

## Committee Report

Planning Committee on 24 February, 2010 Case No.

09/2640

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**RECEIVED:** 5 January, 2010

**WARD:** Kenton

**PLANNING AREA:** Kingsbury & Kenton Consultative Forum

**LOCATION:** 4 Aston Avenue, Harrow, HA3 0DB

**PROPOSAL:** Single- and 2-storey side and rear extensions, single-storey side extension, rear dormer window and 1 front and 3 side rooflights to dwellinghouse

**APPLICANT:** Mr R Arora

**CONTACT:** Mrs Jaini Shah

**PLAN NO'S:**  
(see condition 2 for details)

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### RECOMMENDATION

Grant planning permission

### EXISTING

The property is a 2-storey detached dwellinghouse on the north side of Aston Avenue, near the junction with Woodcock Hill. It is one of a pair (No. 2, to the east) of similar design, the only two such designs on the street. No. 2 has been altered with a 2-storey side extension in the past. The surrounding uses is residential. The property is not in a Conservation Area, nor is it listed.

### PROPOSAL

Single and 2-storey side and rear extensions, single storey side extension, rear dormer window and 1 front, 3 side roof lights to dwellinghouse

### HISTORY

None

### POLICY CONSIDERATIONS

#### Brent UDP 2004

The statutory development plan for the area is the London Borough of Brent Unitary Development Plan (UDP), which was formally adopted on 15 January 2004.

The following are the policies within the UDP relevant to this decision:

- **BE2 Local Context**
  - relates to design within the local context and character and the need to take into account existing landforms and respect and improve existing materials and townscape.
- **BE9 Architectural Quality**
  - relates to extensions and alterations to existing buildings and requires them to embody a creative and appropriate design solution specific to the site's shape, size,

location and development opportunities. They should be designed to be of a scale, massing and height appropriate to their setting and the townscape location. It also requests that development respects without necessarily replicating the positive local design characteristics and satisfactorily relate to them. The design should exhibit a consistent and well considered application, and be laid out to ensure that building and spaces are of a scale design and relationship to each other that promote the amenity of users, provide satisfactory levels of sun and day light, privacy and outlook for existing and proposed residents.

NOTE: Since 27<sup>th</sup> September 2007 a number of the adopted Brent Unitary Development Plan 2004 policies have been deleted. This is part of a national requirement (introduced in the Planning & Compulsory Purchase Act 2004). The policies that remain valid are described as 'saved' policies and will continue to be relevant until new policy in the Local Development Framework is adopted and, therefore, supersedes it. Only saved policies are considered in determining this application.

### **SPG**

The Council produces a series of Supplementary Planning Guidance Notes that give additional information on a variety of issues and which are intended to be read in conjunction with the adopted UDP. These SPG were subject to widespread public consultations as part of the UDP process before being adopted by the Council and given this widespread public consultation the Planning Authority would suggest that considerable weight be attached to them.

### **SPG 5 Altering and extending your home** Adopted September 2002

## **CONSULTATION**

### **Neighbours**

Neighbours consulted on 12/01/10. 5 neighbours objected on the following grounds:

- Loss of privacy
- Potential for dwelling to be used for commercial purposes
- Changes not in keeping with character of area
- Impact on streetscene
- Loss of light and outlook
- Increase in parking pressure
- Overdevelopment

These concerns are addressed in the body of the report, in the Remarks section. The following concerns are not addressed as they are not planning considerations:

- Overload drainage
- Nuisance and disturbance arising from construction works

On the matter of the dwelling being used for commercial purposes, this is not considered to be a material consideration. The premises remain in Use Class C3, dwellinghouses, and any change of use to commercial premises will require planning permission.

## **Transportation**

No objection, no increase in parking standard. Retained parking will be sufficient for the maximum 2 car-parking spaces required.

## **REMARKS**

### **Summary**

The amended scheme before Members is considered to have an acceptable impact on the character of the property and the area without undue harm to neighbouring amenity. Further details of front landscaping are required.

Key considerations:

- Impact on character of property and area
- Impact on neighbouring amenity
- Parking
- Landscaping

### **Single-storey rear and side extension**

The scheme proposes a 3.5m deep, 3m high, single-storey extension, generally in accordance with SPG5. The extension is set in from the boundary with No. 2 by 1m and No. 4 by 0.4m. Both neighbouring properties have single-storey rear extensions (apparently original on No. 2, No. 6 granted permission 87/0605). As a result of this, the single-storey element extends only approximately 1.5m from the rear of each of the neighbouring properties.

The centre of the extension reuses the original bay of the house, and this extends a further meeting (to 4.5m). This additional depth is not considered to have any amenity impact on neighbouring properties. On balance, the 4.5m depth, including the bay, is considered acceptable; the applicant could have built a 4m deep extension using permitted development rights.

The extension includes a single-storey side element which comes close (0.4m) to the boundary with No. 6. This is the location of No. 6's side extension, and is not considered harmful.

The rear extension has three flat rooflights, these are acceptable.

### **Single and 2-storey side extension**

The side extensions replace an existing single-storey attached garage. Set in 1m from the boundary, the first floor is set 1.5m back from the main front wall of the property, in accordance with SPG5. The ridge is set down from the original ridge by only 0.4m, which is less than usually sought but no specific distance is quoted in SPG5. It is considered acceptable.

Three flank windows are proposed, two on the ground floor serving a boiler room and a pantry and one on the first serving a bathroom. This is to be obscure-glazed. A condition is added to ensure it is also non-opening below 1.7m.

### **Dormer and rooflights**

The rear dormer is 2.5m wide, which is 0.6m wider than the maximum width normally allowed under SPG5, which is half the width of the original roof. It is significantly less, however, than would be possible under permitted development rights. There are no roof dormers visible from the property's garden, nonetheless this dormer is not considered to cause harm to the character or appearance of the property and is a well-designed example, well positioned on the roof.

The four rooflights (one on front, two to the side facing No. 2, one facing No. 6) are visually acceptable and would not harm neighbouring amenity.

### **Parking and front garden layout**

The maximum parking standard for a 4-bedroom house (the original property) is two spaces. For a 5-bedroom house (as extended) the maximum remains two spaces. Despite the loss of the garage, these two spaces can still be accommodated on-site whilst enabling further landscaping to be incorporated.

The front garden layout requires more detail, this matter can be conditioned.

### **Conclusion**

The proposal is a well-designed, modest extension to an interesting but not protected property. Amendments have been sought which reduce the bulk and impact of the extensions and seek to preserve the character as much as possible. As such, the proposal is considered to comply with

policies BE2 and BE9 of the adopted Brent UDP 2004 and Supplementary Planning Guidance No. 5 "Altering & Extending Your Home".

Approval is recommended.

**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 drawing(s) and/or document(s):

Location Plan; ASTA4/1; ASTA4/2 Rev B; ASTA4/3

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

- (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) Details of the front garden layout shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. All detailed works shall be carried out as approved prior to the use of the building/extension hereby approved. Such details shall include:

(i) planting of the front garden area with shrubs and/or trees including a planting schedule (detailing species, planting densities and location).

Reason: To ensure a satisfactory appearance and in the interests of local amenity.

- (5) The window on the first floor of the east face of the building hereby extended shall be constructed with obscure glazing and non-opening or with openings at high level only (not less than 1.7m above floor level) and shall be permanently returned and

maintained in that condition thereafter, 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 east wall 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.

**INFORMATIVES:**

None Specified

**REFERENCE DOCUMENTS:**

Any person wishing to inspect the above papers should contact Angus Saunders, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5017



# Planning Committee Map

Site address: 4 Aston Avenue, Harrow, HA3 0DB

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