

RECEIVED: 22 January, 2010

WARD: Kenton

PLANNING AREA: Kingsbury & Kenton Consultative Forum

LOCATION: 25 Aston Avenue, Harrow, HA3 0DB

PROPOSAL: Erection of a part single-, part two-storey rear and side extension to dwellinghouse with associated front landscaping as amended by plans received 23/03/10

APPLICANT: Dr P S Silva

CONTACT: Survey Design (Harrow) Ltd

PLAN NO'S:
See Condition 2

RECOMMENDATION

Grant planning permission

EXISTING

Two-storey detached dwellinghouse on the south side of Aston Avenue. The site is not in a conservation area, nor is the building listed. The surrounding land use is residential.

PROPOSAL

Erection of a part single-, part two-storey rear and side extension to dwellinghouse with associated front landscaping.

HISTORY

16638A 11023 Erection of garage, entrance lobby and ground floor WC. **Granted** 23/09/1964

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.
- **BE7 Public Realm: Streetscape**
 - states that a high quality of design and materials will be required for the street environment. Proposals that involve excessive infilling of space between buildings, the loss of paving, front walls and railings and forecourt parking that would detract from the streetscape will be resisted.

- **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 27th 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 consulted 28 Jan 2010. No objections received.

REMARKS

Summary

The following circumstances of this case mean that the guidance with SPG5 should be applied less rigidly:

1. The relationship of the building with its neighbour No. 27
2. The design of the property
3. The fact the side extension is set in from the boundary

Key considerations

The main planning issues are considered to be (a) whether the proposed alterations and extensions would have an unacceptable impact on the amenities of neighbouring occupants; (b) whether the proposed alterations and extensions would have an unacceptable visual impact on the character of the property and of the area.

Introduction

The proposal involves the demolition of an existing single storey attached garage and conservatory to the rear and the erection of a ground and first floor side extension going into a rear extension.

The proposed extension is set approximately 350mm off the boundary, compared with the existing extension which is directly on the boundary. It replaces a garage with a habitable room and a rear conservatory with a mainly two-storey brick-built extension. The existing conservatory extends beyond the rear wall of the property (at single storey only) by 1.8m. The proposed two-storey extension is 2.6m back from the rear wall.

The extension is 3.2m wide, narrower than the main reception room, and extends forward of the main front wall to come level with the bay. This includes linking the side extension with the porch. Whilst this is generally considered unacceptable in terms of SPG5, this is replacement of the existing situation is therefore considered acceptable.

The first floor side extension is set back from the main front wall by only 1.5m and the roof is set down by 0.8m from the ridge of the original property with a crown roof. As the side extension is only 350mm from the boundary and not 1m, the guidance in SPG5 is that there should be a 2.5m deep set-back to prevent the filling in of gaps between buildings. As stated in SPG5 "if a set back is not provided a row of detached or semi-detached houses may appear to change character and become a row of terraced houses" (SPG5, p5).

In this case, however, there is an unusual set of circumstances which mean that the guidance with SPG5 should be applied less rigidly:

1. The relationship of the building with its neighbour No. 27, which is 1.8m further forward of the subject property.

An SPG5 compliant scheme on No. 27 which extended to the boundary (with a 2.5m set-back) would be 0.8m further forward of the proposed development. It would be 1.8m further forward if a 2.5m set-back were insisted upon at No. 25.

No. 27 would require a 2.5m set-back if it were within 1m of the boundary due to the prominence of the property in the streetscene relative to No. 25

2. The design of the property is unusual to Aston Avenue and it is unlikely to form a terracing effect with its neighbour if they do extend.

No. 25 is a different, more modern style of house with different proportions to the surrounding properties particularly in the height of the roof from eaves to ridge. Due to the roof form, including the large set-down of the proposed roof, the gap which SPG5 seeks to maintain will be protected

3. The fact the side extension does provide a 350mm gap to the boundary

On this basis, therefore, the 1.5m set back is considered acceptable.

The rear extension extends 2.6m from the rear wall of the property, meeting the 2:1 rule on both sides.

As the garage is being replaced with habitable rooms, a landscaping plan has been provided which shows the retention of the existing hard and soft standing and boundary treatments and space for two vehicles on the forecourt and additional planting to the front of the house. The description has been amended to include the front landscaping.

Conclusion

The proposal complies with policies BE2, BE7 and BE9 of the UDP and the objectives of SPG5. 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):

Site Plan; 025/AST/001; 025/AST/002 Rev A;

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) No windows or glazed doors (other than any shown in the approved plans) 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.

- (5) The landscape works and planting for the front garden shown on the approved plans shall be carried out prior to the occupation of any part of the extension hereby approved unless otherwise agreed in writing with the Local Authority.

Any 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 position, unless the Local Planning Authority first gives written consent to any variation.

Reason: To ensure a satisfactory appearance and setting for the development and to ensure that the proposed development enhances the visual amenity of the area.

INFORMATIVES:

None Specified

REFERENCE DOCUMENTS:

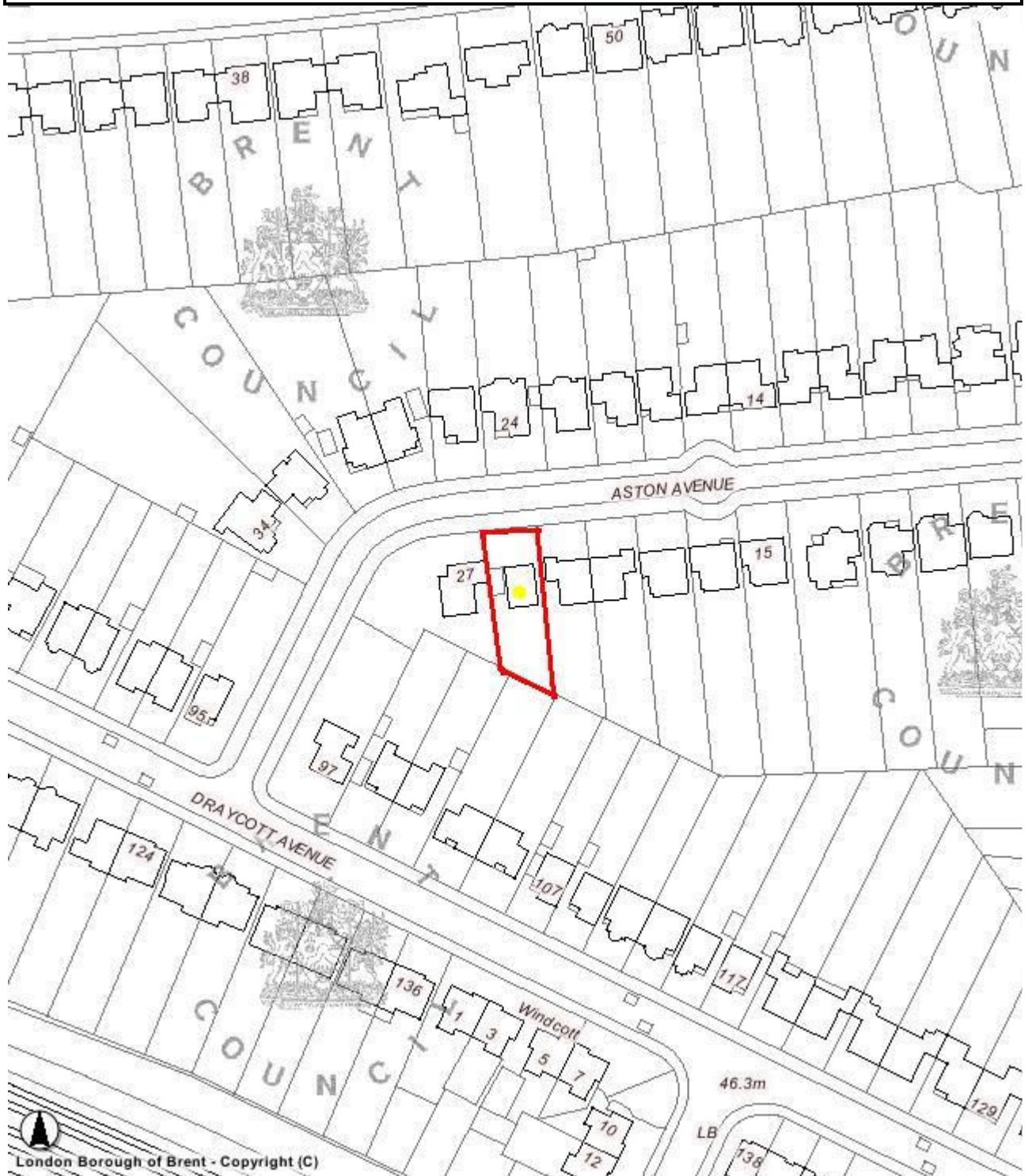
Any person wishing to inspect the above papers should contact Angus Saunders, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5017



Planning Committee Map

Site address: 25 Aston Avenue, Harrow, HA3 0DB

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