

RECEIVED: 16 July, 2009

WARD: Fryent

PLANNING AREA: Kingsbury & Kenton Consultative Forum

LOCATION: 27 Waltham Avenue, London, NW9 9SH

PROPOSAL: Erection of single and two storey side extension and single storey rear extension and installation of two front and two side roof lights and a rear dormer window to dwellinghouse

APPLICANT: Mr Kamal Sharma

CONTACT: Perry & Bell Ltd

PLAN NO'S: 0805 SK01
0805 SK02
0805 SK03
0805 SK12 Rev. E;
0805 SK13 Rev. E;

RECOMMENDATION

Approval

EXISTING

The subject site is a semi detached dwellinghouse located on Waltham Avenue. The surrounding area is residential. The subject site is not situated within a conservation area nor is it a listed building. The property is largely unaltered from its original state, with replacement windows and a hardsurfaced front garden only. The existing brick plinth and full height brick quoin detail lends character to the property, and is a characteristic shared with its pair and other properties in the area.

The unattached neighbouring property at no. 29 Waltham Avenue is located at a lower level (approximately 400mm) than the application property and its rear elevation is located 2.4m forward (towards Waltham Avenue) of the rear elevation of the application property.

PROPOSAL

Planning permission is sought for a 2-storey side, single storey rear extension, 1 rear dormer window and rooflight, 2 side and 2 front rooflights to dwellinghouse as well as landscaping and parking.

HISTORY

09/0574 - Refused

Erection of two-storey side extension with side dormer window and single-storey rear extension, rear dormer window and conversion of hipped roof to gable end over front bay of dwellinghouse

Refused on the following grounds:

- 1 The proposed two-storey side extension, by virtue of its depth and width and resulting relationship with the habitable-room windows of No. 29 Waltham Avenue, would be harmful to the amenities of the neighbouring occupiers, contrary to policy BE9 of the adopted London Borough of Brent Unitary Development Plan 2004 and Supplementary Planning Guidance No. 5: "Altering & Extending Your Home".
- 2 The proposed single-storey rear extension, by virtue of its height, depth and relationship with the boundary of No. 29 Waltham Avenue, would have an overbearing impact on the amenities of the neighbouring occupiers, contrary to policy

BE9 of the adopted Brent Unitary Development Plan 2004 and Supplementary Planning Guidance No. 5 : "Altering & Extending Your Home".

- 3 In the absence of a landscape plan making provision for 2 parking spaces and preventing access by vehicles driving over the pavement, the proposal fails to maintain pedestrian and highway safety, contrary to policy TRN23 and standard PS14 of the adopted Brent Unitary Development Plan 2004 and Supplementary Planning Guidance No. 3: "Forming an Access onto a Road".
- 4 The proposed alterations to the facade of the property, including the loss of the tile-hanging to the bay window, the loss of the brick quoin detail at first floor, the replacement of the pitched roof of the porch and the inappropriate fenestration design, would result in the loss of features of the original property, to the detriment of the character of the dwelling and the street scene, contrary to policies BE2, BE7 and BE9 of the adopted Brent Unitary Development Plan 2004 and the advice of Supplementary Planning Guidance No. 5: "Altering and Extending Your Home".

08/2004 – Refused

Erection of two-storey side extension with side dormer window and single-storey rear extension, rear dormer window and conversion of hipped roof to gable end over front bay of dwellinghouse

Refused on the following grounds:

- 1 The proposed two-storey side extension fails to provide the required set-back to the front of the property at first-floor level and thus would be overbearing and adversely impact on the appearance of the original house and the street scene. As such, the development would be detrimental to the visual amenity of the area and is contrary to policies BE2 and BE9 of the adopted Brent Unitary Development Plan 2004 and the advice of Supplementary Planning Guidance No. 5: "Altering and Extending Your Home".
- 2 The proposed changes would significantly alter the existing elevation and roof profile which would be detrimental to the character and appearance of the original dwellinghouse and the streetscene, contrary to policies BE2, BE7 and BE9 of Brent's Unitary Development Plan 2004 and the advice of Supplementary Planning Guidance No. 5: "Altering and Extending Your Home".
- 3 The proposed side dormer window, together with the two-storey side extension, would significantly increase the bulk and scale of the original roof plane and would be detrimental to the character of the original dwellinghouse and the streetscene in general, contrary to policies BE2 and BE9 of Brent's Unitary Development Plan 2004 and the advice of Supplementary Planning Guidance No. 5: "Altering and Extending Your Home".
- 4 The proposed hip-to-gable roof extension to the frontage and the proposed fenestration design would result in the loss of features of the original property, to the detriment of the character of the dwelling and the street scene, contrary to policies BE2, BE7 and BE9 of Brent's Unitary Development Plan 2004 and the advice of Supplementary Planning Guidance No. 5: "Altering and Extending Your Home".
- 5 The proposed development, due to its excessive depth, would be detrimental to the amenities of adjoining residents by reason of loss of light, obtrusive appearance, overshadowing and loss of outlook, and would be contrary to policy BE9 of Brent's adopted Unitary Development Plan 2004 and the advice of Supplementary Planning Guidance No. 5: "Altering and Extending Your Home".

02/1710 – Granted

Erection of two-storey side and single-storey rear extension to dwellinghouse

POLICY CONSIDERATIONS

Brent UDP 2004

The statutory development plan for the area is the London Borough of Brent Unitary Development Plan (UDP), which was formally adopted on 15 January 2004.

The following are the policies within the UDP relevant to this decision:

- **BE2 Local Context**
relates to design within the local context and character and the need to take into account existing landforms and respect and improve existing materials and townscape.
- **BE7 Public Realm: Streetscape**
states that a high quality of design and materials will be required for the street environment. Proposals that involve excessive infilling of space between buildings, the loss of paving, front walls and railings and forecourt parking that would detract from the streetscape will be resisted.
- **BE9 Architectural Quality**
relates to extensions and alterations to existing buildings and requires them to embody a creative and appropriate design solution specific to the site's shape, size, location and development opportunities. They should be designed to be of a scale, massing and height appropriate to their setting and the townscape location. It also requests that development respects without necessarily replicating the

positive local design characteristics and satisfactorily relate to them. The design should exhibit a consistent and well considered application, and be laid out to ensure that building and spaces are of a scale design and relationship to each other that promote the amenity of users, provide satisfactory levels of sun and day light, privacy and outlook for existing and proposed residents.

- **TRN23 Parking standards – residential development**
- **PS14 Residential parking standards**

NOTE: Since 27th September 2007 a number of the adopted Brent Unitary Development Plan 2004 policies have been deleted. This is part of a national requirement (introduced in the Planning & Compulsory Purchase Act 2004). The policies that remain valid are described as 'saved' policies and will continue to be relevant until new policy in the Local Development Framework is adopted and, therefore, supersedes it. Only saved policies are considered in determining this application.

SPG

The Council produces a series of Supplementary Planning Guidance Notes that give additional information on a variety of issues and which are intended to be read in conjunction with the adopted UDP. These SPG were subject to widespread public consultations as part of the UDP process before being adopted by the Council and given this widespread public consultation the Planning Authority would suggest that considerable weight be attached to them.

- **SPG 5 Altering and extending your home**
Adopted September 2002

CONSULTATION

Consultations were undertaken by letter with 9 neighbouring occupiers on 28 July 2009, two objections were received from the occupiers of no.s 29 Waltham Road and 100 Valley Drive.

These suggested that development would result in the following issues:

- *Increased noise;*
- *Loss of light, privacy and outlook;*
- *Insufficient landscaping;*
- *Excessive size of extensions;*
- *Increased impact due to change in levels and building lines;*
- *Issues with plan dimensions (as relates to previous applications);*
- *Change in character and appearance;*
- *Excessive size of dwelling;*
- *Building layout*
- *Concerns over airvents onto neighbouring properties*

Objectors also noted issues such as Party Wall matters, damage, boundary issues inspections and surface water which cannot be considered as material planning issues

REMARKS

The subject property is a semi detached dwellinghouse located on Waltham Avenue. It is fundamentally unaltered from its original form and detailing, although the front garden has been lost to hard surfacing.

The proposals involve a two storey side extension, single storey rear extension, rear dormer, rear and side rooflights, fenestration and detailing and the landscaping of the front garden area.

Introduction

The main planning issues are considered to be (a) whether the proposed alterations and extensions would have an unacceptable impact on the amenities of neighbouring occupants; and (b) whether the proposed alterations and extensions would have an unacceptable visual impact on the character of the property and of the area.

Two storey side extension

The proposed two storey side extension is set back 250mm from the main front wall of the dwellinghouse at ground floor level. It would have a width of 2.4m and would be built up to the common boundary with No. 29 Waltham Avenue. The two storey side extension has a set-down ridge and roof form, and a first floor set-back of 2.45m behind the main front bay feature of this type of property. This setback assists the extension to appear ancillary to the main roof.

Due to its location on the boundary, and the width of the property, the proposal cannot accommodate a traditional overhanging eave and instead a "box gutter" feature has been proposed. However, further details are sought to ensure this feature relates well to the existing roof.

With regard to the relationship between the first floor side extension and the neighbouring property at no. 29 calculations are undertaken using SPG 5's 2:1 rule. This requires extensions to have a depth of no more than half the distance between them and the centre of the nearest habitable room window on the neighbouring property.

The proposed first floor side extension would project some 1.5m behind the main rear elevation of the neighbouring property at no. 29. The distance from the centre of the nearest habitable room window at no. 29 to this property is calculated as 3m resulting in a development which is compliant with the provisions of SPG 5.

Single storey rear extension

The rear extension is 3.0m deep, in compliance with the depth allowed under SPG5, and 3m high also in compliance with this guidance, it is noted that the rear part of the extension (behind the original rear elevation) has been set in from the common boundary with no. 29 by 1m. Given this set in, the rear extension would not be considered to result in harm to the amenity of No. 29 in respect of outlook, overbearing impact and impact on their amenity space.

Rear dormer window and rooflights

The rear dormer window is wider than that normally allowed under SPG5, a document used consistently throughout the borough. This states the rear dormer should be no more than half the width of the original roof, which in this case would be $((6.5\text{m} + 2.3)/2)/2 = 2.2\text{m}$. The proposed dormer is 2.7m wide. Due to recent changes to permitted development, the Council is adopting a less stringent approach to the size of rear dormer windows. By virtue of its relatively modest size, its position within the roof plane and its design, it is considered acceptable.

The rooflights are considered acceptable.

Alterations and loss of character

The proposed changes to the fenestration at the front would produce window formats which approximate those found on the main dwelling in terms of their height and proportions. The proposed side hung timber doors would be in character with the historic character of the building. It is noted that this is two narrow for the storage of a vehicle and has been utilised for access to the boiler room but would provide an attractive and coherent facade.

Transportation

A landscaping plan for the front garden has been provided, including provision for parking for two vehicles access for pedestrians and a means of enclosure to the front boundary. The drawing complies with policy BE, and provides a significant improvement in soft surfacing over that existing. A boundary hedge has been proposed to prevent excessive parking and unsafe access and egress over the pavement.

Should Members approve the application, it is recommended that a dwarf brick wall be erected on the road frontage in order to ensure that parking does not occur within the landscaped areas.

Comparison with previous scheme

It is considered that the significantly revised proposal has addressed the reasons contained within the previous applications. As such the development proposed can be supported.

Use:

It is important to note that the development would result in a significantly sized dwelling which is at the upper limits of what would be permitted on this site. The officer is concerned about the potential for uses other than as a dwelling house and should Members approve the application, it is suggested that an informative be attached to the consent informing of the authorised use of the site and that other uses or subdivision would require planning permission.

Conclusion

Given the above discussion, the application can be supported and can be approved subject to conditions.

However, further amendments to the extension roof and gutter/eaves level are being sought.

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 landscape works shown within approved plans shall be completed in accordance with the approved details in the first planting season following first occupation of the extensions hereby approved.

Any planting that is part of the approved scheme that within a period of *five* years after completion 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 positions, unless the Local Planning Authority first gives written consent to any variation.

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

- (4) Notwithstanding details hereby approved, the landscaping scheme implemented for the site shall include a dwarf brick frontage wall along the front boundary of the property (except where this would obstruct the vehicle crossover). This wall to match in height and materials

that currently existing between the site property and no. 25 Waltham Avenue.

Reason: In order to ensure a high quality development and to ensure that no detriment to visual amenity occurs through excessive frontage parking.

INFORMATIVES:

(1) The applicant is advised that this consent is based on the use of the property as a

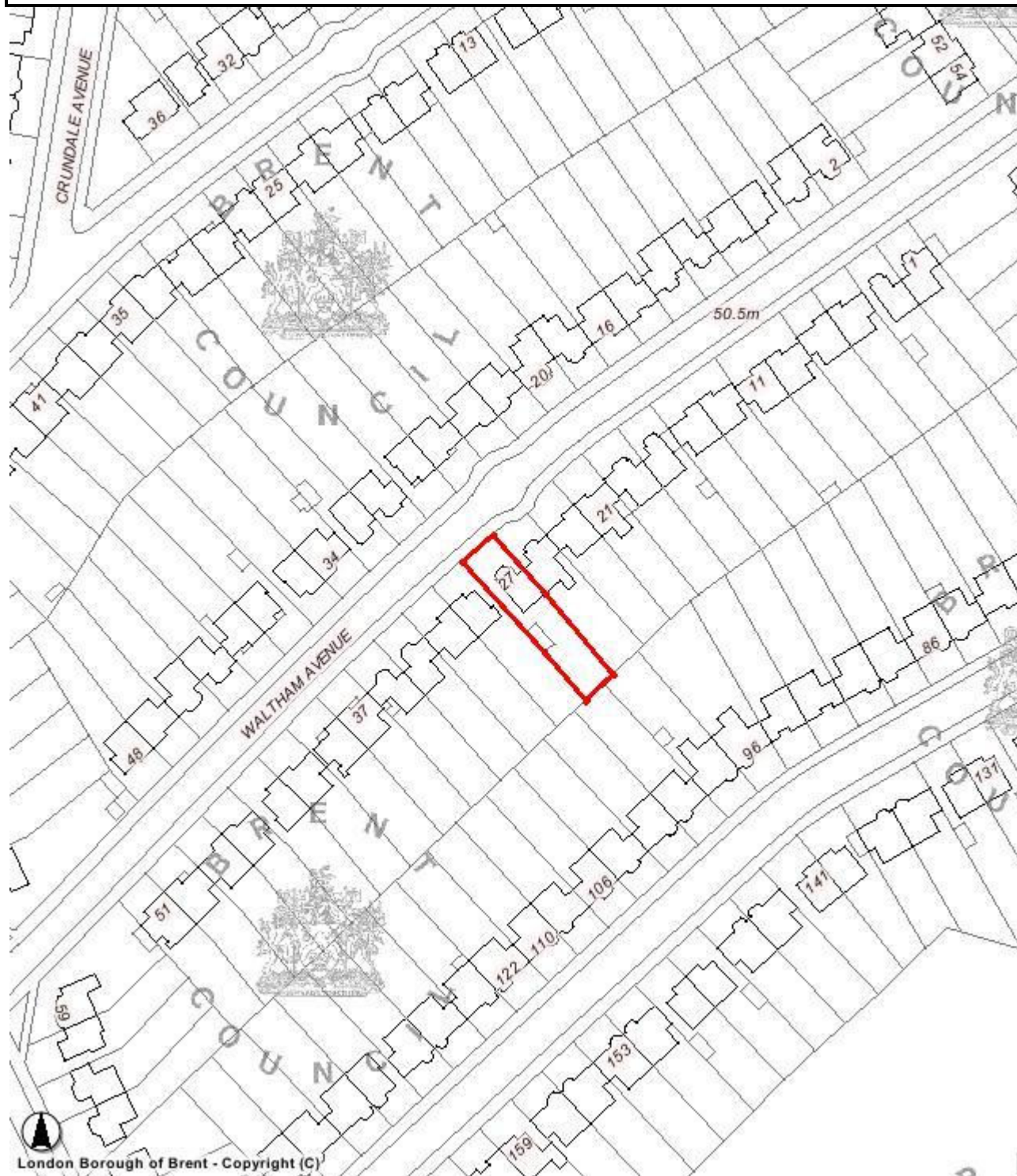
Any person wishing to inspect the above papers should contact Ian Hyde, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5241



Planning Committee Map

Site address: 27 Waltham Avenue, London, NW9 9SH

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.