

COMMITTEE REPORT

Planning Committee on
Item No
Case Number

14 December, 2016
05
16/2922

SITE INFORMATION

RECEIVED: 6 July, 2016

WARD: Fryent

PLANNING AREA: Brent Connects Kingsbury & Kenton

LOCATION: 103 Crummock Gardens, London, NW9 0DH

PROPOSAL: Demolition of existing detached garage and erection of a two-storey, 3-bedroom detached dwellinghouse, with associated hard and soft landscaping, provision for off-street parking to the rear and sub-division of existing garden space.

APPLICANT: Mr Kalyan

CONTACT: London Interiors

PLAN NO'S: Design and Access Statement
Existing Floor Plans (Drawing PR15-022A)
Existing Front and Rear Elevations (Drawing PR15-022C)
Existing Side Elevations (Drawing PR14-100D)
Proposed Elevations (Drawing PR15-002F)
Proposed Floor Plans (Drawing PR15-022D Rev 03)
Proposed Street Scene (Drawing PR15-022E)
Proposed Site Layout Plan (PR15-022C Rev 03)
Proposed Parking Elevation (Drawing PR15-022H)
Site Location Plan

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_129016

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 "16/2922" (i.e. Case Reference) into the search Box
3. Click on "View Documents" tab

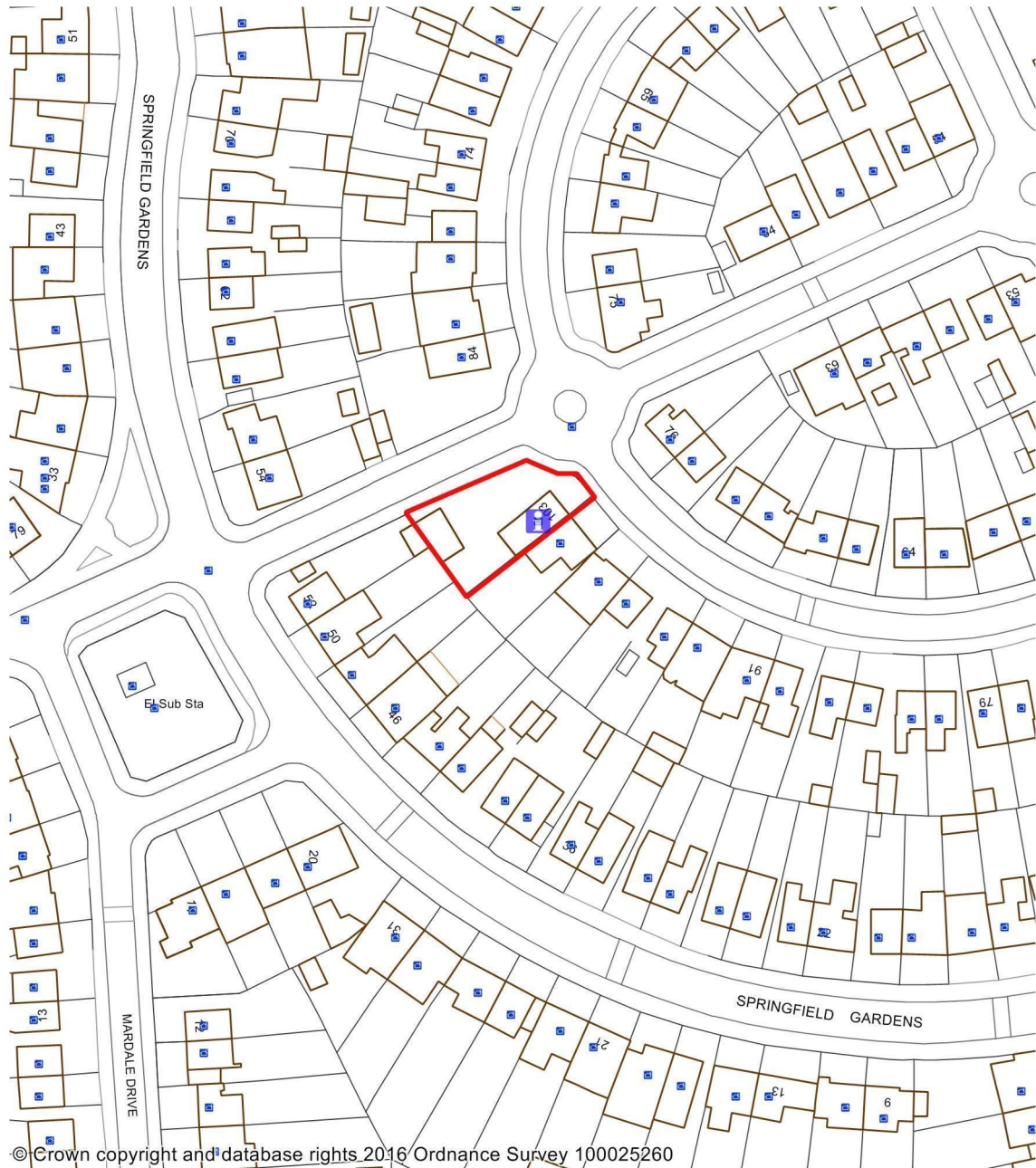
SITE MAP



Planning Committee Map

Site address: 103 Crummock Gardens, London, NW9 0DH

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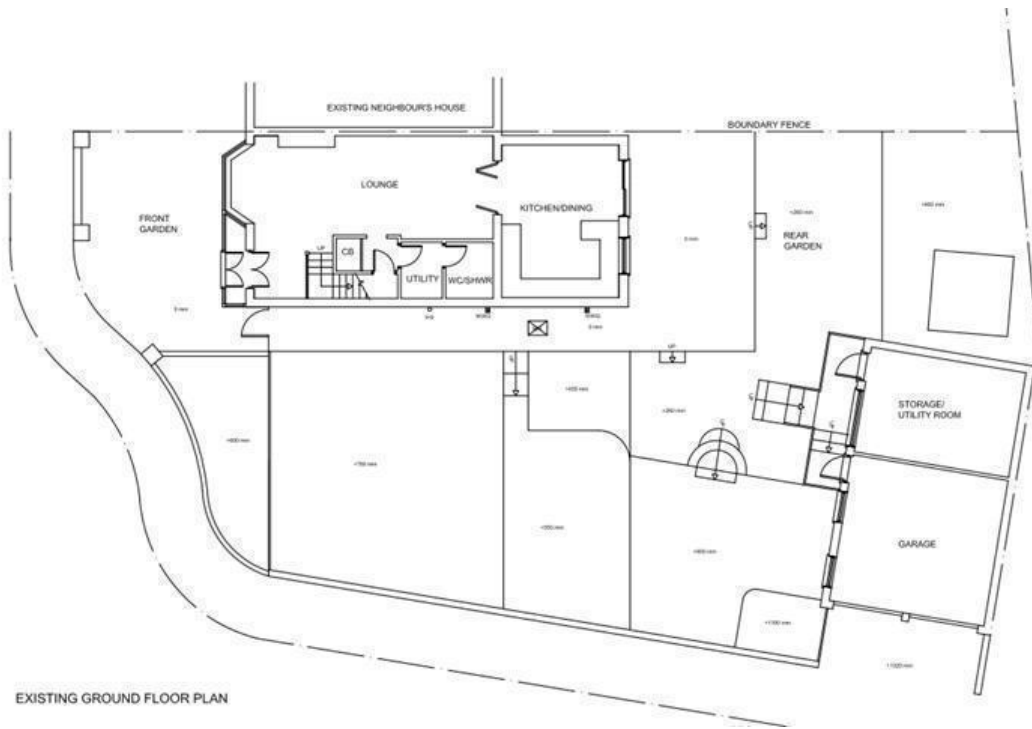


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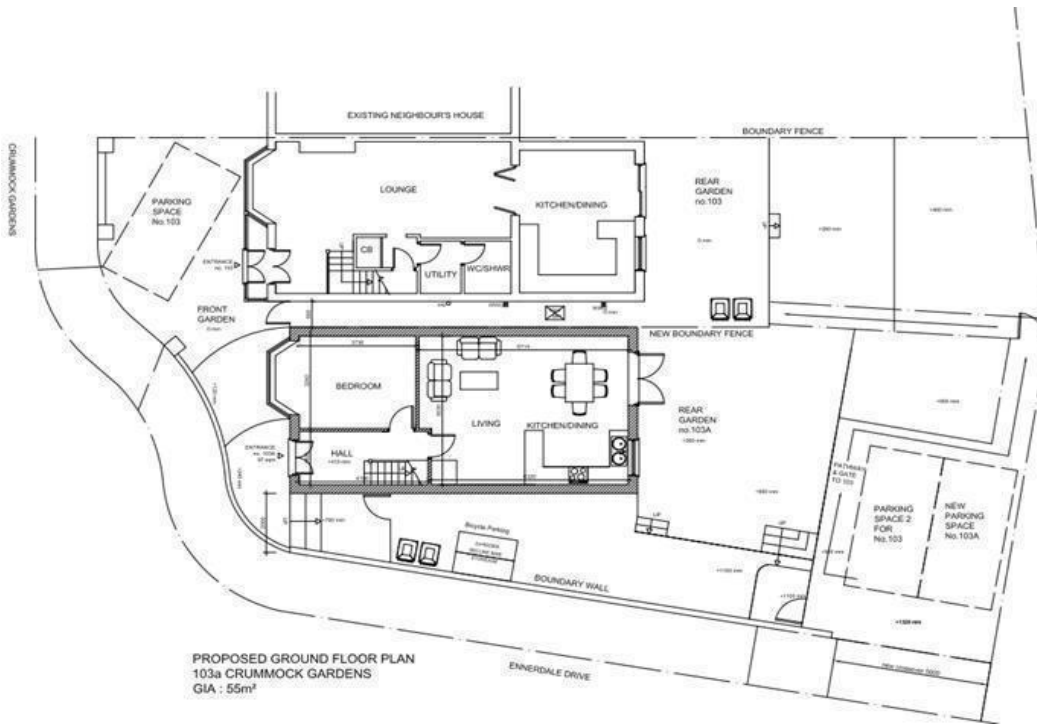
This map is indicative only.

SELECTED SITE PLANS

SELECTED SITE PLANS



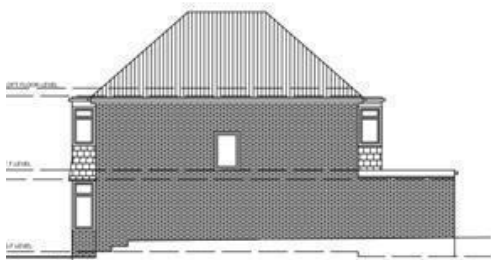
EXISTING GROUND FLOOR PLAN



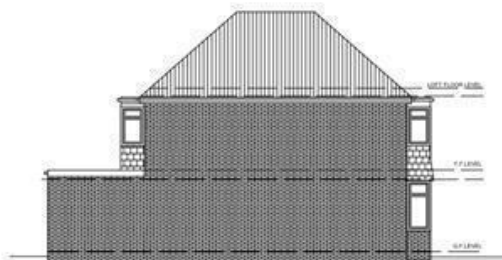
PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED RIGHT SIDE ELEVATION



PROPOSED LEFT SIDE ELEVATION



PROPOSED FRONT ELEVATION



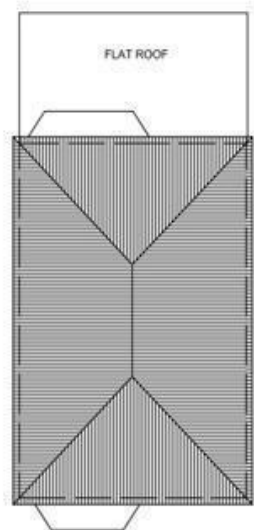
PROPOSED REAR ELEVATION



PROPOSED GROUND FLOOR PLAN
103a CRUMMOCK GARDENS
GIA : 55m²



PROPOSED FIRST FLOOR PLAN
103a CRUMMOCK GARDENS
GIA : 42m²



PROPOSED ROOF PLAN
103a CRUMMOCK GARDENS

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 informative to secure the following matters:

Conditions

1. That works on the development must commence within 3 years of the decision;
2. That works are carried out in accordance with the approved plans;
3. Materials for the new dwellinghouse are submitted for approval.
4. A landscaping scheme is submitted to include details of boundary treatment, hard & soft landscaping.
5. A Construction Method Statement is submitted.
6. Permitted development rights for the new dwellinghouse removed.
7. The works to extend the dropped kerb are carried out prior to occupation.

Informatives

- The applicant may have obligations under the provisions of the Party Wall etc. Act 1996
- Advice regarding possible asbestos

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

A) PROPOSAL

Demolition of existing detached garage and erection of a two storey, 3 bedroom detached dwellinghouse, with associated hard and soft landscaping, provision for off-street parking to the rear and sub-division of existing garden space.

B) EXISTING

The existing site is a corner plot at the junction of Cummock Gardens and Ennerdale Drive. On the site currently is a single dwelling; with vehicle access for parking provided from Crummock Gardens and also the side has access to a garage at the far end of the garden. The existing dwelling has converted the hipped roof to gable end with full width rear dormer, and the front garden is fully hard surfaced.

C) AMENDMENTS SINCE SUBMISSION

The amendments made during the course of this application are as follows:

- Drawings were revised at the correct scale 1:100 (previously inaccurate);
- The separation of the gutters from the existing house are retained at 763mm, and there is now also an increased separation to the flank wall of new house. This has resulted in a 0.9m separation. The revised GIA for the proposed dwelling (103a) would be 52.9sqm at ground floor and 39.9sqm at first floor. Overall GIA would be 92.8sqm, a reduction from the 97sqm initially proposed.

The proposed site plan has been amended to address highway concerns, this includes: the allocation of two off-street parking spaces for the existing 4 bedroom dwelling, which incorporates a path and gate from the rear parking area into the rear garden of the existing house. It also shows the existing 1 car parking space outside the existing dwelling which will be retained.

D) SUMMARY OF KEY ISSUES

Principle of development: There is no objection in principle to a new dwelling being provided on this site.

Character & Design : It is considered that the proposed dwellinghouse has been designed so that it would not appear cramped and maintain an acceptable degree of openness.

Quality of accommodation: The quality of accommodation for the new dwelling and existing house meets the appropriate standards.

Neighbouring amenity: In view of the relationship to other properties in the locality, the new dwellings are not considered to have an unacceptable impact on neighbouring residential amenity.

Transportation : An acceptable level of on-site parking is provided with 2 spaces to serve the existing dwellinghouse and one space to serve the new dwellinghouse.

RELEVANT SITE HISTORY

15/1635 - Proposed demolition of existing detached garage and erection of two storey, 3 bedroom detached dwellinghouse, with associated hard and soft landscaping, provision for off-street parking to the rear and sub-division of existing garden space – refused for the following reasons:

The proposed dwelling by reason of its siting and close proximity to the site boundary fails to respect the open character of this junction and would result in a form of development that erodes the spaciousness and as a result would be detrimental to the character of the streetscene and the surrounding area. This is contrary to policies BE2, BE3 and BE9 of Brent's Unitary Development Plan (2004), and Core Strategy (2010) policy CP17.

The proposal, by reason of its design and appearance with a bulky side dormer window represents poor design and an obtrusive form of development on this prominent corner site, and is considered to be out of keeping with the character of the surrounding area, causing harm to the streetscene and is therefore contrary to Policy CP17 of Brent's Core Strategy 2010 and policies BE2 and BE9 of the London Borough of Brent's adopted Unitary Development Plan 2004.

The proposal fails to demonstrate the ability to provide satisfactory off-street parking arrangements and access arrangements for the existing and proposed dwelling in line with adopted parking standards PS14, and as such fails to demonstrate that this development will not place increased pressure for parking on-street in an area which already experiences significant demand. This is contrary to policies TRN23 and TRN24 of Brent's Unitary Development Plan adopted in 2004.

CONSULTATIONS

Letters were sent out to 10 neighbouring properties and over the statutory 21 day period. A total of 4 objections were received.

The objections related to the following:

- Increased noise and disturbance for neighbouring residents
- Increased overlooking of neighbouring properties/gardens
- Loss of outlook for neighbours
- Loss of light to neighbours
- Will be out of character with the streetscene
- The distance between houses is too small and would result in a terracing affect.
- This is an overdevelopment of the site.
- Potential damage to neighbouring garage/party wall during construction
- Parking arrangements to the rear pose an increased security risk to adjoining properties
- Will reduce visibility and surveillance along the streetscene, which in turn will encourage anti social behaviour.
- Plans submitted have various inconsistencies.
- Increased hardstanding on site will increase water run off rates.
- Removal of trees and planting.

All the above are addressed in the report below. Matters relating to damage during construction is covered by the Party Wall Act.

STATUTORY CONSULTEES

Transportation;-

No transportation objections subject to a condition requiring the submission and approval of a revised site layout plan showing the allocation of two off-street parking spaces for the existing 4 bedroom dwelling, with an amendment to the rear boundary to incorporate a path and gate from the rear parking area into the rear garden of the existing house.

Please note that widening of the existing rear crossover will need to be carried out at the applicant's expense by the Transportation Unit and an informative is recommended to this effect.

Environmental Health

The construction works would be carried out within an air quality management area and therefore appropriate noise and dust emissions could cause disturbance to local residents. A condition requiring a Construction Method Statement should therefore be imposed.

POLICY CONSIDERATIONS

National Planning Policy Framework/National Planning Practice Guidance

London Plan consolidated with alterations since 2011 (March 2016)

Mayors Housing SPG 2012

Policy 3.5 (table 3.3)

Brent Core Strategy 2010

CP17 Suburban Character

CP21 A Balanced Housing Stock

Brent Development Management Policies 2016

DMP 1 Development Management General Policy

DMP 12 Parking

DMP 16 Resist Housing Loss

DMP 18 Dwelling Size and Residential Outbuildings

DMP 19 Residential Amenity Space

Supplementary Planning Guidance 17:- Design Guide For New Development

DETAILED CONSIDERATIONS

Site context

1. This is a corner plot that fronts a roundabout at the junctions of Crummock Gardens and Ennerdale Drive. The existing semi-detached corner dwelling sits within an unusually wide plot when viewed in its local context. The plot has an open character with a gap of approx. 9m from the flank wall to the site boundary. The property to the north on the opposite side of Ennerdale Drive displays a similar open character however this is not evident at other corner plots addressing the roundabout junction.

Principle of development

2. This proposal comprises the demolition of the existing detached garage and erection of a two storey, 3 bedroom detached dwellinghouse, with associated hard and soft landscaping, provision for off-street parking to the rear and sub-division of existing garden space

3. The site is located within a wholly residential area. There is no objection in principle to a new dwelling being provided on this site, this would make efficient use of previously developed land in conformity with the NPPF. However the size, scale and design of any proposal need to be appropriate and it must not harm existing residential amenity.

Character & Design

4. The detached dwelling would be sited 0.9m from the flank wall of the existing house. In Crummock Gardens, the separation distances between dwellinghouses vary considerably and there is no uniformity in relation to this. It is therefore not considered that the proposed separation would be out of keeping with the locality. The front corner of the proposed dwellinghouse would be set in from the side boundary (public footway) by 2m, this increases to 2.9m towards the rear. It is considered that this set-in would ensure that the new dwelling would not appear cramped and maintain an acceptable degree of openness.

5. Proportionally the existing dwellinghouse and the proposed dwelling will be similar. In addition, design features such as a front bay window is to be replicated in the proposed new build. Materials and fenestration will also be in keeping with existing built forms. Since the previous application, the side dormer has been removed and the overall design is considered acceptable. A flank window is proposed facing Ennerdale Close to provide an active frontage. This is in compliance with policy DMP1 which seeks development which is of a siting, layout and scale which complements the locality.

6. It is noted that the proposed hipped roof, which is in conformity with the prevailing character of the area, does create a slightly awkward relationship to the existing gable end roof extension to no. 103 Crummock Gardens. However, given that such roof alterations generally constitute permitted development, it is not unusual for a hipped roof to sit alongside a property with a gable roof. As such, it is considered that the resultant relationship is acceptable.

Quality of accommodation

7. The proposal seeks to split the garden into two, along its length. No. 103 retains 90 sqm of private amenity space and the proposed house would benefit from 77 sqm of private amenity space, reduced to 57 sq m as a result of the single storey rear extension. This layout and quantum of outside space would satisfy SPG17 amenity space standards and Development Management Policy DMP19 which requires at least 50 sqm for family housing.

8. The GIA of the proposed dwelling is stated on the application form as 84 sq m, however internal measurements have calculated it as being 92.8 square metres. This is also stated on the proposed plans submitted as part of this application. A 3-bed/5 person dwelling is proposed, with a single occupancy bedroom at ground floor and two bedrooms at first floor with loft space being used for storage purposes. This does comply with London Plan (2015) minimum standards.

Neighbouring amenity

9. There are no existing habitable room windows within the flank wall of No.103 Crummock Gardens. The single storey rear element would have a height of 2.85m and would have a flat roof. This would not protrude beyond the building line of the extension at No. 103 Crummock Gardens.

10. The rear elevation of the new dwelling is approximately 13.5m away from the rear site boundary; this relationship is no different to 103 and the properties in the locality. With this level of separation it will not result in unaccusable levels overlooking or loss of privacy to properties on Springfield Gardens. Window to window distances are 31m and are well in excess of the 20m required by SPG17 and the rear garden depth is just over 10m which is in accordance with SPG17..

11. It is not considered this proposal would unduly harm neighbouring amenity through a loss of privacy, overlooking, loss of light or outlook. Objection comments did however raise concerns in terms of safety to rear gardens as a result of rear access. A condition requiring all boundary treatments will be required as part of any grant for permission to ensure the retention and / or enhancement of the boundary treatment.

Transportation

12. Revised details were submitted in response to initial concerns raised by Transportation which required three off-street parking spaces to be accommodated within the site to meet standards, with two of these spaces allocated to the existing four-bedroom dwelling.

13. Based on the above, amendments were received retaining one parking space within the forecourt of the existing dwellinghouse and two parking spaces in place of the existing double garage to the rear of the site. A new path and gate from the rear garden of the existing property to the proposed parking spaces has also been provided to accommodate a second space for No.103 and one off-street space for the proposed dwelling in line with transportation comments. A condition to ensure that the existing crossover is widened to

accommodate the two parking spaces will be imposed in line with transport policies.

14. A cycle storage area has now been located within the private amenity space associated with 103a just inside the side boundary which faces Enerdale Crescent. The refuse bins will be located alongside this, which allows for these to be moved to the front forecourt for collection. This is acceptable.

15. The proposal ensures that there is no on-street parking demand and has successfully accommodate the requisite three spaces within the site in compliance with Development Management Policy DMP12 and is therefore acceptable.

16. In terms of impact to the neighbouring properties, it is considered that the removal of the existing garage which currently towers over the shed located within the back end of the rear garden of No. 52 Springfield Gardens would be welcomed, given that it be less intrusive to the rear garden amenity for that property. Furthermore, the principle of parking within that location has already been established and therefore it is not considered that this would give rise to any further impact in terms of residential amenity or character.

Landscaping

17. Hard and soft landscaping is proposed. It is stated within the design and access statement that soft landscaping will be proposed to the rear of the property. It should be noted that there is an existing tree at the side boundary of the site, the removal of which has not been addressed within the submission. A condition requiring a full landscape plan to adequately meet the requirements of SPG17 will be imposed.

Summary

18. Based on the above, it is considered that a new dwellinghouse can be accommodated at this location. It has been designed to respect the character of the street scene and maintains an acceptable level of openness of the immediate vicinity. It is not considered to give rise to any detrimental residential amenity issues and is therefore recommended for approval.

CIL DETAILS

This application is liable to pay **£26,692.89*** under the Community Infrastructure Levy (CIL).

We calculated this figure from the following information:

Total amount of eligible** floorspace which on completion is to be demolished (E): 0 sq. m.

Total amount of floorspace on completion (G): 92.8sq. m.

Use	Floorspace on completion (Gr)	Eligible* retained floorspace (Kr)	Net area chargeable at rate R (A)	Rate R: Brent multiplier used	Rate R: Mayoral multiplier used	Brent sub-total	Mayoral sub-total
Dwellinghouses	92.8	0	92.8	£200.00	£35.15	£22,702.86	£3,990.03

BCIS figure for year in which the charging schedule took effect (Ic)	224	224
BCIS figure for year in which the planning permission was granted (Ip)	272	
Total chargeable amount	£22,702.86	£3,990.03

*All figures are calculated using the formula under Regulation 40(6) and all figures are subject to index linking as per Regulation 40(5). The index linking will be reviewed when a Demand Notice is issued.

****Eligible** means the building contains a part that has been in lawful use for a continuous period of at least six months within the period of three years ending on the day planning permission first permits the chargeable development.

Please Note : CIL liability is calculated at the time at which planning permission first permits development. As such, the CIL liability specified within this report is based on current levels of indexation and is provided for indicative purposes only. It also does not take account of development that may benefit from relief, such as Affordable Housing.

DRAFT DECISION NOTICE



Brent

DRAFT NOTICE

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

DECISION NOTICE – APPROVAL

Application No: 16/2922

To: Interiors
London Interiors
UNIT 8
BOWMAN TRADING ESTATE
WESTMORELAND ROAD
KINGSBURY
NW99RL

I refer to your application dated 06/07/2016 proposing the following:
Demolition of existing detached garage and erection of a two-storey, 3-bedroom detached dwellinghouse, with associated hard and soft landscaping, provision for off-street parking to the rear and sub-division of existing garden space.

and accompanied by plans or documents listed here:

Design and Access Statement
Existing Floor Plans (Drawing PR15-022A)
Existing Front and Rear Elevations (Drawing PR15-022C)
Existing Side Elevations (Drawing PR14-100D)
Proposed Elevations (Drawing PR15-002F)
Proposed Floor Plans (Drawing PR15-022D Rev 03)
Proposed Street Scene (Drawing PR15-022E)
Proposed Site Layout Plan (PR15-022C Rev 03)
Proposed Parking Elevation (Drawing PR15-022H)
Site Location Plan
at 103 Crummock Gardens, London, NW9 0DH

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:

A handwritten signature in black ink that reads "Alice Lester".

Alice Lester
Head of Planning, Transport and Licensing

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.

SUMMARY OF REASONS FOR APPROVAL

- 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

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
Environmental Protection: in terms of protecting specific features of the environment and protecting the public
Housing: in terms of protecting residential amenities and guiding new development
Open Space and Recreation: to protect and enhance the provision of sports, leisure and nature conservation

Transport: in terms of sustainability, safety and servicing needs

Community Facilities: in terms of meeting the demand for community services

Wembley Regeneration Area: to promote the opportunities and benefits within Wembley

Park Royal: to promote the opportunities and benefits within Park Royal

Waste: in terms of the development of waste management facilities

Design and Regeneration: in terms of guiding new development and Extensions

Site-Specific Policies

- 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):

Design and Access Statement

Existing Floor Plans (Drawing PR15-022A)

Existing Front and Rear Elevations (Drawing PR15-022C)

Existing Side Elevations (Drawing PR14-100D)

Proposed Elevations (Drawing PR15-002F)

Proposed Floor Plans (Drawing PR15-022D Rev 03)

Proposed Street Scene (Drawing PR15-022E)

Proposed Site Layout Plan (PR15-022C Rev 03)

Proposed Parking Elevation (Drawing PR15-022H)

Site Location Plan

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

- 3 Prior to the commencement of the development a Construction Method Statement shall be submitted to and agreed by the Local Planning Authority outlining measures that will be taken to control dust, noise and other environmental impacts of the development. The construction works shall be carried out in full accordance with the approved details.

Reason: To safeguard the amenity of the neighbours by minimising impacts of the development that would otherwise give rise to nuisance.

- 4 No further extensions or buildings shall be constructed within the curtilage of the new

dwellinghouse subject of this application, notwithstanding the provisions of Class(es) A, B, C, D & E of Part 1 Schedule 2 of the Town & Country Planning (General Permitted Development) Order 1995, as amended, (or any order revoking and re-enacting that Order with or without modification) unless a formal planning application is first submitted to and approved by the Local Planning Authority.

Reason: To prevent an over development of the site.

- 5 The extension of the vehicular crossover shall be carried out at the applicants expense, in compliance with a scheme to be submitted to and approved in writing by the Highway Authority, with the works carried out and completed in accordance with these approved details, prior to the occupation of the development hereby approved. The car parking spaces shall be allocated to the dwellinghouses as detailed on the approved plans.

Reason: In the interests of highway and pedestrian safety in the locality, in pursuance of Section 278 of the Town and Country Planning Act 1990.

- 6 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.

- 7 All areas shown on the plan and such other areas as may be shown on the approved plan shall be suitably landscaped with trees/shrubs/grass in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority prior to commencement of any demolition/construction work on the site. Such landscaping work shall be complete during the first available planting season following completion of the development hereby approved.

Such scheme shall include:

- Proposed walls and fencing, indicating materials and heights;
- Existing and proposed planting
- Details of areas of hardstanding to be permeable construction.

Any trees and shrubs planted in accordance with the landscaping scheme which, within 5 years of planting are removed, dying, seriously damaged or become diseased shall be replaced in similar positions by trees and shrubs of similar species and size to those originally planted unless otherwise agreed in writing with the Local Planning Authority.

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

- 1 The provisions of The Party Wall etc. Act 1996 may be applicable and relates to work on an existing wall shared with another property; building on the boundary with a neighbouring property; or excavating near a neighbouring building. An explanatory booklet setting out your obligations can be obtained from the Communities and Local Government website www.communities.gov.uk
- 2 Given the age of the building to be demolished it is possible that asbestos may be present. The applicant should be reminded of their duties under the Control of Asbestos Regulations and must ensure that a qualified asbestos contractor is employed to remove all asbestos and asbestos-containing materials and arrange for the appropriate disposal of such materials.

Document Imaged

Any person wishing to inspect the above papers should contact Selina Hotwani, Planning and Regeneration, Brent Civic Centre, Engineers Way, Wembley, HA9 0FJ, Tel. No. 020 8937 5283