

Committee Report
Planning Committee on 16 September, 2009

Item No.
Case No.

3/01
09/1677

RECEIVED: 15 July, 2009

WARD: Northwick Park

PLANNING AREA: Wembley Consultative Forum

LOCATION: 84 Paxford Road, Wembley, HA0 3RH

PROPOSAL: Demolition of existing detached garage, erection of single-storey and two-storey side and rear extension, installation of rear dormer window and rear rooflight to dwellinghouse.

APPLICANT: Mr Thavendran

CONTACT: Jackson Property Consultancy Ltd

PLAN NO'S: Site location plan; paxfordrd-84/0; paxfordrd-84/1a; paxfordrd-84/2; paxfordrd-84/3a; paxfordrd-84/4a; paxfordrd-84/5; paxfordrd-84/6a; paxfordrd-84/8a

RECOMMENDATION

Approval

EXISTING

The subject site is a two storey semi detached dwellinghouse located on Paxford Road Wembley

The surrounding uses are predominantly residential. The property is located within the Sudbury Court Conservation Area.

PROPOSAL

Demolition of existing detached garage, erection of single-storey and two-storey side and rear extension, installation of rear dormer window and rear rooflight to dwellinghouse

HISTORY

08/1691 - Installation of replacement timber-framed windows to front elevation of dwellinghouse (Article 4 Direction). *Granted 19/08/2009*

POLICY CONSIDERATIONS

Brent UDP 2004

BE2 – Townscape: Local Context & Character
BE7 – Public Realm: Street scene
BE9 – Architectural Quality
BE25 – Development in Conservation Areas
BE26 - Alterations and Extensions in Conservation Areas
TRN23 – Parking Standards – Residential Development
PS14 – Parking Standards – Residential Development

SPG

SPG 5 – Altering and extending your home

Sudbury Court Conservation Area: The Design Guide to Development

- Impact on the character and appearance of the dwellinghouse and surrounding streetscene.
- Scale and design of the proposal and impact on the character and appearance of the conservation area
- Impact on residential and visual amenity of neighbouring occupiers
- Provision of off-street parking

CONSULTATION

Consultation period: 21/07/2009 – 26/08/2009. 5 neighbouring properties were notified, and a site notice was posted. One letter of representation was received from the neighbouring property at no 86. The concerns raised are summarised as follows:

- The proposal will partially block the sunlight into their property.
- The two storey side extension would be too close to their property and the 45 degree angle has not been incorporated
- The north is wrongly marked on the drawings
- The extension will not be in keeping with the appearance of the conservation area
- No objection to an extension which is in keeping with the conservation area.

Sudbury Court Residents Association (SCRA) have objected to the loss of the garage.

Environmental Health have advised that an informative be attached to any approval with regards to potential contamination of the soil where a garage is to be replaced.

REMARKS

The subject site is a two storey semi-detached dwellinghouse located on Paxford Road, Wembley. The property is located within the Sudbury Court Conservation Area.

The application is to demolish the existing detached garage and replace this with a two storey side and part single storey and part two storey rear extension and also a proposed rear dormer window and rear rooflight to the house.

The existing garage is a large flat roofed structure with a roller door and is attached to the main house. It is therefore not the small detached, pitched roof, gabled fronted style of garage that characterise many of the properties in the Sudbury Court Conservation Area and that the Council would seek to preserve.

Loss of garage, parking provision and landscaping

The maximum parking standards, as set out in Brent's UDP for a 5 bedroom residential property is 2.0 spaces. Although the property would lose a parking space with the loss of the existing garage as a result of this proposal, the front garden is large enough to accommodate one off-street parking space, and also provide a minimum of 50% soft landscaping as required by Brent's policy BE7. A second parking space can be provided on-street. This is considered acceptable as Paxford Road is not a heavily parked street.

The proposal includes the provision of a low hedge along the boundary with the neighbouring property at 86 Paxford Road. Further details of this hedge will be required as part of landscaping condition.

A condition will be attached to any approval requiring further details of the proposed soft landscaping, and materials to be used for the hard landscaping within the front garden, as well as the proposed materials for the proposed low front boundary wall.

Two-storey side and rear extension

The existing garage is not in keeping with the original character of the Sudbury Court Conservation Area. It also projects forward of the original front wall of the house. The proposed replacement extension will at ground floor be set back in line with the front wall of the house. The proposed parapet to the front of the single storey side extension is not fully detailed. At the time of writing this report further details of the parapet were still awaited, however in principle a properly designed and proportioned parapet would be considered acceptable. A supplementary report will cover the agreed design of the parapet.

The proposed two storey side to rear extension complies with SPSS guidelines when assessed in relation to both neighbouring properties at numbers 82 and 86 Paxford Road. The two storey side extension is to be set down approximately 0.65 metres from the roof, and the first floor element of the extension is to be set in 1.0 metres from the shared boundary and set back 1.5 metres from the front wall of the house.

In relation to no 86 Paxford Road, the proposed two storey extension complies with the 1:2 guidance as set out in SPSS. This neighbouring property has an existing single storey rear extension, which would still protrude further (at ground floor) than the proposed two storey extension at number 84. The flank wall of the two storey side to rear extension at no 84 is to be 6.0 metres from the mid point of the nearest habitable room window at 86 Paxford Road. The two storey extension is also to be located 6.0 metres from the midpoint of the nearest habitable room window of the attached dwelling at no 82 Paxford Road.

The proposed two-storey extension would have a depth of 3.0 metres from the rear wall of both neighbouring properties. It consequently complies with the 1:2 guidance within SPSS.

The single storey element of the proposed side extension it is a partial replacement of the existing garage, which has no set back from the front wall of the house, and in fact protrudes 1.3 metres forward of the front wall of the house and is not considered to be in keeping with the original character of the Sudbury Court Conservation Area. It also projects forward of the original front wall of the house. The proposed replacement extension will at ground floor be set back in line with the front wall of the house. The proposed parapet to the front of the single storey side extension is not fully detailed. At the time of writing this report further details of the parapet were still awaited, however in principle a property designed and proportioned parapet would be considered acceptable. A supplementary report will cover the agreed design of the parapet.

Single storey rear extension

The proposed single storey element of the extension is to project 3.0 metres beyond the rear wall of the dwellinghouse. The height of the single storey extension is to be 2.7 metres to the eaves and 3.5 to the ridge. The extension would comply with SPSS guidelines.

Rear dormer and rooflight

The overall design, scale and bulk of the proposed dormer window is considered to be acceptable. The average width of the roof of the original dwellinghouse is 4.35 metres wide. The proposed dormer is 2.1 metres wide, 2.4 metres in height and 2.6 metres deep. The dormer is less than half the average size of the total roof width. It is set up 0.5 metres from the eaves and set down 0.8 metres from the ridge, and will be positioned on the central line of the original roof plane.

The proposal complies fully in terms of its size, position and design with the guidelines for rear dormer windows as set out in the Sudbury Court Conservation Area Design Guide part of which is superseded by the Supplementary Planning Guidance 5 "Altering and Extending Your Home".

Impact on Residential amenities and comments on objections received

As explained above, it is considered that the loss of the existing garage can be supported because the proposed extension would be an improvement in terms of design and character. There would also be little impact on the parking provision to the property as parking can be provided both off-street and on street, whilst providing further improvements to the front garden layout by proposing to provide soft landscaping.

The applicants have confirmed that they propose to use timber framed windows in the front elevation of the proposed side extension in order to be in keeping with the character of the conservation area. Further details of the proposed windows will be required as part of a condition.

The objection with regard to the proposed extensions complying with the '45 degree rule', is not part of any Brent policy or guidance. However, the proposed two storey extension complies with the 1:2 guidance as set out in Brent's SPSS, as explained above.

The applicants have amended the plans to ensure there is no confusion over where the north direction is. Whilst it was incorrect on the original, now superseded plans, it has not effected the assessment of the application.

Summary

The proposed extension is of a scale, size and design that would be in keeping with the character and appearance of the original house and preserves the character and appearance of the conservation area. As such it is in compliance with the Council's policies BE2, BE7, BE9 and BE25 of Brent Unitary Development Plan 2004, as well as *Supplementary Planning Guidance 5 on Altering and Extending Your Home* and also the *Sudbury Court Conservation Area Design Guide*. It is subsequently recommended for approval, subject to conditions.

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) Notwithstanding the plans hereby submitted and approved, further details of the proposed hard- and soft-landscaping works (including plant species, size, densities, access width and hard surfacing) and front boundary wall to the garden, shall be submitted to and approved in writing by the Local Planning Authority before any works commence on site. The soft-landscaping works shall then be completed within the first planting season following the completion of the rest of the development hereby approved. If, within 5 years of planting, any trees or shrubs die, are removed or become seriously damaged or diseased, they shall be replaced with others of the same species and size in the same positions, except with the prior written permission of the Local Planning Authority.

Reason: To ensure a satisfactory standard of appearance and that the proposed development enhances the visual amenity of the locality within the Sudbury Court Conservation Area, in accordance with the Council's policies BE6, BE7, BE25 and BE26 in the Adopted Unitary Development Plan 2004 and the Sudbury Court Conservation Area Design Guide.

- (3) Details of materials for all external work, including brick samples, roof tiles and further details of the parapet on the front elevation of the side extension, 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.

- (4) Notwithstanding the plans hereby submitted and approved, further details of the proposed windows, that would match the window materials and design of the original dwellinghouse, shall be submitted to and approved in writing by the Local Planning Authority before any works commence on site. These proposed windows should reflect the details approved for replacement windows to the original dwellinghouse, given permission under planning application ref 08/1691. The development shall be implemented in accordance with the details approved under this condition.

Reason: To ensure a satisfactory development that would be in keeping with the character and appearance of the original house located within the Sudbury Court Conservation Area.

- (5) The windows in the western wall elevation 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.

- (6) No windows or glazed doors (other than any shown in the approved plans) shall be constructed in the western and eastern elevation walls of the extensions without the prior written consent of the Local Planning Authority.

Reason: To minimise interference with the privacy of the adjoining occupiers.

INFORMATIVES:

- (1) The development constitutes a sensitive end use under PPS23. It is important that the workers are vigilant for signs of potential contamination in the soil during excavation works. This may include obvious visual or olfactory residues, asbestos, buried drums, buried waste, drains, interceptors, tanks or any other unexpected hazards that may be discovered during site works. If any unforeseen contamination is found during works Environmental Health must be notified immediately. Tel: 020 8937 5252. Fax 020 8937 5150. Email: env.health@brent.gov.uk

REFERENCE DOCUMENTS:

Planning Application papers Ref 09/1677

Any person wishing to inspect the above papers should contact Avani Raven, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5016



Planning Committee Map

Site address: 84 Paxford Road, Wembley, HA0 3RH

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