

**Committee Report
Planning Committee on 8 June, 2010**

**Item No. 7
Case No. 10/0518**

RECEIVED: 4 March, 2010

WARD: Kenton

PLANNING AREA: Kingsbury & Kenton Consultative Forum

LOCATION: 4 Aston Avenue, Harrow, HA3 0DB

PROPOSAL: Demolition of attached side garage and erection of part single-/part two-storey side and rear extensions, erection of rear dormer window and installation of 2 rooflights to both side roof slopes and 1 front rooflight to dwellinghouse

APPLICANT: Mr R. Arora

CONTACT: Mrs Jaini Shah

PLAN NO'S:
Refer to condition 2.

RECOMMENDATION

Approval

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 are residential. The property is not in a Conservation Area, nor is it listed.

PROPOSAL

Demolition of attached side garage and erection of part single-/part two-storey side and rear extensions, erection of rear dormer window and installation of 2 rooflights to both side roof slopes and 1 front rooflight to dwellinghouse.

HISTORY

09/2640-Single and 2-storey side and rear extensions, single storey side extension, rear dormer window and 1 front, 3 side roof lights to dwellinghouse - Approved by Planning Committee 24/02/2010.

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 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

Consultation period 16 March 2010 - 6 April 2010. 8 neighbouring properties consulted. 2 objections were received, on the following grounds:

- Impact of proposed 2-storey rear extension on receipt of light to 2 Aston Avenue;
- Overdevelopment of the site;
- Impact of rear extensions on character and appearance of original dwelling.

Brent Transportation Unit, and the Landscape Design team were also consulted. No objections were raised, although it was requested that a revised front garden landscape scheme be required by condition.

REMARKS

Summary

The current scheme before Members is very similar to a scheme previously approved by the Planning Committee on the 24th of February 2010 (ref 09/2640). The key difference is that the current proposal includes a first floor rear extension which was not included in the previous scheme. This extension 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

Part single-storey, part 2-storey rear extension, and single-storey side extension

The scheme proposes a part single storey rear extension, which is identical to that approved by permission 09/2640, with a new 2-storey element. The single storey element comprises a 3.5m deep, 3m high, 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 1.5 - 2.0m 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 metre (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. It should be noted that 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 one flat rooflight, which is acceptable.

The 2-storey element of the rear extension complies with 2:1 guidance provided by SPG5, which advises that the depth of 2-storey rear extensions should be no more than half the distance between the extension and mid-point of nearest habitable window of both neighbouring properties, in order to have an acceptable level impact on the amenities of residents of these properties. The nearest of these habitable windows are the ground and first floor rear windows of 2 Aston Avenue, which both have a centre line 5.0m from the flank wall of the proposed extension. The 2.5m deep extension would not be considered to have a significant harmful impact on these windows in terms of outlook and light. The residents of this property have objected to the proposal on these grounds, however Officers would request that Members give significant weight to the adopted guidance provided by SPG5 in respect of this issue.

The design of the 2-storey extension is considered to be sympathetic to the scale and design of the original dwelling.

Single and 2-storey side extension

The side extensions are also identical to those approved by permission 09/2640, replacing 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.

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

Dormer and rooflights

The rear dormer has been reduced in width from that previously approved, from 2.5m to 1.75m wide, which is less than the maximum width normally allowed under SPG5 (half the width of the original roof). 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.

Response to objections

The proposed extensions will have some impact on the amenities of neighbouring residents. The Council has developed and adopted supplementary design guidance documents, which seek to provide clarity for developers as to what level of impact is acceptable. This proposal complies with this guidance, which is provided in SPG5 - Altering and Extending Your Home.

In terms of the character of the original dwelling and that of the locality, the proposal is considered to be suitably designed to compliment and preserve this character, which is in accordance with the relevant policies and design guidance.

Conclusion

The proposal is a well-designed extension to an interesting but not protected property. 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 accordingly 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 (1:1250)
ASTA4/A/1 [Existing Plans and Elevations];
ASTA4/A/1 [Proposed Plans and Elevations];
ASTA4/A/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) The two windows on the first floor of the east face of the building hereby extended shall be obscure-glazed and non-opening, or with openings at high level only (not less than 1.7m above floor level), and shall be permanently retained 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 flank walls 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) 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.

INFORMATIVES:

None Specified

REFERENCE DOCUMENTS:

Brent's Unitary Development Plan 2004;
SPG5 - Altering and Extending Your Home.

Any person wishing to inspect the above papers should contact Hayden Taylor, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5345



Planning Committee Map

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

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