

COMMITTEE REPORT

Planning Committee on
Item No
Case Number

17 January, 2024
05
23/3021

SITE INFORMATION

RECEIVED	18 September, 2023
WARD	Kenton
PLANNING AREA	Brent Connects Kingsbury & Kenton
LOCATION	291 Kenton Road, Harrow, HA3 0HQ
PROPOSAL	Proposed two storey side extension, first floor rear extension, hip to gable roof extension and rear dormer window with 4x front rooflights, front porch and replacement of rear extension door and window with new door for proposed conversion of dwellinghouse into 4x self-contained flats with associated refuse and cycle storage and subdivision of rear garden.
PLAN NO'S	See condition 2
LINK TO DOCUMENTS ASSOCIATED WITH THIS PLANNING APPLICATION	<p><u>When viewing this on an Electronic Device</u></p> <p>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_166296</p> <p><u>When viewing this as an Hard Copy</u> .</p> <p>Please use the following steps</p> <ol style="list-style-type: none">1. Please go to pa.brent.gov.uk2. Select Planning and conduct a search tying "23/3021" (i.e. Case Reference) into the search Box3. Click on "View Documents" tab

RECOMMENDATIONS

A. That the Committee resolve to GRANT planning permission.

B. 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. 3 year time period
2. Approved plans / documents
3. Use of outbuilding for incidental purposes relating to Flat 1
4. Restriction of water consumption
5. Implementation of car parking, cycle and refuse storage
6. Implementation of external amenity spaces
7. External Materials
8. No access to roof of extension
9. Submission of soft and hard landscape details, including urban greening factor

Informative:

Any informative(s) considered necessary by the Head of Planning

SITE MAP

	Planning Committee Map
	Site address: 291 Kenton Road, Harrow, HA3 0HQ
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This map is indicative only.

PROPOSAL IN DETAIL

This application seeks the conversion of dwellinghouse into 4x self-contained flats with a proposed two storey side extension, first floor rear extension, hip to gable roof extension and rear dormer window with 4x front rooflights, front porch and replacement of rear extension door and window with new door, associated refuse and cycle storage and subdivision of rear garden.

The following amendments were made to the plans during the application:

- Revision of the proposed front garden layout to increase the amount of soft landscaping and to increase the provision of cycle storage
- Revision of the proposed rear garden layout to provide better private amenity space and clarify the access to the rear garden store

These changes were not material and therefore no further consultation was required.

EXISTING

The application site is a two-storey semi-detached dwellinghouse, located at the corner of Kenton Road and Sedgcombe Avenue. The site is not located within a conservation area, nor does it contain any listed buildings.

The existing dwellinghouse is currently undergoing building works including a ground floor rear extension.

SUMMARY OF KEY ISSUES

The key planning issues for Members to consider are set out below. Members will need to balance all of the planning issues and the objectives of relevant planning policies when making a decision on the application:

Representations Received: Representations were received from 18 individuals raising objections in response to the consultation. A number of issues were raised including the impact on the character of the area, impact on parking, impact on neighbouring amenity and surrounding community, concerns on external amenity space, impact on schools and health providers, pressure on water provision and non-compliance with planning policies. These objections have been summarised in more detail in the 'CONSULTATIONS' section (below) and further discussed in this report.

Principle of Development: Brent Local Plan (Policy BH4) and London Plan recognise the role of small sites in the delivery of the new homes that are needed in the borough. The site lies within PTAL 4 and is therefore within a priority location for new homes. The proposal would provide a family sized home with direct access to private external amenity space in line with policy BH11. Therefore the principle of residential development is supported in this location, contributing towards the Council's housing targets.

Design and Appearance: The proposal is considered to represent a good standard of design within the site, relates well to the existing context and would not result in harmful impact on the character and appearance of the local area.

Standard of Accommodation: All of the proposed units are considered to be of good standard and would provide a high quality accommodation for future occupiers.

Residential Amenity: The proposal would not result in a harmful impact on the residential amenities of neighbouring occupiers in terms of noise and disturbance, daylight and sunlight or overlooking.

Highway Impacts: The application proposes to retain the existing off street parking spaces for use by flats 1 and 2. This would result in an overprovision of parking but no worse than the existing situation. Whilst no parking is proposed for the other two flats, officers in highways have confirmed that the proposal is unlikely to result in overspill parking, based on the likely car ownership levels for the flats. Refuse and cycle storage

would also be provided in line with policy and guidance.

RELEVANT SITE HISTORY

The relevant planning history is set out below:

App Type	Householder	Ref	23/2552
Decision	Granted	Date	18/09/2023
Description	Proposed two-storey side to rear extension, single-storey front extension, hip to gable-end roof extension, rear dormer with 4x front rooflights to dwellinghouse		

App Type	Prior-Approval for Larger Homes	Ref	23/1961
Decision	Prior Approval Not Required	Date	07/07/2023
Description	Prior approval for a single storey rear extension to dwellinghouse, in metres: Extending beyond the rear wall of the original house - 6m Maximum height - 3.15m Eaves height - 3m		

CONSULTATIONS

8 nearby properties and the Northwick Park Residents' Association were notified by letter of this proposal on 21/09/2023 for a 21 day period. A total of 18 representations were received, objecting to the proposal.

The reasons for objection are summarised in the table below:

Reasons For Objection	Officers Comments
The proposed conversion to flats would be out of character in a neighbourhood characterised mainly by single family's dwellings and would be a significant overdevelopment.	The application site lies within a priority location for new homes and the principle of the conversion of the property into flats would comply with policy BH11. The proposal would provide a good standard of accommodation for the occupants of the flats and the extensions are in line with SPD2. Therefore it is not considered to represent an over development of the site.
The proposal would lead to overcrowding and would increase noise levels, antisocial behaviour and disturbance to a quiet community	The size of the proposed flats are considered to be of a suitable size, and would not result in overcrowding. There is no evidence to suggest that the scheme would create problems of this type.
There is no social housing need in this area	No affordable housing is proposed as part of this application. It is not a policy requirement in this instance to provide affordable housing on site or through a payment in lieu as required within policy BH5 as only four homes are

	proposed.
The proposal would increase parking issues, road traffic and cause congestion in the area	The impact of the proposal in relation to parking and highways issues has been considered, and discussed within the <i>Transport</i> section below.
The proposal would increase air pollution	The proposal relates to a minor development which is not considered to result in a substantial impact in terms of air pollution, nor is there a policy requirement to submit an air quality neutral assessment in line with policy BSU12.
The proposed amenity space is inadequate for the number of flats	The level of amenity space complies with the requirements of policy BH13. This is discussed in the <i>Standard of Accommodation</i> section below.
The proposal would put pressure on the local water and sewage services	This is discussed in the <i>Sustainability</i> section below.
The proposal would result in privacy issues and the first floor extension would overlook surrounding properties	The proposal maintains an acceptable relationship with the surrounding properties. These same external works were previously approved under permission reference 23/2552 and were considered acceptable. This is discussed in the <i>Impact on Residential Amenities of Adjoining Occupiers</i> section below.
The proposal would be in conflict with the character, heritage and design principles set in Brent's Local Plan	The proposal is considered to be acceptable in terms of its design impact on the character of the host dwelling and surrounding streetscene. This is discussed in the <i>Design, Character and Impact on the Street Scene</i> section below.
Impact on Kenton Road views	'Views' are not protected under planning legislation and the loss of a view is not sufficient grounds to refuse permission. Notwithstanding this, the outlook from neighbouring properties has been assessed and is considered to be acceptable.
The application raises suspicion as it was originally presented as a 6 metre extension for a family residence.	The previous 6m rear extension submitted under prior-approval application reference 23/1961, was applied for with the property in use as a single family dwellinghouse and prior to the current application for the conversion of the property into flats. The other extension works have been considered in line with SPD2, and follow a recently approved planning application.
The proposed works would increase the pressure on local schools, GP and health provisions.	Infrastructure requirements are identified through the preparation of local plan documents and through consultation with statutory consultees on individual schemes. New development also provides funding towards

	infrastructure improvements through the Community Infrastructure Levy (both Brent and Mayoral CIL) and s106 planning obligations.
Concerns about the proposed project duration and the noise and dust generated during construction.	Noise and dust concerns are addressed through separate legislation to planning. Should permission be granted, standard permitted construction hours would apply in line with the 1974 Pollution Control Act.
The proposed development extends beyond the building line to Sedgcombe Avenue.	The proposed plans show that the proposed works would remain within the boundary of the application site. The side to rear extension complies with SPD2.
The proposal would create a precedent for future conversions from houses to flats in the area.	Each application is assessed on its own merits having regard to the context of the site and its relationship to neighbouring sites, and considered against relevant and up to date planning policies.
Works have already begun on site	Planning permission was previously granted under LPA reference 23/2552 for a number of external works to the existing dwelling. Prior-Approval was deemed not required in relation to a 6m rear extension under application reference 23/1961.

POLICY CONSIDERATIONS

Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires that the determination of this application should be in accordance with the development plan unless material considerations indicate otherwise.

The development plan is comprised of the London Plan (2021) and Brent Local Plan (2019-2041).

Key policies include:

London Plan (2021)

Policy H1 Increasing Housing Supply
 Policy D6 Housing quality and standards
 Policy D12a: Fire Safety
 Policy H1 Increasing housing supply
 Policy T5 Cycling
 Policy T6 Car parking
 Policy T6.1 Residential parking

Brent Local Plan (2019-2041)

DMP1: Development Management General Policy
 BD1: Leading the Way in Good Urban Design
 BH1: Increasing Housing Supply in Brent
 BH4: Small sites and small housing developments in Brent
 BH11: Conversion of Family Sized Dwellings
 BH13: Residential Amenity Space

BGI1: Blue and Green Infrastructure in Brent
BGI2: Trees and Woodland
BSUI4: On-site Water Management and Surface Water Attenuation
BT1: Sustainable Travel Choice
BT2: Parking & Car Free Development

Other material considerations

The following are also relevant material considerations:

- National Planning Policy Framework (2023)
- National Planning Practice Guidance

Supplementary Planning Guidance / Documents:

SPD1 –Brent Design Guide (2018)

SPD2 –Residential Extensions Design Guide (2018)

Residential Amenity Space and Place Quality Supplementary Planning Document (2023)

Sustainable Environment and Development Supplementary Planning Document (2023)

Domestic Footway Vehicle Crossover Policy (2018)

DETAILED CONSIDERATIONS

Proposal in Detail

1. The application is seeking planning permission for the conversion of the dwellinghouse into four self-contained flats including a proposed two storey side extension, first floor rear extension, hip to gable roof extension and rear dormer window with four front rooflights, front porch and replacement of rear extension door and window with new door, associated refuse and cycle storage and subdivision of the rear garden.
2. A previous application for similar extension works which included a two-storey side to rear extension, single-storey front extension, hip to gable-end roof extension and a rear dormer was granted planning permission on 18/09/2023 under reference 23/2552. This previous scheme did not include the conversion of the original dwellinghouse to flats.

Principle of development

3. Policy BH11 set out criteria's for the conversion of family sized dwellings. It states that the existing home should be at least 130sqm or could be acceptable extended to that size. The proposed conversion should have at least a 3-bedroom family dwelling with direct access to a garden or amenity space, and should be within an area of PTAL 3 or above.
4. The plot of land which forms the application site is within the curtilage of an existing two storey semi-detached dwellinghouse which has a floorspace of 215sqm. The proposal includes the provision of a 3-bedroom family unit at ground floor level, with direct access to the rear garden. The site is within a residential area and is noted to have a PTAL of 4 (with Kenton Road within an intensification corridor). As such the proposal is considered to be acceptable in principle, subject to other matters being addressed.

Standard of Accommodation

5. Policy DMP1 of the Brent Local Plan requires development to demonstrate it achieves high levels of internal and external amenity.
6. Brent SPD1 also states that new development should provide adequate privacy and amenity to new residents. Development should ensure a good level of daylight, sunlight and outlook.

7. London Plan policy D6 sets standards for total size, bedroom size and built-in storage. It states that a dwelling with two or more bed spaces should have at least one double (or twin) bedroom that is at least 2.75m wide. Every other additional double (or twin) bedroom should be at least 2.55m wide. A two bedspace double (or twin) bedroom should have a floor area of at least 11.5sqm. A one bedspace single bedroom must have a floor area of at least 7.5sqm and be at least 2.15m wide. The minimum floor to ceiling height must be 2.5m for at least 75% of the Gross Internal Area of each dwelling.

Internal Space Requirements

8. The minimum requirements and the proposed internal floor areas are set out in the table below:

Flat	Unit Type	Total Floor Space Required	Total Floor Space Proposed (GIA)	Compliant
Ground Floor – Flat 1	3 bed for 6 people	95 sqm	183.77 sqm	Yes
First Floor – Flat 2	2 bed for 4 people	70 sqm	69.41 sqm	No
First Floor – Flat 3	1 bed for 2 people	50 sqm	51.14 sqm	Yes
Second Floor – Flat 4	Studio Flat	39 sqm	41.17 sqm	Yes

Ground Floor Flat 1

9. The proposed 3-bedroom family flat would have a total floorspace of 183sqm which significantly exceeds the minimum requirement for the size of the unit proposed. It would benefit from dual aspect provision and each habitable room would receive a sufficient level of daylight/outlook/privacy.
10. The largest bedroom would have a width of 3.5m set over 21sqm, whilst the second bedroom would be 18.5sqm with a width of 3.9m. The smallest bedroom would have a 2.3m which is slightly under the required width for a two person bedroom, however it would be reasonably sized at 12.3sqm, which is considered acceptable. A total of 3.12sqm of storage is proposed which exceeds the minimum requirement and is welcomed. The floor to ceiling ratio is proposed to be 2.4m for the entirety of the unit, which falls slightly below the 2.5m requirement set out within policy D6. However, the dwelling would be dual aspect and would have a good level of ventilation and natural light. Furthermore, as the proposal relates to an existing property rather than a new building, this is on balance considered acceptable. It should also exceed 2.3m headroom height set out within the Nationally Described Space Standards.
11. In terms of outlook and light, all of the habitable rooms would have external windows which are considered to provide good levels of light and outlook. It is also noted that additional soft landscaping is proposed to the front of the windows of bedrooms 2 and 3, which is welcomed.
12. It is considered that the proposed internal layouts are well-planned and that the proposed ground floor family unit would provide good standard of accommodation.

First Floor Flat 2

13. The proposed 2-bedroom four-person unit would be set on the first floor of the property and have an internal floorspace of 69.4sqm. This is slightly under the relevant London Plan minimum space standard of 70sqm for a dwelling of this standard, however, the shortfall is very minimal and this is not considered to be detrimental to the occupiers.
14. The largest bedroom is proposed with a width of 3.6m over 14sqm which meets the requirements for a double bedroom. The second bedroom would be 12.5sqm with a width of 2.6m, which also complies with the requirements for a double bedroom. The proposed built-in storage falls short of the 2sqm required as it proposed 1.7sqm. However as the proposed bedrooms are largely over the size required, they could accommodate additional storage and on balance the shortfall is considered acceptable. The proposed section plan show that the floor to ceiling height would be achieved at 2.4m similarly to the ground floor units, which falls slightly under the standard of 2.5m. However as noted above, this is common floor to

ceiling height for existing dwellings built in that era, and as the proposed unit would have large windows and good levels of ventilation, this is therefore considered acceptable.

15. In terms of outlook and light, all of the habitable rooms would have external windows which are considered to provide good levels of light and outlook and the dwelling would benefit from dual aspect provision.
16. Overall, the proposed two bedroom flat is considered to provide a good standard of accommodation.

First Floor Flat 3

17. The proposed 1-bedroom two-person unit would be located at first floor level and have an internal floorspace of 51.1sqm. This is above the relevant London Plan minimum space standard of 50sqm for a dwelling of this standard.
18. The bedroom is proposed with a width of 4.3m over 18.5sqm which is well above the requirements for a double bedroom. It is noted that there are no built in storage proposed on the plans, however the generous bedroom size could accommodate additional storage. The proposed section plan show that the floor to ceiling height would be achieved at 2.4m, similarly to the other units, and considering the large windows, this is on balance considered acceptable as discussed above.
19. In terms of outlook and light, all of the habitable rooms would have external windows which are considered to provide good levels of light and outlook.
20. The proposed 1-bedroom flat is considered to provide good standard of accommodation for future occupiers and is supported.

Loft Studio Flat 4

21. The studio flat would extend over 41.17sqm, which is above the London Plan minimum space standard required of 39sqm.
22. This unit includes a bedroom/living area which would be about 27.3sqm. This main room is considered to have good levels of outlook and light as it would be served by two windows offering viewed of the rear garden as well as two rooflights. In terms of internal storage 2.15sqm is proposed, which is above the required 1sqm. The proposed plans indicate the floor to ceiling ratio to be about 2.6m, which is above the 2.5m floor to ceiling height set out within policy D6 of London Plan.
23. Overall, the proposed studio unit is considered to be well-planned and would provide good standard of accommodation for future occupiers.

Private amenity

24. Policy BH13 establishes that all new dwellings are required to have external private amenity space of a sufficient size and type to satisfy its proposed residents' needs. This will normally be expected to be 50sqm for family housing (homes with 3 or more bedrooms) located at ground floor level, and 20sqm in all other cases.
25. The BH13 requirement for external private amenity space is for it to be of a "sufficient size and type". This may be achieved even when the "normal expectation" of 20sqm or 50sqm of private space is not achieved due to site constraints. The supporting text to the policy clarifies that where "sufficient private amenity space cannot be achieved to meet the full requirement of the policy; the remainder should be applied in the form of communal amenity space". Proximity and accessibility to nearby public open space may also be considered when evaluated whether the amenity space within a development is "sufficient", even where a shortfall exists in private and/or communal space.

26. With regard to quality of the space, the supporting text to policy BH13 specifies that private amenity should be accessible from a main living room without level changes and planned within a building to take a maximum advantage of daylight and sunlight, whilst Brent SPD1 specifies that the minimum depth and width of the space should be 1.5m.
27. London Plan Policy D6 specifies that where there is no higher local standard, a minimum of 5 sqm of private amenity space should be provided for 1-2 person dwellings and an extra 1sqm should be provided for each additional occupant. The minimum depth and 1.5m is reconfirmed in the policy. Whilst Brent's local standard is more stringent, as discussed above, there is also an expectation that the core requirements of D6 would be met alongside achievement of Brent's BH13 policy.
28. The ground floor family unit would have direct access to a rear garden that would measure 129.9sqm which is considered acceptable, with direct access from the lounge/kitchen/dining area. This would significantly exceed 50sqm requirement set out within policy BH13.
29. The three other flats would have access to a private communal garden located to the south eastern corner of the plot adjacent to the footways of Sedgecombe Avenue and would be accessed from the forecourt and side of the site. The revised plans submitted indicated that this communal garden would be 102.9 sqm which is policy compliant (Policy BH13 would require 60sqm for the three flats). Whilst this area would be directly adjacent to the pedestrian footway, the site has an existing boundary wall which would provide an appropriate level of screening to ensure the privacy of this space.
30. Both gardens would be separated by a boundary fence however no detail of the boundary treatment between have been provided. Should permission be granted, a condition would be added to require details of the boundary treatment in between both these gardens to ensure the arrangement would allow for a suitable level of privacy within each garden, without detrimentally impacting the level of light received.

Design, Character and Impact on the Street Scene

31. The proposed works include a number of extensions and external alterations which have for the most part been previously approved under previous application 23/2552.

Two storey side extension

32. SPD2 generally allows two-storey side extensions where these are no wider than two-thirds the width of the original house and the first-floor element is set back from the main front wall by 2.5m or 1.5m, if a distance of 1m to the side boundary is retained. A two-storey side extension may be unacceptable if it would result in the obstruction of an existing side window solely serving a habitable room to a neighbouring residential property. The roof should match the pitch angle and roof form of the main roof and be set down by at least 0.5m from the ridgeline. They can normally be built up to the side boundary, unless the site is a corner property on a junction with an open character or the boundary is angled, when they should be set in from the side boundary.
33. The subject property is on a corner plot at the intersection of Kenton Road and Sedgecombe Avenue. At ground floor level, the proposed side extension would have a maximum depth of 15.8m joining into the rear extension discussed below. The extension would have a width of 3.97m, which is less than half the width of the original dwelling. A distance of 1m is proposed to the boundary with Sedgecombe Avenue. The proposed elevations show that to the front, the extension would have a pitched roof with a maximum height of 3.6m and an eaves height of 2.8m.
34. At first floor level, a set-in of 1.5m is proposed from the front elevation and the extension would be set-in from the site boundary by 1m which complies with SPD2 guidance. The side extension would have a gabled roof matching the design of the main roof and a set-down by 0.5m is also proposed from the ridgeline of the main roof.

35. The two storey side extension is considered of an acceptable design and would remain subservient to the main dwelling. This element of the proposal is policy compliant.

Single storey rear extension

36. SPD2 generally allows single-storey rear extensions on attached houses of up to 3m in depth from the existing rear building line of neighbouring properties. Up to 6m in depth may be acceptable where the extension is set in from the side by 1m for every 1m of additional depth. Roof heights should not exceed 3m for a flat roof including parapets, an average of 4m for pitched roofs and infill extensions on side boundaries should be no higher than 2m high on the boundary.

37. The host dwelling previously benefited from a 3m deep rear outrigger extension. It is not clear if this outrigger was original to the house. Following from this, a prior-approval for a 6m deep rear extension was deemed not required under LPA reference: 23/1961. The existing plans indicate that this 6m rear extension is under construction. The site visit indicated that the works had just started at the time with the ground floor outrigger being removed. It is noted that no Certificate of Lawfulness was submitted in regard to this prior-approval application.

38. The present application seek to prolong the 6m rear extension to the side adjoining Sedgecombe Avenue, directly behind the side addition discussed above. The present assessment therefore only considers this side to rear addition and not the prior-approval 6m rear extension.

39. The proposed rear extension would have a depth of 6m beyond the original dwelling rear elevation. The proposed ground-floor plan shows this part of the extension would have a width of 3.97m and would be used as a kitchen. The proposed elevations show the extension would have a flat roof with a height of 3m, which complies with guidance. The building features include panel windows.

40. The proposed extension complies with SPD2 and would preserve the character and appearance of the host property and surrounding area and therefore considered acceptable.

First floor rear extension

41. SPD2 generally allows two-storey rear extensions where they comply with the 1:2 rule, in respect of the nearest first-floor habitable room windows on neighbouring properties, with a maximum depth of 3m. The roof design should match that of the main roof.

42. The proposed first floor rear extension would have a depth of 3m from the dwelling original rear elevation. The proposed plans shows the extension would have a width of 8m and would be used as a lounge/kitchen area and bathroom. The building features include 3x rear windows. The proposed elevations show the extension would have a pitched roof which has been designed to not overlap the proposed rear dormer and would be set-down from the ridge of the main roof by 0.5m. The proposed pitched roof is considered of an acceptable design.

43. The proposed first floor rear extension complies with SPD2 and has been designed to preserve the character and appearance of the host property and surrounding area and is therefore considered acceptable.

Roof extensions

44. Hip-to-gable roof extensions are generally permitted unless there is an existing two-storey side extension with a hipped roof.

45. SPD2 generally permits rear dormers, which can be the full width of the original roof plane. They should be set down from the ridge by at least 0.3m and set up from the eaves by at least 0.5m. Dormers that project onto or over a rear projection are not normally permitted.

46. The proposal includes gabling the main roof, which would match the roof of the side extension discussed above. There is no objection to this in terms of design.
47. The proposed dormer would have a depth of 3.8m, a total width of 4.9m and have a height of 2.2m. The proposed elevations show a set-down of 0.3m from the ridge of the main dwellinghouse roof. The part of the roof that would accommodate the largest part of the dormer slopes slightly higher than the rest of the roof. The proposed plans show that in order to accommodate this existing slope, the dormer would be slightly stepped. As a result, a maximum set-up of 1.5m from the eaves is proposed on this higher slope. On the lower slope, it is difficult to see exactly the proposed set-down from the plans, but this is estimated to be around 0.4m. Whilst this would appear to be slightly under the SPD2 requirement of 0.5m, the dormer would be partially screened behind the proposed two storey rear extension when viewed from Sedgcombe Avenue. Furthermore, it is noted that the dormer at No. 287 Kenton Road, although less prominent, has a similar stepped design due to a similar roof slope. As such, when factoring the screening by the two storey rear extension and the 1.5m set in proposed, the rear dormer is considered, on balance, to appear sufficiently subservient to the host dwelling not to result in an adverse impact on the surrounding streetscene.
48. The building features include 2x rear windows. The plans state that all proposed materials will match the existing dwellinghouse.
49. A total of 4x rooflights are also proposed on the front slope of the main roof. SPD2 does not prevent these types of works and there are no objections to this in terms of design.
50. Overall, whilst the proposed roof extension does not fully comply with SPD2, it is considered on balance acceptable in terms of its impact on the host dwelling and surrounding streetscene for the reasons stated above.

Front extension

51. SPD2 generally does not permit front extensions such as porches linked to front bays, garages or front extensions to garages, unless these are the predominant character of the area.
52. The proposed ground floor side addition would extend forward to project in line with the existing front porch. Whilst this front extension would have no set-back from the existing porch, it is noted that there are many similar arrangements in the area such as at No. 293 Kenton Road, or at Nos. 289 and 287. On balance, the proposed front extension is therefore considered of an acceptable design.
53. The proposed works would include minor changes to the fenestration of dwelling front elevation. These are not considered to have a negative impact on the character of the area or street scene.

Impact on Residential Amenities of Adjoining Occupiers

54. It is always necessary for developments to take into account the residential amenity of neighbours and impact on the environment. Local Plan Policy DMP1 seeks to ensure new development does not unacceptably increase neighbours' exposure to noise, light and general disturbance.

Two storey side extension

55. The proposed side extension would adjoin Sedgcombe Avenue, and would be located 11m from the dwelling at No. 293 opposite Sedgcombe Avenue, and approximately 9m away from No. 289 Kenton Road. Due to the corner location there would be no obstruction of neighbouring windows and therefore the side extension is acceptable in regard to amenity.

Single storey rear extension

56. Due to the corner location, the proposed 6m rear extension would not directly adjoin any neighbours and a distance of 11m would remain to No. 289, to the other side of Sedgcombe Avenue. In relation to the

attached neighbour at No. 289 Kenton Road, the extension would be set behind the 6m prior-approval rear extension and as such it is considered that it would not result in a detrimental impact on this neighbour's amenity.

57. The proposed rear extension complies with SPD2 and is not considered to have a detrimental impact on the amenity of neighbouring properties for the reasons stated above.

First floor rear extension

58. The proposed first floor rear extension would have a depth of 3m from the dwelling original rear elevation. The rear elevation of the neighbour at No. 289 Kenton Road has not been extended and as such, the flank wall of the proposed extension would be located 7.3m away from the middle of the nearest habitable room window at No. 289. This complies with the 1:2 rule and would not result in an unduly detrimental impact on the amenity of this neighbour. To the other side, the extension would directly adjoin Sedgcombe Avenue, and the closest dwelling at No. 293 would be located 11m away.

59. A distance of over 23m would be maintained to the boundary with No. 2 Sedgcombe Road, exceeding 9m requirement to a rear garden set out within SPD1 in terms of privacy.

60. The first floor rear extension complies with SPD1 and SPD2 and is not considered to result in an unduly detrimental impact on the amenity of neighbouring properties.

Roof extensions

61. The proposed roof extension is considered to be acceptable and would not result in harm to the amenity of adjoining occupiers. The proposed rear dormer would have rear windows facing the rear garden, and whilst it may have limited viewed into the garden of No. 298, this would be to a limited degree and would be considered typical for a rear dormer in a semi-detached setting. The impact would be no greater than from the first floor rear windows.

Front extension

62. The proposed front extension would adjoin Sedgcombe Avenue and is not considered to have any impact in relation to neighbouring amenity.

63. Overall, the proposed external alterations are not considered to result in an unduly detrimental impact on the amenity of neighbouring occupiers. Furthermore, it is considered that the quality of accommodation provided is of a good standard and would not result in an overcrowding of the site and would not therefore lead to disturbance to the local community.

Transport

64. Appendix 4 of the Local Plan states that maximum car parking allowances are based upon the London Plan standards, which for residential use are taken from Table 10.3 of London Plan Policy 6.1.

Car Parking

65. The existing house has a maximum car parking allowance of 0.75 space, and the existing double garage and off-street parking currently exceeds these parking standards. The proposed block plan shows that the two existing garages would be retained to provide parking spaces for flats 1 and 2. Each garage is 5.2m long and 2.4m wide, and therefore can each accommodate one car. The forecourt in front of the garages is 6m deep, allowing further spaces to be accommodated on the hardstanding. As the spaces are not independently accessible, Flat 1 and 2 would effectively have 2x parking spaces each, with no off-street parking for the smaller 1-bedroom units, flats 3 and 4.

66. The council Transport team has reviewed the proposal and noted that the overall provision of four spaces

does exceed parking standards (particularly for Flats 1 and 2), however, this is an existing situation for this site.

67. Policy BT2 of the Local Plan also requires the impact of any overspill parking on-street to be considered. In this respect, Kenton Road does not have any available parking along the frontage due to the pedestrian crossing and whilst Sedgecombe Avenue is not a heavily parked street, it is too narrow to safely accommodate parking along both sides.
68. However, Census data for the area suggests that car ownership for flats averages between 0.4 cars/flat and 0.66 cars/flat. On this basis, between 2-3 cars would be expected to be owned by future residents, and therefore overspill parking levels would not be significant.

Cycle Storage

69. Cycle storage requirements are set out in table 10.2 of the London Plan. The scheme proposes secure cycle parking for all of the units within the front garden. This would include 3x bike store, each accommodating 2x bikes for flats 1, 2 and 3; and a separate bike store allowing 1x space for the studio flat. This complies with cycle parking standards set out in the London Plan.

Bin Storage

70. Residential households will require 240l of residual waste, 240l of dry recycling and 23l of organic waste bins per household. The proposed site plan shows a bin storage area within the front garden containing 6x bins (2 per property), which would be enclosed. Details of the wheeling bins store have been provided and are satisfactory in design terms.

Soft Landscaping

71. The Council's adopted BT2 requires a minimum of 50% of forecourts to be covered in soft landscaping to improve natural drainage.
72. To the forecourt of the site, the provision of soft landscaping has been increased to 51.3%, which complies with guidance. This would help natural drainage and retaining an attractive appearance in the streetscene.

Impact on existing landscaping and trees

73. The potential effect of development on trees, whether statutorily protected (by a tree preservation order or by their inclusion within a conservation area) or not, is a material consideration that is taken into account when dealing with planning applications. Policies DMP1 & BGI2 of Brent's Local Plan (2019-2041) and G7 of the London Plan (2021) emphasise the importance of protecting amenity trees from development and replacing lost trees where appropriate.
74. There are a number of trees and shrubs in the forecourt of the site, to the western boundary adjoining 289 Kenton Road. The proposed plans indicate that this soft landscape area would be retained as existing. To the north of the site it is noted that there are some scrubs and trees which would most likely be removed to allow for the provision of the side extension and bike store. Whilst neither of the shrubs or trees present on site are protected, opportunities to provide native planting and wildlife friendly planting could be secured by condition to promote biodiversity enhancements within the site.

Urban Greening Factor

75. Policy BH4 of the Local Plan require developments to contribute to Urban Greening and a target Urban Greening Factor (UGF) of 0.4 is recommended. The application has not given details of the UGF target. However, the extent of the building work would replicate the footprint as approved as part of the prior approval and householder extensions, whereby there is no policy requirement in relation to the urban

greening factor. As noted above, opportunities to provide native planting and wildlife friendly planting could be secured by condition to promote biodiversity enhancements within the site.

Flood Risk and Drainage

76. Policy BSUI4 sets out that proposals for minor developments, householder development, and conversions should make use of sustainable drainage measures wherever feasible and must ensure separation of surface and foul water systems. The proposal would include areas of soft landscaping to the forecourt and rear gardens which would provide natural drainage. No details of soakaways have been provided for the garages driveways, however there would be no material changes to the existing arrangement.

Fire Safety

77. Policy D12A of the London Plan now requires all development proposals to achieve the highest standard of fire safety and requires submissions to demonstrate that they:

- 1) identify suitably positioned unobstructed outside space:
 - a) for fire appliances to be positioned on
 - b) appropriate for use as an evacuation assembly point
- 2) are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures
- 3) are constructed in an appropriate way to minimise the risk of fire spread
- 4) provide suitable and convenient means of escape, and associated evacuation strategy for all building users
- 5) develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in
- 6) provide suitable access and equipment for fire-fighting which is appropriate for the size and use of the development.

78. No information has been provided to demonstrate compliance with this policy. Nevertheless, given the scale of the proposal and its location next to the road frontages, it is considered that such matters could reasonably be achieved through building control regulations.

Sustainability

79. Local Plan Policy BSUI4 applies substantial weight for minor developments to seek to reduce potential overheating and reliance on air conditioning system through good design. For residential development, a Water Efficiency Assessment will be required providing evidence the development will meet the target of 105 litres or less per head per day, excluding an allowance of 5 litres or less per head per day for external water use, which is recommended to be conditioned to any forthcoming consent.

Equalities

80. In line with the Public Sector Equality Duty, the Council must have due regard to the need to eliminate discrimination and advance equality of opportunity, as set out in section 149 of the Equality Act 2010. In making this recommendation, regard has been given to the Public Sector Equality Duty and the relevant protected characteristics (age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, and sexual orientation).

Conclusion

81. The proposal is considered to accord with the development plan as a whole, having regard to all material planning considerations. Whilst it is noted that there are some minor shortfalls in the internal space standards for some of the flats in relation to policy D6, in all cases these would fall marginally below policy targets, but the degree of shortfall is such that the quality of accommodation is not compromised.

82. The proposal would deliver the provision of one new family-sized home, and of three additional flats, contributing positively towards the Council's housing targets. The design of the property is appropriate for the location and would be in keeping with the established character of the street. The proposed external alterations to the building are similar to those approved under permission reference 23/2552 and would not harm neighbouring amenity, and relate well to the character of the host property and surrounding area.
83. Whilst the proposal does not clearly set out whether the scheme would achieve an UGF of 0.4 in line with policy BH4 the benefits of the scheme including the delivery of a family sized home are considered to outweigh any limited harm in conflict with this policy.
84. Planning permission is therefore recommended to be granted subject to conditions.

DRAFT DECISION NOTICE



Brent

DRAFT NOTICE

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

DECISION NOTICE – APPROVAL

Application No: 23/3021

To: Mr Patel
73 Old Church Lane
Stanmore
HA7 2RG

I refer to your application dated **18/09/2023** proposing the following:

Proposed two storey side extension, first floor rear extension, hip to gable roof extension and rear dormer window with 4x front rooflights, front porch and replacement of rear extension door and window with new door for proposed conversion of dwellinghouse into 4x self-contained flats with associated refuse and cycle storage and subdivision of rear garden.

and accompanied by plans or documents listed here:
See condition 2

at **291 Kenton Road, Harrow, HA3 0HQ**

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: 09/01/2024

Signature:

Gerry Ansell
Head of Planning and Development Services

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 policies contained in the:-

National Planning Policy Framework (2023)
The London Plan (2021)
Brent Local Plan (2019-2041)

- 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 material accordance with the following approved drawing(s) and/or document(s):

Location Plan
PA/291/P.07 Rev B Existing and Proposed Block Plan
PA/291/E.01 Rev – Existing Floor Plans
PA/291/P.02 Rev – Existing and Proposed Front and Side Elevations
PA/291/P.03 Rev – Existing and Proposed Rear and Side Elevations
PA/291/P.04 Rev – Proposed Ground Floor Plan
PA/291/P.05 Rev - Proposed First and Second Floor Plans
PA/291/P.06 Rev – Existing and Proposed Roof Plans
PA/291/P.08 Rev – Proposed Section

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

- 3 The existing outbuilding as shown on the approved plans shall not be used other than in relation for incidental use in relation to the occupants of flat 1 only.

Reason: In the interests of the amenities of the locality.

- 4 The development hereby approved shall be designed so that mains water consumption for the new dwelling does not exceed a target of 105 litres or less per person per day, using a fittings-based approach to determine the water consumption of the development in accordance with requirement G2 of Schedule 1 to the Building Regulations (2010).

Reason: In order to ensure a sustainable development by minimising water consumption.

- 5 The development hereby approved shall not be occupied unless the car parking, cycle storage and refuse stores have been completed, in full accordance with the approved drawings and the facilities shall thereafter be made available to residents of the development and shall not be used other than for purposes ancillary to the dwellinghouses hereby approved.

Reason: To ensure a satisfactory standard of accommodation.

- 6 The development hereby approved shall not be occupied unless the external amenity spaces have been completed in full accordance with the approved drawings and those spaces shall

thereafter be made available to residents of the development and shall not be used other than for purposes ancillary to the dwellinghouses hereby approved.

Reason: To ensure a satisfactory standard of accommodation.

- 7 The materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing building.

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

- 8 No access shall be provided to the roof of the extension by way of window, door or stairway and the roof of the extension hereby approved shall not be used as a balcony, terrace or sitting out area.

Reason: To preserve the amenity and privacy of neighbouring residential occupiers.

- 9 Prior to first occupation of any part of the development hereby approved, a hard and soft landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include:

- I. A scaled plan showing vegetation to be retained and trees and plants to be planted including the use of native and/or wildlife attracting species
- II. Details of all proposed hardstanding
- III. Details of garden wall, fences or other form of boundary treatment to be provided within the site (including details of external materials and heights)
- IV. Details to maximise the urban green factor (UGF) for the site in line with policy BH4 of Brent's Local Plan 2019-2041

The hard and soft landscape works shall be carried out in full accordance with the approved details prior to the use of the dwellings hereby approved, unless alternative timescales have been submitted to and approved to be agreed in writing by the Local Planning Authority and the works shall thereafter be carried out in accordance with the approved timescales.

Any new trees(s) that die(s), are/is removed, become(s) severely damaged or diseased shall be replaced and any new planting (other than trees) which dies, is removed, becomes severely damaged or diseased within five years of planting shall be replaced. Replacement planting shall be in accordance with the approved details (unless the Local Planning authority gives its written consent to any variation).

Reason: To safeguard and enhance the character and amenity of the area, to provide ecological, environmental and biodiversity benefits and to maximise the quality and usability of open spaces within the development, and to enhance its setting within the immediate locality in accordance with policies DMP1 and BGI2 of Brent's Local Plan (2019-2041).

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 government website:
<https://www.gov.uk/government/publications/preventing-and-resolving-disputes-in-relation-to-party-walls/the-party-wall-etc-act-1996-explanatory-booklet>
- 2 The applicant must ensure, before work commences, that the treatment/finishing of flank walls can be implemented as this may involve the use of adjoining land and should also ensure that all development, including foundations and roof/guttering treatment is carried out

entirely within the application property.

- 3 The applicant is advised that this development is liable to pay the Community Infrastructure Levy; a Liability Notice will be sent to all known contacts including the applicant and the agent. Before you commence any works please read the Liability Notice and comply with its contents as otherwise you may be subjected to penalty charges. Further information including eligibility for relief and links to the relevant forms and to the Government's CIL guidance, can be found on the Brent website at www.brent.gov.uk/CIL.

Any person wishing to inspect the above papers should contact Jeanne Gleize, Planning and Regeneration, Brent Civic Centre, Engineers Way, Wembley, HA9 0FJ, Tel. No. 020 8937 2281