

**Committee Report  
Planning Committee on 7 June, 2011**

**Item No. 17  
Case No. 11/0925**

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**RECEIVED:** 11 April, 2011

**WARD:** Wembley Central

**PLANNING AREA:** Wembley Consultative Forum

**LOCATION:** 6 & 8 Queen Victoria Avenue, Wembley, HA0 4RW

**PROPOSAL:** Proposed single storey rear extensions to No's 6 & 8 Queen Victoria Avenue (joint application) (as amended)

**APPLICANT:** M.K.Y. Mehta

**CONTACT:** Mr J Singh

**PLAN NO'S:**  
(See Condition 2 for the approved plans)

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**RECOMMENDATION**

Approve

**EXISTING**

The subject site comprises a pair of semi-detached houses sited on the western eastern side of Queen Victoria Avenue, these properties back onto One Tree Hill Recreation Ground. Both properties have been extended at roof level, having converted original hipped roofs to gable ends, along with full width rear dormers. These works to both properties were carried out as permitted development.

Single storey outriggers are original features of these properties.

The surrounding area is predominantly residential. It is not a listed building nor is it within a Conservation Area.

**PROPOSAL**

Proposed single storey rear extensions to No's 6 & 8 Queen Victoria Avenue (joint application) (as amended).

**HISTORY**

*No.6 Queen Victoria Avenue*

**07/2095** - Certificate of Lawfulness for proposed erection of hip to gable end roof extension, rear dormer and 2 front rooflights to dwellinghouse. **Granted**

*No.8 Queen Victoria Avenue*

**04/3329** - Certificate of lawfulness for proposed alterations and extensions to convert hipped roof to gable end with window and erection of rear dormer window extension and installation of 2 front rooflights to dwellinghouse. **Granted**

**POLICY CONSIDERATIONS**  
**Brent Unitary Development Plan 2004**  
**BE7** Public Realm: Streetscape  
**BE9** Architectural Quality  
**PS14** Residential Parking Standards

**Brent Core Strategy – July 2010**  
**Policy CP17**

**Supplementary Planning Guidance Note 5 ‘Altering & Extending Your Home’**

**Main Considerations;**

Impact of extensions on character and appearance of property.

Impact of extension on amenity of neighbouring occupiers.

Size and scale of extension.

Impact on parking.

**SUSTAINABILITY ASSESSMENT**

n/a

**CONSULTATION**

Neighbouring occupiers were consulted by letter on 27 April 2011.

Two comments received (from No.4 & No.10) which raise the following grounds of objection;

- The extension will cause loss of light and daylight.
- The proposed depth of 3.6m represents an overdevelopment.
- The existing loft extensions do not comply with SPG17.
- There are large outbuildings which are in both gardens and the garden level of No.8 has been raised which is causing flooding in adjoining gardens.
- The overall size of extension is not in keeping with surrounding area

Site visit; 17-05-11 and 20-05-11

Amended plans requested by email on 23-05-11

**REMARKS**

The application proposes single storey rear extensions to No's 6 & 8 Queen Victoria Avenue. Both these attached semis are owned and occupied by members of the same family.

The existing properties have both had roof extensions providing 4-bedroom dwellings. The joint application is submitted to extend both properties at ground floor in order to provide larger kitchen/dining rooms.

On site it was observed that the site levels fall away from the house, as a result the garden at No.6 is approximately 300mm below patio level. This natural fall in levels is common to all the houses along this stretch of Queen Victoria Avenue. No.8 has constructed a patio, this is approximately 550mm high. As the neighbours either side of application pair also have raised patio areas then the level difference does not present any issues on site.

*Single Storey Rear Extensions (No 6 & 8);*

The application proposes identical extensions to both properties which will project to the rear of the existing outrigger and also infilling to the side of the outrigger to form a large wrap around extension. The result is an extension 3m deep beyond the rear wall of the existing outrigger extension and 7.2m when measured from the recessed wall (i.e. the deepest part of the infill)

The potential impact of this extension on No.4 and No.10 will only be felt by the part of the extension that projects beyond the outrigger. As originally proposed this was to be 3.6m deep, which is contrary to SPG5, and furthermore the average height of this exceeded 3m, also contrary to SPG5.

To ensure compliance with SPG5, and to reduce the potential for the proposal to impact on neighbouring occupiers the scheme has been amended. The amendments reduce the depth on both sides to 3m, beyond the outrigger and the roof has been lowered so that now it has an average of 3m (measured from the mid-point). The proposal is now considered to be acceptable, and it is not considered the extensions would unduly harm the neighbours' amenity by way of loss of light, outlook or privacy.

Although the extension would extend 7.2m in part, this projection is to the side of the outrigger, in what's described as the infill. As much of this will be set behind the existing outriggers officers are of the view that such works would have no appreciable impact on the neighbours either side.

No.4, which is north of the application site has a flat roof extension which projects 2.4m beyond their original outrigger, then beyond this a canopy which is 3.3m has been erected. This canopy is more than 4 years old and is considered to be lawful. The two structures combined project beyond the rear wall of the proposed extension to No.6. The 3m deep extension that is proposed would project beyond the flat roof extension at No. 4 by approximately 600mm, and when you account for the fact that the extension is set off the shared boundary it is not considered that an extension of this size would impact unduly impact on the amenity of these neighbouring occupiers.

To the south of the site No.10 is un-extended, but officers consider that the extension to the rear of the neighbouring outrigger would broadly comply with SPG5, being no more than 3m beyond and no higher than 3m, and in demonstrating compliance Officers can see no reason to resist the proposal because of concerns related to impact on neighbouring properties.

*Comments on objections:*

***The extension will cause loss of light and daylight;***

As amended the extensions will project 600mm beyond the rear of No.4, and 3m beyond the rear of No.10. In either case the size, and extent of projection is within SPG5 limits and the height will not exceed 3m (measured at the mid-point).

***The proposed depth of 3.6m represents an overdevelopment;***

Both houses have been extended at roof level, even so Officer's do not consider the size of the extensions represent overdevelopment of the site. It is not unusual to see this level of extensions to semi-detached properties across the Borough. Furthermore it should be noted that both properties could be extended to the rear using permitted development rights.

***The existing loft extensions do not comply with SPG17;***

These were built as permitted development, with Certificates of Lawfulness having been granted to extend the roof at both properties.

SPG17 does not strictly apply to proposals to extend individual houses.

***There are large outbuildings which are in both gardens and the garden level of No.8 has been raised which is causing flooding in adjoining gardens;***

These outbuildings are sited at the rear end of either garden and pre-date October 2008, meaning when constructed they were subject to the now superseded permitted development legislation in the General Permitted Development Order. On site it was evident that at that time they are being used for storage which is incidental to the main houses. There was no evidence that the outbuildings are being used as permanent living accommodation.

The neighbour at No.10 has been advised that the issue of flooding, which he believes is directly linked to the raising of the garden level at No.8 is a civil matter. There are no planning controls over this.

***The overall size of extension is not in keeping with surrounding area;***

Officers are comfortable with the proposed size of the extensions, these are sited to the rear and will not be visible from the streetscene. The surrounding area displays a variety of extension which vary in terms of size and design.

Summary:

As the proposal is broadly in compliance with policies **BE2 and BE9** (UDP 2004), and the guidance laid out in SPG5 the amount of development is considered to be in keeping with the scale of the existing dwelling and surrounding streetscene and will not result in a loss of amenity to the neighbouring occupiers 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):

11/6-8/QVAW/101 (1:100)  
11/6-8/QVAW/102A (1:100)  
11/6-8/QVAW/103 (1:100)  
11/6-8/QVWA/104A (1:100)  
Location plan (1:1250)

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 windows or glazed doors shall be constructed in the flank wall(s) of the building(s) as extended without the prior written consent of the Local Planning Authority.

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

- (5) The extension(s) to both 6 & 8 Queen Victoria Avenue hereby approved shall not be occupied at any time other than for purposes ancillary to the existing house(s).

Reason: To ensure that the premises are not sub-divided or used for multiple occupation without the prior written permission of the Local Planning Authority.

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

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

- (7) Works on one of the single storey rear extensions hereby approved for 6 & 8 Queen Victoria Avenue are not to progress beyond window sill height on the ground floor until works on the other extension have commenced and reached the same level.

Reason: To safeguard the amenities of both properties.

#### **INFORMATIVES:**

- (1) The applicant must ensure, before work commences, that the treatment/finishing of flank walls can be implemented as this may involve the use of adjoining land and should also ensure that all development, including foundations and roof/guttering treatment is carried out entirely within the application property.

#### **REFERENCE DOCUMENTS:**

London Borough of Brent, UDP 2004  
SPG5 'Altering & Extending Your Home'  
Brent Core Strategy July 2010

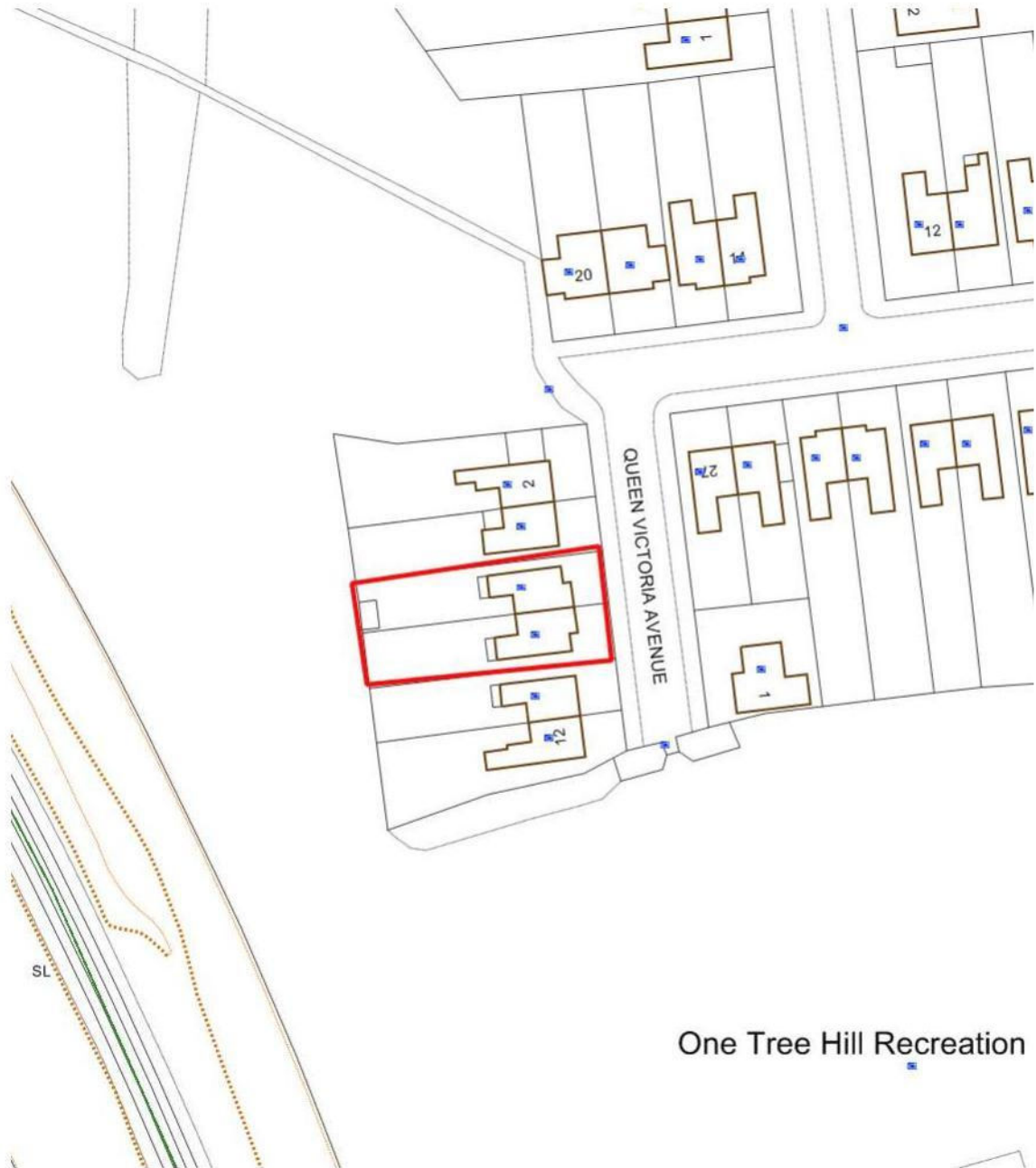
Any person wishing to inspect the above papers should contact Gary Murphy, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5227



## Planning Committee Map

Site address: 6 & 8 Queen Victoria Avenue, Wembley, HA0 4RW

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This map is indicative only.