

Committee Report
Planning Committee on 13 October, 2010

Item No. **22**
Case No. 10/2366

RECEIVED: 7 September, 2010

WARD: Northwick Park

PLANNING AREA: Wembley Consultative Forum

LOCATION: 91 Sudbury Court Drive, Harrow, HA1 3SS

PROPOSAL: Erection of side dormer and rear dormer roof extensions in addition to extensions already permitted under 10/0854: to convert garage into habitable room, erect single-storey rear, single-storey side and 2-storey side and rear extensions to dwellinghouse and alterations to frontage

APPLICANT: Mr Hemant Patel

CONTACT: R S Designs

PLAN NO'S:
(see condition 2 for details)

RECOMMENDATION

Approve subject to conditions.

EXISTING

The site contains a detached dwellinghouse linked by its garage to number 93 Sudbury Court Drive. The property is located on the northwestern side of Sudbury Court, Wembley. The property is not within a Conservation Area. It is in an area typically characterised by inter-war suburban housing.

PROPOSAL

Erection of side dormer and rear dormer roof extensions in addition to extensions already permitted under 10/0854: to convert the garage into a habitable room, erect a single-storey rear, single-storey side and 2-storey side and rear extensions to dwellinghouse and alterations to frontage

HISTORY

10/0854 – Approved subject to conditions

Conversion of the garage into a habitable room and the erection of part single-, part two-storey extensions to the side and rear of the house.

10/0268 – Withdrawn

Erection of one- and two-storey side extensions, erection of a one- and two-storey rear extensions with associated roof alterations, conversion of garage to a habitable room and landscaping to front garden.

POLICY CONSIDERATIONS

Unitary Development Plan [UDP] 2004

BE2 – Townscape- Local Context and Character

BE7 – Public Realm: Streetscape

BE9- Architectural quality
TRN23 – Parking standards- residential properties
TRN34 – Servicing of new development

Supplementary Planning Guidance
SPG5 *"Altering and Extending Your Home"*

Brent's Core Strategy 2010
CP17 – Protecting and Enhancing the Suburban Character of Brent

Considerations

- Size and scale of proposed extensions
- Impact on amenity, outlook and privacy of neighbours
- Impact on streetscape and character of locality including the local highway network

CONSULTATION

Consultation letters were sent out on 21/09/2010 in which 2 neighbouring properties were consulted. Members should note that this application is still within the consultation period, which does not lapse until 12/10/2010. Any comments received will be reported in the supplementary.

REMARKS

Summary

This application proposes the erection of side and rear dormer roof extensions in addition to extensions already permitted under 10/0854: to convert the garage into a habitable room, erect a single-storey rear, single-storey side and 2-storey side and rear extensions to the dwellinghouse and alterations to frontage. Members should note that the previous application was approved with conditions at committee following the receipt of 2 objections, one from the neighbour on either side. The objections raised previously:

- The possible terracing effect of the first-floor side extension.
- The loss in value to the neighbouring property as a result of these works .
- Concern that the eaves and gutter will extend beyond the applicant's ownership.
- Concern that the proposed extensions will lead to overshadowing.
- The proposal will impact on light, particularly to side conservatory.
- Parking outside the property is restricted currently and the increase in vehicles as a result of the proposal will impact this, which is difficult particularly as the neighbour is a wheelchair user.
- Concern over the front garden layout as proposed.
- Concern over proposed materials.
- Concern about impact of new build on existing foundations.
- Concern regarding bin storage.

This application proposes the same extensions, but with the addition of the loft conversion. Therefore the main consideration within this application is difference between the previously approved scheme and that now proposed. Officers have requested the following alterations to the submitted proposal:

- Remove the roof pitch to the side dormer, in order to introduce a level of subservience to the side dormer.
- Alter the design of the rear dormer, by introducing a hipped-roof design and a central transom so that the window better reflects the proportions of other windows within the original dwelling.
- Front garden layout demonstrating soft and hard landscaping.

It is considered that the loft conversion, entailing the insertion of a rear and side dormer and front, side and rear rooflights, as revised, will not materially harm the amenities of neighbouring occupiers or the character of the streetscene, and the application should therefore be approved. Combined first-floor side extensions and side dormers are not always considered acceptable as they can appear as overly large and bulky additions detrimental to local character. However, your officers have checked other proposals within the vicinity on Sudbury Court Drive and side dormers that provide headroom/stairs access to the loft are commonly permitted when they are subservient to the original roof and set at a lower level than the roof line of any first-floor side extensions. The proposal as revised complies with this. This approach is considered appropriate along Sudbury Court Drive, where sizeable properties are located in spacious plots.

Since the last report to Committee, Brent's Core Strategy has been adopted. The proposal does not contravene policy CP17, which seeks to safeguard the suburban character of Brent.

The development previously approved and considerations arising (and previously considered at Committee) are as follows.

Side extension

The application entails a 2.8m wide 2-storey side extension on the eastern side of the property, where there is currently a garage and study at ground-floor. The study appears to be a past addition to the original property. The proposed ground-floor extension follows the existing garage footprint at the front of the property (also in alignment with number 93), but the proposal also incorporates extensions to the rear of the property too. The fenestration matches the original property. The proposed front build-line is articulated as the replacement garage extension is set back from the foremost wall containing the bay window. At first floor, the extension is set back 2.9m from this wall and 2.5m from the wall containing the front door, (the main build-line.)

The single-storey element has a flat roof and parapet walls with a total height of 2.825m. The existing side chimney is to be retained and the first-floor side extension is set down 0.8m from the original pitch of the property. The design accords with guidelines within SPG5, and the proposed set-backs combined with the roof set-down mean that the extension appears subservient to the original dwellinghouse in accordance with principles of policies BE2 and BE9 of Brent's Unitary Development Plan. The box gutter detail proposed ensures that the proposal does not overhang land outside the applicant's ownership.

On the western side of the dwelling, a single-storey side extension is proposed. This is 2.325m wide, and 2.825m high with a flat roof and parapet wall. These dimensions are in keeping with the scale of the original property. The side extension will entail the removal of an existing detached store on the boundary with number 89 and the attached utility room. Overall, the extension is proposed 0.8m from the shared boundary. The proposal extends to the rear of the existing building and wraps around the dwelling forming an L shape that links to the extension on the eastern side of the property.

Number 89 Sudbury Court Road unusually has a small side/rear conservatory immediately on the boundary with the application site. The side elevation of this is obscure-glazed except for high-level, transparent glazing panels. The positioning of the conservatory is unusual as it is largely to the side of the neighbouring dwelling, which increases its reliance on the application site for outlook and daylight received. The single-storey western extension is set 0.8m from the shared boundary and will impact on the adjoining conservatory. Nevertheless under permitted development, the application site could extend right up to the length of the conservatory, outside of planning control. The set-in of the proposal therefore represents an improvement. However, the structure does extend to the rear.

Rear extension - ground floor

The application entails a wide single-storey rear extension. Amended drawings have been received. On the western side this projects 1.5m beyond the neighbouring side conservatory and

2.5m from the original rear wall of number 91. This is greater than could be permitted development, as it is to the side of the original dwelling. However, the extension is not considered so deep as to relate significantly poorly to the neighbouring conservatory. It would be unreasonable for the neighbouring conservatory to solely rely on outlook across the application site. The conservatory's obscure glazing prevents direct outlook, and the utility room and main house on the application site already affect the daylight received by the conservatory. On balance, the 1.5m projection beyond the conservatory set 0.8m away from it, is not considered sufficiently harmful to warrant refusal of the application on these grounds.

On the eastern side of the site, the existing study is an existing single-storey extension to the side and rear of the property. The proposal projects to the rear of this, creating (as amended,) a total rear extension depth of 3m from the original rear wall of the application dwelling and number 93's rear wall. Since the proposed extension is both to the rear and side of the original dwellinghouse on site, this would not constitute permitted development. Nevertheless a 3m ground-floor rear projection is within the tolerances permitted in SPG5 guidelines. The neighbouring dwelling number 93 is set approximately 30cm lower in its site than the application dwelling, which will exacerbate the impact of any structure on site. Nevertheless if this is considered then the proposed the ground-floor rear extension would only appear 3.125m in height, which would not be sufficiently harmful to warrant refusal on these grounds. The proposed rear extension steps out to allow a total extension depth of four meters 3m from the boundary with number 93. This is considered sufficient distance for the depth to relate satisfactorily to the neighbouring dwelling.

Rear extension - first floor

The property currently has a staggered rear build-line. The proposed first-floor rear extensions are also proposed with a varied depth. The first-floor rear extension on the eastern side adjoining number 93 projects 0.749m from the line of the original back wall of the neighbouring property. This extension steps out 2.8m from the boundary. The proposal does not extend at first-floor towards the western side of the dwelling, but extends to the rear of the rearmost staggered build line 1.601m.

SPG5 guides that first-floor rear extensions should meet 1:2 guidelines, so that the depth of any proposed extension relates satisfactorily to the nearest habitable-room windows of neighbouring properties. Number 93 has a garage with a single-storey store room to the rear, which does not appear to be a habitable room. The applicant has demonstrated that the proposal complies with the 1:2 guideline in relation to the nearest habitable-room window within the main neighbouring dwelling. The 0.3m lower setting of number 93 will enhance any impact of the proposed massing on the neighbouring occupiers. However, the amended 0.749m first-floor projection is not considered sufficiently harmful to the outlook of daylight of the neighbouring dwelling to warrant refusal. The nearest habitable-room window within the neighbouring dwelling is 5m from the shared boundary.

The proposed first-floor rear extension also complies with the 1:2 guideline in relation to Number 89. It does not project at the first floor further than the neighbouring conservatory and meets the guidelines in relation to the next nearest habitable-room windows, thus creating a satisfactory relationship to the amenities of adjoining occupiers in compliance with policy BE9 of Brent's UDP.

The proposed first-floor extension is not greater than the width of the original dwellinghouse and, given the number of large extensions in the area and sizeable plots, this width is not considered out of keeping with the character of the locality.

A condition could restrict the right to insert any windows at the first floor to the side elevations in order to safeguard the privacy of neighbouring occupiers, particularly when using their rear gardens.

Other matters

The side extension results in the loss of an existing garage. The applicant has within revised drawings indicated the provision of at least 50% soft landscaping within the front garden area including the retention of a front hedge and wall. This will be conditioned in order for the development to contribute to local amenity in accordance with guidelines within SPG5 and Policy BE7. In accordance with revisions to the Town and Country Planning (General Permitted Development) Order 1995, the Council now needs to consider surface-water treatment for new hardstanding areas within front gardens to limit water-flow into the public highway. A condition will require the submission of further details of the proposed block paving. The 2 parking spaces will be retained and protected by condition, which complies with Policy TRN23 and therefore is not anticipated to cause highway harm. Pedestrian access is maintained down the side of the property allowing bin storage in the rear garden if required.

There is a change in levels rising up towards the north-east. The applicant has demonstrated that a raised patio is not proposed to the rear of the property, which also safeguards neighbouring amenities in accordance with Policy BE9 of Brent's Unitary Development Plan 2004.

Neighbouring occupiers objected to the proposed 2-storey side extension immediately adjacent to their property. They mention that their house may be devalued. This cannot be considered. However, they also mention concern that a terracing effect may be created if they choose to extend in the future. It is considered that the set back of the first-floor extension and the reduced ridge height will assist the extension appearing subservient to the dwelling and prevent a terracing effect. This complies with SPG5 guidelines. The box gutter design shows that rainwater goods are entirely sited within the application site and eaves will not overhang adjoining properties. Party wall matters are not a planning consideration and for planning purposes the applicant has demonstrated that the proposal does not rely on land outside of the application site.

The amended scheme has reduced the depth of the single-storey and first-floor extensions on the boundary with number 93 and no first-floor side extension is proposed adjoining number 89. The ground-floor extension on the eastern side is also set off the boundary with the neighbouring property safeguarding neighbouring amenities. Materials will be conditioned to match the existing and safeguard the character of the area.

Summary

With reference to Council policies BE2, BE7 and BE9 of the Brent Unitary Development Plan 2004 and SPG5, and Brent's Core Strategy, the proposed development is considered to be in keeping with the original dwelling, and relates satisfactorily to the adjoining properties and the character of the streetscene, as amended. It is accordingly recommended for planning approval.

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
Brent's Core Strategy 2010

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:

001 Revision A
002 Revision B
003 Revision B
200
201
202

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 additional windows or glazed doors shall be constructed in the northeast or southwest first-floor walls and roof of the building (other than those shown on the approved drawings), as extended, without the prior written consent of the Local Planning Authority.

Reason: To minimise interference with the privacy of the adjoining occupiers.

- (5) No access shall be provided to the flat roof of the extension by way of window, door or stairway and the roof of the extension hereby approved shall not be used as a balcony or sitting-out area.

Reason: To preserve the amenity and privacy of neighbouring residential occupiers.

- (6) The parking spaces measuring 2.4m by 4.8m within the front garden of the property, as shown on the approved plans, shall be constructed prior to the occupation of the extensions and shall be permanently retained and used solely in connection with the extended dwelling hereby approved.

Reason: To ensure that the approved standards of parking provision are maintained in the interests of local amenity and the free flow of traffic in the vicinity.

- (7) No development shall commence on site unless details of all hard and soft landscaping to be provided within the front garden, including:

(i) a planting plan and schedule demonstrating the provision of a significant proportion of soft landscaping within the front garden

(ii) a schedule of paving materials with consideration of disposal of surface-water

have been submitted to and approved in writing by the Local Planning Authority, prior to commencement of the development. The landscape work shall be completed during the first available planting season following completion of the development hereby approved and the hard landscape works shall be permanently retained, unless otherwise agreed in writing by the Local Planning Authority. Any trees and

shrubs planted in accordance with the landscaping scheme which, within 5 years of planting, are removed, dying, seriously damaged or become diseased, shall be replaced by trees and shrubs of similar species and size to those originally planted.

Reason: To ensure a satisfactory standard of development in the interests of local visual amenity.

INFORMATIVES:

None Specified

REFERENCE DOCUMENTS:

Unitary Development Plan [UDP] 2004
SPG5 '*Altering and Extending your home*'
Brent's Core Strategy 2010

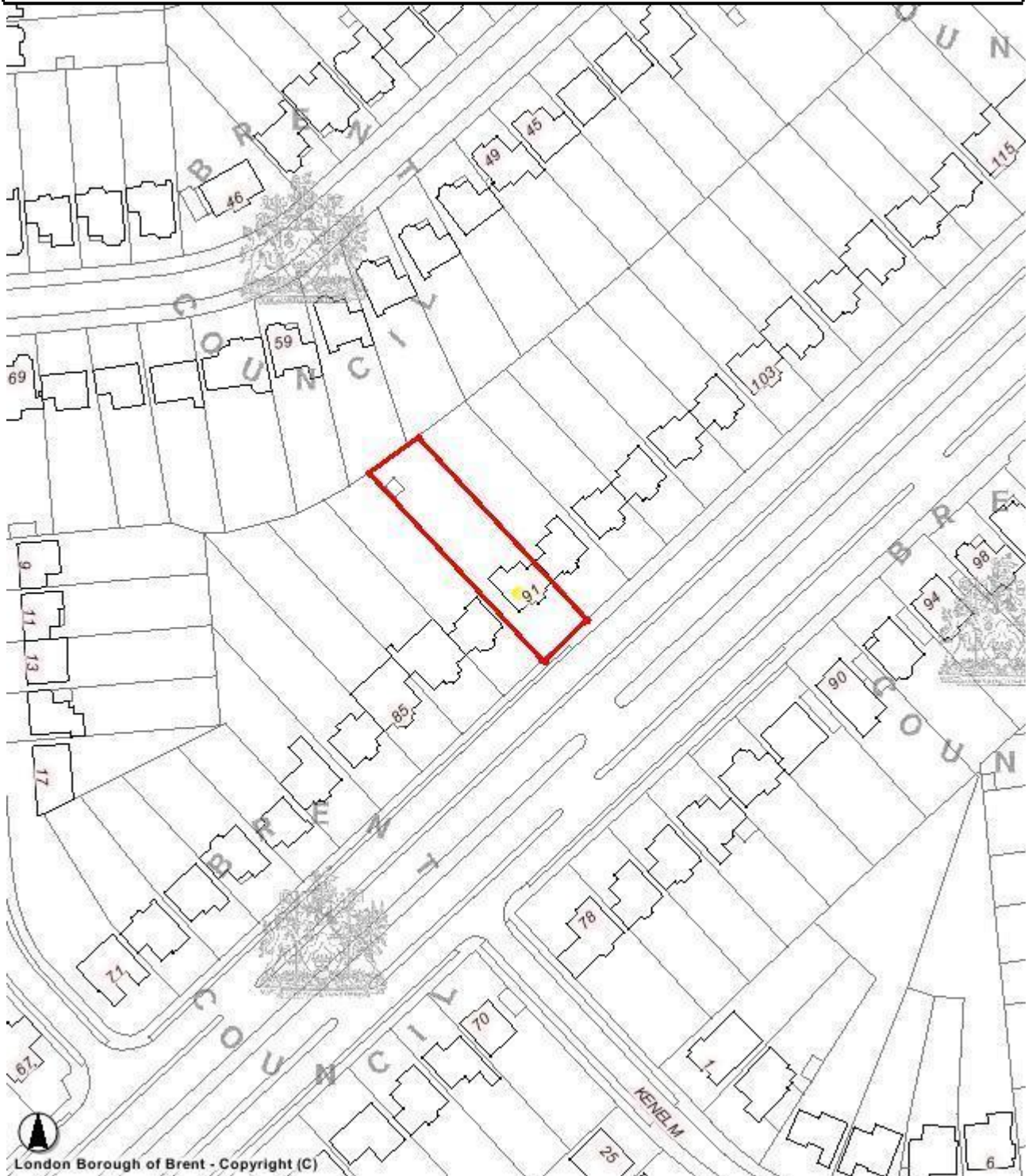
Any person wishing to inspect the above papers should contact Amy Wright, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5222



Planning Committee Map

Site address: 91 Sudbury Court Drive, Harrow, HA1 3SS

Reproduced from Ordnance Survey mapping data with the permission of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. London Borough of Brent, DBRE201 2005



London Borough of Brent - Copyright (C)

This map is indicative only.