
RECEIVED: 8 March, 2011

WARD: Wembley Central

PLANNING AREA: Wembley Consultative Forum

LOCATION: 14 Stapleford Road, Wembley, HA0 4RN

PROPOSAL: Erection of part-single, part-two storey side and rear extension, rear dormer and two front rooflights and alterations to existing porch of single family dwellinghouse

APPLICANT: Mr Chandresh Shah

CONTACT: A & N Architects Ltd

PLAN NO'S:
See condition 2

RECOMMENDATION

Grant consent

EXISTING

Situated within a corner plot, the subject site contains a two storey, semi-detached dwellinghouse. The property fronts Stapleford Road while the eastern boundary of the site abuts Bassingham Road. To the north of the site is number 1 Bassingham Road. Surrounding uses are predominantly residential. The property is not situated within a conservation area nor is it a listed building.

PROPOSAL

Erection of part-single, part-two storey side and rear extension, rear dormer and two front rooflights and alterations to existing porch of single family dwellinghouse

HISTORY

No relevant planning history

POLICY CONSIDERATIONS

Brent's Unitary Development Plan 2004

BE2 - Townscape: Local Context & Character

BE7 - Public Realm: Streetscape

BE9 - Architectural Quality

TRN23 - Parking Standards - Residential Developments

SPGs

SPG5 "*Altering and Extending your Home*"

SUSTAINABILITY ASSESSMENT

n/a

CONSULTATION

Standard three week consultation period carried out between 18 March 2011 and 08 April 2011 in which 6 properties were notified.

Two letters of objection have been received in response to this exercise which raise the following concerns:

1. Size of proposed extension is too big and out of character with the area
2. Increased demand for parking
3. Existing garage is being knocked down without permission (*Officer's Note: Planning permission is not required for the demolition of the garage*)
4. An atmosphere of crowdedness would be created
5. Size of property would reduce light to 21 Stapleford Road
6. Existing boundary fence at rear of the site already encroaches onto 1 Bassingham Road and would be lost once the proposal is built
7. Loss of natural light to 1 Bassingham Road

REMARKS

The proposal is for a part single storey, part two storey side and rear extension and installation of a rear dormer and two front rooflights to a single family dwellinghouse. Minor alterations are also proposed to the existing infilled porch. The relevant material planning considerations are the impact to neighbouring residential amenity, the scale and design of the proposal and the impact on the character of the area and the impact on parking provision.

Impact on neighbouring residential amenity

As the property is situated within a corner plot, the main property to be affected by the proposal is the adjoining neighbour, number 16 Stapleford Road. The proposed ground floor extensions project 3m from the original rear wall of the property, maintaining the current rear building line. The single storey elements will have a flat roof which reach a height of 2.7m. As this is consistent with extensions which can be carried out under permitted development, this is considered to have a reasonable impact on neighbouring residential amenity. The first floor element has been designed to comply with the 1:2 guideline specified by SPG5 which seeks to achieve a satisfactory relationship with neighbouring habitable room windows and is also not considered to raise significant concerns regarding an unduly detrimental impact to the adjoining neighbour in terms of loss of light and outlook.

As the property is separated from others in the street by the road. No other neighbours would receive an unduly detrimental impact as a result of the proposal. No windows are proposed in the flank wall of the rear extension which faces the neighbour and as such no loss of privacy would arise from the proposal.

The concerns regarding loss of light to 1 Bassingham Road are also noted however the extensions will be over 17m from the side wall of this property. This distance is considered more than adequate to ensure that no discernible detrimental impact would occur to the amenities currently enjoyed by the occupants of this property in terms of loss of light and outlook.

Scale and Design of the Proposal and Impact on the Character of the Area

Minor amendments have been made to the original submission to ensure that the proposal complies with SPG5 fully. The proposed extension maintains 1m from the side boundary and has a setback of 1.5m behind the main front wall of the dwelling. The plot width is less than 5m and

therefore a 1m set-in from the boundary is accepted in this location. The width of the two storey side extension is considered appropriate to the dwellinghouse and not disproportionate in a way which detracts from the character of the original property. The proposed rear dormer is half the width of the original roofslope and situated within a suitable location within the rear elevation. Whilst it is noted that these changes are a significant change to the original property, compliance with SPG5 ensures that the approach taken to extend the property is consistent with the council's recognised approach to domestic extensions and is accordingly not considered out of scale with the property or harmful to the character of the area.

The works to alter the existing infilled porch are relatively minor in terms of their impact in the street scene and could be done under permitted development. Accordingly these are also not considered to raise concerns in a way which would warrant a refusal of the application.

The loss of the property's garage represents an opportunity to secure improvements to the existing soft landscaping provision on the site frontage. It is recognised that there is a lawned area already in situ however the requirement to comply with policy BE7 provides an opportunity to secure shrub planting and hedging which makes more of an impact within the street scene. A condition is recommended requiring a detailed planting scheme prior to the commencement of any works.

Parking Provision

It is noted that the proposal results in the loss of a garage and the area to the side of the property which is currently used for parking. Nevertheless, sufficient space remains on site for one car to be parked. A further space can be accommodated on street within Stapleford Road which is not designated as a heavily parked street. As such, the loss of on-site parking provision is not considered to raise sufficient concerns which would warrant a refusal of these grounds on this occasion.

Other matters

One objection raises concerns regarding the positioning of the rear boundary fence which allegedly encroaches on land belonging to number 1 Bassingham Road. The issue of land ownership and boundaries is a civil matter and the Local Planning Authority does not have powers to intervene in such matters. Moreover, the extensions proposed will be attached to the existing dwellinghouse, some 17 metres from the boundary in question and as such this boundary would remain unaffected by the proposal. Accordingly your officers do not consider this concern to be relevant to the application in question. The objector has been advised to seek legal advice regarding this issue as the Local Planning Authority cannot assist with this type of complaint.

Summary

With reference to council policies, the proposal is considered to comply with policies BE2, BE7, BE9 and TRN23 of Brent's Unitary Development Plan 2004 and associated Supplementary Planning Guidance Note 5 "*Altering and Extending your Home*". Accordingly it is recommended that planning permission be **granted, subject to conditions**.

REASONS FOR CONDITIONS

n/a

RECOMMENDATION: Grant Consent

REASON FOR GRANTING

(1) The proposed development is in general accordance with policies contained in the:-

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):

Location Plan
AR-01
AR-02
AR-03 Rev A
AR-04 Rev A

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 (other than any shown in the approved plans) shall be constructed in the eastern and western walls 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.

- (5) Prior to the commencement of any works hereby approved, a detailed scheme for new soft landscaping on the site frontage shall be submitted to and approved in writing by the Local Planning Authority. The landscape work shall then be completed during the first available planting season following completion of the development hereby approved. Any planting that is part of the approved scheme that within a period of *five* years after planting is removed, dies or becomes seriously damaged or diseased, shall be replaced in the next planting season and all planting shall be replaced in the same positions with others of a similar size and species, unless the Local Planning Authority first gives written consent to any variation.

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.

INFORMATIVES:

- (1) The applicant is reminded that this property is within planning Use Class C3, whereby up to 6 unrelated residents may live together as a single household. Any increase in residents above 6 people living together, other than as a single family, is likely to constitute a material change of use which would require the grant of a further planning permission from the Local Planning Authority.

REFERENCE DOCUMENTS:

Brent's Unitary Development Plan 2004
SPG5 *"Altering and Extending your Home"*

Any person wishing to inspect the above papers should contact Sarah Ashton, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5234

