

Committee Report

Planning Committee on 24 February, 2010

Case No.

09/2505

RECEIVED: 11 December, 2009

WARD: Preston

PLANNING AREA: Wembley Consultative Forum

LOCATION: 136 Thirlmere Gardens, Wembley, HA9 8RF

PROPOSAL: Erection of a single and two storey side and rear extension to dwellinghouse

APPLICANT: Mr Siyani

CONTACT: Mr Patel

PLAN NO'S: Location Plan, THIG136/1, THIG136/2

RECOMMENDATION

Approve subject to conditions

EXISTING

The site is a semi-detached house on the northern side of Thirlmere Gardens on the corner with Grasmere Avenue. It is bounded to the north by rear gardens of Rydal Gardens. The property is not located within a Conservation Area nor is it a Listed Building.

PROPOSAL

Erection of a single and two storey side and rear extension 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 developments*

Supplementary Planning Guidance 5 - *'Altering and Extending Your Home'*

Considerations

- Size and scale of the extensions
- Impact on character & appearance of the property
- Impact on character of the streetscene
- Impact on neighbouring occupiers

CONSULTATION

Consultation letters were sent to 8 surrounding properties on 29th December 2009.

One letter of objection received raising the following issues:

- Objects to building work in the area, altering corner properties and outbuildings that impinge on the neighbour's ability to enjoy their gardens. (officer note- no known outbuildings at 2 or 4 Rydal Gardens, objector states that they will write in separately about this.)
- Concerns about loss of light to home, as their own property has not been extended, but neighbouring properties have been, and the proposal will worsen this.
- The neighbours garden is becoming waterlogged as a result of all the local building work (officer note – this is not strictly a material planning consideration)
- Objects to loss of trees within the local area (officer note – no trees will be lost as a result of this proposal)
- The road is already heavily congested and the traffic/ parking will worsen as a result of this application. (Officer note- Thirlmere Gardens is not a heavily parked street.)

REMARKS

The applicant was asked to amend the application by:

- reducing the scale of the side extension and 2-storey rear extension by reducing the proposed width.
- Introducing windows at first floor level facing the public highway.
- Introducing significant trees/ shrubs planting along the western boundary by Windermere Avenue, to create a soft landscaping screen to the public highway
- confirm that no rear raised patio is proposed as the site slopes down to the rear
- demonstrate the provision of how one off-street parking space measuring 2.4m by 4.8m may be achieved clear from the highway.
- Demonstrate soft landscaping within the front garden that complies Policy BE7 and SPG5 that seek that 50% of the front garden to be soft landscaped

The applicant made amendments, and then requested that the application be considered against the drawings originally submitted, with additional landscaping.

Single and 2- storey side extension

The application proposes a 3.7m wide part 1-storey/ part 2-storey side extension. The single storey element of the side extension is set-back a brick-width from the main front wall of the house in accordance with SPG5 guidelines and has a sloping roof with an average height of 3m.

The 2-storey side extension is set back 1.5m from the front wall of the original house. and is set in 2.5m from the side boundary. As proposed the extension has no windows in the first floor side flank wall, which faces onto Grasmere Avenue. SPG5 advises that windows are a useful device both in terms of surveillance of the streetscene and as a visual articulation of the side of the dwelling. The lack of detailing at first floor emphasises the massing of the proposal, but the proposal is sufficiently set in from the side boundary to enable the introduction of soft landscaping, which should help to assimilate the development into its surroundings. SPG5 defines road junctions with a gap between the side wall of the property and boundary in excess of 5m as "open". The proposal maintains a 2.5m gap between the extension and the boundary and therefore complies with SPG5's spacing guidelines that seek to safeguard the character of the streetscene.

Proposed single and 2-storey rear extension

The rear extension continues the line of the proposed 2-storey side extension rearwards. The application proposes a 2-storey rear extension that measures 6.2m wide and projects 2.5m from the original rear wall of the dwellinghouse. SPG 5 does not specify an appropriate width when it comes to 2-storey rear extensions. At 6.2 metres the width of the 2-storey rear extension exceeds

the width of the original house, but given the size of the site and the generous set in from the side boundary with Grasmere Avenue which is to be appropriately landscaped, the scale and mass of this element of the proposal is considered acceptable.

A staggered single storey rear extension is proposed with a depth of 3 metres where it abuts the boundary with neighbouring semi-detached house, increasing to a depth of 5 metres as it gets further from this boundary. This staggered arrangement follows the stagger in the rear wall of the original property. The proposed single storey extension has an eaves height of 2.5m and overall height of 3.4m. This single storey extension is not considered harmful to neighbouring amenities as it is within the tolerances of permitted development.

The submitted plans demonstrate that the proposal complies with SPG5's 1:2 guideline in relation to the nearest window within the adjoining semi, so that the proposed 2-storey extension will not impinge unreasonably on the amenities of neighbouring occupiers.

Front garden layout

The proposal will prevent the property from achieving an off-street garage and impinges on the front/ side garden where it is currently possible to park. The property is not within a street designated as Heavily Parked but nevertheless only enjoys a PTAL of 2 and therefore it would not be appropriate for a 5-bedroom property not to provide at least one off-street parking space. Policy BE7 and SPG5 require 50% of the front garden to be soft landscaped, and the area to be soft landscaped should be shown on a submitted block plan in addition to at least one off-street parking space measuring 2.4m by 4.8m clear from the highway. The applicant has submitted an indicative drawing and agreed to conditions that comply with policies BE7, TRN23 of Brent's Unitary Development Plan and SPG5. These policies seek to safeguard the local streetscene and that appropriate parking levels may be achieved.

Other matters

The applicant makes reference to 2 other proximate proposals of a similar nature to the current application:

1 Allonby Gardens 99/0921. This approved a sizeable side and rear extension. However the application was approved prior to the current SPG5 and Unitary Development Plan being adopted and therefore had materially different policy considerations to current applications.

74 Rydal Gardens 09/0319. This approved a significantly smaller side and rear extension than that currently proposed on the application site and is therefore not applicable.

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) 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.

- (3) Details of all hard and soft landscaping to be provided within the front garden and a soft landscaping screen along the side/ rear western boundary of the property bordering Grasmere Avenue including:

(i) a planting plan and schedule demonstrating the provision of a significant proportion of soft landscaping within the front garden and sizeable shrubs/ trees along the western boundary,

(ii) a schedule of paving materials with consideration of disposal of surface-water shall be submitted to and approved in writing by the Local Planning Authority, prior to commencement of development. The landscape work shall be completed during the first available planting season following completion of the development hereby approved and the hard landscape works shall be permanently retained unless otherwise agreed in writing by the Local Planning Authority.

Any trees and shrubs planted in accordance with the landscaping scheme which, within 5 years of planting, are removed, dying, seriously damaged or become diseased, shall be replaced by trees and shrubs of similar species and size to those originally planted.

Reason: To ensure a satisfactory standard of development in the interests of local visual amenity.

- (4) The parking space measuring 2.4m by 4.8m within the front garden of the property shown on approved plan THIG136/2 shall be constructed prior to the occupation of the extensions and shall be permanently retained and used solely in connection with the extended dwelling hereby approved.

Reason: To ensure that the approved standards of parking provision are maintained in the interests of local amenity and the free flow of traffic in the vicinity.

INFORMATIVES:

None Specified

REFERENCE DOCUMENTS:

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

Any person wishing to inspect the above papers should contact Amy Collins, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5222



Planning Committee Map

Site address: 136 Thirlmere Gardens, Wembley, HA9 8RF

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