

 **Planning Committee Map**
Site address: 1A Elmside Road, Wembley, HA9 8JB
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This map is indicative only.

RECEIVED: 23 July, 2012

WARD: Preston

PLANNING AREA: Wembley Consultative Forum

LOCATION: 1A Elmside Road, Wembley, HA9 8JB

PROPOSAL: Erection of a new first floor to existing single storey office building

APPLICANT: Mr S Homsy

CONTACT: Mr J Benaim

PLAN NO'S:
See condition no 2

RECOMMENDATION

Grant Consent

EXISTING

The application site comprises single storey commercial premises, within use class B1 office use, located on Elmside Road, Wembley. The site is adjacent to residential properties on Elmside Road, and also flats at Wayside Court, Oakington Avenue. To the south are commercial shops, located on Wembley Park Drive. The site is not a listed building and is not located within a conservation area

PROPOSAL

Erection of a new first floor to existing single storey office building

HISTORY

12/0408 - Erection of a new first floor to existing single storey office building. *Refused 20/06/2012*

The following application for this site dates from 1990:

Ref 881738 – Erection of 1st floor extension to office – *Refused but allowed on appeal on 04/04/1990.*

POLICY CONSIDERATIONS

London Plan 2011

Brent Core Strategy 2010

CP17 – Protecting and Enhancing the Suburban Character of Brent

London Borough of Brent Adopted Unitary Development Plan 2004 (UDP)

BE2 – Townscape: Local Context and Character

BE3 – Urban Structure: Space & Movement

BE4 - Access for disabled people.

BE5 – Urban Clarity & Safety

BE6 – Public Realm: Landscape Design

BE7 – Public Realm: Streetscape

BE9 – Architectural Quality

TRN3 – Environmental Impact of Traffic

TRN10 – Walkable Environments

TRN22 – Parking Standards – Non Residential Developments

TRN34 – Servicing in New Development

Parking Standards

PS6 – Parking Standards for Use Class B1 (maximum 1 space per 300m²)
PS15 – Standard for Disabled People (minimum 1 space for B1 use)
PS16 – Cycle Parking (minimum 2 spaces for B1 use)
PS19 – Service Parking Standards (loading bay that can accommodate at least an 8m rigid vehicle for units between 100m² - 280m²)

London Borough of Brent's Supplementary Planning Guidance

Supplementary Planning Guidance Note 17 - Design Guide for New Development

Provides comprehensive and detailed design guidance for new development and seeks to raise the design quality of buildings, and to protect the character of properties and streets.

SUSTAINABILITY ASSESSMENT

N/A

CONSULTATION

Consultation letters, dated 16th August 2012, were sent out to 24 neighbouring properties and Ward Councillors for Preston Ward.

External

4 letters of objection have been received to date, raising the following issues:

- The immediate neighbours at no 1B The Links, Elmside Road, object to the application for the erection of an additional floor to the building, as it will block out natural their natural light.
- The property at 1B The Links, also has a window facing towards the application site at 1A Elmside Road, which means the development will also affect their privacy.
- Elmside Road is a small cul de sac, and a quiet residential area. The business is already causing noise and parking problems
- Additional space will increase these existing problems by 200%.
- The applicant's property has already damaged their gate by their pillar and heavy delivery vehicles
- The resident at 1B The Links also states that other neighbours on Elmside Road object to the proposal, having spoken to them.
- In addition to the above issues raised by the neighbouring resident of 1B The Links, other residents have raised their concerns, and are summarised below:
- The development will result in disturbance to their quiet and peaceful residential life
- The development will result in exacerbating existing parking problems. As there are many children living in the street [Elmside Road], additional traffic is a particular concern
- The owner of the application property is a new owner. Why did they buy the property if the space provided was too small for their needs? It is suspected that the applicant will develop the property and sell for quick and huge profit, and leave local residents with the problems
- The site is in a residential area and not fit for business due to parking and disturbance to residential life.
- This type of business should be run from proper commercial or industrial business location
- The applicant has already started construction work at 1A Elmside Road, that has been disturbing neighbours already.

No letters of representation have been received from Ward Councillors consulted on this application.

Internal

Transportation – The Transportation Officer has made the following comments:

- The site has good access to public transport services (PTAL 4) – with close access to 5 bus routes as well as Wembley Park station (Metropolitan and Jubilee lines).
- There are pay and display parking bays on Elmside Road. Otherwise, on street parking in the area is generally restricted from Monday to Saturday, between 8.00am and 9.30am to deter commuter parking.
- As the site is located adjacent to a district centre with good access to public transport services, a

reduced parking allowance of one space per 300m² applies to this site. As such the existing parking provision is more than sufficient for the proposed development.

- The parking provision should be reduced, as the parking standard for the proposed development remains at one space.
- The servicing requirement for the existing single storey office building is for loading by a transit sized vehicle, as the floor space is below 100m². With the extension to the building, this requirement will increase to an 8.0m rigid lorry

Tree Officer (not consulted on the current application, but had made comments on previous application)

The Council's Tree Officer has stated that the proposed development is not likely to have an harmful impact on existing trees on, or in proximity to, the application site. However, it is not clear on the submitted plans, whether any replacement hard-surfacing is likely to be carried out on the site as part of the development. If such works are proposed, then further details of trees, including tree protection measures, shall be required.

REMARKS

Summary

The application proposes to extend an existing single storey building to provide an additional storey for office use, located on Elmside Road, Wembley. The current use of the building is B1 office use. The site shares a side boundary with a residential property at 1B Elmside Road to the north, and a residential block of flats, known as Wayside Court, are located to the north-west. To the south of the site are commercial properties located on Wembley Park Drive.

According to the submitted plans, the proposed extensions to the building would provide approximately 61m² of additional new office space (gross internal floors space), in addition to the existing 61m² floor space, resulting in a cumulative floor space of 122m².

The application refused previously, under planning application reference 12/0408 proposed an additional two storeys to the existing single storey building, which would have provided an additional 100m² floor space. The plans for the previous application were inaccurately drawn, and the proposal was considered to result in an inappropriate design and scale in relation to the surrounding development, which Officers considered would have had a detrimental impact on neighbouring residential amenities. The current application is a revised application, which aims to address the reasons for refusal of this previous application.

The main considerations for the proposed development are the principle of the increase in office space provision in this location; the impact on the character and appearance of the area and streetscene; the impact on neighbouring residential properties; and the impact of the development on parking and servicing for the site.

Existing premises

The application site comprises a single storey flat roofed building located on the western side of a residential cul-de-sac, Elmside Road, Wembley. The site is adjacent to the rear of a parade of shops located on Wembley Park Drive; more directly to the rear of the commercial property at 97 Wembley Park Drive.

Properties on Wembley Park Drive are located within a Secondary Shopping Parade (within Brent's Unitary Development Plan), of the Wembley Park District Centre (Brent Core Strategy 2010). However, the application site is outside this designated area.

The site shares a side boundary with a 2-storey detached dwellinghouse, 1B Elmside. To the north-west of the site is a block of flats, known as Wayside Court, accessed from Oakington Avenue. The existing use of the application premises is office use.

The existing site has off-street parking provision accessed from Elmside Road, adjacent to the dwelling at no. 1B Elmside Road. This would also allow access for servicing provision to the site.

Proposed Development

Proposed extensions (as revised, following consultation response from Transportation Officer)

- The application proposes an additional storey to the existing single storey office building. The

- building, as extended, would have a height of 5.5m with a flat roof.
- Car-parking provision for 1 off-street car parking spaces is shown on the submitted plans, as well as a bay for an 8m long rigid service vehicle. A cycle store and the location of refuse bin storage, is also shown to be located to the North-West of the application site.
- The extensions would result in additional gross internal floor space of approximately 61m², resulting in total floor space of 122m².
- Proposed new soft landscaping is also proposed, mainly along the North-West boundary of the site.

Appraisal

Principle of Proposed Development

It is considered an extension to these commercial premises may be supported in principle. There is no change of use proposed, and the use of the premises is considered appropriate in this location. The main considerations for the proposal is therefore the impact on the character and appearance of the area and streetscene; the scale of the development, impact on neighbouring properties and impact on parking and servicing.

Previous application

A previous application for this site, planning reference 12/0408, proposed a 2-storey extension, to the existing single storey building. This was refused on 20th June 2012, due to a number of issues, including the excessive size and scale, design and appearance of the building, proximity to boundaries, inadequate servicing for the site, lack of cycle storage as well as some inaccuracies found in the submitted plans.

Current application

The applicants have endeavoured to address the reasons for refusal and have submitted this current application. The following revisions have been made, to address the previous reasons for refusal:

- The inaccuracies in the previous plans have now been resolved and the current plans submitted are now considered to be accurately drawn in relation to side boundaries, as well as reflecting the existing site. The site plan submitted for this site is also up to date, and shows existing residential development including the neighbouring dwelling at 1B Elmside, and flats Wayside Court, adjacent to the application site.
- The existing, second building, located towards the western boundary of the site, is also now shown on the plans
- The current application proposes one additional storey with a flat roof above the existing single storey building, whereas the previous application essentially proposed an additional 2 storeys, which comprised of a new first floor and also additional floor space within the proposed new second floor loft space. This means that the height and scale of the building has been reduced.
- Subsequently, the current application proposes an additional gross internal floor area of 61m², whereas the previous application proposed an additional gross internal floor area of 100m²
- The proposed height of the building complies with guidance contained within Brent's Supplementary Planning Guidance 17 on Design Guide for New Development (SPG17). In particular, it will be set below a line of 45 degrees at the garden edge (site boundaries) measured from a height of 2m; and will be set below a line of 30 degrees measured from a height of 2m from the nearest habitable room windows on adjoining residential properties.
- The current plans show that a 8m length bay for a servicing vehicle is to be provided within the existing hardsurfaced parking/servicing area, to meet the Council's servicing standards
- A cycle store is to be provided within the site
- Soft landscaping is to be proposed along the side boundary with neighbouring properties at 1B The Links as well as partially along the boundary with flats at Wayside Court.

Design Considerations

The proposal would result in a 2-storey flat roof building. The proposed use of the building is to remain as office use, Use Class B1. It is considered that, due to the commercial nature of the application site, a flat roof building is appropriate. Neighbouring properties on Elmside Road are residential dwellings with hipped roof design and Wayside Court, located to the North-West of the site are a block of flats. The application site marks a separation between the commercial properties located to the South on Wembley Park Drive, and the residential properties at Elmside Road and Wayside Court.

Officers consider that the design, appearance and scale of the development is appropriate for the site.

Impact on neighbouring properties

The proposed first floor extension, resulting in a 2-storey building to a height of 5.5m, would be close to adjoining neighbouring boundaries, and in particular to the boundary with flats and maisonettes at Wayside Court. At its closest point, the building will be less than 4.0m from the rear boundary (shared boundary) with Wayside Court.

Brent's Supplementary Planning Guidance 17 on Design Guide for New Development (SPG17), deals with impact of new development on neighbouring residential gardens. The proposed extension complies with the 45 degree rule set out in this guidance in relation to the communal garden of residents of Wayside Court.

Officers therefore consider that the development would not have an unduly harmful impact on the residential amenities of neighbours in terms of loss of light and outlook.

Existing Trees on site and proposed landscaping

The applicants have stated on their submitted application form that there are no trees on the application site, or in proximity to the site. However, an Officer's site visit has revealed that there are trees on site which may or may not be affected by development, which are not shown on the submitted plans. The Council's Tree Officer, however, does not consider it likely that the proposal will impact on the trees on or in proximity to the site, - unless there are works to be done to the hard-standing areas within the site boundaries. If any such works were to be carried out, then tree protection would be required during construction works.

To improve the setting of the site as well as mitigate the impact of the development on adjoining boundaries, soft landscaping is proposed, to include a tree. In particular, a landscape strip is proposed along the majority of the North-West boundary of the site, and also within the North-East corner of the site (adjacent to the boundary with 1B The Links, Elmside Road). This is welcomed, and to ensure a good quality, and appropriate landscaping scheme, further details of the landscaping, including any proposed removal of existing trees, will be required, by condition should the application be supported.

Highways issues

The Council's transportation officer has been consulted on this application, and his detailed comments are related in the 'Consultations' section of this report.

The B1 use, due to the cumulative gross internal floor area being over 100m² (total area being 122m²), would require parking provision for an 8m long service vehicle, as well as one parking space to meet the Council's parking standards for the site and use. The car-parking space should be wide enough to meet the standards of a disabled bay. The proposed plans show parking provision of an 8m long lorry, as well as for one car-parking space. This meets the parking and service requirements for the site.

CIL Liability (Community Infrastructure Levy)

The proposed additional gross internal floor space is 61m². As this is less than 100m², the development does not qualify for the Community Infrastructure Levy (CIL) imposed by the Mayor of London.

Response to objections (not discussed elsewhere in this report)

This section of the report will discuss any matters raised by objections not already discussed elsewhere in this report.

Officers do not consider that the proposal would result in an unduly detrimental increase in noise disturbance to neighbouring properties. This is due to the nature of the proposed use not likely to lead to high levels of noise disturbance.

With regard to the intensification of the existing use of the premises; the existing use of the building is B1 office use, and is located between commercial properties on Wembley Park Drive, and residential properties on Elmside Road. Officers consider it appropriate, in this instance, to allow the extension to the existing premises in principle. The proposed extension is of a modest size and scale, of an unassuming design, which is acceptable in this location. The height of the development complies with Brent's SPG17 guidelines

on size and scale, discussed elsewhere in this report. Therefore it is not considered that the extension would have an unduly harmful impact on the residential amenities of neighbours.

The proposal has sufficient provision to meet both the parking and servicing requirements, discussed elsewhere in this report. It is not considered that the proposed extension to the existing building would result in a greater increase of traffic or parking than currently is the case.

A neighbour has written to say that construction work has already commenced on site. If this is the case then the applicant is carrying out work at their own risk, as planning permission has not been granted for any development, unless this application is passed by the Planning Committee.

Officers have assessed the application with the balanced view of what may be permitted on site, taking into account the scale and character of existing development. The final revised scheme is much reduced from that which was originally proposed by the refused planning application reference 12/0408, and on balance is not considered of an appropriate scale.

Conclusion

The proposal complies with requirements set out in The Council's Core Strategy 2010 and Unitary Development Plan 2004, as well as relevant guidance contained within Supplementary Planning Guidance 17 on Design Guide for New Development, and is considered to be an acceptable scheme on balance. The proposal is therefore recommended for approval subject to attached conditions.

RECOMMENDATION: Grant Consent

REASON FOR GRANTING

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

Brent Core Strategy 2010
Brent Unitary Development Plan 2004
Council's Supplementary Planning Guidance 17 on Design Guide for New Development

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
Environmental Protection: in terms of protecting specific features of the environment and protecting the public
Transport: in terms of sustainability, safety and servicing needs

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):

SB/B324/1; SB/B324/2A

Reason: For the avoidance of doubt and in the interests of proper planning.

(3) The whole application site shall be used exclusively by one operator for the purposes specified in the application hereby approved and for no other purpose, and shall not be subdivided

without prior written consent of the Local Planning Authority.

Reason: To ensure adequate parking, servicing and access can be provided in the interests of the free flow of traffic and conditions of highway and pedestrian safety within the site and on the neighbouring highways.

- (4) The development hereby approved shall not be occupied until the he proposed cycle parking provision in the form of a cycle store, as shown on plan no. SB/B324/2A, hereby approved, has been laid out in the accordance with the details submitted. Thereafter the cycle parking provision shall be retained unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure satisfactory facilities for cyclists.

- (5) The proposed 8m long service vehicle bay shown on the approved plans shall be marked out prior to first occupation of the extension hereby approved and thereafter kept clear and only used for such purposes.

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

- (6) No goods, equipment, waste products, pallets, scrap or other materials shall be stored or deposited on any open area within the site, except those areas approved in writing by the Local Planning Authority.

Reason: To safeguard the visual amenities of the area and the efficient operation of activities within the site and to ensure adequate parking and servicing is retained in the interests of the general amenities of the locality and the free flow of traffic and conditions of general highway safety within the site and on the neighbouring highways.

- (7) Details of materials for all external work, including windows, including samples, shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The work shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory development which does not prejudice the amenity of the locality.

- (8) Notwithstanding the details of landscape works referred to in the submitted application, full details of proposed soft landscaping within areas so designated and treatment of the surroundings of the proposed development of the application site, (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 the development. All approved works shall be carried out as approved prior to the occupation of the development hereby approved and shall thereafter be maintained. Such details shall include:

- (a) Details of any proposed removal of existing trees within the application site;
- (b) Details of all hard landscaped works on the site
- (c) A plan showing the size, species and location of a minimum of 1 tree to be located within the North-East corner of the site
- (d) Details of all soft landscaping within the proposed landscape strip along the side boundary with Wayside Court and 1B The Links, Elmside Road;
- (e) Details of any boundary walls or fences, indicating materials and heights

Any new trees planted shall be watered for the first two years after planting, and any other 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 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 ensure that it enhances the visual amenity of the area.

INFORMATIVES:

None Specified

Any person wishing to inspect the above papers should contact Avani Raven, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5016