

**Committee Report
Planning Committee on 12 January, 2011**

**Item No. 4
Case No. 10/1275**

RECEIVED: 4 June, 2010

WARD: Barnhill

PLANNING AREA: Kingsbury & Kenton Consultative Forum

LOCATION: 15 Basing Hill, Wembley, HA9 9QS

PROPOSAL: Erection of a rear dormer window and raising roof height of existing two-storey side extension to dwellinghouse (revised plans dated 8 July 2010)

APPLICANT: Mrs S. Ideis

CONTACT: Mr William Bentley

PLAN NO'S:
See condition no 2

RECOMMENDATION

Approval

EXISTING

This application relates to a semi detached dwellinghouse located on the north side of Basing Hill. The site is within the Barn Hill Conservation Area but is not in subject to the Article 4 Direction.

PROPOSAL

The application proposes the extension to the roof of the existing two storey side extension and the erection of a dormer window in the rear roofslope. Revised plans were received on 8 July 2010 providing an increased set down from the main ridgeline of the property.

HISTORY

E/10/0549: Enforcement investigation into the change of use of the premises to a mixed use as residential and children's home. Following a site visit by the Enforcement Officer, it was not evident that a change of use has occurred and as such, no further was action taken.

The site visit confirmed that a single storey extension/canopy had been erected to the existing single extension without planning permission. A subsequent site visit carried out on 13 December 2010 has confirmed that the unauthorised extension/canopy has been removed.

06/1065: Erection of single storey rear extension – Granted 09/06/2006

03/2414: Demolition of existing garden shed and erection of outbuilding in rear garden of dwelling house - Granted 13/11/2003

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.

BE7: Public Realm: Streetscape – A high quality of materials will be required for the street environment.

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

7 neighbouring properties were notified, a press notice published and a site notice displayed adjacent to the application site.

One letter of objection was received raising the following objections:

- The dormer window is over large both in height and width - does not comply with BHCA Design Guide;
- The increased roof would be too high;
- Overdevelopment of the site;
- Would make house suitable for multiple occupation.

Objection from the Barn Hill Residents Association on the following grounds:

- Concern regarding the use of the property as a children's home;
- Satellite dishes to the front of the property would require planning permission - request removal;
- Overdevelopment of the property - contrary to BHCA design Guide.

Officer Comment: Matters relating to the use of the property as a children's home have been subject to investigation by the Councils Enforcement Team. This is detailed in the *Relevant History*

section above. A condition will be imposed to require the removal of the existing satellite dishes to the front of the property. Other objections raised will be discussed in the *Remarks* section below.

REMARKS

The property has an existing two storey side extension where the rear part has a flat roof. The proposal is to extend the existing hipped roof rearwards in line with the main roof slope, resulting in a reduced set down of 0.62m from the main ridgeline. The rear dormer window is 2.050m wide and 1.695m high. Alterations to the first floor rear window are also proposed.

The Barn Hill Conservation Area Design Guide advises that extensions should be designed to complement the original house and not impact on the amenity of the immediate neighbours. In the case of this proposal, the alterations visible from the street will be the increase in ridge height of the roof over the side extension by 0.48m. It is considered that the proposed set down of 0.62 from the main ridgeline coupled with the set back from the front elevation of 1.0m will ensure that the side extension remains subservient in appearance. The rear dormer window meets the size criteria set out in the Barn Hill Conservation Area Design Guide and it is considered that the positioning within the roofslope is acceptable taking account of the extension to the roof proposed. The alterations to the first floor rear windows will improve the appearance as they will be more consistent with other windows in the property. Overall, it is considered that the extensions proposed preserve the character and appearance of the Barn Hill Conservation Area.

In terms of residential amenity, the property to the east (17 Basing Hill) is set at a higher level. Given that the proposed roof extensions do not project beyond the rear elevation of the existing property, there will be no significant impact on the neighbours. The property to the west (13 Basing Hill) is set at a lower level however given the nature of the proposal, there will be no significant impact on residential amenity.

The proposal is to extend an existing single family dwellinghouse and following an enforcement investigation, it has been confirmed that there has been no breach of planning control with regard to the use of the property (see *Planning History*). The proposal is considered to preserve character and appearance of the Barn Hill Conservation Area and not adversely impact on 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.

REASONS FOR CONDITIONS

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
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 drawings:

284/1 Rev B; 284/2 Rev A; 284/3 Rev A

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

- (3) No satellite dishes shall be fixed to a chimney, wall or roof slope which faces onto Basing Hill. Any existing satellite dishes fixed to a chimney, wall or roof slope which faces onto Basing Hill shall be removed prior to commencement of the development.

Reason: To preserve the character and appearance of the Barn Hill Conservation Area.

- (4) Details of materials for all external work, including samples, shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The work shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory development which enhances the visual amenity of the Conservation Area

INFORMATIVES:

None Specified

REFERENCE DOCUMENTS:

Any person wishing to inspect the above papers should contact Avani Raven, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5016



Planning Committee Map

Site address: 15 Basing Hill, Wembley, HA9 9QS

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