

COMMITTEE REPORT

Planning Committee on
Item No
Case Number

19 October, 2016

16/3412

SITE INFORMATION

RECEIVED: 2 August, 2016

WARD: Northwick Park

PLANNING AREA: Brent Connects Wembley

LOCATION: 183 Abbotts Drive, Wembley, HA0 3SH

PROPOSAL: Improvement to front garden to remove existing part hard standing and add hedges, plant shrubs and replace crazy paving with permeable bio diverse paving system.

APPLICANT: Mr Crane

CONTACT:

PLAN NO'S: See condition 2.

LINK TO DOCUMENTS ASSOCIATED TO THIS APPLICATION

When viewing this on an Electronic Device

Please click on the link below to view **ALL** document associated to case

https://pa.brent.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=DCAPR_129550

When viewing this as an Hard Copy

Please use the following steps

1. Please go to pa.brent.gov.uk
2. Select Planning and conduct a search tying "16/3412" (i.e. Case Reference) into the search Box
3. Click on "View Documents" tab

SITE MAP



Planning Committee Map

Site address: 183 Abbotts Drive, Wembley, HA0 3SH

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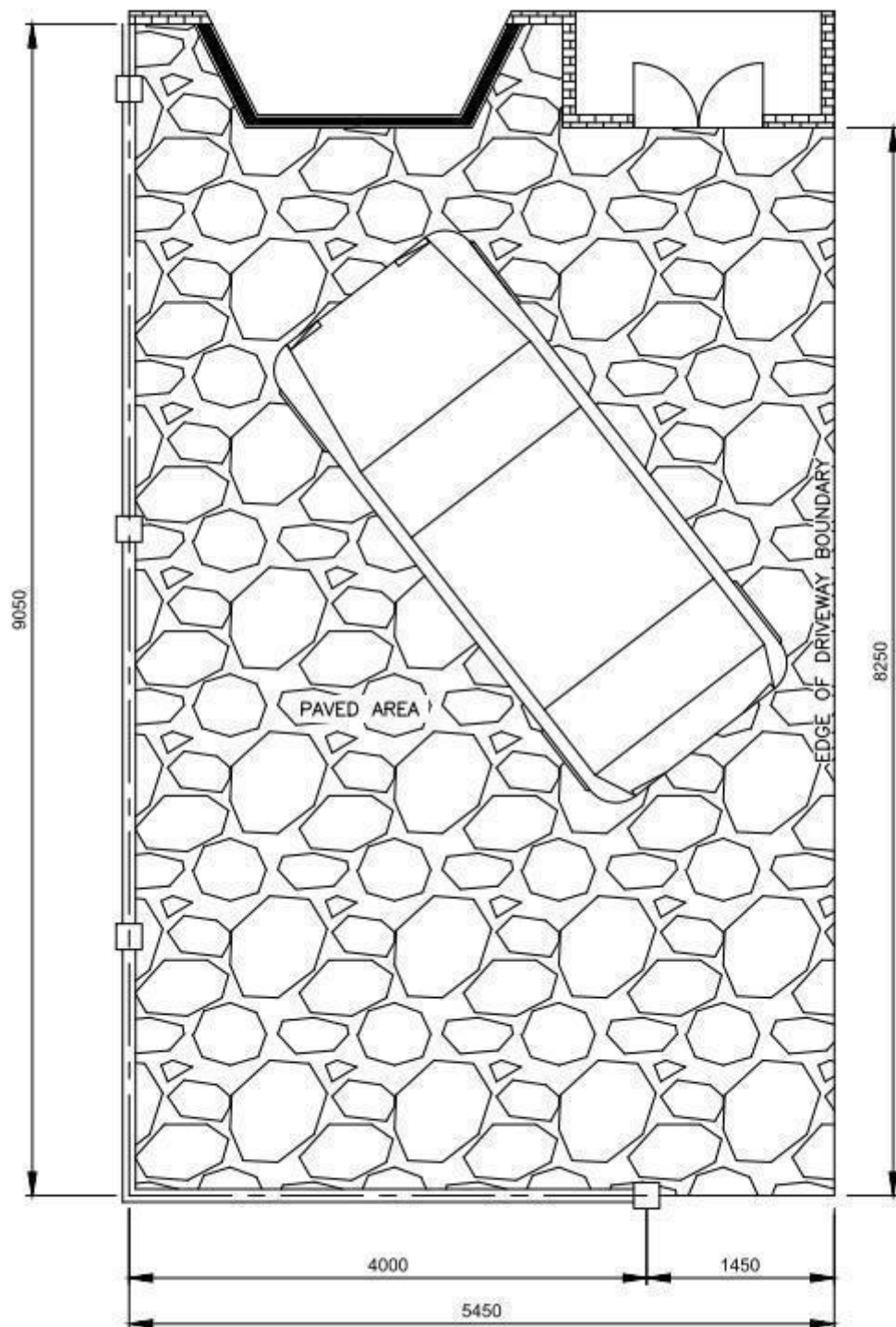


This map is indicative only.

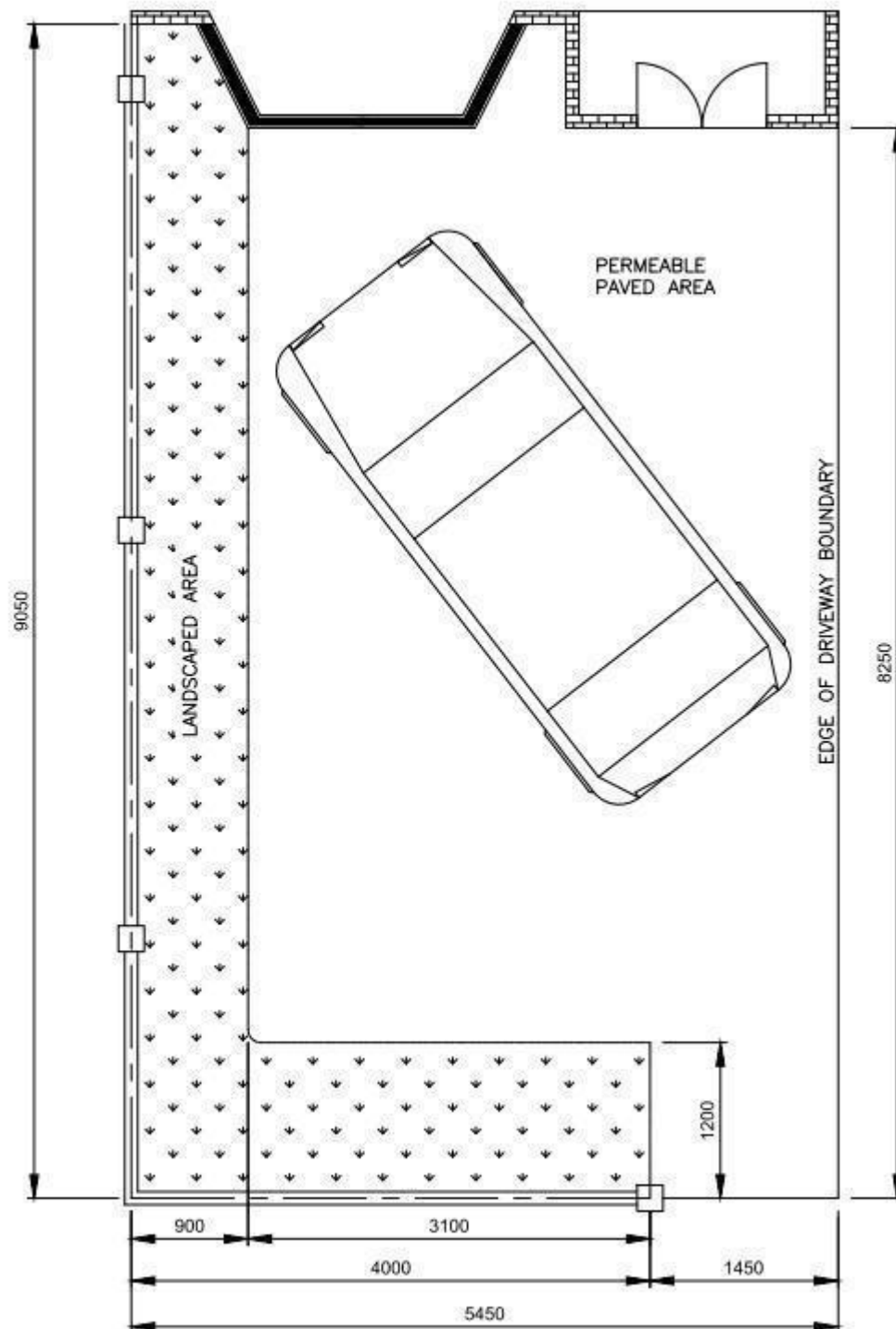
SELECTED SITE PLANS

SELECTED SITE PLANS

Existing Site Plan



Proposed Site Plan



BIOMERSE
MODULES

TYPICAL SECTION THRU
PERMEABLE PAVING

RECOMMENDATIONS

1. That the Committee resolve to GRANT planning permission.
2. That the Head of Planning is delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

Conditions

1. Time Limit (3 Years)
2. Approved drawings / documents

3. Approval of details of hard surfacing material and a planting plan

Informatives

1. Vehicles can only lawfully drive across the authorised footway crossover.
3. That the Head of Planning is delegated authority to make changes to the wording of the committee's decision (such as to delete, vary or add conditions, informatives, planning obligations or reasons for the decision) prior to the decision being actioned, provided that the Head of Planning is satisfied that any such changes could not reasonably be regarded as deviating from the overall principle of the decision reached by the committee nor that such change(s) could reasonably have led to a different decision having been reached by the committee.

That the Committee confirms that adequate provision has been made, by the imposition of conditions, for the preservation or planting of trees as required by Section 197 of the Town and Country Planning Act 1990.

A) PROPOSAL

Improvement to front garden to remove existing part hard standing and add hedges, plant shrubs and replace crazy paving with permeable "bio diverse paving system"

B) EXISTING

The subject property is a two-storey semi-detached dwellinghouse situated on the south side of Abbotts Drive. The property is situated in a residential area.

The site is located within the Sudbury Court Conservation Area where an Article 4 direction applies. The site does not contain a Listed Building.

D) SUMMARY OF KEY ISSUES

The key planning considerations in this case are as follows:

- Impact on Character – The proposal is considered to result in a visually acceptable development which has an acceptable impact on the character of the area and enhance the special Character of the Conservation Area
- Impact on Neighbouring Amenity – The proposal is not considered to have an unacceptable effect on neighbouring amenity
- Highway flow and safety – The proposal does not affect the parking capacity of the site or accesses to the highway.

Drainage and flooding – The proposal looks to introduce permeable paving which reduces the amount of surface water run off from the property.

RELEVANT SITE HISTORY

11/0047. Householder planning. Granted. 07/03/2011

Replacement of all existing front timber windows and front porch with UPVC windows and door (Article 4 Application)

90/1284. Full planning. Granted. 03/10/1990

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CONSULTATIONS

Neighbour Consultations

7 nearby properties along Abbotts Drive and Carlton Avenue were given prior notification of this proposal for a minimum of 21 days on 30/08/2016.

Sudbury Court Residents' Association was consulted on 30/08/2016.

No representations were received.

Internal Consultations

The Council's Heritage Conservation Officer and Transportation unit were consulted regarding this application on 30/08/2016. Consultation was carried out because the site is located within Sudbury Court Conservation Area

A response was received from Heritage Conservation Officer on 07/09/2016:

- Acceptable with minor revisions.

A response was received from Transportation Officer on 15/09/2016. The Transportation Officer has objected this application:

- This proposal should be resisted in its current form on the grounds that the arrangement of the proposed parking space in relation to the existing crossover does not facilitate safe access into and out of the site and reduces the amount of space that can be provided for soft landscaping.
- It is suggested that the crossover be widened to facilitate access to a space perpendicular to the highway, with the soft landscaping provision increased accordingly.

These comments are discussed in the detailed considerations part of this report.

Site Notice

A notice advertising the proposal was displayed on a lamppost outside the property from 02/09/2016. This provided a minimum of three weeks visibility to local residents prior to determination.

No representations were received.

Press Notice

A notice advertising the proposal was placed in the local press on 08/09/2016. This provided a minimum of three weeks public visibility prior to determination.

POLICY CONSIDERATIONS

National Planning Policy Framework 2012

Core Strategy 2010

CP17 – Protecting and Enhancing the Suburban Character of Brent

Brent UDP 2004

BE2: Local Context and Character

BE7: Public Realm – Streetscape

BE9: Architectural Quality

BE25: Development in Conservation Areas

BE26: Alterations and Extensions to Buildings in Conservation Areas

TRN23: Parking standards - residential developments

PS14: Parking Standards and Allowance

Emerging Brent Development Management Policies

DMP1: Development Management General Policy

Conservation Area Design Guide

The Sudbury Court Conservation Area Design Guide

DETAILED CONSIDERATIONS

Site Context

This is a modest semi-detached house dating from the inter-war period which is situated within the Sudbury

Court Conservation Area - a heritage asset. The Character Appraisal points out that what sets Sudbury Court apart and makes it special is the 'distinctive and singular character of inter-relationship of buildings and open space.' No 183 is one of the examples which is part brick, part render. It provides a positive contribution to the Conservation Area as well as the streetscene. The proposals relate to the front garden area which is all visible from the street.

Abbotts Drive does not have restrictive parking however, it is a narrow road. As such, on-street parking cannot be safely accommodated along both sides of the road whilst still retaining sufficient carriageway width for service vehicles to pass.

Recent parking surveys (2013) confirm that Abbotts Drive is heavily parked with 94% spaces occupied overnight.

The site has low access to public transport services with PTAL 1.

Planning permission is required as the property is within Sudbury Court Conservation Area and is therefore subject to an Article 4 direction. The Article 4 direction controls alterations to the front curtilage of properties in the Conservation Area. Planning permission would not be required for the proposed works if the site was not subject to the Article 4 direction.

The proposal seeks to improve the front garden by replacing the crazy paving with permeable paving system, one off street parking space in the front garden and 24% soft landscaping. No changes are proposed to the existing crossover.

This is the original proposal and no amendments were received.

Key Consideration

The main planning considerations when assessing this application are:

- Whether the proposed development preserves or enhances the character of the property and the Conservation Area.

1. Impact to Character and Appearance

1.1 The original front gardens are a distinctive feature of Sudbury Court Conservation Area and any new hard surfaces should be formed using traditional materials.

1.2 The proposed development would involve replacing the existing crazy paving with permeable paving system and soft landscaping.

1.3 The existing front garden has an area of 46sqm and is 100% covered by hardstand. The proposal would create 11.5sqm of soft landscape which would cover 25% of the front garden. The amount of soft landscaping provided is lower than the 50% recommended in the Sudbury Court Design Guide and SPG 5 'Altering and extending your home'. However, it represents a significant improvement in the visual appearance of the frontage through the introduction of soft landscaping. The proposed development only includes the change in the hard surfacing material and as such, the proposed introduction of soft landscaping is welcomed given that the frontage presently has no soft landscaping at all. The amount provided is significantly more than what exists at present and the proposal therefore enhances the character of the Sudbury Court Conservation Area.

1.4 Whilst the areas of hard and soft landscaping are shown on the plans, the full details of the soft landscaping are not specified. It is therefore recommended that a condition is attached requiring planting details to ensure satisfactory landscape treatment of the site in the interests of visual amenity.

1.5 The submission specifies the type of hard surface material as "bio diverse permeable paving". However, full details of the material have not been provided. Such details and the construction methods of the pavement also can be secured by condition. This will ensure that the finished appearance of the development is satisfactory and has an appropriate relationship to the surrounding conservation area.

1.6 Overall the scale of the development is subservient to the host dwelling and enhances the character of the Sudbury Court Conservation area.

2. Highway and Transportation Consideration

2.1 The proposal does not look to alter the access to the highway, which is via a crossover that is shared with

the neighbouring property and provides access of the rear garage which can accommodate one off-street parking space. The proposed provision of soft landscaping does not affect the number of cars that can be parked on the frontage. As such, the proposal development does not have any direct highways implications in itself.

2.2 Comments have been received from the Council's Highways officer, highlighting that the parking allowance for residential units is given in standard PS14 of the UDP. The subject house is assumed to be a 3 bedroom dwelling and therefore the maximum parking standard is up to 1.6 spaces.

2.3 The Highways officer has commented that proposals have been made to widen the crossover and therefore the proposed parking space may result in illegal crossing of the footway, with the car also not parked at a 90 degree angle to the highway as required under Brent's Crossover Policy. The existing crossover is a shared crossover, providing access to the garages at the rear of these two adjoining houses. The highway team consider that if the applicant seeks to retain parking within the front garden then the crossover must also be widened to facilitate safe access in compliance with Brent's Crossover Policy.

2.4 However, consideration must be given to the nature and extent of the development that is actually proposed. Parking in the frontage can and does take place at present, with vehicles parking at an angle to the highway. The proposed change in hard surfacing material does not affect the ability to do this. As there is no pier or post between the pedestrian entrance and the vehicular entrance at present, vehicles could potentially already drive across the footway outside of the authorised crossover. Again, the scale and nature of the proposed development is such that the introduction of a post or pier could not be secured within this planning application. If this does occur, there are sufficient powers under the Highways Act to address this. As such, whilst the concerns raised by the Highways officer are noted, it would not be reasonable to address these within a planning application that only looks to change the hard surfacing material and introduce soft landscaping and that does not affect the parking capacity of the site.

2.5 The proposal would replace the existing concrete hardstanding with bio diverse paving system to the front garden. The material is considered an improvement to the existing as it would be permeable therefore improve drainage of the plot. The proposed permeable hardstand would comply with the requirements that are set out in The Sudbury Court Design Guide.

3. Impact on Neighbouring Amenity

3.1 The proposal replaces existing features and is therefore not considered to adversely affect the amenity currently enjoyed by the occupants of neighbouring properties and is therefore considered acceptable in these terms.

4. Conclusion

4.1 For the reasons discussed above in the report, the proposal would provide an attractive and coordinated frontage for the property. The re-paving and new soft landscape would enhance the character and appearance of the Sudbury Court Conservation Area.

4.2 Therefore the proposal is recommended to be granted approval subject to conditions.

DRAFT DECISION NOTICE



Brent

DRAFT NOTICE

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

DECISION NOTICE – APPROVAL

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Application No: 16/3412

To: Mr Crane
183 Abbotts Drive
Wembley
HA0 3SH

I refer to your application dated 02/08/2016 proposing the following:
Improvement to front garden to remove existing part hard standing and add hedges, plant shrubs and replace crazy paving with permeable bio diverse paving system.
and accompanied by plans or documents listed here:
See condition 2.
at 183 Abbotts Drive, Wembley, HA0 3SH

The Council of the London Borough of Brent, the Local Planning Authority, hereby GRANT permission for the reasons and subject to the conditions set out on the attached Schedule B.

Date:

Signature:

Mr Aktar Choudhury
Operational Director, Regeneration

Notes

1. 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.
2. This decision does not purport to convey any approval or consent which may be required under the Building Regulations or under any enactment other than the Town and Country Planning Act 1990.

DnStdG

SUMMARY OF REASONS FOR APPROVAL

- 1 The proposed development is in general accordance with:-
National Planning Policy Framework 2012
Brent LDF Core Strategy 2010
Brent Unitary Development Plan 2004
Council's Supplementary Planning Guidance 5 - Altering and Extending Your Home
Sudbury Court Conservation Area Design Guide
Emerging Brent Development Management Policies

- 1 The development hereby permitted shall be carried out in accordance with the following approved drawing(s) and/or document(s):

Site location plan (Land Registry Map), 183 Abbots Drive proposed plan of driveway, 183 Abbots Drive current plan of driveway

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

- 2 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.

- 3 Details of frontage hard and soft landscaping, including details of the hard surfacing material and a planting plan detailing plant species, size and density/number shall be submitted to and approved in writing by the local planning authority prior to the laying/planting of the materials/plants and the development shall be completed in accordance with the approved details.

Any trees or shrubs that are 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 with others of a similar size and species and in the same position, unless the Local Planning Authority first gives written consent to any variation.

Reason: To ensure a satisfactory appearance and setting for the development in the interest of the character and appearance of the Conservation Area.

INFORMATIVES

- 1 The applicant is advised that vehicles can only lawfully cross over the footway across the authorised footway crossover.

Any person wishing to inspect the above papers should contact Xanna Tan, Planning and Regeneration, Brent Civic Centre, Engineers Way, Wembley, HA9 0FJ, Tel. No. 020 8937 5004