



Planning Committee Map

Site address: First and Second Floor, 967 Harrow Road, Wembley, HA0 2SF

© Crown copyright and database rights 2011 Ordnance Survey 100025260



This map is indicative only.

RECEIVED: 13 September, 2012

WARD: Sudbury

PLANNING AREA: Wembley Consultative Forum

LOCATION: First and Second Floor, 967 Harrow Road, Wembley, HA0 2SF

PROPOSAL: Erection of three storey extension and change of use for part of building to five residential flats, comprising 1 x 4 bedroom flat; 2 x 2 bedroom flats and 2 x 1 bedroom flats.

APPLICANT: Kayman Enterprises Ltd

CONTACT: Building Design Consultancy UK Ltd

PLAN NO'S:
See condition 2

RECOMMENDATION

Approval

EXISTING

The application site comprises a 3-storey flat roof end of terrace commercial premises located on the southern side of Harrow Road, Sudbury. The building has been vacant for some time with the last authorised use of the building was as B1 offices.

The site is at the end of a local shopping parade, which has no designation in Brent's Unitary Development Plan. Vehicular access to the site is from Harrow Road. The site shares a side boundary with a three storey end of terrace dwellinghouse, 15 The Boltons. The site is not a listed building and is not located within a conservation area.

Planning permission was granted in 2012 for a three storey extension which is approaching completion. This extension included a new vehicle access from The Boltons which is located to the rear of the site.

PROPOSAL

Erection of three storey extension and change of the building to five residential flats, comprising 1 x 3 bedroom flat; 2 x 2 bedroom flats and 2 x 1 bedroom flats.

HISTORY

- 30.10.2013 Prior approval for the change of use of the building from office (Use Class B1a) to residential use (Use Class C3) refused – the new floorspace was not complete at the time the new procedures came into force. (Ref: 13/2637).
- 20/06/2012 Planning permission refused for a proposed three storey side extension to existing three storey building and the addition of a mansard roof to create a new fourth storey for B1 light industrial and office use with ancillary showroom on the ground floor and conference facilities on the new top floor, and including associated works to the curtilage including hard and soft landscaping and creation of a new crossover to the rear of the premises. (Ref: 12/1083).
- 16/03/2012 Planning permission granted for the erection of a three storey side extension and associated works to curtilage

including hard and soft landscaping and creation of new vehicle crossover to rear premises. (Ref: 11/3205).

POLICY CONSIDERATIONS

The following planning policy documents and guidance are considered to be of particular relevance to the determination of the current application

The National Planning Policy Framework (NPPF)

The National Planning Policy Framework (NPPF) was published on 27 March 2012 and replaces planning Policy Guidance and Planning Policy Statements with immediate effect. It includes a presumption in favour of sustainable development in both plan making and decision making. It is considered that the saved policies referred to in the adopted UDP and Core Strategy are in conformity with the NPPF and are still relevant.

The NPPF seeks to proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. It imposes a presumption in support of sustainable development.

The London Plan, 2011

Policy 3.5 – Minimum Unit Sizes.

The London Borough of Brent LDF Core Strategy 2010

CP17 – Protecting and Enhancing the Suburban Character of Brent

The London Borough of Brent Unitary Development 2004 ('saved' policies)

BE2 – Townscape: Local Context and Character

BE3 – Urban Structure: Space & Movement

BE4 - Access for disabled people.

BE6 – Public Realm: Landscape Design

BE7 – Public Realm: Streetscape

BE9 – Architectural Quality

H11 – Housing will be promoted on previously developed land.

H12 – Layout of residential development.

H13 – Residential development.

TRN3 – Environmental Impact of Traffic

TRN10 – Walkable Environments

TRN23 – Parking Standards –Residential Developments

Supplementary Planning Guidance

SPG17 - Design Guide for New Development.

CONSULTATION

External

Consultation letters were sent out to 37 neighbouring properties on the 03/10/2013 including properties in The Boltons, Harrow Road and Priory Avenue.

3 objections have been received. A summary of the matters raised along with the officers comments are set out in the table below.

Grounds of objection	Officer Comment
The number of parking spaces proposed is insufficient and the proposal will aggravate parking problems in the area.	The scheme now no longer includes commercial use on the ground floor and now accords with out Transportation Units advice on the appropriate number

	of parking spaces to be provided.
The extension will block out light and have an overbearing relationship to neighbouring properties.	The extension has already been approved under the earlier permission (Ref: 11/3205). The extension was considered acceptable in terms of its impact on neighbouring amenity.
Changing the use of the extended building to residential will result in overlooking and loss of privacy to neighbours.	There are no windows in the proposed extended building that look directly into neighbouring gardens or properties. The relationship between windows
The proposed balconies will cause overlooking and add to the bulk of the building.	The balconies are considered to be of an appropriate size and not out of scale with the building. Screens to the sides of the balconies will prevent direct overlooking of neighbouring gardens.

Highways:	Initially objected to the proposal but are satisfied that the amendments overcome their previous concerns.
Environmental Health:	No objections, although has advised that given the rear yard is now to be used as a residential garden that conditions be attached requiring an assessment of potential contamination and appropriate mitigation if contamination is found.
Landscape/Tree Officer:	Has recommended that trees may be planted to the front of the site, as well as some landscaping..
Ward Cllrs:	No comments received in relation to this particular application but Cllr Lorber has raised concerns in relation to the previous approval .

REMARKS

Summary

1. The application is a revised proposal for a 3-storey side extension to a 3-storey commercial property, located on Harrow Road, Sudbury and conversion of the extended building to provide 5 flats – 1 x 3-bed ground floor flat with private garden, 2 x 2-bed flats and 2 x 1-bed flats, The provision of 4 parking spaces and internal refuse/recycling and cycle storage and erection of balconies to the front of the building. The application originally proposed retaining commercial use on part of the ground floor has been dropped.
2. The 3-storey side extension was originally approved in 2012 as an extension to the existing vacant office building. This extension is now nearing completion.
3. The principle of an extension of this size was considered and approved by planning committee in 2012. The main considerations for the current proposal therefore are:
 - the loss of office accommodation,

- the impact of the residential use on the amenities of neighbours,
- the quality of the residential accommodation being proposed
- and the impact the impact of the residential on parking and servicing for the site.

Loss of office accommodation

4. The site does not lie in one of the Council's protected employment areas. Furthermore Council policy encourages new office development to be located within major town centres or sites with good public transport accessibility. Prior to its extension the existing office building had been vacant for some time and there was doubt expressed at the time about the viability of extending the office premises. The applicant had originally wanted a larger office building with an additional fourth storey. This was rejected and the applicant pressed ahead with the smaller 3-storey extension. He has been unable to secure a tenant for the extended building. Given the high office vacancy rate in Brent even in its more accessible town centres there is little doubt that demand for office space in this location is low. Brent's Employment Land Demand Study carried out earlier this year estimates that between 67,500 and 90,000 square metres of Brent's 277,000 square metres of office stock is vacant. This is between 25% and 35%. Rather than have the extended building lying vacant officers consider its change of use to residential use appropriate. The predominant use in the area is residential.

Impact on neighbouring residential amenity

5. The extension, as has already been stated in this report was approved by committee in 2012 and is now largely complete. It projects 1.1m beyond the rear wall and just less than 1.1 metres of the neighbouring dwelling at 15 The Boltons and to its side boundary. Officers are satisfied that the extension has been built in accordance with the previously approved plans.

6. While the proposal is not a domestic extension It is considered appropriate to consider whether the proposal complies with the 1:2 guidance, as set out in Brent's *Supplementary Planning Guidance 5 on Altering and Extending Your Home* (SPG5). This guidance is applied when assessing the impact of 2-storey or first floor extensions to residential properties, on neighbouring residential properties, if they are to project beyond the rear wall of those neighbouring properties. Both at the front and rear of property, the midpoint of the nearest habitable room windows at 15 The Boltons, is over 2.5m. This means that the proposed 3-storey extension would comply with this guidance, and illustrates that it is not considered that the impact of the extension would have an unduly harmful impact on the residential amenities of this property in terms of outlook and light to this property. The extension therefore complies with SPG5 requirements as set out in the 1:2 guidance.

7. The proposed conversion of the extended property is not considered to impact significantly on the neighbours of adjoining neighbours. Habitable room windows face towards the front and rear of the building and not the side so there will be no habitable room windows looking directly into neighbouring gardens. No 8 The Boltons has habitable room windows that have an oblique view of the rear of the application site. However the degree of separation between the habitable rooms of this property and those of the application site is approximately 18 metres and as they are not directly facing each other are not considered to result in unacceptable overlooking.

8. The current scheme does propose balconies to the front of the building and first and second floors. The two balconies closest to the adjoining property at 15 The Boltons have been reduced in size in order to comply with 1:2 rule. Screens are proposed to the side of the balconies to ensure no direct overlooking into number 15's garden.

Quality of residential accommodation being proposed

Unit	No of bedrooms	Proposed Floor Space	London Plan Standard	Amenity Space
1 (ground floor)	3 bed (5 person)	98 sqm	86 sqm	63 sqm private garden

2 (1st floor)	2 bed (3 person)	62 sqm	61 sqm	7 sqm balcony
3 (1st floor)	1 bed (2 person)	51 sqm	50 sqm	3 sqm balcony
4 (2nd floor)	2 bed (3 person)	66 sqm	61 sqm	7 sqm balcony
5 (2nd floor)	1 bed (2 person)	51 sqm	50 sqm	3 sqm balcony

- All units meet or exceed the London Plan internal floor space standards.
- The scheme provided a good mix of unit sizes.
- The larger 3 –bed family unit is located on the ground floor and has direct access to a private garden of 63 sqm. All other units have balconies.
- All units are dual aspect and are considered to enjoy acceptable outlook, daylight and sunlight.
- A 2 metre deep landscaped area is proposed to the front of the ground floor unit in order to provide a privacy buffer.
- The layout of the units are generally considered acceptable. The kitchen/living room of one of the first floor units is located over the bedrooms of the 3-bed unit below. While not ideal this is unavoidable. A condition is proposed requiring extra sound insulation between these units.

9. Overall the proposal is considered to achieve an acceptable of quality of accommodation.

Parking and Servicing

10. The application site has low access to public transport services (PTAL 1) and therefore the full allowances set out in PS14 apply. As such 1 space per 1-bed flat, 1.2 spaces per 2-bed flat and 1.6 per 3-bed flat giving a total parking allowance of 6 spaces. The Council's Transportation unit estimate that a residential development in this area would generate parking demand at about 75% of the full standard giving a likely demand for 4 spaces which are provided. The ground floor unit will have a parking space to the rear access from The Boltons. In addition 3 spaces are proposed on the building forecourt accessed from Harrow Road, with sufficient manoeuvring space to allow cars to enter and exit in a forward gear. The propose parking arrangements are therefore considered acceptable.
11. Generous refuse/recycling storage and cycle storage is proposed within the building.
12. A condition is proposed requiring the further details of the layout of the forecourt parking area including markings to prevent parking outside the allocated spaces. A further condition is proposed requiring all parking, refuse/recycling storage and cycle parking to be provided prior to occupation.

Other matters

13. The proposed 3-storey side extension, as revised, is considered to be in keeping with adjoining properties. Both the existing building and the neighbouring residential terrace at 9-15 The Boltons are 3-storey flat roof buildings. It is set back from the front building line of the original building by 4.8m at all levels, resulting in an extension which would be subsidiary to the original building.
14. A proposed landscape strip along the side boundary at the front of the premises as well as the proposed planting of 2 trees in the forecourt area will help mitigate the visual impact of the development when viewed from Harrow Road. A condition is attached requiring further details of landscaping and treatment of the hard surface area to the front of the building.

Community Infrastructure Levy

15. While the scheme does not require a s106 legal agreement it does attract both a Mayoral and Brent CIL payment of £13,706 and £78,317 respectively (£92,023 in total).

Conclusion

16. The proposal complies with requirements set out in The NPPF, London Plan, the Councils Core Strategy 2010 and Unitary Development Plan 2004 and on balance is considered to be an acceptable scheme. The proposal is therefore recommended for approval subject to the attached conditions.

RECOMMENDATION: Grant Consent

REASON FOR GRANTING

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

Brent Core Strategy 2010
Brent Unitary Development Plan 2004
Council's Supplementary Planning Guidance 17 Design Guide for 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):

11381/01A;
11381/07C

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

(3) No windows or glazed doors shall be constructed in the flank 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.

(4) Notwithstanding the details of landscape works referred to in the submitted application, full details of proposed soft landscaping within areas so designated within the front forecourt and rear garden, (including species, plant sizes and planting densities) 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 occupation of the development hereby approved. Such details shall include:

- (a) Details of measures to be taken to protect the existing Silver Birch tree located on neighbouring land at 15 The Boltons;
- (b) A plan showing the size, species and location of a minimum of 2 trees to be located within the forecourt and 1 tree in the rear garden;
- (c) Details of all soft landscaping within the proposed landscape strip along the side boundary with 15 The Boltons
- (d) Details of any boundary walls or fences, indicating materials and heights

Any new trees planted shall be watered for the first two years after planting, and any other planting that is part of the approved scheme that within a period of *five* years after planting 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 ensure that it enhances the visual amenity of the area.

- (5) Notwithstanding the details submitted, full details of the forecourt layout including surface materials, bollards and measures to prevent parking outside the three designated parking space, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. All approved works shall be implemented in full, and thereafter retained, unless otherwise agreed in writing by the Local Planning Authority, as approved prior to the occupation of the development.

Reason: To ensure the proposed development does not prejudice the free flow of traffic or the safety of pedestrians, and to ensure a satisfactory standard of development in the interests of local visual amenity.

- (6) Notwithstanding the details submitted, full details of the proposed new vehicular access to the rear garden of the ground floor unit from The Boltons, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development hereby approved. These details shall include details of any proposed gates and boundary fencing, indicating materials and heights. All approved works shall be implemented in full prior to the occupation of the development and thereafter retained unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the proposed development does not prejudice the free flow of traffic, and to ensure that service vehicles cannot access the site from the new access in the interests of residential amenity, and pedestrian safety.

- (7) Further details of the access arrangement to the refuse/recycling storage area and cycle parking area shall be submitted to and approved in writing by the Local Planning Authority and implemented in full prior to the occupation of the development and there after these facilities shall be retained.

Reason: To ensure satisfactory servicing of the site.

- (8) Further details of the balconies including privacy screens shall be submitted to and approved by the local planning authority and shall be installed in accordance with the approved details prior to the occupation of the residential units.

Reasons: To ensure an acceptable appearance and an acceptable relationship with neighbouring properties.

INFORMATIVES:

None Specified

Any person wishing to inspect the above papers should contact Neil McClellan, Planning and Regeneration, Brent Civic Centre, Engineers Way, Wembley, HA9 0FJ, Tel. No. 020 8937 5243