
RECEIVED: 17 June, 2010

WARD: Northwick Park

PLANNING AREA: Wembley Consultative Forum

LOCATION: 57 The Fairway, Wembley, HA0 3TN

PROPOSAL: Erection of a single- and two-storey rear extension and a single- and two-storey side extension to the dwellinghouse

APPLICANT: Mr Akram Chaudhary

CONTACT: Mr Asim Hussain

PLAN NO'S:
(see condition 2 for details)

RECOMMENDATION

Approval, subject to conditions.

EXISTING

The subject site contains a two-storey, semi-detached dwellinghouse situated on The Fairway. The site is situated within the Sudbury Court Conservation Area. Surrounding properties are predominantly residential.

PROPOSAL

Erection of a single- and two-storey rear extension and a single- and two-storey side extension to the dwellinghouse.

HISTORY

04/0765 - Erection of two-storey side rear, single-storey rear extension and conservatory to dwellinghouse
Appeal Dismissed - 18/03/2005

This application was refused for the following reasons:

The proposed side extension with the rebuilding/retention of the ground floor mono-pitch roofed forward projection and insufficient set in from the side boundary for the first floor extension, would result in development that is not in keeping with the original design and appearance of this semi detached property and would not preserve or enhance the character and appearance of the Sudbury Court Conservation Area. The proposal would therefore be contrary to policies BE2, BE7, BE9, BE24, BE25 and H24 of the adopted London Borough of Brent Unitary Development Plan 2004, the provisions of Supplementary Planning Guidance 5 'Altering and Extending Your Home', the Sudbury Court Conservation Area Design Guide and Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The proposed two storey side extension by reason of its depth, height, siting adjacent to the common boundary and resultant bulk will have an overbearing impact on the outlook from the ground floor windows of the habitable room in the side elevation of the 55 The Fairway to the detriment of the amenities of the occupiers of that neighbouring property. The proposal will therefore be contrary to policies BE9 and H24 of the adopted London Borough of Brent Unitary Development Plan 2004 and the provisions of Supplementary Planning Guidance 5 'Altering and Extending Your Home'.

09/1843 - Replacement of single-glazed, timber-framed windows and porch with double-glazed UPVC windows and door to front elevation of dwellinghouse (Article 4 Direction)
Granted - 14/10/2009

10/0223 - Details pursuant to Condition No. 2 (sections of porch) of Full Planning Permission reference 09/1843 dated 14 October 2009, for Replacement of single-glazed, timber-framed windows and porch with double-glazed UPVC windows and door to front elevation of dwellinghouse (Article 4 Direction)
Granted - 30/03/2010

10/0382 - Erection of a single- and two-storey rear extension and a first-floor side extension to the dwellinghouse (as revised by plans received 10/06/10)
Refused - 11/06/2010

This application was refused for the following reason:

The proposed first floor side extension, by reason of its excessive depth resulting from an inadequate setback from the main front wall of the dwelling, would result in a significant loss of light and outlook to habitable breakfast room windows in the northern side elevation of 55 The Fairway contrary to policies BE2 and BE9 of Brent's Unitary Development Plan adopted in 2004.

POLICY CONSIDERATIONS

Brent UDP 2004

BE2 – Townscape: Local Character & Context
BE7 – Public Realm: Street scene
BE9 – Architectural Quality
BE26 - Alterations and extensions to buildings in conservation areas
TRN 23 – Parking standard Residential Developments

SPG

SPG 5 – Altering and Extending Your Home

Sudbury Court Conservation Area Design Guide

SUSTAINABILITY ASSESSMENT

N/A

CONSULTATION

Standard three-week consultation period carried out in which 4 properties were notified. In addition, a notice was posted outside the site and placed in the local press in accordance with regulations relating to developments within Conservation Areas.

2 objections have been received regarding the proposal, which raise the following concerns:

- Property is currently let and creates parking problems within the street. The extension will only worsen this situation.
- Questions raised regarding the potential use of the property as bedsits.
- Loss of light to kitchen and breakfast room of number 55 The Fairway.

Standard Consultees

Sudbury Court Residents' Association

Retention of the garage is welcomed and should be conditioned to be retained. The gap between the extension and the boundary complies with Sudbury Court Conservation Area Policies. Concern that the rear extension exceeds what is normally allowed for semi-detached properties.

REMARKS

This application is a resubmission of an application submitted earlier in 2010 (ref: 10/0382). At the time of considering this application, amendments were requested to address concerns regarding the impact on neighbouring residential amenity and the character of the Conservation Area. The revised plans submitted contained a significant number of inaccuracies which resulted in a refusal of the previous application.

The latest application is for a single-storey and two-storey extension to the side of the property and a single-storey and two-storey rear extension. The main considerations relating to this application are the impact on neighbouring residential amenity and the scale and design of the proposal and its impact on the Conservation Area.

Impact on neighbouring residential amenity

The application proposes an extension to the rear of the existing attached garage which wraps around the property resulting in the extension of the rear wall at ground-floor level to a depth of 3.35m. This matches the depth of the existing rear projection at the property. The extension will span the width of the plot infilling the space between the existing rear projection and the boundary shared with number 59 The Fairway and extending to the boundary shared with the detached neighbour, number 55 The Fairway. A side extension is proposed at the first-floor level which is set back from the main front wall by 2.5m and has a depth of 5m. This maintains 1m from the side boundary shared with number 55 The Fairway. In addition a rear first-floor extension is proposed which will extend the rear wall of the property by 2.7m.

Consideration should be given to the impact of the proposed extensions on the attached neighbours, number 59 The Fairway and number 55 The Fairway, which would be close to the proposed side extension.

Council planning guidance recommends that extensions should not exceed a depth of 3m on a semi-detached property unless the individual circumstances of the site suggest a larger extension could have a satisfactory relationship with neighbouring properties. The attached neighbour, number 59 The Fairway, has an existing conservatory which infills the space between their original rear projection (an original feature of the property) and the boundary shared with number 57. The depth of this structure is 3.35m. Although this is larger than was approved at the property, aerial photos show that the conservatory has been in situ for over 4 years and is therefore immune from enforcement action. On this basis, it is considered appropriate to allow an extension at the adjoining property which is 3.35m, matching the situation on the adjoining neighbour's site.

In terms of the impact of the ground-floor side and rear projection on the non-attached neighbour, number 55, consideration is given to extensions allowed under Permitted Development for detached properties. Where properties are not adjoining, a depth of up to 4m is allowed. The depth proposed is significantly less than this. Furthermore it is considered that sufficient separation is achieved from main habitable-room windows in number 55 to achieve a reasonable relationship and receive officer support.

The first-floor rear extension has a depth of 2.7m. This complies with the 1:2 guideline when measured from habitable-room windows of both neighbouring properties and as such, is considered to achieve a satisfactory relationship with neighbouring properties which does not result in an unduly detrimental impact to neighbouring residential amenity.

In terms of the first-floor side extension, the original scheme applied for under ref. 10/0382 has received significant amendments in order to mitigate the impact of the development on the side-facing ground-floor windows which serve a breakfast room within number 55 The Fairway. These are original to the property and were the reason for the refusal of two previous applications (see history for full refusal reasons). In addition, one decision was upheld at appeal. As a result, the first-floor side extension has been reduced in width to maintain 1m from the side boundary in line with the Sudbury Court Conservation Area Design Guide. The depth of the extension has been limited to not extend beyond the centrepoint of the rear breakfast-room window situated in the flank wall facing the application site. Given the sensitive relationship with the neighbouring property's original habitable-room windows, an increased set-back of 2.5m has also been secured at the first-floor level to avoid an unreasonable loss of outlook from the front breakfast room window situated in the facing flank wall of the building. In order to ensure that a reasonable level of privacy is maintained for neighbouring properties, a condition is recommended which restricts the insertion of additional windows within the side walls of the extended building. As a result of the changes secured in the latest application, your officers consider the proposal to not have an unduly detrimental impact on neighbouring residential amenity.

Impact on the character and appearance of the Conservation Area

The extension complies with the Sudbury Court Conservation Area Design Guide. The first-floor side extension maintains a 1m gap from the boundary shared with 55 The Fairway. In addition, a significant set-back is secured to ensure that the extension appears subordinate to the main dwellinghouse. The rear extension, whilst larger than would generally be permitted, matches the projection of the adjoining property and is not considered so excessive in scale as to detract from the character of the original dwelling. A condition is recommended to secure samples of materials to ensure the development preserves the character of the Conservation Area.

Other matters

Concerns have been raised regarding the future use of the property for bedsits. Currently the house is occupied as a single family dwellinghouse. This has been confirmed through a site visit. The proposed floorplans do not raise concerns regarding potential for subdivision or a House in Multiple Occupation use and the applicant has stated that the property is to remain as a dwellinghouse. An informative is recommended reminding the applicant of its C3 Use Class. If this were not the case, the council would have control over the future use of the property; however, this can only be dealt with once a breach in planning control has been established. On the basis of the application details, concerns regarding the future use of the property are not sufficient to warrant a refusal of the application.

Concerns regarding parking provision for the property have also been raised. It is understood by officers that this is due to previous tenants owning a number of transit-sized vehicles. The maximum parking standard for a 4-bedroom dwelling is 2 parking spaces. The applicant proposes the retention of the property's garage which is suitably sized to hold one vehicle. In addition, the property frontage is capable of supporting a car. As the maximum parking standard is met, your officers do not consider the proposed extensions raise concerns regarding excessive overspill parking within the vicinity of the site.

Summary

With reference to council policies, the proposed extension is considered to address previous concerns regarding the impact on neighbouring residential amenity and the character of the Conservation Area and is therefore considered to be in accordance with policies BE2, BE7, BE9 and BE26 of Brent's Unitary Development Plan 2004, Supplementary Planning Guidance Note 5:

"*Altering and Extending your Home*" and the Sudbury Court Conservation Area Design Guide. Accordingly it is recommended that planning permission be granted, subject to conditions.

REASONS FOR CONDITIONS

n/a

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
Sudbury Court 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 drawings:

Location Plan
Existing and proposed elevations (unnumbered) (received 20/08/2010)
022: Existing floorplans (received 20/08/2010)

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

- (3) No windows or glazed doors (other than any shown in the approved plans) shall be constructed in any side 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.

- (4) The existing garage shall be permanently retained and used solely in connection with the existing dwelling.

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

- (5) 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 on site. 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.

INFORMATIVES:

- (1) The applicant is reminded that this property is within planning Use Class C3, whereby up to 6 unrelated residents may live together as a single household. Any increase in residents above 6 people living together, other than as a single family, is likely to constitute a material change of use which would require the grant of a further planning permission from the Local Planning Authority.
- (2) 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 - 2004
Supplementary Planning Guidance Note 5 *"Altering and extending your home"*
Sudbury Court Conservation Area Design Guide

Any person wishing to inspect the above papers should contact Sarah Ashton, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5234



Planning Committee Map

Site address: 57 The Fairway, Wembley, HA0 3TN

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