



**Planning Committee Map**

Site address: FLATS 1-6 INC, 84 Bowrons Avenue, Wembley, HA0 4QR

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This map is indicative only.

**RECEIVED:** 12 December, 2014

**WARD:** Wembley Central

**PLANNING AREA:** Wembley Consultative Forum

**LOCATION:** FLATS 1-6 INC, 84 Bowrons Avenue, Wembley, HA0 4QR

**PROPOSAL:** Erection of roof extension to existing three storey block of flats to form 2 new self-contained flats (2 x 1 bed) with associated cycle store to the rear

**APPLICANT:** Miller Developments

**CONTACT:** Eurohaus

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

**RECOMMENDATION**

Grant consent subject to conditions listed after paragraph 27 in the *Remarks* Section.

**CIL DETAILS**

This application is liable to pay the Community Infrastructure Levy (CIL). The total amount is **£26,752.24** of which **£22,767.86** is Brent CIL and **£3,984.38** is Mayoral CIL.

**CIL Liable?**

Yes/No: Yes

**EXISTING**

The application relates to 84 Bowrons Avenue (flats 1-6 inclusive), which is a three storey block of flats situated on the corner of Bowrons Avenue and Norton Road. The existing building has a dual pitched roof and simple elevations that use brick and render. Surrounding development is predominantly 2-storey suburban housing.

Following the grant of planning permission (LPA Ref: 11/3367) a new detached dwelling has recently been constructed to the rear of the site, this is accessed directly from Norton Road

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

**DEVELOPMENT SCHEDULE**

The table(s) below indicate the existing and proposed uses at the site and their respective floorspace and a breakdown of any dwellings proposed at the site.

**Floorspace Breakdown**

Primary Use	Existing	Retained	Lost	New	Net Gain
dwelling houses	300			100	400

**TOTALS in sqm**

Totals	Existing	Retained	Lost	New	Net gain
	300			100	400

**PROPOSAL**

Erection of roof extension to existing three storey block of flats to form 2 new self-contained flats (2 x 1 bed) with associated cycle store to the rear.

## HISTORY

### 14/2175 - Refused

Erection of roof extension to existing three storey block of flats to form 2 new self-contained flats (1 x 2bed and 1 x 1 bed).

Reason(s):-

*1. The proposed development would result in a sub-standard form of accommodation and poor living environment for future occupants by reason of the inadequate size of both flats, failing to meet the London Plan (2011) minimum internal floor space standards. This results in a development contrary to policy BE9 of the Brent Unitary Development Plan (2004) as well as the London Plan (2011), policy 3.5 (table 3.3).*

*2. The proposed parking spaces to the rear are inadequately sized, and the proposed layout is likely to block access and result in the creation of spaces that aren't independently accessible from one another, and furthermore provides insufficient turning space for vehicles to be able to turn safely within the site. This is contrary to UDP policies TRN3 and PS1.*

*3. The proposed parking layout is considered to be harmful to the amenity of ground floor occupants of the existing block due to the proximity and orientation of spaces, which is likely to result in additional noise, disturbance and headlight glare associated with vehicles turning and manoeuvring. Furthermore it will lead to a reduction of the communal amenity space, and harm the use and enjoyment of the remainder. This is contrary to UDP policy BE9.*

### 12/3208 - Granted

Erection of roof extension to existing three storey block of flats to form 2 x 1-bed flats (as amended by revised plan dated 18/01/13) and subject to Unilateral Undertaking dated 22nd February 2013 under Section 106 of the Town and Country Planning Act 1990, as amended.

### 12/2409 - Refused - Appealed - Dismissed on Appeal

Erection of roof extension to existing three storey block of flats to form two new flats (1 x 2 bed & 1 x 1 bed).

## POLICY CONSIDERATIONS

### National

National Planning Policy Framework - NPPF

### Regional

London Plan 2010  
Policy 3.3

Mayor's Housing Design Guide (2012)

### Brent Core Strategy – Adopted July 2010

**Policy CP17** – Protecting & Maintaining the Boroughs Suburban Character  
**CP21** - Balanced Housing Stock

### Brent

- **BE2** Townscape: Local Context & Character
- **BE3** Urban Structure: Space & Movement
- **BE5** Urban Clarity & Safety
- **BE6** Public Realm: Landscape Design
- **BE7** Public Realm: Streetscape
- **BE9** Architectural Quality
- **H12** Residential Quality – Layout Considerations
- **H13** Residential Density
- **TRN3** Environmental Impact of Traffic
- **TRN11** The London Cycle Network
- **TRN23** Parking Standards Residential Developments
- **TRN34** Servicing in New Development
- **PS14** on residential parking standards
- **PS16** cycle parking standards

### Brent Supplementary Planning Guidance

**Supplementary Planning Guidance (SPG) Note 17: “Design Guide for New Development”**

## CONSULTATION

A total of 33 properties were consulted on 16 December 2014 (including flats 1-6, 84 Bowrons Avenue).

To date a petition signed by all 6 flats at 84 Bowrons Avenue has been received, raising objection to the proposal. Though it must be noted that the majority of the issues raised by existing residents in submission of this petition are not material to the planning application.

Residents concerns appear to relate to a dispute over the maintenance responsibility for the building, there appears to be some confusion about who is responsible for this.	It is not for the Council to investigate and confirm, nor is this material to the proposed development. This would be a civil issue for the objector(s) to pursue privately.
A concern raised that the building does not have the strength to support an additional floor.	The structural integrity of the building is covered under separate legislation. An application will need to be made to satisfy the requirements of the Building Regulations.

## STATUTORY CONSULTEE

### *Ward Councillors;-*

No responses received.

### *Transportation;-*

No objection raised (see 'remarks' section for further discussion)

### *Regulatory Services;-*

No objection raised.

## REMARKS

### **Background & context;-**

- 1.** There was a refusal of planning permission 12/2408, in October 2012. This sought permission for the erection of an additional floor on top of the building to create two self-contained flats (1x1-bed & 1x2-bed). There was no objection raised in principle to the construction of an extra floor of accommodation but the approach was not supported because of concerns that the roof design was overly bulky and that the external appearance was unsatisfactory. This refusal was appealed against, and the Inspector dismissed the appeal, supporting the Council's concerns related solely to design.
- 2.** A revised scheme 13/3208 was submitted to address the earlier refusal, this was revised by reducing the size and bulk of the top floor extension by setting this in from all sides, and improving the external appearance through a different approach to materials and arrangement of fenestration. This approval was granted on 13 March 2013 so is still valid and could be implemented which provides for 2 x 1-bed flats. It is notable that no objections to this application were received.
- 3.** A detached dwelling has been built to the rear of the existing block of flats. This has been built on land that originally accommodated garage parking, presumably to serve the existing flats. However over time this garage block became its own separate land parcel, and prior to their demolition, the garage spaces were not exclusively for the use of existing residents in flats 1-6, 84 Bowrons Avenue.

### **Policy framework;-**

- 4.** The proposal is assessed against national policy, regional policy in the form of the Further Alterations to the London Plan (2015) and locally the Council's UDP policies, Core Strategy policies and standards in Supplementary Planning Guidance Note 17 "Design Guide for New Development".
- 5.** The main areas for consideration are whether this development is acceptable in terms of;
  - Design scale and massing of the extension
  - Impact it has on the host building and the character of the area

- Quality of accommodation to be provided
  - Impact it on the privacy and amenity of neighbouring residents
  - Transportation impacts,
6. The National Planning Policy Framework (NPPF) is a material consideration. Some of the key messages running through the NPPF have been highlighted below;
- Applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise;
  - A presumption in favour of Sustainable Development;
  - A set of 12 core principles are identified including “always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings” and also to “encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value”;
  - Housing applications should be considered in the context of the presumption in favour of sustainable development. And LA’s should identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand;
  - Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness;
  - Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.
7. In view of the current policy framework, and given the current use of the site for residential purposes no objection is raised on the grounds of principle. Support for this form of development has already been given, as evidenced by the grant of planning permission 12/3208. The current application is assessed on its planning permits, and these are now discussed in further detail below.

**Main changes being proposed to the grant of planning permission 12/3208**

- Raising height of roof by additional 400mm.
- Proposed alterations to fenestration and materials.

**Design, Scale & Massing**

8. The proposal is to add two flats to the existing block of six flats, and proposes doing so by erecting an additional floor, thus resulting in this becoming a 4-storey building. The current building has a dual pitch roof, with a ridge height of 10.3m. The proposed roof extension would see the maximum height increase to 11.1m – an increase of some 400mm on the earlier planning permission 12/3208. The principle of an additional floor being added to this building has been accepted. Planning permission exists for this through permission 12/3208. Whilst there isn’t to be a significant height increase, there is to be a marked change to the roof profile. By changing from the existing pitched roof to the flatter roof profile, this adds additional bulk and height. The very first proposal (12/2409) was refused on the grounds that the roof extension was too bulky, with only a minimal set in provided along one side, dormer windows proposed to the rear and a ‘heavy’ roof overhang feature proposed. The refusal was appealed against, and dismissed at appeal (ref: APP/T5150/A/13/2197147). The Inspector writes that *“the proposed extension would result in the extended building appearing bulky, imposing and incongruous within the street scenes of both Bowrons Avenue and Norton Road.”*
9. To overcome such concerns the footprint of the roof extension was reduced, and the additional floor set in from all four sides by 500mm. This level of set-in helped to reduce the bulk of the roof extension. The rear dormer windows were removed, so too was the thick roof overhang feature. These changes helped to create an extension that appears less ‘top heavy’ than before. Planning permission 12/3208 was subsequently granted for this, accommodating 2 x 1-bedroom flats.
10. The current application is in keeping with the scale and bulk of the previous permission with a set in of 500mm is proposed on all sides. The fenestration and external treatment to the top floor addition is proposed to differ slightly from the previous approval, resulting in the omission of the full height central window feature (facing Bowrons Avenue), and alterations to the cladding treatment. Notwithstanding this, the fenestration detailing is considered to relate well to the host building. The alignment, proportions and design of windows respect the rhythms of the existing building, and it is considered that this extension will

have an acceptable visual impact on the host building and surrounding area. The 'Juliette' balcony that is proposed on the side elevation, facing east will provide some articulation and interest to this exposed elevation, and this is welcomed. As a balcony though it has little useability given its restricted dimensions.

11. The additional roof height of 400mm above the existing planning approval is not considered to have a detrimental impact on neighbouring properties. It is not considered that this modest height increase significantly changes the nature or scale of the development and is consistent with the design, scale and massing of the previous approval.
12. In summary the roof extension is considered to relate well to the host building and is acceptable when assessed against UDP policies BE2 and BE9, as well as Core Strategy policy CP17.

### **Quality of accommodation & Impact on Neighbouring Properties**

13. The previous consent was to achieve 2 x 1-bed/2person flats. Both units at 50sqm, and were adequately sized to meet minimum London Plan minimum space standards. This application is proposing the same accommodation. The reason for the revised application is to gain approval for the height increase of an additional 400mm.
14. The existing stairwell is extended upwards to provide access to the proposed flats.
15. No outside amenity space is proposed, but given the sites proximity to One Tree Hill Recreation ground which is on the opposite side of the road this is considered to be acceptable, as it was previously.
16. The internal layout ensures that all habitable rooms will benefit from reasonable levels of light and outlook, both flats are dual aspect. In the absence of any habitable room windows within the flank wall facing 82 Bowrons Avenue this proposal is considered to have an acceptable relationship to neighbouring occupiers in terms of maintaining privacy.
17. The distances of windows to boundaries would be no different to the existing block so no concerns relating to additional harm caused by overlooking or loss of privacy are raised.

### **Parking & highways matters**

18. The former six-space garage court at the rear of the site has now been demolished, with a 4-bedroom detached house erected on the site as permitted under planning reference 11/3367. However, the former garage access driveway has been retained.
19. This application again seeks to provide two additional flats within a new floor – each of which comprises one bedroom (as per the approved scheme from 2012). No new parking is proposed at the rear of the site, leaving just the two existing parking spaces within the site frontage, accessed directly from Bowrons Avenue. A new bicycle store is proposed in the rear garden of the site.
20. The site is located within Controlled Parking Zone “E”, operating between 8am-9pm daily. The adjoining roads (Norton Road and Bowrons Avenue) are not listed within Appendix TRN3 of the UDP as being heavily parked and the most recent overnight parking survey from 2013 confirms that this is still the case. Public transport access to the site remains moderate.
21. As previously considered, the full parking allowances apply to the site and this amended proposal will now increase the parking allowance from 7.2 spaces to 9.2 spaces. The retention of two off-street parking spaces to the front of the site would again accord with standards.
22. In cases where the full parking standard is not met within the site though, Policy TRN23 requires consideration to be given to the impact of overspill parking on road conditions in the area. In this case, the provision of two additional flats is estimated to increase parking demand for the building to about seven spaces (75% of the maximum allowance).
23. As previously noted, there are five marked bays along the site frontage (two on Bowrons Avenue and three on Norton Road) which can be counted towards standards under the terms of Policy TRN23, with further parking bays located alongside the public park opposite. As such, plenty of spare on-street parking space is available on the lightly parked streets alongside the site to safely accommodate the likely level of overspill parking generated by this proposal.

24. As before, at least one secure bicycle parking space is required for each unit, with the two additional flats thus increasing the requirement for the building from six spaces to eight spaces. One single store of sufficient size to accommodate eight bicycles is now shown to satisfy this requirement. Further details of the design of the store are sought as a condition of any approval to ensure it offers suitable weather protection and security.
25. Bin storage is already provided to the rear of the site to allow easy collection from Norton Road and use of this area by the two additional flats would be fine.

### **Community Infrastructure Levy – CIL**

26. Mayoral CIL has been set at £35 per sqm on developments involving the creation of new residential units. Brent CIL is set at £200 per sqm. The application is liable for both Mayoral and Brent CIL.

### **Conclusion**

27. The principle of an additional floor of accommodation being added to this property has been supported previously. The revised proposal to erect an additional floor is considered to be acceptable in terms of its scale, design and the impact it has on the character of the host building, and will result in an acceptable standard of residential accommodation for prospective occupiers.

**RECOMMENDATION:** Grant Consent

### **REASON FOR GRANTING**

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

National Planning Policy Framework 2012  
London Plan 2011  
Brent Core Strategy 2010  
Brent Unitary Development Plan 2004  
Council's Supplementary Planning Guidance 17

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

### **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):

3779/001, revD  
3779/002, revD  
3779/003, revD  
3779/004, revC  
3779/005, revD  
3779/006, revD  
3779/007, revC  
3779/008, revC  
3779/009, revD

3779/010, revD  
3779/011, revD  
3779/012, revD  
3779/013, revD  
3779/014, revD  
3779/015, revD  
3779/016, revD  
3779/019, revD  
3779/020, revD

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

- (3) Prior to first occupation of the flats hereby approved further details of secure and weatherproof cycle parking for a minimum of 8 spaces shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the works shall be carried out fully in accordance with the approved details and fully maintained.

Reason; To ensure satisfactory facilities for cycle users.

- (4) Details of materials for all external work, shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The work shall be carried out fully in accordance with the approved details thereafter unless otherwise agreed in writing by the Local Planning Authority.

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

#### **INFORMATIVES:**

- (1) The provisions of The Party Wall etc. Act 1996 may be applicable and relates to work on an existing wall shared with another property; building on the boundary with a neighbouring property; or excavating near a neighbouring building. An explanatory booklet setting out your obligations can be obtained from the Communities and Local Government website [www.communities.gov.uk](http://www.communities.gov.uk)
- (2) The applicant is advised that the Council can no longer accept physical samples of materials. Materials should be made available to assess on-site, or details of the materials palette submitted electronically.

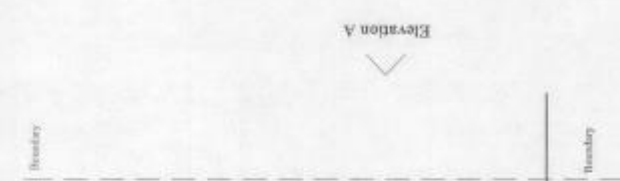
#### **REFERENCE DOCUMENTS:**

The following extracts are some of the submitted plans. All submitted details can be viewed on the Council's website [www.brent.gov.uk](http://www.brent.gov.uk) by searching with the application reference.



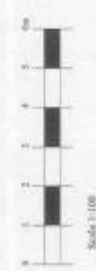


Elevation B



Elevation A

84 Bowrons Avenue



**Front Elevation As Existing**



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WWW.EUROHAUS.PRODUCTS

**REVISIONS**

DATE	DESCRIPTION OF REVISION	BY	REV.
Nov 2014	Finalisation	TM	D
Sept 2014	Update	TM	C
May 2014	Planning	TM	A

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PROJECT	84 Bowrons Avenue Wembley Middlesex
CLIENT	Miller Developments
TITLE	Front Elevation As Existing
DRAWN BY	AM
SCALE	1:100 @ A3
DATE	Mar 2014
SCALE FOR	Planning
CHECKED	TM

DRAWN NO.	3778 000	Rev.	D
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Apparatus  
line  
of cutting  
1/4"

Elevation A

Elevation B

84 Bowrons Avenue

Front Elevation As Proposed



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REVISIONS

DATE	DESCRIPTION OF REVISION	BY	REV.
Nov 2014	Revised	TM	D
Sept 2014	Update	TM	C
May 2014	Planning	TM	A



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ARCHITECTURE  
CONSTRUCTION  
PROPERTY SERVICES

PROJECT	84 Bowrons Avenue Worthing BN14 4QR
CLIENT	MFLR Developments
TITLE	Front Elevation As Proposed
SHOWN BY	ARM
SCALE	1:100 (S.A.)
DATE	Mar 2014
ISSUE FOR	Planning
CHECKED	TM

DRWG NO.	2779/014	Rev.	D
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**REVISIONS**

DATE	DESCRIPTION OF REVISION	BY	REV.
July 2014	Final Revision	TM	D
Sept 2014	Update	TM	C
May 2014	Planning	TM	A



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**ARCHITECTURE  
CONSTRUCTION  
PROPERTY SERVICES**

PROJECT	84 Bowron Avenue Windsor, ON N9A 4K6
CLIENT	Miller Developments
TITLE	Second Floor As Proposed
DRAWN BY	JDM
SCALE	1:100 @ A3
DATE	May 2014
ISSUE FOR	Planning
CHECKED	TM

DWG. NO.	3779-000	REV.	D
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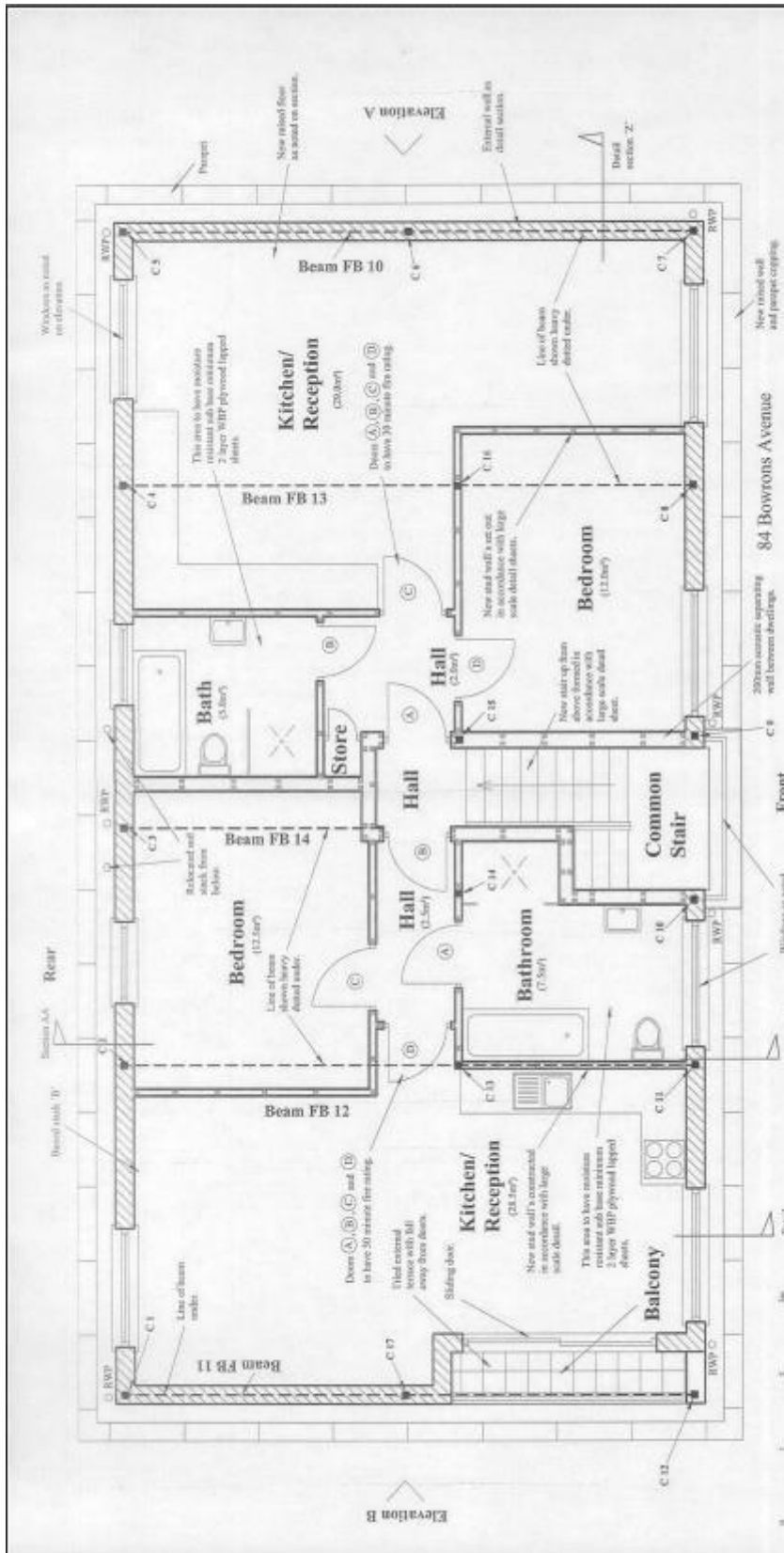
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84 Bowron Avenue

Second Floor As Proposed

Scale 1:100



PROJECT	84 Bowrons Avenue Wrentham 01586 MA
CLIENT	Miller Developments Builders Work
TITLE	Third Floor As Proposed
DRAWN BY	ADM
SCALE	1/8" = 1'-0"
DATE	Mar 2014
DESIGNED FOR	Planning
CHECKED	TM

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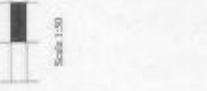
**REVISIONS**

DATE	DESCRIPTION OF REVISION	BY	REV.
Nov 2014	Revised	TM	B
Sept 2014	Update	TM	C
May 2014	Planning	TM	A

**Third Floor As Proposed**  
**Builders Work**  
 See Also Services Plan  
 See Also Structure Plan

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