

**Committee Report**  
**Planning Committee on 24 November, 2010**

**Item No.** 17  
**Case No.** 10/2267

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**RECEIVED:** 31 August, 2010

**WARD:** Preston

**PLANNING AREA:** Wembley Consultative Forum

**LOCATION:** 75 St Augustines Avenue, Wembley, HA9 7NU

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

**APPLICANT:** Mr Bharat Patel

**CONTACT:**

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

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**RECOMMENDATION**

Approval, subject to conditions

**EXISTING**

The subject site contains a semi-detached, two storey dwellinghouse situated on the western side of St Augustine's Avenue. The property is not situated in a conservation area nor is it a listed building. Surrounding uses are predominantly residential.

**PROPOSAL**

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

**HISTORY**

09/2373 - Demolition of single storey side extension and first floor rear extension and erection of a new single and two storey side extension and first floor rear extension, and proposed rear dormer extension and hip-to-gable roof extension to dwellinghouse.

Refused - 08/01/2010

09/2370 - Certificate of lawfulness for proposed hip to gable end roof extension, installation of a rear dormer window and two front rooflights to dwellinghouse

Certificate refused - 12/01/2010

10/2326 - Certificate of lawfulness for proposed hip-to-gable roof extension, rear dormer window and 2 front rooflights to single family dwellinghouse (Use Class C3)

Certificate granted - 19/10/2010

C3616 286 - Alterations and Extensions to conservatory

Certificate granted - 17/02/1971

## **POLICY CONSIDERATIONS**

### **Brent UDP 2004**

BE2 – Townscape: Local Context & Character

BE7 – Public Realm: Street scene

BE9 – Architectural Quality

TRN23 - Parking Standards - Residential Development

### **SPG**

SPG 5 – Altering and extending your home

## **SUSTAINABILITY ASSESSMENT**

n/a

## **CONSULTATION**

Standard three week consultation period carried out between 22 September 2010 and 13 October 2010 in which 5 properties were notified. Three objections have been received regarding the application although one is from a solicitor on behalf of the owner of number 77 St Augustine's Avenue who has also objected to the scheme. The following concerns are raised:

- Loss of privacy to neighbouring properties
- Extension will restrict the use of the garage at 77 St Augustine's Avenue
- The proposed structure will restrict the flow of light to neighbouring homes
- The proposed structure will be imposing and dominating and represents an overdevelopment of the site
- Trees and shrubs will need to be lost/pruned as part of the proposal
- The location map is inaccurate of the current site (*Officer's Note: The applicant has verified that the location map provided identifies the correct property*)
- Existing garage is shown as a study however original site plans and council records do not reflect this (*Officer Note: The conversion of the garage is likely to have been undertaken using permitted development rights*)

## **REMARKS**

The main considerations relating to the proposal are:

- The impact on neighbouring residential amenity
- The scale and design of the proposal and the impact on the street scene
- Transportation implications and the impact on existing parking provision for the site

### *Impact on neighbouring residential amenity*

The original application proposed a part-single, part-two storey side and rear extension to the dwellinghouse. However the layout of the neighbouring property at 77 St Augustine's Avenue has two original windows to a breakfast room in the side wall facing the proposed extension. As these are the sole windows to a habitable room your officers requested a significant reduction in the scale of the first floor extension in order to preserve light and outlook for the occupants of this property. Following discussions with the applicant the first floor element has been removed from the proposal. As an alternative is understood that the applicant is intending to implement an earlier lawful development certificate for a hip to gable and rear dormer extension (Ref: 10/2326). This is considered preferable to the proposed two storey extension as its has far less impact on neighbouring amenity.

The proposal is now therefore single storey only. The extension is proposed to the rear of the existing side extension (no longer used as a garage although the garage door is retained) and extends to match the projection of the existing outrigger which is an original feature.

The only neighbour to potentially be affected by the proposal is therefore number 77. It should be noted that as the proposal is now single storey only and just extends to the side of the original dwellinghouse, the proposal could constitute permitted development subject to compliance with all the conditions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 as amended in 2008. Your officers consider these conditions to be met as the extension does not exceed a height of 3m and is not more than half the width of the original dwellinghouse. Accordingly, your officers consider the extension to have an acceptable relationship with number 77 St Augustine's Avenue avoiding any unduly detrimental impact to the amenities currently enjoyed by this neighbour in terms of light and outlook. As such the amended proposal is considered to have addressed objectors concerns regarding loss of light and privacy and is therefore in accordance with policy BE9 of Brent's Unitary Development Plan 2004.

#### *Scale and Design of the Proposal*

The scale of the proposed extension is considered to respect the character of the original dwellinghouse and, being single storey only, is not considered imposing or an overdevelopment of the site. It is noted that the side extension proposed would reach a greater height than the existing side extension which it adjoins and would therefore create a slightly awkward appearance however given the setback from the front elevation, this is not considered to be significantly prominent or harmful in a way which would warrant a refusal of the scheme.

It should also be noted that as the proposal will formalise the loss of the property's garage by replacing the existing garage door with a window. As a result improvements to the existing frontage through the reintroduction of soft landscaping have been secured which will significantly improve the setting of the dwellinghouse. This will positively contribute to the street scene outweighing the slightly awkward appearance resulting from the height of the new extension. As such, the proposal is considered to be in accordance with policies BE2, BE7 and BE9 of Brent's Unitary Development Plan adopted in 2004.

#### *Transportation Implications*

This application formalises the loss of a garage which will reduce the amount of off-street parking for the property to one space. The property is a 3 bedroom dwelling which would attract a maximum parking standard of 1.6 spaces. As such the off-street parking provision is considered suitable for the size of dwellinghouse. Although it is noted that a certificate of lawfulness has been granted for a loft conversion which will provide additional bedrooms, additional parking can be easily accommodated on street given the width of the plot and as such, the loss of the garage is not considered to raise any significant planning issues.

#### *Other issues*

Objectors have also raised concerns regarding the impact of the proposal on use of the garage belonging to number 77 which adjoins the former garage at number 75. The application does not propose to alter the existing side extension other than to replace the existing garage door with a window. Accordingly your officers do not consider that the proposal will have any significant impact on the neighbouring garage and its existing access.

#### *Summary*

With reference to council policies, the amended scheme is not considered to unduly harm the amenities of neighbouring properties or the character of the area and is considered to comply with policies BE2, BE7, BE9 and TRN23 of Brent's Unitary Development Plan adopted in 2004 and associated Supplementary Planning Guidance Note 5 "*Altering and Extending your Home*". 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

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):

gpp/02323  
dt/0923a  
ep/0915  
Location Plan

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) The area(s) so designated within the site shall be landscaped in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority before any works commence on site, the landscape work to be completed during the first available planting season following completion of the development hereby approved. Any planting that is part of the approved scheme that within a period of *five* years after planting is removed, dies or becomes seriously damaged or diseased, shall be replaced in the next planting season and all planting shall be replaced in the same positions with others of a similar size and species, unless the Local Planning Authority first gives written consent to any variation.

Reason: To ensure a satisfactory standard of appearance and setting for the development and to ensure that the proposed development enhances the visual

amenity of the locality, in the interests of the amenities of the occupants of the development and to provide tree planting in pursuance of section 197 of the Town and Country Planning Act 1990.

- (5) No access shall be provided to the 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.

**INFORMATIVES:**

None Specified

**REFERENCE DOCUMENTS:**

Brent's Unitary Development Plan 2004  
SPG5 *"Altering and Extending your Home"*

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: 75 St Augustines Avenue, Wembley, HA9 7NU

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