

COMMITTEE REPORT

Planning Committee on
Item No
Case Number

18 November, 2015
03
15/3094

SITE INFORMATION

RECEIVED: 15 July, 2015

WARD: Queen's Park

PLANNING AREA: Kilburn & Kensal Consultative Forum

LOCATION: 33A Wrentham Avenue, London, NW10 3HS

PROPOSAL: Proposed erection of single storey rear and side extension and separate access to ground floor flat

APPLICANT: Ms Clarke

CONTACT: Atelier Woodman

PLAN NO'S: D205 Proposed Ground Floor Plan
D206 Proposed Rear Elevation
D206 Proposed Section
D209 Proposed Flank Elevation
D201 Location Plan
D208 Existing and Proposed Section
Design and Access Statement

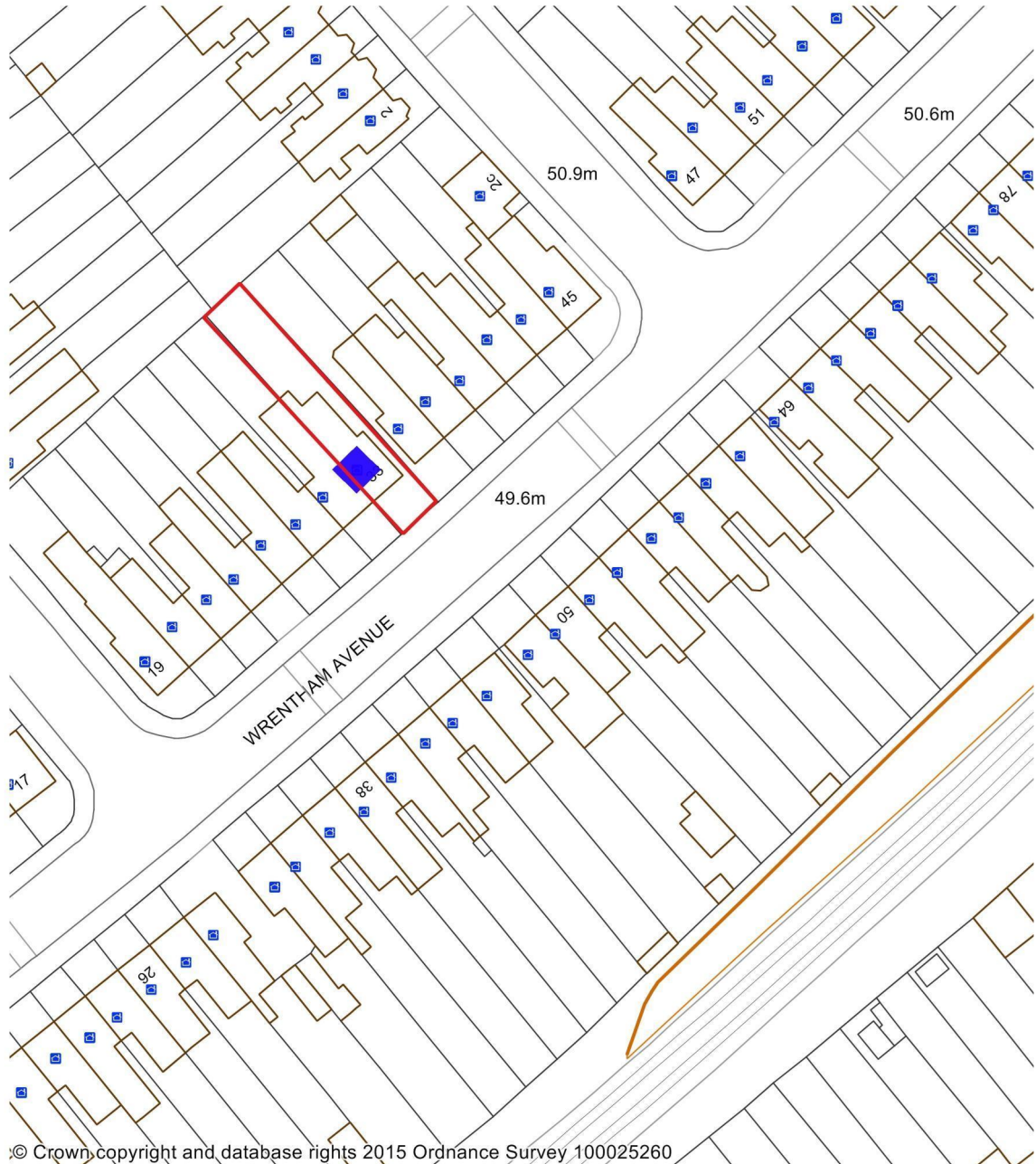
SITE MAP



Planning Committee Map

Site address: 33A Wrentham Avenue, London, NW10 3HS

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This map is indicative only.

INTRODUCTION

The application is reported to Planning Committee under the provisions of Clause 24 of the Planning Code of Practice following the resolution at the previous meeting of the Planning Committee on 22nd October 2015 of 'minded to grant' consent for the Proposed erection of single storey rear and side extension and separate access to ground floor flat.

This report discusses the implications of the committee's resolution, maintains the original recommendation to refuse, but sets out the planning conditions that should be attached should the Planning Committee confirm their intention to grant planning permission. A copy of the reports that went to the 22nd October Planning Committee are attached as APPENDIX 1.

At the 22nd October Planning Committee, Members indicated that they were minded to grant planning permission contrary to officers recommendation for refusal because:

- Members understood the concerns relating to design and the proposals relationship to the neighbouring property, however in this instance felt that this was not a sufficient refusal reason. Therefore, Councillors are minded to grant the application.

The view of Officers is still to refuse the application. The reasons for this are below

- The proposal incorporates a wrap around extension which relates unacceptably to the existing building in design terms.
- The size, bulk and siting of the proposed extension would have an adverse impact on residential amenity.
- The proposed rear extension projects 4.2m, 1.2m past the recommended extension depth meaning there is a total of 10m of blank facade 0.82m away from the neighbouring boundary.

Officers have taken a balanced decision that the proposal is of a scale and bulk that would have a detrimental impact on the neighbouring property. There are no extenuating circumstances that warrant a different stance in this instance like some other approved applications.

In addition, it is felt that any future applications of this nature will be difficult to refuse if Members decide to grant this application.

Suggested conditions in the event that approval is granted:

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with 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 approved shall be carried out in accordance with the following drawings:

D205, D206, D207, D208, D209, Design and Access Statement

Reason: In the interests of proper planning.

3. All new external work shall be carried out with the materials stated in the Design and Access Statement and approved plans.

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

Recommendation : Remains refusal, for the reasons set out in the original report. However if the Planning Committee resolves to grant planning permission, the conditions and Informative set out in this report are recommended.

, subject to the conditions set out in the Draft Decision Notice.

DRAFT DECISION NOTICE



Brent

DRAFT NOTICE

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

DECISION NOTICE – REFUSAL

Application No: 15/3094

To: Mr Woodman-Smith
Atelier Woodman
40 Canynge Square
Clifton
Bristol
BS8 3LB

I refer to your application dated 15/07/2015 proposing the following:
Proposed erection of single storey rear and side extension and separate access to ground floor flat

and accompanied by plans or documents listed here:

D205 Proposed Ground Floor Plan
D206 Proposed Rear Elevation
D206 Proposed Section
D209 Proposed Flank Elevation
D201 Location Plan
D208 Existing and Proposed Section
Design and Access Statement

at 33A Wrentham Avenue, London, NW10 3HS

The Council of the London Borough of Brent, the Local Planning Authority, hereby REFUSE permission for the reasons set out on the attached Schedule B.

Date:

Signature:

Head of Planning, Planning and Regeneration

Note

Your attention is drawn to Schedule A of this notice which sets out the rights of applicants who are aggrieved by the decisions of the Local Planning Authority.

DnStdR

PROACTIVE WORKING STATEMENT

- 1 To assist applicants the Local Planning Authority has produced policies and written guidance, all of which is available on the Council's website and offers a pre planning application advice service.

REASONS

- 1 The proposed development, which incorporates a 'wrap around extension', by reason of its excessive size, appearance, mass and siting close to the boundary of number 35 Wrentham Avenue, would have a detrimental impact on the visual amenity, and outlook of, neighbouring residents. Furthermore, the proposed overall bulk of the extension, its roof form and the materials relate poorly to the existing building and the surrounding area which is within one of the Council's Areas of Distinctive Residential Character (ADRC). As a result, it is contrary to Council policies BE2, BE7 BE9 and BE29 of the adopted Unitary Development Plan 2004, Core Strategy Policy CP17, and Brent's SPG5 on 'Altering and extending your home'.

Any person wishing to inspect the above papers should contact Robert Reeds, Planning and Regeneration, Brent Civic Centre, Engineers Way, Wembley, HA9 0FJ, Tel. No. 020 8937 6726