

Committee Report
Planning Committee on 16 September, 2009

Item No. 1/03
Case No. 09/1750

RECEIVED: 20 July, 2009

WARD: Kenton

PLANNING AREA: Kingsbury & Kenton Consultative Forum

LOCATION: 15 Grenfell Gardens, Harrow, HA3 0QZ

PROPOSAL: Demolition of existing detached garage and erection of two storey side extension and part single part two storey rear extension to dwellinghouse.

APPLICANT: Mrs A. Nilesch

CONTACT: Town & Country Planning Limited

PLAN NO'S: 2009/0348 Rev 1 (revised plan received on 25/08/2009)

RECOMMENDATION
Approval

EXISTING

The application site comprises a semi detached dwellinghouse located on Grenfell Gardens. The property is located at the head of the cul de sac.

The property is located within the Mount Stewart Conservation Area and is controlled by an Article 4(1) Direction.

PROPOSAL

Demolition of existing garage and erection of two storey side extension and part single part two storey rear extension to dwellinghouse.

HISTORY

97/0596: Conservation Area Consent sought for demolition of chimney on side elevation - Granted, 06/05/1997.

97/0327: Full Planning Permission sought for installation of replacement windows - Granted, 08/04/1997.

96/2192: Full Planning Permission sought for erection of single-storey rear and part side extension, and demolition of an existing and rebuilding of new detached garage at side of property - Granted, 18/02/1997.

POLICY CONSIDERATIONS
Brent UDP 2004

BE2: Local Context & Character - Proposals should be designed with regard to their local context, making a positive contribution to the character of the area. Proposals should not cause harm to the character and/or appearance of an area, or have an unacceptable visual impact on Conservation Areas.

BE9: Architectural Quality - Requires new buildings to embody a creative and high quality design solution, specific to the sites shape, size, location and development opportunities and be of a design, scale and massing appropriate to the setting.

BE25: Development in Conservation Areas - Development proposals in conservation areas shall pay special attention to the preservation or enhancement of the character or appearance of the area; and regard shall be had for design guidance to ensure the scale and form is consistent.

BE26: Alterations and Extensions to Buildings in Conservation Areas - Alterations to elevations of buildings in conservation areas should retain the original design and materials; be sympathetic to the original design in terms of dimensions, texture and appearance; characteristic features should be retained; extensions should not alter the scale or roofline of the building detrimental to the unity or character of the conservation area; should be complementary to the original building and elevation features.

Supplementary Planning Guidance

SPG5 – Altering and Extending your Home

Design Guide

Mount Stewart Conservation Area Design Guide

SUSTAINABILITY ASSESSMENT

N/A

CONSULTATION

Consultation Period: 04/08/2009 - 25/08/2009

Site Notice: 04/08/2009 - 25/08/2009

Public Consultation

12 neighbours consulted - 2 letters of objection received on the following grounds:

- removal of garage would create additional parking pressures
- loss of garage resulting in a terracing effect
- need to retain the character of the area - roof tiles, wooden windows, front gardens, garages and garage doors

These issues have been addressed within the remarks section.

Internal Consultation

Landscape Team - due to the narrow front of the property it would be unsuitable to request 50% soft landscaping but suggested that the existing flowerbeds could be extended.

Transportation Unit - no objections raised.

External Consultation

Preston Amenities Protection Association (PAPA) - no comments received during the consultation period.

REMARKS

Site and Surroundings

The application site comprises a semi detached dwellinghouse located at the head of the cul-de-sac. It has a detached garage along the boundary with No. 17 Grenfell Gardens. The property has not been extended to the side or rear.

The adjoining semi, No. 13 Grenfell Gardens, has a rear conservatory adjacent to No. 15 Grenfell Gardens (LPA Ref: 26704 9606 granted on 13/12/1962) and a two storey rear extension (LPA Ref: P8016 6656 granted on 20/03/1969). The other neighbouring property, No. 17 Grenfell Gardens, has a two storey side to rear extension (LPA Ref: P7637A 6677 granted on 25/02/1969).

Proposal

This application proposes to demolish the existing detached garage and erect a two storey side extension and part single part two storey rear extension.

Demolition of garage and erection of two storey side extension

The existing garage is a detached structure abutting the boundary with No. 17 Grenfell Gardens. It has a gabled pitched roof. The loss of the garage is supported in line with the current borough wide policy which no longer requires garages for parking spaces.

A two storey side extension is proposed to the main dwellinghouse. It is proposed at 3.5m wide and set back 1.0m at both ground and first floor levels from the main front wall of the dwellinghouse. A gap of approx. 0.9m is maintained to the boundary with No. 17 Grenfell Gardens.

The Mount Stewart Conservation Area Design Guide discusses the need to maintain the gaps between the properties at the heads of culs-de-sacs. It recommends that a maximum of half of the area between the original dwelling and the side boundary should be infilled and that there should be at least a 1.0m set in from the property boundary at the frontage, with a greater set in towards the rear of the plot. It also requires the first floor to be set back from the main front wall of the house.

Although the side extension is only set in 0.9m from the property boundary at the frontage, the overall gap between the proposed side extension and the extension at No. 17 Grenfell Gardens is 4.0m. This gap is considered sufficient. Furthermore, approx. 45% of the area between the original dwelling and the side boundary will be infilled which is less than half the area which is permitted in the Design Guide. The side extension itself is 3.5m wide which is considered acceptable and it is adequately set back to ensure that it remains subservient to the main house. Therefore the shortfall of 0.1m from the property frontage is not considered sufficient to warrant a reason for refusal and is not considered to adversely affect the gaps between the properties.

The proposed windows to the front elevation of the side extension are casement windows matching the design, proportions and materials of the main windows to the front elevation of the dwellinghouse. Although the existing windows to the main house are in uPVC they are considered to reasonably replicate the original windows as they have even sight lines and a dentil drip rail in timber is provided between the upper and lower casements. The leaded light patterning is externally expressed. The agent has confirmed that the windows to the front elevation of the side extension will match the detailing of the existing windows. Your officers recommend that such details are secured through a planning condition.

Three windows are proposed on the flank wall of the side extension. They are set off the boundary by 2.7m and are to non habitable rooms. The windows are conditioned acceptable but to ensure sufficient levels of privacy to No. 17 Grenfell Gardens, it is recommended that a condition is secured to restrict the glazing to be obscured and for the windows to be high opening.

Part single part two storey rear extension

At ground floor a single storey rear extension is proposed at 3.0m deep across the width of the main dwellinghouse and the side extension. It is proposed with a flat roof at 3.0m high with a parapet at an additional 0.2m high. It is set off the boundary with No. 13 Grenfell Gardens by approx. 0.15m. As No. 13 Grenfell Gardens has an existing rear conservatory the height is considered acceptable. A gap of approx. 4.5m increasing to 6.0m is maintained to the boundary

with No. 17 Grenfell Gardens. Due to the level changes within the rear garden a patio is proposed from the extension to the main garden level. There is a boundary hedge of approx. 1.8m high to prevent overlooking to the neighbouring property.

The first floor rear extension is proposed behind the side extension and is proposed at 3.0m deep. It was originally proposed at 5.4m wide. Amended plans were requested to reduce the width of the first floor rear extension by 1.0m so that remains subservient to the main house. The width of the first floor rear extension is now 4.4m which is considered to be subservient to the main house. A hipped pitched roof is proposed over the first floor rear extension which is considered to be in keeping with the character of the dwelling.

In terms of the impact upon the amenities of neighbouring occupants the extension complies with the 1:2 guidance from the nearest habitable room window at No. 13 Grenfell Gardens. The nearest window is the rear bedroom bay window where the mid point of this window is 5.9m from the flank wall of the first floor rear extension. The extension only projects out by 2.35m from the rear bay window and as such clearly meets the 1:2 guidance. The two storey side to rear extension at No. 17 Grenfell Gardens projects beyond the proposed extension at the application property, and as such is not affected by the proposed development.

Loss of the garage and the need for additional off street parking

The proposal has resulted in the loss of the garage parking space and the need for off street parking. The existing front forecourt currently has mature hedgerows along the side boundaries and a small flower bed in front of the bay window. The front forecourt can accommodate two off street parking spaces which meets the Council's parking standards for a four bedroom house.

In terms of additional landscaping within the front forecourt due to the property being on the collar of the cul-de-sac, thus having a narrow frontage, it would be unsuitable to provide 50% soft landscaping. The existing hedgerow will remain together with the existing flower bed but it is considered that there is scope to extend the flower bed and/or provide additional landscaping in front of the extension whilst providing two off street parking spaces. It is recommended that such details are secured by condition.

Conclusion

The proposed development is considered to be in keeping with the character of the dwellinghouse and is considered to preserve and enhance the character and appearance of the Mount Stewart Conservation Area. It is considered to comply with policies **BE2**, **BE9**, **BE25** and **BE26** of Brent's UDP 2004 and the guidance as outlined in the Mount Stewart Conservation Area Design Guide.

Approval is accordingly recommended.

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
Mount Stewart 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) 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.

- (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) Notwithstanding the submitted plans otherwise approved, further details of the windows to the front elevation of the side extension shall be submitted to and approved in writing by the Local Planning Authority prior to any works commencing on site. Such details shall include:

- (a) Elevation of proposed windows at a scale of 1:10
- (b) Cross section at a scale of 1:5 through the transom showing the relationship of opening and fixed lights and dentil drip rail, with full sized details of externally mounted glazing bars

Reason: To ensure a satisfactory development which does not prejudice the amenity of the Mount Stewart Conservation Area.

- (6) Notwithstanding the submitted front forecourt layout otherwise approved, a revised front forecourt layout shall be submitted showing the retention of the hedgerows along the boundaries with the neighbouring properties, further details of additional soft landscaping within the front forecourt and along the side and front (including plant species, quantities and pot sizes) shall be submitted to and approved in writing by the Local Planning Authority prior to any works commencing on site. The approved landscape works shall 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.

INFORMATIVES:

None Specified

REFERENCE DOCUMENTS:

Brent's UDP 2004

Mount Stewart Conservation Area Design Guide

Supplementary Planning Guidance No. 5 "Altering and Extending Your Home"

2 letter of objection

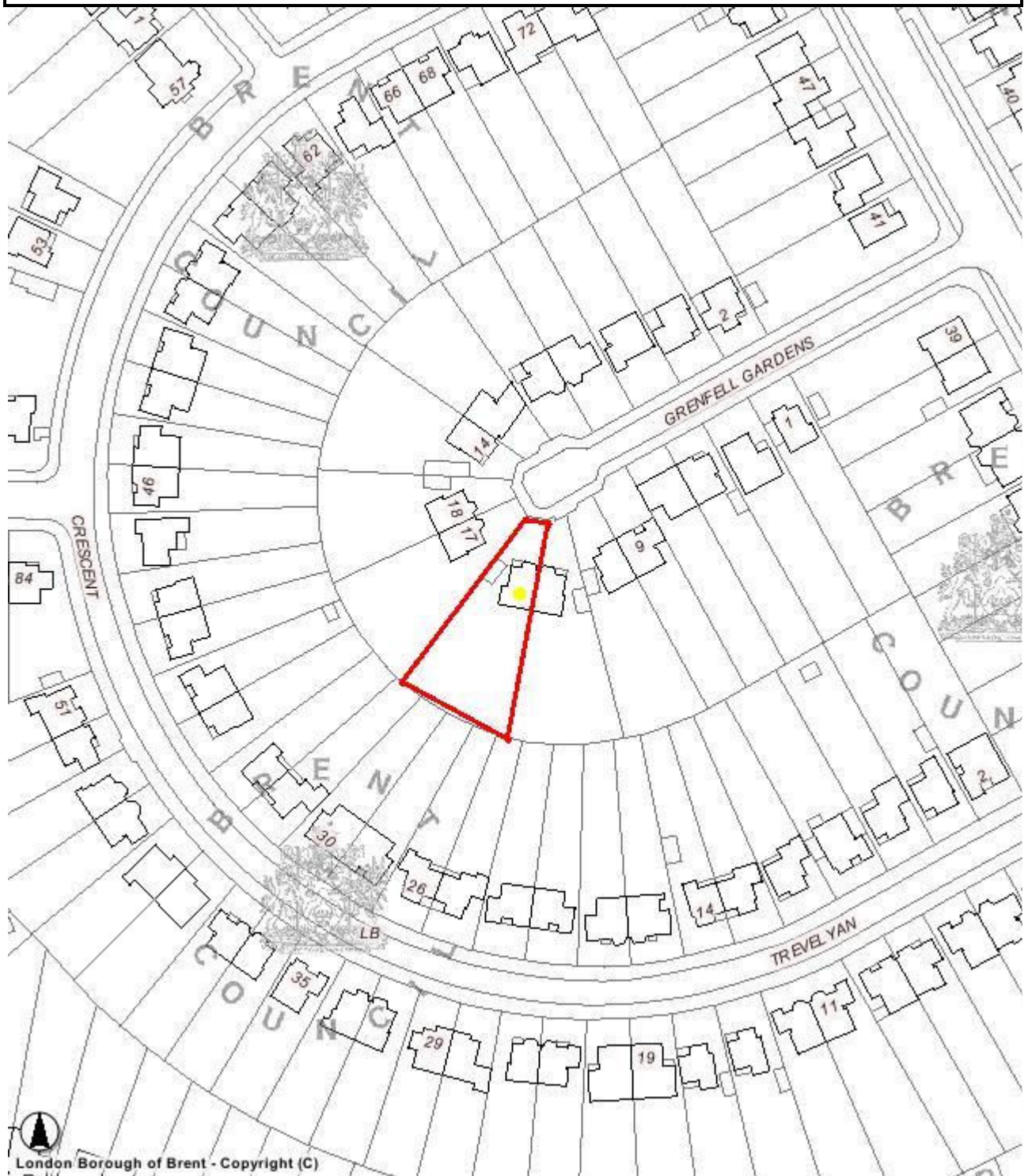
Any person wishing to inspect the above papers should contact Victoria McDonagh, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5337



Planning Committee Map

Site address: 15 Grenfell Gardens, Harrow, HA3 0QZ

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