

Committee Report
Planning Committee on 3 February, 2010

Case No. 09/2468

RECEIVED: 30 November, 2009

WARD: Sudbury

PLANNING AREA: Wembley Consultative Forum

LOCATION: 19 Crawford Avenue, Wembley, HA0 2HX

PROPOSAL: Erection of two-storey side and rear extension and new front porch to dwellinghouse

APPLICANT: Star Tours Limited

CONTACT: Mr H Patel

PLAN NO'S: Please see conditions

RECOMMENDATION

Approval, subject to conditions

EXISTING

The subject site contains a two storey semi-detached dwelling situated on the northern side of Crawford Avenue. Although properties within Crawford Avenue vary in style, this section of the avenue consists of 8 semi-detached properties of a similar age and style. Surrounding uses are predominantly residential. The property is not situated within a conservation area nor is it a listed building.

PROPOSAL

Erection of two-storey side and rear extension and new front porch to dwellinghouse

HISTORY

None relevant

POLICY CONSIDERATIONS

Brent's Unitary Development Plan - 2004

BE2 - Townscape: Local Context & Character

BE7 - Public Realm: Streetscape

BE9 - Architectural Quality

TRN23 - Parking Standards - Residential Development

Supplementary Planning Guidance

SPG5 - Altering and Extending Your Home

SUSTAINABILITY ASSESSMENT

n/a

CONSULTATION

Consultation period carried out between 02 December 2009 and 01 January 2010 in which 7 properties were notified. Two objections have been received from neighbouring properties which raise the following concerns:

- Loss of light to garden of 19 Crawford Avenue and rear accommodation requiring increased use of electric lighting. This is worsened by existing extension at number 23 Crawford Avenue
 - Loss of privacy of 19 from overlooking
 - Loss of outlook from rear elevation of 19
 - 8 houses (15-29) all build around the same time. Extension would have a detrimental effect on the character of the area
 - Only 8 parking spaces for 8 houses. Extensions would exacerbate existing parking pressures.
 - The applicant is a commercial firm and may result in the property being used for commercial or business purposes rather than residential accommodation
 - 1m gap between the extension and the boundary is insufficient. If other extensions of a similar nature were permitted it would create more of a terrace look and opening windows in the side elevation would be almost touching
 - Loss of light to glazed kitchen door in side wall of number 17 depriving this room of natural light
- Loss of light to rear elevation of number 17 due to the extension extending significantly beyond the current rear property line - suggest a single storey extension at the rear with two storey at the front with the boundary wall of the new property at least 2m from the boundary

REMARKS

The original application has been revised since the original submission securing the following:

- A reduction in the width of the two storey side extension to 3.5m
- An increase in the size of the rear bathroom window to match the remaining fenestration within the rear elevation
- The submission of an annotated site plan showing landscaping and off-street parking on the site frontage

These amendments have been sought in order to ensure the proposal scheme meets the guidelines set out within SPG5.

Impact on neighbouring residential amenity

The main properties to be affected by the proposal are numbers 17 and 21 Crawford Avenue. Number 21 Crawford Avenue is attached to number 19 and is therefore in closest proximity to the extensions. The ground floor extension extends to the boundary shared with number 21 and has a depth of 3m and a flat roof which reaches a height of 3m. This is considered by national legislation to be an acceptable scale for a ground floor rear extension allowing an adequate level of amenity to be retained by neighbours and would be permitted development if no other works were proposed.

Consideration must also be given to the impact of the first floor rear extension on the amenities of number 21. The council's SPG5 which provides guidance for domestic extensions permits a rear extension provided the 1:2 guideline can be complied with. This is the test which determines whether the extension would adversely affect the amenities of neighbouring properties. The proposed extension complies with this test fully maintaining 4.6m from the mid-point of the nearest habitable window at number 21 and proposing a rear extension which extends 2.3m from the original rear wall of the dwelling. As such, no significant overbearing impact is considered to result from the proposal. No new openings are proposed in the facing flank wall of the extension which would provide a direct view into neighbouring gardens. Although new openings are proposed in the new rear elevation at the first floor level, these would not be any more intrusive than existing first floor windows. As such the proposal is considered to have an acceptable relationship with number 21 Crawford Avenue.

The proposed side extension maintains a gap of 1.5 metres from the boundary with the unattached neighbour at 17 Crawford Avenue. Further more this property has its own detached garage to the side separating this house from the proposed extension. The proposal is not considered to have any significant negative impact on the amenities of this neighbour.

Impact on character and appearance

The proposed extensions fully meets SPG 5 requirements. The two storey side extension has a width of 3.5 metres, maintains a set in from the side boundary of 1.5 metres and a set back at first floor of 1.5 metres. the roof over the side extension has an appropriate set down from the main roof. The size and design of the porch is also considered acceptable. Overall the proposed alterations in terms of their size, shape and height are not considered to unbalance the appearance and character of the existing house and are considered to be of a complementary design. A condition is attached requiring that all external materials used on the proposed extensions match those of the existing property.

Parking

The proposed extension replaces an existing garage. An existing parking space located in front of the garage is to be retained providing the extended house with one off street car parking space which is considered sufficient.

Landscaping

The property has an existing attractively landscaped front garden surrounded by a hedge. All existing landscaping features to the front of the house are to be retained. The rear garden is relatively level and will therefore not require a raised terrace. The extended property will still have a rear garden with a length of over 25 metres.

Response to objections

- *Loss of light and outlook to neighbouring houses.* As stated above the proposed extensions fully comply with the Council's SPG5 Guidance in terms of their size and impact on adjoining properties.
- *Loss of privacy.* Two small windows are included in the flank wall of the proposed side extension, one at ground floor the other at first floor. However these are both bathrooms and the windows will be obscurely glazed with restricted opening.
- *Extension would have a detrimental effect on the character of the area.* This is dealt with in the main report.
- Extensions would exacerbate existing parking pressures. *The house will retain an off street parking space.*
- *The applicant is a commercial firm and may result in the property being used for commercial or business purposes rather than residential accommodation.* No application has been received to operate a business from this property. It may be the applicant's intention to rent the property out but provided that this isn't as an HMO planning permission would not be required.
- *If other extensions of a similar nature were permitted it would create more of a terrace look.* The set in and set back requirements in SPG 5 that this proposal more than complies with are specifically designed to avoid a terracing affect.
- *Loss of light to glazed kitchen door in side wall of number 17 depriving this room of natural light.* This is a secondary window to a kitchen that in any case is already obstructed by the objector's own garage which is located between the window and the proposed extension.
- *Loss of light to rear elevation of number 17 due to the extension extending significantly beyond the current rear property line -* The proposed extension does not exceed the Council's SPG5 guidelines which were formulated partly to protect the amenities of neighbouring occupiers.

RECOMMENDATION: Grant Consent

REASON FOR GRANTING

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

Brent Unitary Development Plan 2004
Council's Supplementary Planning Guidance 5 - Altering and Extending Your Home

Relevant policies in the Adopted Unitary Development Plan are those in the following chapters:-

Built Environment: in terms of the protection and enhancement of the environment
Housing: in terms of protecting residential amenities and guiding new development

CONDITIONS/REASONS:

- (1) The development to which this permission relates must be begun not later than the expiration of three years beginning on the date of this permission.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990.

- (2) The development hereby permitted shall be carried out in accordance with the following approved drawings:

1A/SK01
1A/SK02
216/E01
216/P01A
216/P02A
216/P03A

Reason: To ensure a satisfactory development.

- (3) All new external work shall be carried out in materials that match, in colour, texture and design detail those of the existing building.

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

- (4) The two windows in the flank wall of the building (as extended) shall be glazed with obscure glass and shall open at high level only (not less than 1.8m above floor level) and top hung and shall be so maintained unless the prior written consent of the Local Planning Authority is obtained.

No further windows or glazed doors (other than any shown in the approved plans) shall be constructed in the side walls of the building as extended without the prior written consent of the Local Planning Authority.

Reason: To minimise interference with the privacy of the adjoining occupiers.

- (5) 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 or sitting out area.

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

INFORMATIVES:

None Specified

REFERENCE DOCUMENTS:

Brent Unitary Development Plan - 2004
SPG5 - Altering and Extending your Home

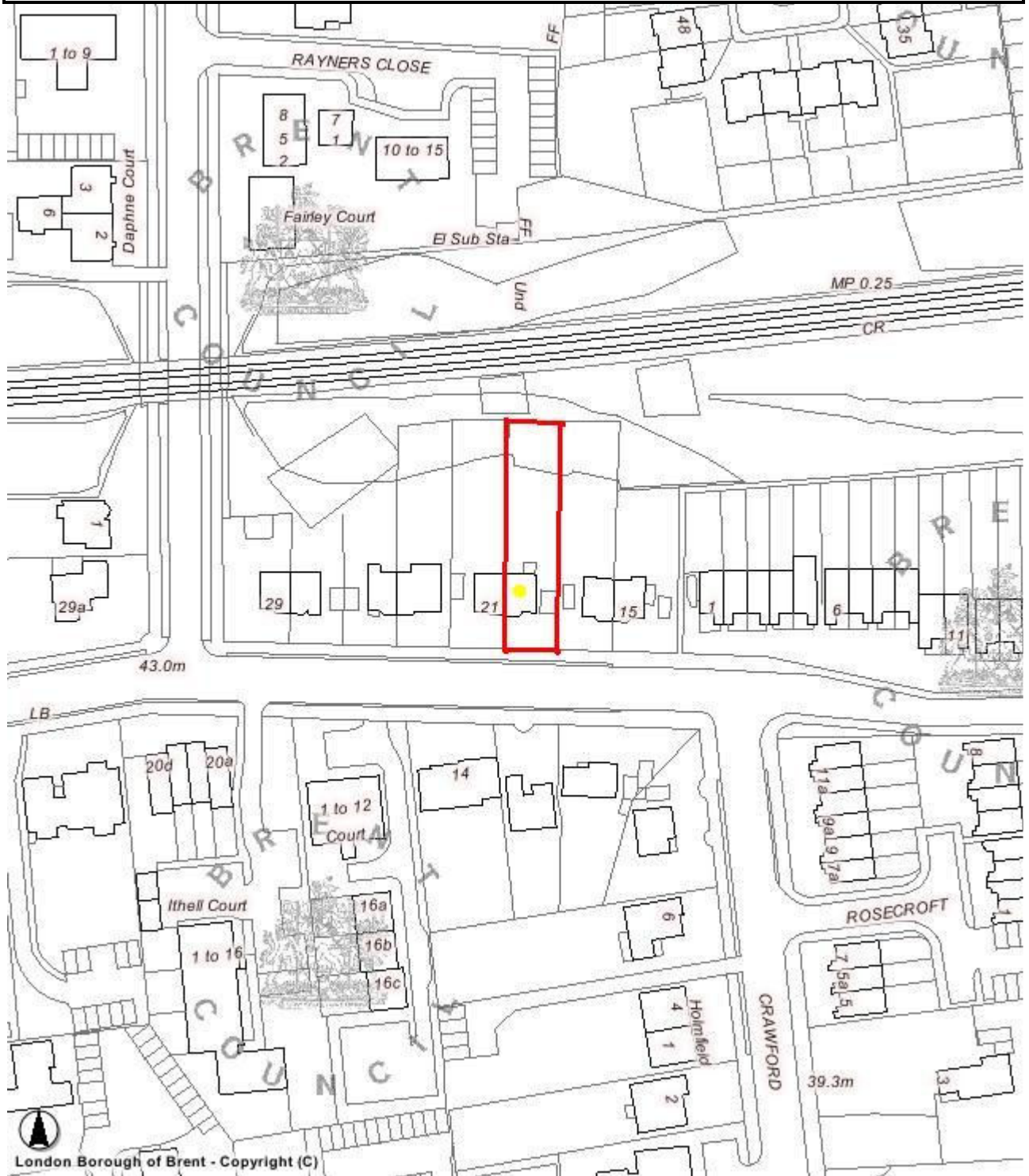
Any person wishing to inspect the above papers should contact Sarah Crew, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5234



Planning Committee Map

Site address: 19 Crawford Avenue, Wembley, HA0 2HX

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