

RECEIVED: 16 July, 2009

WARD: Kenton

PLANNING AREA: Kingsbury & Kenton Consultative Forum

LOCATION: 10 Grenfell Gardens, Harrow, HA3 0QZ

PROPOSAL: Demolition of side chimney next to No. 12 Grenfell Gardens, conversion of garage into a habitable room, erection of single and two storey side to rear extension, rear dormer window, two flank and one rear roof light to dwellinghouse together with an outbuilding in the rear garden of the dwellinghouse (as per revised plans received on 02.10.2009)

APPLICANT: Mr B Nayee

CONTACT: MMDBD Consultancy

PLAN NO'S: PL/01 Rev D; PL/02 Rev D; PL/03 Rev D; PL/04 Rev D; PL/05 Rev D; PL/06 Rev C; and PL/BP Rev D

RECOMMENDATION

Approval

EXISTING

The application site comprises a semi detached dwellinghouse located on Grenfell Gardens.

The property is located within the Mount Stewart Conservation Area and is controlled by an Article 4(1) Direction.

PROPOSAL

Demolition of side chimney next to No. 12 Grenfell Gardens, conversion of garage into a habitable room, erection of single and two storey side to rear extension, rear dormer window, two flank and one rear roof light to dwellinghouse together with an outbuilding in the rear garden of the dwellinghouse (as per revised plans received on 01.10.2009)

HISTORY

No relevant planning history

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.

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

Mount Stewart Conservation Area Design Guide

SUSTAINABILITY ASSESSMENT

N/A

CONSULTATION

Consultation Period: 28/07/2009 - 18/08/2009

Further consultation period: 29/07/2009 - 19/08/2009

Site Notice: 04/08/2009 - 25/08/2009

Public Consultation

11 neighbours consulted - 2 letters of objection received on the following grounds:

- loss of privacy to neighbouring gardens
- close proximity to boundaries with adjoining property
- loss of light and outlook from bay window of the other pair of the semi
- drainage problems and subsidence from the outbuilding
- loss of garage leading to additional pressures for off street parking
- loss of characteristic features of the property - porch, garage doors, chimney
- removal of garage would create additional parking pressures
- need to retain the character of the area - roof tiles, wooden windows, front gardens, garages and garage doors

These issues have been addressed within the remarks section.

Internal Consultation

Transportation Unit - no objections raised.

External Consultation

Preston Amenities Protection Association (PAPA) - objections raised on the following grounds:

- loss of attractive garage and open porch
- loss of chimney
- overall amount of development appears to be an overdevelopment of the site
- overlooking from rear dormer to properties to rear
- loss of light and outlook to other pair of semi
- shed structure out of character

REMARKS

Site and Surroundings

The application site comprises a semi detached dwellinghouse located on Grenfell Gardens. It has an attached single storey gabled garage and a side extension with a lean to roof behind.

The other pair of the semi, No. 8 Grenfell Gardens, has a two storey side to rear extension (LPA Ref: P3989 3282, granted on 03/04/1967). The other adjoining property, No. 12 Grenfell Gardens, also has a single and two storey side extension (LPA Ref: C4573 693, granted on 14/05/1971).

Proposal

This application proposes to demolish the side chimney next to No. 12 Grenfell Gardens, and convert the garage into a habitable room, erect a single and two storey side to rear extension, rear dormer window, two flank and one rear roof light to the dwellinghouse together with an outbuilding in the rear garden of the dwellinghouse.

Conversion of garage into a habitable room

The open front porch is to be retained in its current form and the garage doors are to be maintained. These features are considered to be attractive and contribute towards the character of the house and the streetscene.

Side extension and demolition of the chimney facing No. 12 Grenfell Gardens

The footprint of the existing ground floor side extension behind the garage will be maintained. The first floor side extension is proposed with a set back of 1.5m from the main front wall of the house. The sill of the bathroom window will line up with the ridge of the garage roof.

The Mount Stewart Design Guide states the need to retain gaps between dwellings and to reduce visual impact. Wherever possible a gap of 2.0m should be maintained between properties at ground and first floor levels, normally by 1.0m set in from the property boundary on each side.

The ground floor element of the neighbouring property, No. 12 Grenfell Garden, is built up to the boundary across the length of the site. The first floor is built up to the boundary at the front of the house but due to the splayed angle of the site this distance increases to the rear to approx. 2.0m. The garage of the application site already provides a 1.09m gap to the side boundary. This gap decreases to 0.79m where the existing side extensions projects to the side but it is set back 4.0m from the main front wall of the house. An overall gap of 1.6m is achieved at the front of the proposed side extension to the first floor side extension at No. 12 Grenfell Gardens. This gap increases towards the rear of the site to over 2.0m. Given that the side extension will be set back from the front of the house and its roof will be at a lower level, it is considered that a sufficient gap will be maintained across the length of the site.

The first floor side extension will contain a bathroom at the front and a bedroom behind. The bathroom will have a window on the front elevation. This window is proposed to be obscured glazed. The bedroom windows are located on the flank wall. They are proposed to be obscured glazed due to their proximity with No. 12 Grenfell Gardens. Roof lights are proposed to provide light to the room. Whilst the bedroom does not meet the levels of outlook set out in SPG17, the space is required for an expanding family. The need for the additional bedroom has been identified by the applicants who are aware of the limited outlook provided from this bedroom. Given that this meets the needs of an existing family rather than a proposed occupant for a new development, your officers consider that this concern would not warrant a reason for refusal.

The proposed window to the front elevation of the side extension is a casement window matching the design, proportions and materials of the main windows to the front elevation of the dwellinghouse. Although the existing windows to the main house are in uPVC they are considered to reasonably replicate the original windows as they have even sight lines and a dentil drip rail in timber is provided between the upper and lower casements. The leaded light patterning is externally expressed. The agent has confirmed that the windows to the front elevation of the side extension will match the detailing of the existing windows. Your officers recommend that such details are secured through a planning condition.

The proposed first floor side extension results in the need for the existing chimney stack facing No. 12 Grenfell Gardens to be removed. As this chimney stack is located towards the rear of the house and is only visible in certain locations along the streetscene, officers consider that it does not significantly contribute to the streetscene and that its removal can be supported. The existing chimney between the pair of semis will be retained.

Part single part two storey rear extension

At ground floor a single storey rear extension is proposed at 3.0m deep measured from the main rear wall of the house along the boundary with No. 8 Grenfell Gardens. The depth of the rear extension increases to 3.5m with a bay window feature 0.7m from the boundary with No. 8 Grenfell Gardens. The extension is proposed across the width of the main dwellinghouse and the side extension. No. 8 Grenfell Gardens is not extended next to the boundary with the application property. It has retained its bay windows at both ground and first floors. No. 8 Grenfell Gardens is approx. 0.2m higher than the application site.

The single storey rear extension is proposed with a shallow pitched roof. It measures 3.1m at the mid point from the ground level of the application property. Whilst this is 0.1m higher than the guidance as outlined in SPG5, when measured from No. 8 Grenfell Gardens this will be slightly lower at approx. 2.9m to 3.0m. The existing timber fence between the two properties will also be retained to minimise its impact.

The location of the bay feature is considered to have no more of an impact than the existing bay window in terms of overlooking into neighbouring properties. The existing timber fence between the application property and No. 8 Grenfell Gardens will be retained together with the existing landscaping along this boundary. This will further minimise its impact.

The first floor rear extension is proposed behind the side extension and is proposed at 3.5m deep from the main rear wall of the house. It is proposed at 5.08m wide. It is located 0.5m away from the existing first floor bay window. This is considered sufficient to prevent it from overdominating this feature and the existing house. The additional sloping roof to the side also reduces its bulk and scale.

In terms of the impact upon neighbouring occupants, the flank wall of the first floor rear extension is located 5.68m from the middle of the bay window at No. 8 Grenfell Gardens. Measured from the inside of the bay window, the extension projects out by 2.84m. This complies with 1:2 guidance and maintains sufficient light and outlook for the occupants of No. 8 Grenfell Gardens. The other neighbouring property splays away from the extension. Based on the plans submitted as part of planning application ref: the nearest window at ground floor is to the kitchen but this is a secondary window. At first floor the nearest window is to the bathroom. The first floor rear extension is therefore not considered to adversely impact upon the amenities of No. 12 Grenfell Gardens.

Loss of the garage and the need for additional off street parking

The proposal has resulted in the loss of the garage parking space and the need for off street parking. The existing front forecourt has approx. 50% soft landscaping which is proposed to be retained together with existing boundary treatment. The front forecourt can accommodate two off street parking spaces which meets the Council's parking standards for a four bedroom house. A condition is recommended to secure the retention of the front garden layout and boundary treatment in its current form.

Rear dormer and roof lights

The rear dormer is proposed at 2.2m wide. It is half the width of the original roof slope. Its front face is predominantly glazed with three casements matching the window design of the windows below. It is set down from the eaves by 0.4m and set up from the eaves by 0.9m.

Two roof lights are proposed on the flank roof slope facing No. 12 Grenfell Gardens and one roof light is proposed on the rear roof slope. These roof lights are modest in size and the agent has confirmed that they will be the conservation area style ones installed flush with the roof slope.

The rear dormer and roof lights comply with SPG5 and are considered acceptable.

Outbuilding in rear garden

The proposed outbuilding has been designed to comply with the requirements of SPG20 in that it: has:

- a width of 4.2m. The overall garden width is approx. 11.4m, thus the outbuilding takes up 36.8% of the width of the garden. SPG20 stipulates that it should be no wider than 50% of the width of the garden.
- a length of 4.2m. The length of the garden from the rear extension is 19.6m. SPG20 stipulates that it should be no longer than 20% of the overall length of the garden. The outbuilding is 21.4% of the length of the garden measured from the rear extension. The additional 1.4% is not considered significant enough to warrant refusal. Furthermore had the length of the outbuilding been measured from the main dwellinghouse it would only constitute 18.2% of the length of the garden.
- a footprint of 14.8 square metres. SPG20 stipulates that it should not have a footprint of over 15 square metres.
- a height of 2.0m to eaves and maximum height of 2.5m to the ridge. This complies with SPG20.
- a set in from neighbouring boundaries by 1m
- to be clad with timber.

The garden already has mature landscaping including a fruit tree. The agent had confirmed that the fruit tree will not be affected by the proposal. Your officers however recommend that a condition is attached to secure details of existing landscaping in the garden, additional landscaping to screen the outbuilding and a tree protection method in respect to the tree in the rear garden.

Response to objections raised

- *loss of privacy to neighbouring gardens*

It is considered that overlooking to neighbouring properties will be no worse than what currently exists from first floor windows. A distance of approx. 19.5m will be maintained to the rear boundary with Trevelyan Crescent which exceeds the guidance as outlined in SPG17.

- *close proximity to boundaries with adjoining property*

The first floor side extension is sited within the ownership of the application property. As referred to in the remarks section officers consider that a sufficient gap will be maintained between the two properties to ensure that the character of the conservation area is not adversely impacted upon.

- *loss of light and outlook from bay window of the other pair of the semi*

The ground floor rear extension along the boundary with No. 8 Grenfell Gardens complies with guidance when measured from No. 8 Grenfell Gardens. The first floor rear extension can be reduced in depth to comply with 1:2 guidance to maintain adequate light and outlook.

- *drainage problems and subsidence from the outbuilding*

This is not a planning issue and therefore can not be considered as part of this application.

- *loss of garage leading to additional pressures for off street parking*

The existing front fore court can accommodate two vehicles. This is the maximum parking allowance for a 4+ bedroom dwellinghouse.

- *loss of characteristic features of the property - porch, garage doors, chimney*

The front facade including the garage, the garage doors and open front porch will either be retained or replicated on a like for like basis. This will ensure that the character of the property will be retained. As referred to in the remarks section the chimney is located to the rear of the property and is only visible from parts of the streetscene. Its removal is not considered to adversely impact upon the character and appearance of the property or the streetscene.

- *overall amount of development appears to be an overdevelopment of the site*

The extension has been adequately set back and is of an appropriate depth and width to ensure that it does not adversely impact upon neighbouring occupants and remains subservient to the main dwellinghouse.

- *overlooking from rear dormer to properties to rear*

The rear dormer is not considered to be any greater than the existing overlooking from the first floor bedrooms. There is a distance of over 20m to the boundary with the properties to the rear which exceeds the minimum guidance as outlined in SPG17.

- *shed structure out of character*

The shed complies with the guidance as outlined in SPG20, It is to be clad in timber and existing and proposed landscaping will assist to blend it in the garden setting.

Conclusion

The proposed development is considered to be in keeping with the character of the dwellinghouse and is considered to preserve and enhance the character and appearance of the Mount Stewart Conservation Area. It is considered to comply with policies **BE2**, **BE9**, **BE25** and **BE26** of Brent's UDP 2004 and the guidance as outlined in the Mount Stewart Conservation Area Design Guide.

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
Central Government Guidance
Council's Supplementary Planning Guidance 5 - Altering and Extending Your Home
Mount Stewart 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) Notwithstanding the plans hereby submitted and otherwise approved, further details of the proposed development shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced and the development shall be carried out and completed in all respects in accordance with these details so approved. Such details shall include:

- (a) further details of materials to be used externally (including samples)
(b) further details of the design of the proposed timber side hung garage doors

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

- (3) The windows in the flank wall of the building as extended shall be glazed with obscure glass and the windows shall open at high level only (not less than 1.8m above floor level) and top hung and shall be so maintained unless the prior written consent of the Local Planning Authority is obtained.

Reason: To minimise interference with the privacy of the adjoining occupiers and in the interests of good neighbourliness.

- (4) No windows or glazed doors other than any shown in the approved plans shall be constructed in the flank wall 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) Notwithstanding the submitted plans otherwise approved, further details of the windows to the front elevation of the side extension 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) Elevation of proposed windows at a scale of 1:10
(b) Cross section at a scale of 1:5 through the transom showing the relationship of opening and fixed lights and dentil drip rail, with full sized details of externally mounted glazing bars

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

(6) Notwithstanding any details of the rear garden landscaping in the submitted application, a scheme of landscape works in the rear garden (including species, plant sizes and planting densities) 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, or 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 agrees otherwise. Such a scheme shall include:-

(a) a site plan showing existing trees and shrubs in the rear garden indicating which ones are to be retained and removed

(b) screen planting to the front and sides of the proposed outbuilding

(c) tree protection method statement for the existing fruit tree next to the proposed outbuilding.

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

(7) The existing front garden shall be retained in its current form, particularly the front boundary wall and proportion of soft landscaping, and there shall be no increase in the amount of hard surfacing without the prior approval in writing of the Local Planning Authority.

Reason: To ensure a satisfactory standard of appearance and that the proposed development enhances the visual amenity of the locality and the Mount Stewart Conservation Area.

(8) The proposed rooflights shall be of the non-projecting Conservation Area type and installed flush with the plane of the roof.

Reason: To ensure that the proposed development does not prejudice the design and architectural importance of the existing building and is in keeping with and enhances the character of properties in the Conservation Area.

INFORMATIVES:

None Specified

REFERENCE DOCUMENTS:

Brent's UDP 2004

Mount Stewart Conservation Area Design Guide

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

5 letters of objection

Any person wishing to inspect the above papers should contact Victoria McDonagh, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5337



Planning Committee Map

Site address: 10 Grenfell Gardens, Harrow, HA3 0QZ

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

