
RECEIVED: 10 June, 2009

WARD: Brondesbury Park

PLANNING AREA: Kilburn & Kensal Consultative Forum

LOCATION: 25 Dobree Avenue, London, NW10 2AD

PROPOSAL: Erection of front boundary wall, landscaping of front garden and erection of outbuilding in rear garden of dwellinghouse

APPLICANT: Mr Z Usman

CONTACT: Mrs Jaini Shah

PLAN NO'S: DOBA25/F/1 Rev A

RECOMMENDATION

Approval

EXISTING

The subject site, located on the southern side of Dobree Avenue, is currently occupied by a semi-detached dwellinghouse. The subject site is located within an Area of Distinctive Residential Character.

PROPOSAL

The proposal is for the erection of a new front boundary wall and the landscaping of the existing front garden area and the erection of an outbuilding in rear garden of dwellinghouse.

HISTORY

A concurrent planning application (09/1368) for the erection of part single, part two-storey rear extension and a rear dormer window also appears on this agenda.

POLICY CONSIDERATIONS

The London Borough of Brent Unitary Development Plan 2004

The development plan for the purpose of S54A of the Town and Country Planning Act is the Adopted Brent Unitary Development Plan 2004. Within that plan the following list of policies, which have been saved in accordance with the Planning and Compulsory Purchase Act 2004, are considered to be the most pertinent to the application.

BE2 Townscape:Local Context & Character
BE6 Public Realm: Landscape Design
BE7 Public Realm: Streetscape
BE9 Architectural Quality
BE29 Areas of Distinctive Residential Character

Supplementary Planning Guidance 5:-'Altering & Extending Your Home

Whilst SPG5 constitutes the Council's adopted guidance on domestic extensions and alterations, following the implementation by Central Government of a 'impact' based criteria for permitted development, on 1st October 2008, this document is currently under review.

SUSTAINABILITY ASSESSMENT

N/A

CONSULTATION

External

Consultation letters, dated 25th June 2009, were sent to 7 neighbouring owner/occupiers. Two letters of objection have been received in response. The concerns of objectors include:-

- The outbuilding is oversized for the location.
- The proposed front wall is out of character with the surrounding estate.
- The proposed boundary treatment and gate are dangerous for neighbours.

Internal

The Council's Landscape Design Team have inspected the application and have raised no objection to the proposals.

REMARKS

Design & Impact of Proposed Outbuilding

The proposal involves the erection of a single-storey outbuilding towards the back of the existing rear garden. This part of the rear garden currently consists of a patio area with a modest garden shed located close to the boundary with 27 Dobree Avenue. There are no significant landscaping features on the site of the proposed outbuilding.

The proposed outbuilding would be 7.2m in width, 4m in depth and would have a hipped roof with a height of 3.9m at the ridge and 2.5m at the eaves. In terms of siting, the proposed outbuilding would be located at least 12.5m from the nearest neighbouring property and would be set off all adjoining garden boundaries by at least 1m. A recent site visit confirmed that other outbuildings of a similar scale exist in the locality, most notably in the adjoining rear gardens at 11 Alexander Avenue and 23 Dobree Avenue. Overall, it is considered that the size and siting of the proposed outbuilding would be unlikely to have an unreasonable impact on the amenity of neighbouring properties and gardens in the surrounding area.

The proposed outbuilding would be of a simple design that would complement the main dwellinghouse. The front elevation, facing the main dwelling, would have two windows and a set of double doors. The applicant has confirmed that the proposed outbuilding will be finished with external materials to match those of the main dwellinghouse. As discussed, above the proposed outbuilding would be sited on an existing patio and would not result in the loss of any significant landscaping features. For the avoidance of doubt, the applicant has confirmed that the proposed outbuilding will be used to provide a play room/gym which will be ancillary to the existing dwellinghouse and this should also be confirmed by way of condition.

Design & Impact of Proposed Front Boundary Wall and Associated Landscaping

The proposal involves the erection of a new front boundary wall, gates and railings and the formation of landscaping to the front garden area. The existing front garden consists almost entirely of block paving with the exception of a small semi-circular area towards the front containing modest landscaping. The existing front garden is enclosed by boundary walls on all three sides. To the front, adjacent to the pavement, boundary treatment consists of a red brick wall with white

coping which maintains a height of approximately 1m. The existing front boundary wall has both vehicular and pedestrian openings and there is an established vehicular crossover to the site. To the flanks, the boundary treatment consists of a red brick wall, approximately 1m in height, with regular brick piers, with coping, approximately 1.5m in height. Despite the existing flank boundary walls to the subject site, both of the adjacent properties also have their own flank boundary walls. The property at 23 Dobree Avenue has a yellow brick wall approximately 1.8m in height, running along the boundary. This wall was allowed on appeal in 1999. The property at 27 Dobree Avenue has a red brick wall, approximately 1m in height, with regular brick piers approximately 1.5m in height surrounding the front garden.

The proposals would involve the demolition of the existing boundary wall to the front garden of the subject property and the erection of a new boundary treatment to the front, adjacent to the pavement. The front garden of the subject site will remain separated from the adjacent properties by their own boundary treatments. The proposed front boundary treatment would generally consist of a red brick wall with railings above with an overall height of approximately 1m. This wall will be interrupted by five brick piers, with a coping, with an overall height of 1.5m. The vehicular and pedestrian openings will be maintained in roughly their existing positions but will be enclosed by gates with an average height of approximately 1.25m. The gates to the vehicular access would open by sliding across which would help avoid any obstruction to the footpath. Given that Dobree Avenue is a lightly trafficked local access road it is not considered that the proposed development would result in any significant compromise of highway or pedestrian safety in the locality.

The proposal would involve the reinstatement of soft landscaping features to approximately 50% of the front garden area, which is welcomed, reducing the existing amount of off-street parking possible within the front garden. Officers will seek the scheme to incorporate a tree as part of the qualitative improvement of the front garden area. Conditions should be attached to any permission requiring further details of the proposed landscaping scheme for the front garden.

The surrounding area contains a wide variety of boundary treatments of varying sizes and designs. Whilst it is acknowledged that, in some cases, boundary treatments may have been erected without planning permission, this variation results in an absence of a consistent character for boundary treatments within the wider area. Although this is an ADRC, as far as front boundary treatments are concerned it would be difficult to argue that this proposal is out of character with the prevailing streetscene. It is considered that the proposed front boundary treatment, within the context of the adjacent, and nearby, properties, would present an appropriate response in terms of size, materials and design. It is not considered that the proposed boundary treatment would be an unduly intrusive feature within the surrounding streetscene and that it would respect the existing character of the surrounding area. Furthermore, the formation of soft-landscaping will help to enhance the suburban character of the surrounding Area of Distinctive Residential Character. and that, on balance, the proposed development would constitute a positive intervention in terms of its visual impact on the locality.

Consideration of Objections

The concerns of objectors relating to the size of the proposed outbuilding and design and appearance of the proposed front boundary wall have been considered in the report above. In terms of safety, it seems unlikely that the design of the proposed railings would result in accidental physical harm to members of public or neighbours.

RECOMMENDATION: Grant Consent

REASON FOR GRANTING

- (1) The proposed development is in general accordance with policies contained in the:-

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 external materials used in the construction of the outbuilding, hereby approved, shall match, in colour, texture and design detail those of the main dwellinghouse unless otherwise agreed, in writing, by the Local Planning Authority.

Reason: To ensure a satisfactory development which does not prejudice the amenity of the locality.

- (3) The outbuilding hereby approved shall not be occupied at any time other than for purposes ancillary to the existing dwellinghouse.

Reason: In the interests of the amenities of the surrounding area.

- (4) Landscape proposals for the treatment of the areas so designated within the front garden shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any works on site. The landscape works shall be completed in accordance with the approved details in accordance with a programme agreed in writing with the Local Planning Authority.

Any planting that is part of the approved scheme that within a period of *five* years after completion 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 positions, unless the Local Planning Authority first gives written consent to any variation.

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:

London Borough of Brent Unitary Development Plan 2004
Supplementary Planning Guidance 5:- Altering & Extending Your Home
2 letters of objection

Any person wishing to inspect the above papers should contact Ben Martin, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5231



Planning Committee Map

Site address: 25 Dobree Avenue, London, NW10 2AD

Reproduced from Ordnance Survey mapping data with the permission of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. London Borough of Brent, DBRE201 2005



London Borough of Brent - Copyright (C)

This map is indicative only.

