildings in Conservation Areas*  
*BE27 Demolition & Gap Sites in Conservation Areas*  
*TRN23 Parking Standards - Residential Developments*

LDF Core Strategy 2010

*Sudbury Court Conservation Area Design Guide*

## **SUSTAINABILITY ASSESSMENT**

Not Applicable

## **CONSULTATION**

The application has been advertised in the Press and by Site Notice, The following have been consulted by letter:

- Nos. 93, 95, 97, 110 & 114 Carlton Avenue West
- Sudbury Court Residents' Association

In total 3 letters of objections have been received from No. 97 and 114 Carlton Avenue West and the Sudbury Court Residents' Association and the objections are as follows:

114 Carlton Avenue West - An e-mail has been received from No. 114 Carlton Avenue West raising objections to the proposed first floor extension on the grounds of further loss of light and reduce value of their property. It is suggested that the first floor extension should be set further away as possible and of minimum height from their property.

97 Carlton Avenue West - An e-mail has been received from No. 97 Carlton Avenue West raising objections to the proposal on the grounds that the premises should be used other than a family home and its affect on parking in the residential street.

Sudbury Court Residents' Association - An e-mail received from the Sudbury Court Residents' Association query over the precise use of the garage in the ground floor side extension approved in the previous application ref: 09/1363 and the need for side windows and doors into the house from the garage. There is no objection to first floor extension set back from the frontage. Comments are made in respect of internal arrangement of rooms such as there would be no natural light to the landing area, no ground floor toilet, only bedroom 3 has en-suite and there is no mention of any second floor or access staircase. The association prefer to see flank elevation to be vertical without the narrow strip of roof overhang. The 600mm wide pitched roof is aesthetically unattractive. The application should not be considered without first establishing any intended alterations to the front and rear gardens such as hardstanding areas, car parking and rear patios etc.

Transportation - The proposal can be supported on the transportation grounds as there will be sufficient parking retained within the garage and the dwellinghouse to provide 2 spaces for the house which will meet the current parking standards.

## **REMARKS**

The application property is a two-storey semi-detached dwellinghouse located within Sudbury Court Conservation Area which is covered by an Article 4 Direction. The proposal is for the demolition of the existing detached side garage and the erection of a part single/part two-storey side and rear extension, the installation of a rear dormer window, two rear rooflights and associated soft and hard landscaping to provide 1 off-street car parking space to the front of the property (as amended by revised plans received on 30/06/2010). The ground floor extension would provide a replacement garage, utility room, kitchen and dining area. The first floor extension would provide a study, toilet and en-suite bedroom. The rear dormer would provide a bedroom in the roof space.

Planning permission has already been granted for a ground floor side and rear extension and a smaller first floor rear extension. Work has already commenced on this extension. The current applications introduces a dormer roof extension with roof lights, a first floor side extension and a wider first floor rear extension. The application is assessed under the Council's policies and standards as follows:

### First Floor Side and Rear Extension

The proposed (2.4m wide) first floor side extension being no wider than (3.4m) the internal measurement of the front room of the dwellinghouse, and maintaining a set-in of 1m from the side boundary and a set-back 1.5m from the front main building line of the dwellinghouse would comply with the Sudbury Court Conservation Area Design Guide.

The proposed first floor side extension projects 2.6m beyond the rear building line of the dwellinghouse to align with the part first floor rear extension approved under ref: 09/1363. The proposed (2.6m deep x 2.3m wide) first floor rear extension is 5.9m distance from the mid-point of the nearest habitable room window in neighbouring house at 110 Carlton Avenue West and would therefore comply with the Council's 2:1 guideline as set out in Sudbury Court Conservation Area Design Guide and SPG 5.

### Rear Dormer

The overall design, scale and bulk of the proposed dormer window is considered to be acceptable. The average width of the roof of the original dwellinghouse is 4.3 metres. The proposed dormer is 1.8 metres wide, 1.95 metres in height and 2.45 metres deep. The dormer is less than half the size of the average total roof width. It is set up 1.28 metres from the eaves line and set down 1.05 metres from the ridge and is positioned in line with the window underneath. 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 Sudbury Court Conservation Area Design Guide.

### Rooflights

The application proposes two rear (0.55m x 0.75m) rooflights within the proposed rear roof profile of the dwellinghouse and are considered to be appropriately positioned within the roofspace and are not considered in terms of their size and numbers to dominate the rear roof plane of the property and are therefore considered to be acceptable.

### Comments on Objections Received

With regards to objections received, it should be noted that the proposed ground floor side and rear and part first floor rear extension closer to neighbouring 114 Carlton Avenue West as shown as part of the submission of this application has already been fully assessed against the Council's policies and standards including any possible impact on the amenities of the occupiers of the neighbouring houses and has been granted planning permission under ref: 09/1363. It should be further noted that building work in respect of the extension approved under ref: 09/1363 has already commenced on the site. Therefore the new element that needs to be considered in this instance is the first floor side and part rear extension that falls on the side of neighbouring 110 Carlton Avenue West, rear dormer and 2 rear rooflights and as this part of the development would be screened by the extensions already approved under ref: 09/1363 it is not considered to have any adverse impact on the amenities of the occupiers of 114 Carlton Avenue West.

The application is to extend the existing dwellinghouse to meet the owner/occupier's need and therefore it cannot be assumed that it would be used other than the family dwellinghouse. However, if a change of use of the dwellinghouse occurs then it would need to a new planning application.

The property as a result of the proposed extensions would be large enough to be used as 5/6 bedroom dwellinghouse and in accordance with the Council's Car Parking Standards set out in the adopted UDP 2004 would need to provide up to 2 off-street car parking spaces. The proposed extension would provide 1 off-street car parking in the new replacement garage in the ground floor side extension and 1 off-street car parking can be accommodated in the drive to the proposed garage and therefore would satisfy the Council's 2 off-street car parking requirement and therefore it is not considered to have any significant parking problems in the street.

With regards to Sudbury Court Residents' Association objections, the side garage is to be used as a garage and a condition restricting the use of the garage for garaging of private vehicles is attached to previous planning permission ref: 09/1363. The proposed windows in the ground floor side extension is to allow some natural light in to the garage and these windows faces the flank wall of the existing detached garage of the neighbouring house 110 Carlton Avenue West, it is not considered to have any adverse impact on the amenities of the occupiers of No. 110. With regards to other objections relating to the internal layout of the property and proposal affecting value of the neighbouring properties is not considered to be relevant planning objections.

The proposed scheme fully complies with the Council's adopted policies and standards that are designed to minimise the impact on the amenities of the neighbouring occupiers and allow the development to be in keeping with the character and appearance of the original house and the streetscene of the Sudbury Court Conservation Area and it is therefore recommended for 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

    \$ Central Government Guidance

    \$ Council's Supplementary Planning Guidance 5 - Altering and Extending

Your Home

    \$ Conservation Area Design Guide

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):

- GA01 Revision 01 - Existing Ground Floor
- GF10 Revision 01 - Proposed Ground Floor Plan
- FF01 Revision 01 - Existing First Floor Plan
- FF10 Revision 02 - Proposed First Floor
- FE01 Revision 01 - Existing Front Elevation
- FE10 Revision 01 - Proposed Front Elevation
- SE01 Revision 01 - Existing Side Elevation
- SE10 Revision 01 - Proposed Side Elevation
- SE LHS 10 Revision 01 - Proposed Side Elevation LHS
- RE01 Revision 01 - Existing Rear Elevation
- RE10 Revision 03 - Proposed Rear Elevation
- LF10 Revision 01 - Proposed Loft Floor Plan

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

- (3) The windows in the flank wall of the building (as extended) shall be glazed with obscure glass and the windows shall open 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.

- (4) No windows or glazed doors (other than any shown in the approved plans) 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) 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 garage be adapted or used for additional living accommodation or be sold, let or occupied separately from the dwelling.

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 which would result in the loss of adequate off-street car parking for this property.

- (7) The existing boundary hedge within the site shall be retained and maintained to the satisfaction 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.

- (8) 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. 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.

- (9) 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 within the Sudbury Court Conservation Area in accordance with the Council's policies BE6, BE7, BE25 and BE26 in the Adopted Unitary Development Plan and the Sudbury Court Conservation Area Design Guide.

- (10) Notwithstanding the plans hereby submitted and approved, further details of the proposed windows that would match the original window design and materials of the house shall be submitted to and approved in writing by the Local Planning Authority before any works commence on site. The development shall be implemented in accordance with the details approved under the condition.

Reason: To ensure a satisfactory development that would be in keeping with the character and appearance of the original house located within conservation area.

#### **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. LDF Core Strategy 2010
3. Sudbury Court Conservation Area Design Guide
4. 3 letters of objection from No. 97 and 114 Carlton Avenue West and Sudbury Court Residents' Association.

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: 112 Carlton Avenue West, Wembley, HA0 3QX

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



This map is indicative only.



