

**Committee Report
Planning Committee on 2 November, 2010**

**Item No. 3
Case No. 10/1942**

RECEIVED: 13 August, 2010

WARD: Barnhill

PLANNING AREA: Kingsbury & Kenton Consultative Forum

LOCATION: 15 Eversley Avenue, Wembley, HA9 9JZ

PROPOSAL: Erection of two storey side extension, single storey rear extension, raised terrace and steps to garden and erection of rear dormer window to dwellinghouse (as amended by plans received 22/10/2010)

APPLICANT: Mrs Samina Bhandari

CONTACT: Mr Ayub Hanslot

PLAN NO'S:
See Condition 2

RECOMMENDATION

Approval

EXISTING

The existing property is a two-storey detached dwellinghouse located on the south side of Eversly Avenue. It is not a listed building but is within the Barnhill Conservation Area.

PROPOSAL

Full planning permission sought for the erection two storey side extension, single storey rear extension, raised terrace and steps to garden and erection of rear dormer window to dwellinghouse.

HISTORY

01/1916. Full planning permission sought for proposed alterations to forecourt, incorporating new hard and soft landscaping to front garden and new brick piers and coping to existing boundary wall and erection of timber screen to side passage. Granted 2001

00/2647. Full planning permission sought for the erection of a new porch (portico), lean to roof canopy over existing external passage, new hard and soft landscaping to front garden and new brick piers and coping to existing boundary wall. Appeal dismissed 2001.

POLICY CONSIDERATIONS

Brent UDP 2004

BE2 - Local Context

BE9 - Architectural Quality

BE25 - Development in CA

BE26 – Alterations and Extensions to Buildings in CA

Barnhill Conservation Area Design Guide

CONSULTATION

7 neighbouring properties consulted. 6 objections received from local residents on the following grounds:

- 1) Loss of the gap and views through to trees and Wembley Stadium behind.
- 2) Loss of light
- 3) Excessive parking problems

These points have been addressed in the discussion in the remarks section of the report.

REMARKS

2-storey side extension

The proposal involves the demolition of the existing single storey detached garage and replacement with a two-storey side extension. This is setback 1.5m from the main front wall of the dwellinghouse and suitably set down from the main roof ridgeline. The width of the proposed side extension is in keeping with Council guidelines and is less than the internal width of the main front room (3.23m). It is set in 1m from the side boundary with No. 17.

The Design Guide recognises the need to protect gaps and views between buildings. To ensure that gaps are maintained two-storey side extensions are permitted where they are set in 1m from the side boundary and set back 1.5m from the main front wall of the dwelling. As the proposal complies with this guidance the proposed 2 storey side extension is considered acceptable. There is no right to a view over someone else's land.

The roof detailing is in keeping with the character and appearance of the Conservation Area and respects the character of the house. Materials are to match the existing and a condition requiring the submission of samples of external finishes will be sought.

Single Storey Rear Extension and Rear Terrace

The proposed single storey rear extension projects 3.5m beyond the rear wall of the dwellinghouse. It has a height of 4.5m from the ground level at the rear. This is considered to be the lowest height practical while still being in keeping with the character and appearance of the property in line with design guidance. The single storey rear projection behind the proposed side extension is considered acceptable as it only projects 2m from the rear wall of the dwellinghouse and is set in 1m from the boundary.

There is a significant change in ground levels across the site. To provide access to the rear garden there is a 1m deep rear terrace proposed which is stepped down into the rear garden. The area of the existing rear terrace is 35 sqm while the proposed terrace will have an area of 15sqm. It is considered that this will not result in a loss of amenity to neighbouring residents as it will principally be used for access to the rear garden and does not provide a significant area for sitting out on. To ensure that there is no detrimental impact a set-in of one metre from the boundary with No. 11 and two metres from the boundary with No. 17 has been proposed. Further details of the proposed boundary treatment will be sought by condition.

The proposed single storey rear extension and rear terrace are in accordance with the relevant design guidelines.

Proposed Rear Dormer

The proposed rear dormer window is modest in size, positioned centrally on the roof plane and is adequately set up from the eaves and in from the eaves line. This is in accordance with the Design Guide.

Front Forecourt

To offset the loss of 1 off-street parking space with the demolition of the garage 2 parking spaces are proposed in the front forecourt. There is a significant proportion of soft landscaping proposed in the front forecourt. This is in compliance with the Barnhill Design Guide. Given the parking provided on the driveway it is considered that there will not be a significant increase in off-street parking as a result of the proposed development.

Conclusion

The proposed two storey side extension, single storey rear extension, raised terrace and steps to garden and erection of rear dormer window are in accordance with the relevant design guidance and policies. Accordingly the proposed development 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
Barnhill 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 drawings:

P4/10/D1RevA
P4/10/D2RevA

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

- (3) Notwithstanding any landscaping referred to in the submitted application, a scheme for the landscape works and treatment of the surroundings of the proposed development (including species, plant sizes and planting densities), providing 50:50 soft/hard landscaping within the front forecourt area, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any construction works on the site. Any trees or shrubs planted in accordance with the approved landscaping scheme which, within five years of planting, are removed,

die, become seriously damaged or diseased, shall be replaced by trees and shrubs of a similar species and size as those originally planted, unless the Local Planning Authority gives its written consent otherwise. Such a scheme shall include:-

(a) details of the proposed planting behind the front boundary wall and along the side boundary;

(b) proposed boundary walls and fences in the rear garden, indicating materials and heights;

(c) details of the proposed hardstanding material to be retained in the area in front of the side extension.

Reason: To ensure a satisfactory standard of appearance and setting for the development and to ensure that the proposed development enhances the visual amenity of the locality, in the interests of the amenities of the occupants of the development and to provide tree planting in pursuance of section 197 of the Town and Country Planning Act 1990.

(4) Notwithstanding the submitted plans otherwise approved, further details shall be submitted to and approved in writing by the Local Planning Authority prior to any works commencing on site. Such details shall include:

(a) Samples of the facing roof tiles proposed for the side extension;

(b) An elevation plan of the proposed windows to the front elevation at a scale of 1:10;

(c) Cross-section at a scale of 1:5 of the proposed windows to the front elevation through the transom, showing the relationship of opening and fixed lights and externally mounted glazing bars.

Reason: To ensure a satisfactory development which does not prejudice the amenity of the Barn Hill Conservation Area.

INFORMATIVES:

None Specified

REFERENCE DOCUMENTS:

UDP 2004

Barnhill Design Guide

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: 15 Eversley Avenue, Wembley, HA9 9JZ

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