
RECEIVED: 29 March, 2010

WARD: Kenton

PLANNING AREA: Kingsbury & Kenton Consultative Forum

LOCATION: 10 The Garth, Harrow, HA3 9TQ

PROPOSAL: Demolition of detached garage and erection of a single and two storey side extension, first floor rear extension, front porch and associated landscaping to front of dwellinghouse (as amended by plans received 26.05.2010)

APPLICANT: Mr V Gajparia

CONTACT: Mr H Patel

PLAN NO'S:
See Condition 2

RECOMMENDATION

Approval

EXISTING

Two-storey semi-detached dwellinghouse on a splayed site close to the junction of The Garth with Preston Hill. The surrounding uses are similar suburban semi-detached dwellings. It is not a listed building nor is it within a Conservation Area.

PROPOSAL

Full planning permission is sought for the demolition of the existing detached garage and the erection of a single and two storey side and part first floor/part ground floor rear extension to dwellinghouse with two off-street parking spaces and associated landscaping.

HISTORY

No relevant planning history

POLICY CONSIDERATIONS

UDP 2004

BE2: Townscape: Local Context & Character - Proposals shall be designed with regard to their local context, making a positive contribution to the character of the area.

BE7: Public Realm: Streetscape - 50% soft landscaping should be provided in the front garden.

BE9: Architectural Quality - Extensions and alterations to existing buildings shall be designed to:-
(a) be of a scale, massing and height that is appropriate to their setting, civic function and/or townscape location; (b) have attractive front elevations which have a direct relationship with the street at ground level, with well proportioned windows, and habitable rooms and entrances on the frontage, wherever possible; (c) be laid out to ensure that buildings and spaces are of a scale,

design and relationship to each other, which promotes the amenity of users, providing a satisfactory level of sunlighting, daylighting, privacy and outlook for existing and proposed residents; and (d) employ materials of high quality and durability, that are compatible or complementary colour and texture, to the surrounding area.

TRN23: Parking Standards: Residential Developments - Residential developments should not provide more parking than the levels as listed in standard PS14.

PS14 - 2 parking spaces should be provided for dwellings with 4+bedrooms.

SPG 5: 'Altering and Extending Your Home'

CONSULTATION

7 neighbouring properties consulted. 5 objections received on the following grounds:

- 1) The proposal is out of keeping with the character of the area;
- 2) The proposed extension will result in additional on-street parking in area where there is already high levels of on-street parking and which is used to drop off and collect children from the neighbouring school;
- 3) Loss of light, sunshine, privacy and outlook at No. 8 the Garth;
- 4) Loss of value to property.

Points 1-3 are addressed under the relevant headings in the remarks section.

In relation to point 4, the value of neighbouring properties is not a matter that can be taken into consideration when determining planning applications. "The Planning System: General Principles" which provides government guidance on the operation of the planning system at paragraph 29 states that "The basic question is not whether owners and occupiers would experience financial or other loss from a particular development but whether the proposal would unacceptably affect amenities and the existing use of land and buildings which ought to be protected in the public interest." Therefore this assessment of the proposals is based on the impact of the proposals on the amenities of neighbouring residential uses.

The Council's Highways Engineer has been consulted and has no objections to the proposal subject to conditions being attached requiring the provision of 2 off-street parking spaces in line with the Council's standards and that the crossover is widened to 4.2m.

REMARKS

Amendments during planning process

Following discussions between the applicant and the planning officer, amended plans have been submitted by the applicant. The amendments are as follows:

- 1) The proposed side extension has been reduced to a width of 3.5m on both floors from the frontage although the groundfloor element will project up to the boundary where it is set back 2.5m from the front wall of the proposed groundfloor side extension.
- 2) The first floor side extension is setback 1.5m from the main front wall of the dwellinghouse as a 1m set in from the side boundary is maintained the full width of the site on the first floor.
- 3) The width of the first floor rear extension has been reduced from 4.9m to 2.5m and the depth has been reduced from 2.6m to 2m.

4) The proposed front porch has been altered so that it projects out 1m from the main front wall of the dwellinghouse and has a flat roof at a height of 2.6m.

The amended plans were received on 26/05/2010 and the assessment is based on these revised plans.

Character and appearance of extension

The groundfloor element of the side extension is set back 250mm from the main front wall of the house to prevent a difficult construction junction in accordance with SPG5 guidelines. The first floor side element is set back 1.5m from the main front wall of the dwellinghouse. SPG5 advises that a set back of 1.5m is appropriate where the first floor extension is set in 1m from the joint boundary. The extension has been set in by 1m from the joint boundary and as such, complies with the requirements of SPG5. These setbacks ensure that the proposed development is in keeping with the scale and proportion of the dwellinghouse and that the extensions appears suitably subservient to the main dwellinghouse.

The roof of the first floor extensions to both the side and rear are setdown from the main roof ridgeline, emphasising the subservience of the proposed extensions. The front windows and roof design will replicate the original dwellinghouse.

The width of the single storey side extension at the frontage is 3.5m and steps out and additional 1m at a setback 2.5m from the front wall of the house. It is considered that the extension will not dominate the house and will appear as a subservient addition. The additional 1m side projection will not be prominent in the street scene due to the setback and existence of a neighbouring single storey garage that is located 1.75m forwards of this point with a flat roof at a height of 2.75m. The proposed single storey side extension will have a flat roof at height of 2.7m. The area of frontage created by this setback will be used for refuse and cycle storage.

The existing front garden area comprises concrete hardstanding. This proposal includes its replacement with areas of soft landscaping up to 50% of the area along with hardstanding with space for 3 off-street parking spaces. This will improve the character and appearance of the dwelling within the streetscene. Further details of the front garden will be sought by condition.

Impact on neighbouring residents

SPG 5 sets out the guidelines for extensions to dwellinghouses to ensure that they do not have a detrimental impact on the amenity of neighbouring residents in terms of outlook, daylight, sunlight and privacy. The 1:2 guidance sets out the acceptable depth for first floor rear extensions and states that the depth of the rear extension should be no more than half the distance between the mid-point of the nearest habitable room window of the neighbouring property and the flank wall of the extension. In this instance, the midpoint of the nearest habitable room window on the adjoining property is 5m from the flank wall of the dwelling (No. 8 The Garth) and the habitable room window on No. 12 the Garth is over 8m from the first floor rear extension. The extension has a rear projection of 2m and therefore the proposal complies with the 1:2 guidance in relation to the adjoining property. The extension is considered to be sufficiently set away from the neighbouring property for it to retain adequate levels of amenity for the adjoining residents.

There is an existing ground floor rear extension that is to be retained directly adjacent to the adjoining property at No.8 The Garth. On the other side, the proposed extension will be set-in 1m from the boundary except where it is directly adjacent to the existing garage and shed in the rear garden of No. 12 The Garth. The proposed groundfloor element will have a maximum height of 2.7m at this point. Therefore the proposal is considered to be of a size and scale that will not have a detrimental impact on the amenity of neighbouring residents. The first floor side extension will not project beyond the main rear elevation of the house and is not considered to give rise to any significant amenity issues.

Highways

The proposal will result in the loss of 1 off-street parking space in the garage to be demolished. The proposed extension will result in the increase in the number of bedrooms from 3 to 4 (or potentially 5 bedrooms as there is a study proposed that could also be used as a bedroom). This will result in a change in the number of parking spaces required from 1.6 spaces to 2 spaces in line with policy TRN23 and parking standard 14. The front forecourt has a width of 12.4m on the front boundary which narrows to 12m at the main front wall of the dwelling. Therefore it can adequately accommodate 2 off-street parking spaces while also providing 50% soft landscaping. Indicative details of this arrangement for the proposed front forecourt have been submitted but further details will be sought by condition to ensure that 2 parking spaces are provided in conjunction with the proposed soft landscaping. The existing crossover will have to be widened to 4.2m to allow for this.

Conditions will be attached to the approval to ensure that the crossover is provided and details of the hard and soft landscaping are provided. While it is noted that parents use the Garth as a drop-off point for the local school the dwellinghouse can still accommodate additional off-street parking in line with the Council's maximum standards and therefore will not result in a significant increase in on-street parking to the detriment of highway safety.

Conclusion

The proposed extension is considered to be in accordance with the relevant planning policies and guidance and accordingly is recommended for approval subject to the conditions set out below.

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:

PA/

PA/362/P.01RevC

PA/362/P.02RevC

PA/362/P.03RevC

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 extension hereby approved. Such details shall include:

- (i) planting of the front garden area with shrubs and/or trees;
- (ii) provision of front garden wall or walls or other form of boundary treatment;
- (iii) car parking space for 2 cars, the defined points of access with a maximum width of 4.2m and the surfacing materials to be used;

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

INFORMATIVES:

None Specified

REFERENCE DOCUMENTS:

UDP 2004
SPG 5

Any person wishing to inspect the above papers should contact Robin Sedgwick, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5229



Planning Committee Map

Site address: 10 The Garth, Harrow, HA3 9TQ

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