

RECEIVED: 28 July, 2009

WARD: Welsh Harp

PLANNING AREA: Willesden Consultative Forum

LOCATION: 49 Alington Crescent, London, NW9 8JL

PROPOSAL: Single and two storey rear extension, first floor side extension, rear dormer window and 1 front rooflight to dwellinghouse

APPLICANT: Mr D BHUDIA

CONTACT: Mrs Jaini Shah

PLAN NO'S: ALIC49/1; ALIC49/2 Rev B; Site Plan (Scale 1:1250)

RECOMMENDATION

Approval

EXISTING

The property is a semi detached dwelling located on the western side of Alington Crescent and sits on a site with a splayed curtilage (widening away from the road towards the rear).

The property has previously been extended by a substantial single storey side extension which projects some 5m behind the rear elevation of the site property and follows the common boundary with no. 47 Alington Avenue. The historic alterations have not extended the original rear elevation of the building and have resulted in an "L" shaped rear. The extension also projects beyond the main frontage of the building and links to the porch to provide garage space for the dwelling.

The property is not located within a conservation area nor is it a listed building.

PROPOSAL

The application proposes a ground floor rear extension with a depth of 3m adjacent to no. 51 Alington Crescent. At a distance of 4m from this boundary the extension would step to a depth of 5m in depth, matching that of the existing side rear extension.

The application also proposes a first floor side extension with a width of 3.64m. This extension would also extend to a depth behind the main rear elevation of 2.3m. The rear element of this extension would end 4m away from the common boundary with the neighbouring property at no. 51.

A rear dormer is proposed which would have a width of 2.5m a depth of 3m and which would be centrally located in the existing roof slope.

HISTORY

- Planning application 09/1954 for the erection of 2 single storey detached sheds in rear garden of dwellinghouse is currently under consideration by the planning service.

- Planning application 99/1031, for the erection of a part side and part rear single storey extension, was granted planning permission on 30/06/1999.
- Planning application 84/2276 for the erection of a single storey side extension, was granted planning permission on 04/02/1985.
- Planning application M7923 810024 for the erection of a single storey side extension was granted planning permission on 16/03/1981.
- Planning application 16096A 1348 for a garage, was granted planning permission on 02/11/1949

POLICY CONSIDERATIONS

The following policies of the Adopted London Borough of Brent Unitary Development Plan are considered appropriate to this application.

- **BE 2**
Requires proposals to make a positive contribution to their local context, making a positive contribution to the character of the area.
- **BE 9**
Requires extensions and alterations to existing buildings to embody a creative and appropriate design solution, and specifically be of a scale massing and height appropriate to setting and respect , whilst not necessarily replicating positive design and landscape characteristics of adjoining development

Also appropriate are the provisions of Council Adopted Guidance, specifically:

Supplementary Planning Guidance No. 5 "Altering and Extending Your Home".

CONSULTATION

Consultations were undertaken by letter on 4 August 2009 with 7 neighbouring occupiers. Two objections were received.

1. An objection from the occupiers of 51 Alington Crescent stated the following issues:

- *2 storey rear extension out of character with the area*
- *Loss of light and outlook*
- *Impacts on parking*
- *Overdevelopment to the detriment of the character of the area.*

It should be noted that subsequent to this objection, the officer received a telephone message from a colleague that the objector wished to add another objector (57 Alington Crescent) to their comments, however as the comments were not received in writing from the party concerned, this is not considered to be a valid objection. The officer would also note that 57 Alington Crescent was not considered to be directly affected by the proposal.

2. An objection was also received from the occupiers of 166 Salmon Street who objected to the scheme on the basis of loss of outlook.

REMARKS

Proposed single storey rear extension:

The proposed single storey rear extension element would have a height of 3m and would be 3m deep at the boundary with the attached twin dwelling no. 51 Alington Avenue.

In this respect the development would be compliant with Supplementary Planning Guidance No. 5 (SPG 5) and it is not considered that the development would result in detriment to the amenities of these neighbouring occupiers.

The extension would increase in depth to just under 5m in depth at a distance of 4m from the common boundary with no. 51 Alington Avenue. Whilst this is a significant increase, it is considered that the increased depth of the extension would be masked by the compliant section on the boundary and that the 4m separation would be sufficient to mitigate any adverse effects arising from the development.

Given these considerations the officer is satisfied that there would be little practical harm arising from this element of the extension and that this would not be sufficient to justify refusal.

First floor side extension:

The proposed first floor side extension would be set back behind the main frontage of the building by 1.5m in compliance with SPG 5 (as it would retain a 1m set in from the boundary). The extension would have a width of 3.64m and would be no wider than the main front room of the dwelling.

Fenestration on the front elevation would be of a size which would be similar to that on the main frontage and would also be vertically emphasised to mimic this. A small window in the side elevation (serving the closet space) is also proposed is also proposed. It is suggested that should members approve the application that this be conditioned to be obscured glazed and non opening for the privacy of neighbouring occupiers.

It is considered that the first floor extension would not overly dominate the property, would not unbalance the attached pair and would be acceptable.

Proposed first floor rear extension:

Council Supplementary Planning Guidance No. 5 requires first floor rear extensions to have a depth of no more than half the width of the distance between their side elevation and the central point of the nearest habitable room on an adjoining property.

The proposed first floor rear extension would be separated by 4m from the common boundary with the attached property at no. 51. Submitted plans and officer calculations show the extension being some 5.6m from the centre of the nearest habitable room window. As the extension would have a depth of 2.3m, the development would be compliant in terms of this guidance.

Given the orientation and distance of the extension from the neighbouring property at no. 47 Alington Crescent as well as the size and positioning of the existing ground floor extension, the first floor rear extension is considered not to result in significant detriment to these neighbouring occupiers and that the development is acceptable in this respect..

Rear dormer window:

The development proposes a single rear dormer window on the property. The extension would

have a width of 2.5m. The dwelling roof has an existing width of 8.3m and the development would therefore be compliant with the requirements of SPG 5 (at less than half of this width). The positioning of the dormer (with regard to the setup and setdown) are also compliant with SPG 5 guidance.

Whilst it is noted that the dormer window would be located close to the ridge of the roof, given the proposed extension to this roof plane as a result of the first floor side and rear extension and the orientation of the building, it is not considered that the development would have a significantly detrimental impact on the visual amenity of the building or the surrounding area.

Given this compliance with SPG 5 and that the extension would form a traditional roof style, the development would be considered to be acceptable in this respect and can be approved.

Parking:

The parking requirement for the site under Council Parking Standard (PS) 14 is two spaces for a property with 4 or more bedrooms.

The layout of the garage space, whilst an improvement over that existing, would result in one of the internal parking spaces substandard in terms of its depth (at only 4.5m). The submitted drawings show 50% of the area of the front garden as being soft surfaced with the remainder provided as a parking space for a second vehicle.

Given this arrangement, the officer is satisfied that these alterations would not result in adverse impacts on the highway network and would be an improvement to the visual amenity of the area.

In order to ensure that unauthorised parking onsite does not occur, it is considered appropriate that the dwarf wall existing on the common boundary between no.s 47 and 49 be installed as part of the landscaping scheme to be implemented.

Conclusion:

The officer acknowledges that the current development as well as previous extensions to form a ground floor bedroom will result in a substantial 6 bedroom dwelling. It is however noted that alterations proposed within this application are at the upper limit of development specified within SPG 5 and where outside these limits, are mitigated by compliant sections of development. As such, given the specific circumstances of the application the officer is satisfied that the development proposed can be approved.

The officer is however concerned that the size of the dwelling could make it attractive for purposes other than as accommodation as a single unit and it is considered appropriate that, should members approve the application, that a condition be imposed which limits conversion of the garage or study rooms into habitable accommodation.

Subject to the conditions described above, the officer is satisfied that the development would be compliant with the intentions of Council adopted policy and guidance and can be approved.

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) 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.

- (3) The garage hereby approved shall be used solely for the housing of private vehicles. No business or industry shall be carried out therein nor shall the garage be adapted or used for additional living accommodation or be sold, let or occupied separately from the dwelling.

Reason: To ensure that the proposed development does not prejudice the free flow of traffic or the amenities of the locality by the introduction of commercial vehicles or uses which would be a source of nuisance to neighbouring occupiers by reason of noise, unsightly appearance or which would result in the loss of adequate off-street car parking for this property.

- (4) The floorspace subject of this application shall be used solely in association with the existing dwelling premises and shall not be subdivided or used any other purpose whatsoever (eg as a house in multiple occupation, or hostel), without the prior written consent of the Local Planning Authority.

Reason:
To ensure that no separate use commences since this would constitute over-intensive use of the site.

- (5) The windows on the first floor of the southern face of the building and on the northern elevation at ground floor level shall be constructed with obscure glazing and non-opening or with openings at high level only (not less than 1.8m above floor level) and shall be permanently returned and maintained in that condition thereafter unless the prior written consent of the Local Planning Authority is obtained.

Reason: To minimise interference with the privacy of the adjoining occupier(s).

- (6) The landscape works and planting shown on the approved plans shall be carried out in the first planting season following substantial completion of works onsite.

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 with others of a similar size and species and in the same position, unless the Local Planning Authority first gives written consent to any variation.

Reason: To ensure a satisfactory appearance and setting for the development and to ensure that the proposed development enhances the visual amenity of the area.

- (7) Notwithstanding details on approved plans, a dwarf brick wall, of a height and materials which match as closely as possible to that existing on the common boundary between the site property and no. 47 Alington Avenue, shall be erected as part of the landscaping scheme to be implemented on the site. Construction of this wall to take place within the first year following substantial completion of works onsite.

Reason: In the interests of the visual amenity and character of the area.

INFORMATIVES:

- (1) The consent holder should be aware that this consent is based upon the use of the central room within the first floor side extension as being non habitable. Use of this room as a habitable room would be unacceptable given its lack of outlook.

Likewise conversion of further habitable rooms shown within the approved plans into bedrooms would suggest use other than as a dwelling house.

- (2) The applicant should note that the Council has taken account of the special circumstances of the case i.e. its location and previous alterations and that in making an exception to the normal Council policy in this instance are concerned that this permission shall not set a precedent for similar applications which would normally be refused.

Any person wishing to inspect the above papers should contact Ian Hyde, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5241



Planning Committee Map

Site address: 49 Alington Crescent, London, NW9 8JL

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.