

**Committee Report
Planning Committee on 16 March, 2011**

**Item No. 1/03
Case No. 10/3261**

RECEIVED: 23 December, 2010

WARD: Kenton

PLANNING AREA: Kingsbury & Kenton Consultative Forum

LOCATION: 16 Bouverie Gardens, Harrow, HA3 0RQ

PROPOSAL: Demolition of existing garage and erection of part single part two storey side and rear extension and extended rear patio, replacement of existing timber windows with double glazed uPVC windows to both the front and rear elevations, rear dormer window and one roof light to both the side roofslope facing No. 14 Bouverie Gardens and rear roofslope of the dwellinghouse (revised description).

APPLICANT: Mr R Wajjani

CONTACT: Manu Design Limited

PLAN NO'S:
Refer to Condition 2

RECOMMENDATION

Grant Consent

EXISTING

The application site comprises a semi detached dwellinghouse located on Bouverie Gardens. It is located at the head of the cul-de-sac. The site is located within the Mount Stewart Conservation Area and is subject to the Article 4 Direction. The surrounding uses are predominantly residential.

PROPOSAL

Demolition of existing garage and erection of part single part two storey side and rear extension and extended rear patio, replacement of existing timber windows with double glazed uPVC windows to both the front and rear elevations, rear dormer window and one roof light to both the side roofslope facing No. 14 Bouverie Gardens and rear roofslope of the dwellinghouse.

HISTORY

10/3237: Full Planning Permission sought for erection of green house and outbuilding in the rear garden of the dwellinghouse (as per revised plans received on 16th February 2011) - Refused, 18/02/2011.

POLICY CONSIDERATIONS

Brent UDP 2004

BE2: Local Context & Character

BE9: Architectural Quality

BE25: Development in Conservation Areas

BE26: Alterations and Extensions to Buildings in Conservation Areas

Supplementary Planning Guidance

SPG5 – Altering and Extending your Home

Design Guide

Mount Stewart Conservation Area Design Guide

CONSULTATION

Consultation Period: 14/01/2011 - 04/02/2011

Additional Consultation Period on revised plan: 15/02/2011 - 01/03/2011

Press Notice advertised on 27/01/2011

Site Notice Displayed: 20/01/2011 - 10/02/2011

Public Consultation

7 neighbours consulted - objections received from three neighbouring properties on the following grounds:

- Two storey rear extension projecting beyond the original building line and extended patio does not conform to the other properties within the vicinity of the site and would be unsympathetic to the conservation area.
- Extent and nature of the high roofing is out of proportion to the surrounding properties
- Increased risk of flooding as a result of the building works and extended patio.
- Proposal fails the guidance outlined in SPG5 in a number of ways and this in turn could adversely impact on neighbouring properties and the character of the property.
- The proposal involves a large amount of work which is likely to involve long construction period and disturbance to surrounding properties
- Front rooflight is out of keeping with the character of the area.
- Extensions are out of scale with the original house

Internal Consultation

Landscape Team - No objections in principle. Requested further information on soft and hard landscaping.

REMARKS

Site and Surroundings

The application site comprises a semi detached dwellinghouse located at the head of the cul-de-sac on Bouverie Gardens. It has an attached garage along the boundary with No. 14 Bouverie Gardens. There is a building control record for the garage dating back to May 1967 (BC Ref: 11355 17156).

The adjoining semi, No. 18 Bouverie Gardens, has a single storey side and rear extension and the garage has been converted into a habitable room. The garage is not original and formed part of the planning application which included the single storey rear extension (LPA Ref: E2738 5711). The side extension and conversion of the garage was granted in 2004 (LPA Ref: 04/1124). The other neighbouring property, No. 14 Bouverie Gardens has been extended with a two storey extension

and single storey rear extension (LPA Ref: C4937 936).

Proposal

This application proposes to demolish the existing garage and erect of part single part two storey side and rear extension and extended rear patio, replacement of existing timber windows with double glazed uPVC windows to both the front and rear elevations, rear dormer window and one roof light to both the side roof slope facing No. 14 Bouverie Gardens and rear roof slope of the dwellinghouse.

The original plans proposed to infill the front porch but this element has been removed from the scheme and the porch will remain as existing. The scheme has also been amended to provide a greater set in from the flank boundary at both ground and first floor levels. The scheme is discussed in detail below:

Demolition of garage and erection of two storey side extension

The existing garage is attached to the main house. It is set back from the main front wall of the house by 3.0m. It follows the splayed angle of the site and is wider at the rear. It projects beyond the main rear wall of the house by 0.5m.

At ground floor, the side extension is proposed with a set back of 0.5m from the main front wall of the house. It is set in from the boundary with No. 18 Bouverie Gardens by 0.7m and follows the splayed angle. It is proposed with a flat roof measuring 2.9m high with a brick on end detail at the front measuring 3.1m high. At first floor the side extension is proposed with a set back of 1.5m. It provides a gap of 0.7m to the boundary with No. 18 Bouverie Gardens at the front. This gap increases to the rear as the walls of the extension are parallel with the main house. Towards the rear, the extension increases in width by 1.0m, but a gap of 1.0m is maintained to the boundary with No. 18 Bouverie Gardens.

The Mount Stewart Conservation Area Design Guide highlights 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. This property is one of a pair of semi detached properties, other neighbouring houses are detached.

Whilst it is recognised that the ground floor side extension does not provide a gap of 1.0m to the side boundary, it should be noted that the gap has already been lost with the introduction of the attached garage. This has also occurred between Nos. 18 and 20 Bouverie Gardens at ground floor level. The proposal will provide a gap of 0.7m which is greater than existing, and is therefore considered to be no worse than the current situation. At first floor, although the side extension is only set in 0.7m from the property boundary at the frontage, this gap increases to 2.0m at the rear. Where the side extension increases in width a minimum gap of 1.0m is maintained. Overall approx. 50% of the area between the original dwelling and the side boundary will be infilled. The shortfall 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. It should also be noted that this is the sole pair of semi detached properties at the head of the cul-de-sac, where the main front elevation of the adjoining detached property is significantly forward of the building line of this property.

The width of the side extension measured at the front is 2.0m wide at ground floor level and 2.2m wide at first floor level. This is less than the internal width of the main front room of the house. The width is considered acceptable and the extension is adequately set back to ensure that it remains subservient to the main house.

The proposed windows to the front elevation of the side extension are casement windows matching the design and proportions of the main windows to the front elevation of the dwellinghouse. The windows will be in uPVC to match the main windows to the house which are also proposed to be replaced as part of this application. This is discussed in further detail below.

Windows are proposed on the flank wall which will serve non-habitable room. The windows are considered acceptable but to ensure sufficient levels of privacy to No. 14 Bouverie 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 next to No. 18 Bouverie Gardens with the bay feature being replicated. At a distance of approx. 3.5m from the boundary with No. 18 Bouverie Gardens, the single storey rear extension increases in depth by an additional 1.0m. It is proposed across the main house and side extension. It is proposed with a flat roof measuring 2.9m from patio level (3.35m from ground level). The relationship with No. 18 Bouverie Gardens is considered acceptable and meets the guidance as outlined in SPG5. No. 14 Bouverie Gardens is closer to the street frontage than the application property. When measured from the rear building line of No. 14 Bouverie Gardens, the extension measures approx. 4.5m in depth. Whilst this exceeds the guidance as outlined in SPG5, given that No. 14 is angled away from the extension and that a sufficient gap is maintained between the properties, it is not considered that the ground floor extension will unduly affect outlook from this property.

The first floor rear extension is proposed behind the side extension and part of the main house and is proposed at 2.75m deep and 5.6m wide. 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 2:1 guidance from the nearest habitable room window at No. 18 Bouverie Gardens. The nearest window is the rear bedroom bay window where the mid point of this window is 5.25m from the flank wall of the first floor rear extension. The extension projects out by 2.75m from the inside of the rear bay window meeting the 2:1 guidance. In terms of the impact upon the amenities of No. 14 Bouverie Gardens, the nearest habitable room window is located within the side extension. There is a distance of approx. 5.68m from the mid point of this window to the flank wall of the first floor rear extension at its closest point. The extension projects out 2.8m from this window which meets the 2:1 guidance.

A raised patio at 0.45m above garden level is proposed. It will be sufficiently set in from the neighbouring boundaries and screen planting is proposed along the boundary with No. 18 Bouverie Gardens to restrict overlooking. The patio is approx. 3.9m deep.

Rear dormer window and roof lights

The rear dormer is proposed at 2.0m wide. It is just over half the width of the original roof slope. Its front face is predominantly glazed with three casements matching the window design of the windows below. It is set down from the eaves by 0.65m and set up from the eaves by 0.59m.

One roof light is proposed on the rear roof slope and one is also proposed on the flank roof slope facing No. 14 Bouverie Gardens and one roof light is proposed on the rear roof slope. These roof lights are modest in size. It is recommended that a condition is secured for the roof lights to be conservation area style ones installed flush with the roof slope.

The rear dormer and roof lights are not considered to over dominant the roof and comply with the objectives of SPG5.

Replacement windows to main house

The Article 4 Direction for the Mount Stewart Conservation Area controls window replacement on the street frontage. This means that planning permission is required for the windows on the front elevation of the house. The original style of windows are casement with leaded detailing within the top fanlights. A dentil drip rail is provided between the fanlights and main casements. The windows are in timber.

Following on from a number of recent applications, the Council's approach is to support in principle alternative materials for window replacements within the Mount Stewart Conservation Area subject to the replacements replicating as faithfully as possible the original proportion and detailing of the original windows.

The submitted plans and sections indicate that the windows on the front elevation of the main house will have even sight lines, externally mounted leaded light detailing and the dentil drip rail will be replicated. The drip rail will be in timber. Examples of replacement windows in uPVC with dentil drip rails and leaded light detailing have been replicated elsewhere at Nos. 10 and 15 Grenfell Gardens in the Mount Stewart Conservation Area. The windows to the front elevation of the side extension will follow these principles.

It is recommended that a sample of the dentil drip rail is secured by condition together with full details of each window to be replicated including elevation and cross section.

The windows on the rear of the property will also be replaced. These windows can be replaced without the need for planning permission. The replacement will be more simple in design, and given that such replacement can be carried out without the need for planning permission, they are considered to be acceptable in their appearance.

Loss of the garage and the need for 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 is currently hard paved with a mature hedgerows along the side boundary with No. 18 Bouverie Gardens. To offset the visual impact of additional vehicles on the front forecourt, soft landscaping is proposed in front of the bay window and in front of the side extension. It is recommended that details of the landscaping are secured by condition.

Response to objections raised

- *Two storey rear extension projecting beyond the original building line and extended patio does not conform to the other properties within the vicinity of the site and would be unsympathetic to the conservation area.*

There are no restrictions in place within this conservation area which would prevent a two storey rear extension. A two storey rear extension is however required to comply with the guidance as outlined in SPG5 to ensure an acceptable level of amenity is maintained for neighbouring properties and to ensure that it is in keeping with the scale of the main house. It is considered that the two storey rear extension meets the guidance as outlined in SPG5 and is expanded upon above.

Similarly, there are no restrictions on the depth of a patio. Consideration should however been given to the amount of greenspace remaining within the garden to ensure that the character of the garden setting is maintained. The application property has a large garden, and a large proportion will remain soft landscaped. It is considered that the patio will not be unsympathetic to the conservation area.

- *Extent and nature of the high roofing is out of proportion to the surrounding properties*

The roof of extension will be sufficiently set down from the main ridge to reduce its bulk and allow to appear subservient to the main house and surrounding properties.

- *Increased risk of flooding as a result of the building works and extended patio.*

The property is located within an area of low flood risk (zone 1). A large proportion of the rear garden will remain soft landscaped and soft landscaping will be reintroduced to the front garden. It is therefore considered that the proposal will not materially increase the risk of flooding.

- Proposal fails the guidance outlined in SPG5 in a number of ways and this in turn could adversely impact on neighbouring properties and the character of the property.

An assessment of the proposal in relation to SPG5 (relating to the rear extension and roof alterations) is discussed in detail above. Whilst it is recognised that not all of the proposed works fully comply with SPG5, they are not considered to adversely impact upon the neighbouring properties or character of the property. On balance, the extensions are considered to comply with the Council's policy objectives.

- *The proposal involves a large amount of work which is likely to involve long construction period and disturbance to surrounding properties*

This is not a planning consideration and therefore can not be considered as part of this application. There is other legislation in place, such as environmental health legislation which controls statutory noise nuisance and building regulations to monitor the construction of the extension

- *Front rooflight is out of keeping with the character of the area*

The front rooflight has been removed, overcoming this objection.

- *Extensions are out of scale with the original house*

Whilst it is recognised that the scale of the property will increase, particular when viewed from the rear, given the size and shape of the rear garden, size of the neighbouring gardens and boundary trees, the proposed extensions are considered to not have an adverse impact upon the character and appearance of the property and wider conservation area.

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

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):

BOUG16/1
BOUG16/2
BOUG16/3 Rev E
BOUG16/4 Rev F
BOUG16/5 Rev A
BOUG16/6
BOUG16/7

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

- (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) The replacement windows to the front elevation of the main house and to the front elevation of the side extension hereby approved shall match the design of the original windows as closely as possible, particularly in terms of the length and width of the glazing area, style, frame depth and thickness, dentil drip-rail design and thickness, externally mounted leaded-light details, proportions and sizes of upper & lower casements, the thickness of the sills, even profiles of the opening and fixed casements and even sight-lines.

Reason: In the interests of ensuring a high quality of design that preserves or enhances the character and appearance of the Mount Stewart Conservation Area.

- (6) The proposed rooflights shall be of the non-projecting Conservation Area type and installed flush with the plane of the roof.

Reason: To ensure that the proposed development does not prejudice the design and architectural importance of the existing building and is in keeping with and enhances the character of properties in the Conservation Area.

- (7) Notwithstanding the plans hereby submitted and otherwise approved, further details of the proposed development shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced and the development shall be carried out and completed in all respects in accordance with these details so approved. Such details shall include:

- (a) further details of materials to be used externally (including samples of facing bricks and roof tiles)
(b) a sample of the dentil drip rail for the windows on the front elevation of the main house and side extension made in timber.

Reason: To ensure a satisfactory development which enhances the visual amenity of the Conservation Area.

- (8) Notwithstanding any details of the front and rear garden landscaping in the submitted application, a scheme of landscape works for the front and rear gardens shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any construction works on the site. Any trees or shrubs planted in accordance with the approved landscaping scheme which, within five years of planting, are removed, die, or become seriously damaged or diseased, shall be replaced by trees and shrubs of a similar species and size as those originally planted, unless the Local Planning Authority agrees otherwise. Such a scheme shall include:-

- (a) details of the soft landscaping within the front garden (including species, plant sizes and planting densities) (b) details of hardstanding materials for the front garden and rear patio
(c) screen planting between the rear patio and boundary with No. 18 Bouverie Gardens (including species, plant sizes and planting densities)
(d) details of existing and proposed boundary treatment (indicating materials and height) along the boundary with No. 14 Bouverie Gardens

Reason: To ensure a satisfactory appearance and setting for the proposed development and to ensure that it enhances the visual amenity of the area.

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"

Letters of objection received from 3 neighbouring properties

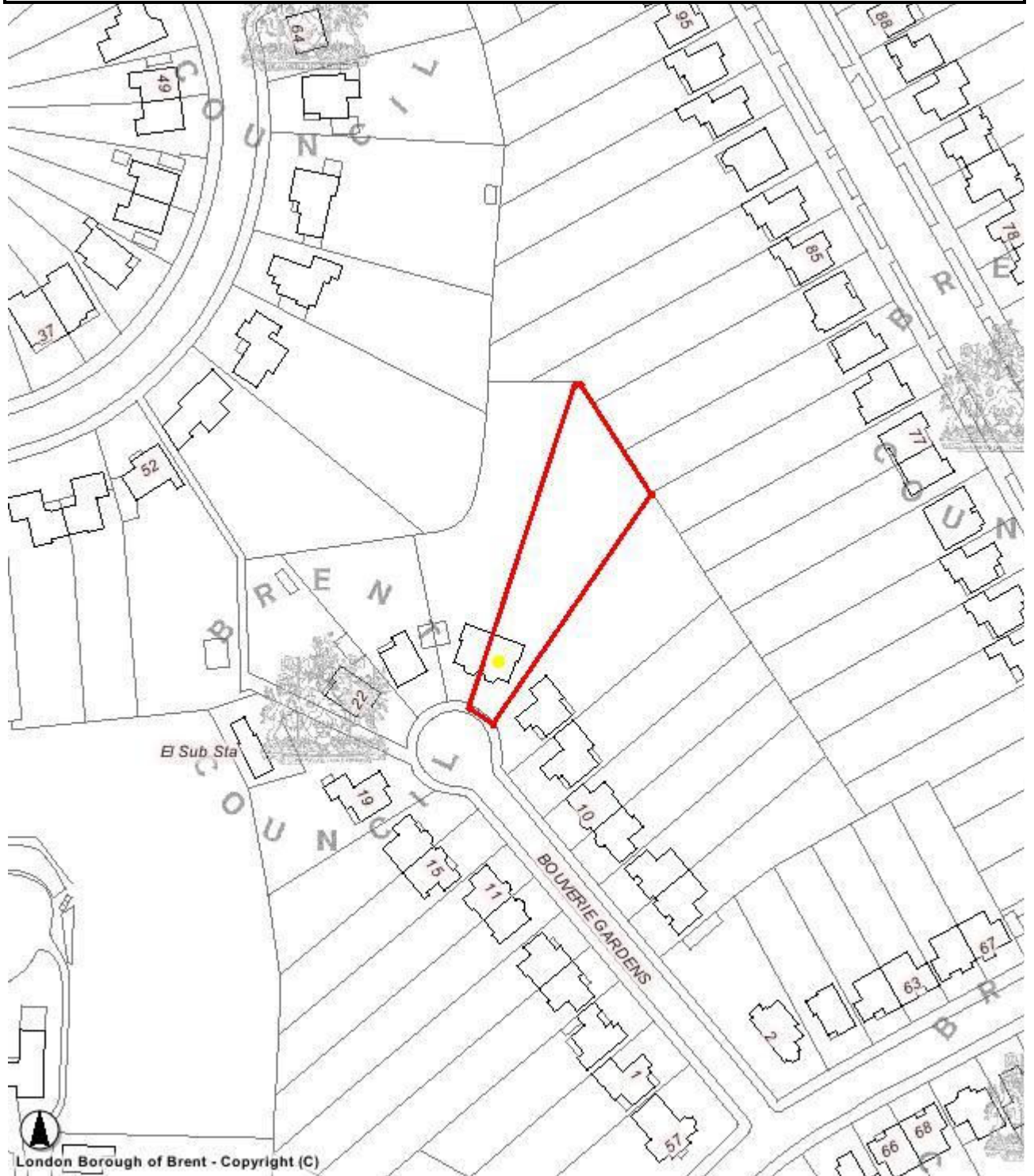
Any person wishing to inspect the above papers should contact Victoria McDonagh, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5337



Planning Committee Map

Site address: 16 Bouverie Gardens, Harrow, HA3 0RQ

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