

## Agenda Item 03

### Supplementary Information Planning Committee on 12 July, 2017

Case No. 17/1915

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Location	14 Grendon Gardens, Wembley, HA9 9NE
Description	Proposed part single and part two storey rear extension, loft conversion including addition of dormer window to rear slope and insertion of roof lights, remodelling of front entrance and landscaping scheme of front garden to existing dwelling house.

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Since the drafting of the final committee report, comments from the Barn Hill Residents' Association (BHRA) have been received.

The Residents' Association have raised objection to the proposed scheme in its current form on the following grounds:

- As set out within the Barn Hill Design Guide (2013) the proposed second [first] floor rear extension is unacceptable, with P18 further stating that the height of your extension should be kept to the lowest practical level whilst still complementing the character of the original house. They highlight that the height permitted is 3 m for a flat roof and an average height of 3 m for a pitched roof.
- the proposed rear dormer which would result in a cramped/clumsy addition to the rear roof.
- The front landscape plan does not appear to conform to the 50/50% hard & soft landscaping as required by the Barn Hill Design Guide (2013).
- Although this type of porch was not originally part of the designs for the houses on the estate, it represents an improvement on the existing porch;
- The BHRA note that No.17 Brampton Grove has been cited as a precedent. They consider that this is not comparing like-for-like as No.17 Brampton Grove is in part of the Conservation Area that is not governed by the Article 4 Directive, whereas No.14 Grendon Gardens is in part of the Conservation Area that is subject to the stricter controls of the Article 4 Directive.

The views of the Residents' Association supports the views of Council officers that the proposal is contrary to the design guide and harmful to the character and appearance of the house and Conservation Area.

#### Recommendation: Remains Refusal

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