

**Committee Report
Planning Committee on 13 October, 2010**

**Item No. 7
Case No. 10/1941**

RECEIVED: 22 July, 2010

WARD: Barnhill

PLANNING AREA: Kingsbury & Kenton Consultative Forum

LOCATION: 69 Barn Hill, Wembley, HA9 9LL

PROPOSAL: Demolition of existing garage and erection of two storey side extension with integral garage at ground floor, single storey rear extension, basement, rear dormer window and two rooflights (one to each flank roof slope) to dwellinghouse (as per revised plans received on 16th September 2010).

APPLICANT: Mr Mansoor Ezzati

CONTACT: Paul Walsh Designs

PLAN NO'S:
Refer to condition 2

RECOMMENDATION

Approval

EXISTING

The application site comprises a detached dwellinghouse located on the southern side of Barn Hill. It is located within the Barn Hill Conservation Area and falls under the restrictions of the Article 4 Direction of this conservation area.

PROPOSAL

Demolition of existing garage and erection of two storey side extension with integral garage at ground floor, single storey rear extension, basement, rear dormer window and two rooflights (one to each flank roof slope) to dwellinghouse.

HISTORY

01/0970: Full Planning Permission sought for installation of replacement windows to dwellinghouse - Withdrawn, 18/10/2001.

85/1352: Full Planning Permission sought for erection of two storey side and single storey rear extension - Refused, 04/11/1985.

POLICY CONSIDERATIONS

Brent UDP 2004

BE2: Local Context & Character - Proposals should be designed with regard to their local context, making a positive contribution to the character of the area. Proposals should not cause harm to the character and/or appearance of an area, or have an unacceptable visual impact on Conservation Areas.

BE9: Architectural Quality - Requires new buildings to embody a creative and high quality design solution, specific to the sites shape, size, location and development opportunities and be of a design, scale and massing appropriate to the setting.

BE25: Development in Conservation Areas - Development proposals in conservation areas shall pay special attention to the preservation or enhancement of the character or appearance of the area; and regard shall be had for design guidance to ensure the scale and form is consistency.

BE26: Alterations and Extensions to Buildings in Conservation Areas - Alterations to elevations of buildings in conservation areas should retain the original design and materials; be sympathetic to the original design in terms of dimensions, texture and appearance; characteristic features should be retained; extensions should not alter the scale or roofline of the building detrimental to the unity or character of the conservation area; should be complementary to the original building and elevation features.

Supplementary Planning Guidance

SPG5 – Altering and Extending your Home

Design Guide

Barn Hill Conservation Area Design Guide

CONSULTATION

Consultation Period: 10/08/2010 - 31/08/2010

Site Notice Displayed: 26/08/2010 - 16/09/2010

Public Consultation

7 neighbours consulted - two letters of objection received raising the following points:

1. Rear dormer windows will result in overlooking and a loss of privacy for the occupants of the houses to the rear.
2. Rear dormer windows are not supported by the Design Guide and velux windows would be a more sensitive alternative.
3. Difficulties for neighbouring properties accessing their driveway during the construction works.
4. Basements are contrary to the design guide giving the property a three storey appearance rather than two storeys.

Barn Hill Residents Association - Objections raised on the following grounds:

1. Removal of chimney to rear of the property would be contrary to the design guide.
2. Rear dormers would overlook properties to the rear.
3. Run off and soakage from the basement and possible impact on neighbouring properties.
4. Overdevelopment of the site.

Internal Consultation

Landscape Team

Recommends that full details are provided of any alterations/additional soft landscaping within the front forecourt together with details of hard standing materials which should be of a permeable construction.

Transportation Unit

No objections raised.

REMARKS

Site and Surroundings

The application site comprises a two storey detached dwellinghouse located on Barn Hill. The property has not been extended. It has a detached garage located along the boundary with No. 71 Barn Hill. The site levels rise from the front to the rear of the site.

The neighbouring property, No. 71 Barn Hill, has a single storey rear extension which is set in away from the boundary with the application property. There is no planning record for this extension but the aerial photographs indicate that it has existed for a period of over four years. The other neighbouring property, No. 67 Barn Hill, also has a single storey rear extension (LPA Ref: E1743 5076 granted on 09/08/1973).

Proposal

This application seeks planning permission for a two storey side extension, single storey rear extension, basement, rear dormer window and two roof lights to the dwellinghouse. The application is discussed in detail below:

Two storey side extension

The existing garage is to be demolished and replaced with a two storey side extension with an integral garage at ground floor. The side extension is proposed at a width of 3.05m wide. The extension maintains a minimum gap of 1.0m between the extension and flank wall of No. 71 Barn Hill (which is built up to the joint boundary between the two properties), and is set back 1.5m at both ground and first floor levels. This is in compliance with the Barn Hill Conservation Area Design Guide.

The plans indicate that the external materials will match the existing dwellinghouse and include the design features such as the half timbering. Such details are not shown on the elevation plans and to ensure a satisfactory level of appearance, it is recommended that these details are secured by a planning condition together with full details of external materials for the extension, design of the garage door and the window above.

Single storey rear extension and basement

A single storey rear extension is proposed at a depth of 3.5m across the width of the main dwellinghouse and a reduced depth of 2.0m behind the side extension. It is proposed with a flat roof at a height of 3.0m. The proposed depth behind the main dwellinghouse is in compliance with the guidance as outlined in the Design Guide and is not considered to have an adverse impact upon No. 67 Barn Hill. The reduced depth behind the side extension is required for two reasons. The first reason is to maintain a satisfactory level of amenity for the occupants for No. 71 Barn Hill who have a bay window located next to the boundary. Where a neighbouring bay window is located next to the boundary, the Design Guide states that the depth of an extension is restricted by a line drawn at 90 degrees from the mid point of the angled face of the bay. In this case, it restricts the depth to 2.0m. The second reason is to reduce the bulk and scale of the rear projection when viewed from surrounding properties.

A basement is also proposed which will accommodate a gym and utility room. The basement can only be accessed internally from within the house. No external door or windows are proposed from the house. The lack of windows and doors is considered acceptable in this instance as the plans indicate that the basement space will be used for non-habitable accommodation in connection with

the main dwellinghouse. As the land levels rise to the rear of the property the basement will not be visible from the rear garden with the area directly on top of the basement being used as a patio.

Rear dormer and roof lights

The plans originally proposed two dormer windows, both at a width of 1.6m. Their combined width was considered to over dominant the roof plane and officers requested that only one rear dormer was proposed which was no wider than half the width of the original roof plane (2.5m wide). The dormer has been reduced to a width of 2.5m. It is set down 0.7m from the ridge of the extension roof and set up 0.9m from the eaves of the roof. The front face is predominantly glazed matching the design and proportions of the windows below. The dormer window is not considered to over dominant the roof plane and meets the guidance as outlined in the Barn Hill Conservation Area Design Guide.

Two roof lights are proposed, one on each flank roof slope. The roof lights are modest in size and meet the guidance as outlined in the Barn Hill Conservation Area Design Guide.

Front garden layout and parking

The proposal increases the number of bedrooms on the site from three bedrooms to five bedrooms. This has increased the maximum parking requirements from 1.6 spaces to 2.0 spaces. Two off street parking spaces will be provided within the integral garage and in front of the garage. The front garden layout and proportion of soft landscaping will remain as existing and it is recommended that this is also secured by condition.

Trees within the rear garden of the application property

There are a number of trees within the rear garden of the application property. Two of these trees are located within 6m and 7m of the proposed build. Both of these trees are Eucalyptus. The Tree Protection Officer has requested that an arboricultural method statement and construction method statement is submitted prior to any works commencing on site to ensure that these trees are protected during the construction period. It is recommended that this is secured by condition.

Response to objections raised

Rear dormer windows will result in overlooking and a loss of privacy for the occupants of the houses to the rear.

A distance of 30m will be maintained between the rear dormer and rear boundary with the properties on Barn Rise. This is in excess of the minimum distances required in SPG17 "Design Guide for New development" that requires a distance of 10m between windows on a rear elevation and rear boundary and a minimum distance of 20m between directly facing habitable rooms. Whilst it is acknowledged that the dormer window will be at a higher level than the existing first floor windows, given the distance from adjoining properties and existing level of privacy, it is considered that overlooking as a result of the proposal will not be significant.

Rear dormer windows are not supported by the Design Guide and velux windows would be a more sensitive alternative.

The Barn Hill Conservation Area Design Guide supports the principle of rear dormer windows subject to being of a suitable design and size. This is discussed in detail above.

Difficulties for neighbouring properties accessing their driveway during the construction works.

Officers can advise that vehicles are not allowed to obstruct the access to driveways but this is a civil matter beyond the control of the Planning Service.

Basements are contrary to the design guide giving the property a three storey appearance rather than two storeys. The basement represents an overdevelopment of the site.

The Barn Hill Conservation Area Design Guide does not object in principle to basements. The Council does resist a basement which gives the appearance of three storeys but in this case the land levels rise to the rear so the basement will not be visible and the property will maintain a two storey appearance.

Removal of chimney to rear of the property would be contrary to the Design Guide

The property currently contains three chimneys, two on the flank roof slope facing No. 67 Barn Hill and one on the rear roof slope. The chimney that is to be removed is located on the rear roof slope and is a secondary chimney. It is not visible from the street and is not considered to contribute towards the character of the property in the same way that the two flank roof slope chimneys contribute to the character. Officers are of the view that its loss would not be detrimental to the character and appearance of the conservation.

Run off and soakage from the basement and possible impact on neighbouring properties

This is a matter that is dealt with by building regulations rather than the planning system.

Conclusions

The proposal is considered to preserve or enhance the character and appearance of the Barn Hill Conservation Area and is considered to not adversely impact upon neighbouring properties. As such the proposal complies with policies BE2, BE9, BE25 and BE26 of Brent's UDP 2004, and the guidance as outlined in the Barn Hill Conservation Area Design Guide.

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
Barn Hill Conservation Area Design Guide

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):

1404/01
1404/02 Rev A
1404/03 Rev A
1404/04 Rev A
1404/05 Rev A
Heritage Statement and Design & Access Statement Rev A

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

- (3) 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.

- (4) The existing front garden shall be retained in its current form, particularly the front boundary wall and proportion of soft landscaping, and there shall be no increase in the amount of hard surfacing without the prior approval in writing of the Local Planning Authority.

Reason: To ensure a satisfactory standard of appearance and that the proposed development enhances the visual amenity of the locality and the Barn Hill Conservation Area.

- (5) The proposed rooflights shall be of the non-projecting Conservation Area type and installed flush with the plane of the roof.

Reason: To ensure that the proposed development does not prejudice the design and architectural importance of the existing building and is in keeping with and enhances the character of properties in the Conservation Area.

- (6) Notwithstanding the submitted plans otherwise approved, further details of the following shall be submitted to and approved in writing by the Local Planning Authority prior to any works commencing on site and thereafter fully implemented in accordance with the approved details. Such details shall include:

- (a) External materials including samples
- (b) Half timbering detailing on the front elevation of the side extension at first floor level
- (c) Elevation plan of proposed window on the front elevation of the side extension including details of leaded lights and drip rail
- (d) Elevation plan of the design and materials of the proposed garage door

Reason: To ensure a satisfactory development which does not prejudice the amenity of the locality.

- (7) Notwithstanding the plans hereby approved, an arboricultural method statement and construction method statement for the proposed works, specifying the method of tree protection in accordance with BS 5837:2005 shall be submitted to and approved in writing by the Local Planning Authority prior to the development commencing on site. Works shall not commence on site until the Local Planning Authority has been on site and inspected the required tree protection measures. The approved tree protection

measures shall be in place throughout the construction period.

Reasons: To ensure that the existing trees are not damaged during the period of construction, as they represent an important visual amenity which the Local Planning Authority considers should be substantially maintained as an integral feature of the development and locality and kept in good condition.

INFORMATIVES:

None Specified

REFERENCE DOCUMENTS:

Brent's UDP 2004
Barn Hill Conservation Area Design Guide
Three letters of objection

Any person wishing to inspect the above papers should contact Victoria McDonagh, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5337



Planning Committee Map

Site address: 69 Barn Hill, Wembley, HA9 9LL

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