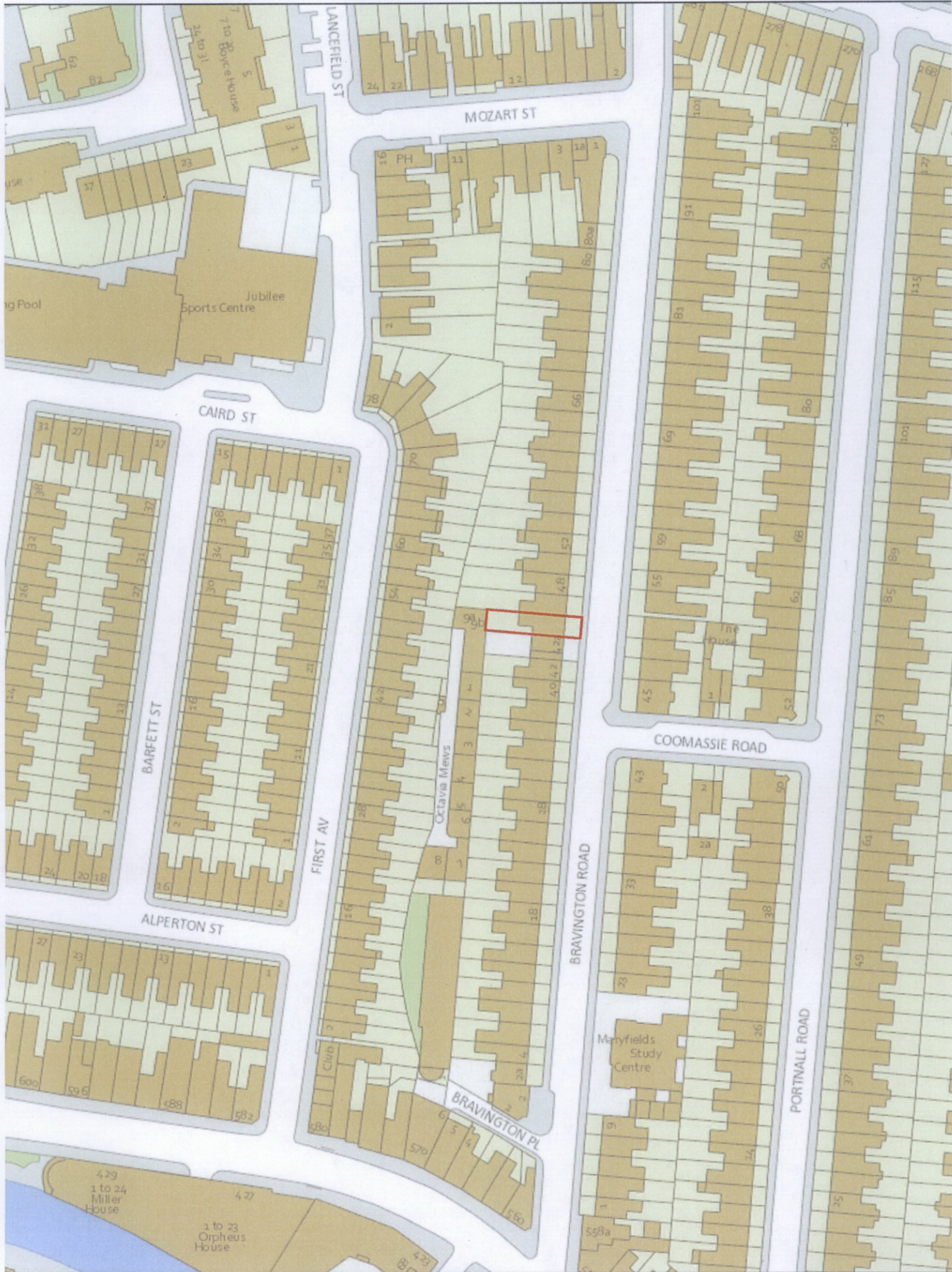


CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 15 December 2015	Classification For General Release	
Report of Director of Planning		Wards involved Queens Park	
Subject of Report	44A Bravington Road, London, W9 3AH		
Proposal	Erection of lower ground and part raised ground floor extension		
Agent	Vernon Architects		
On behalf of	Mrs Alison Allen		
Registered Number	15/07360/FULL	TP / PP No	TP/25795 : PP-04397219
Date of Application	09.08.2015	Date amended/ completed	28.08.2015
Category of Application	Minor		
Historic Building Grade	Unlisted		
Conservation Area	Outside		
Development Plan Context - London Plan July 2011 - Westminster's City Plan: Strategic Policies 2013 - Unitary Development Plan (UDP) January 2007	Outside London Plan Central Activities Zone Outside Central Activities Zone		
Stress Area	Outside Stress Area		
Current Licensing Position	Not Applicable		

1. RECOMMENDATION

Refuse planning permission - design grounds.



This product includes mapping data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationery Office

Data Source:

N

0 5 10 20 Metres

15 Sep 2015 08:19:04



44A BRAVINGTON ROAD, W2

2. SUMMARY

This application relates to 44A Bravington Road, which is the lower ground and upper ground floor flat in a subdivided mid-terrace building located on the west side of Bravington Road. Planning permission is sought for the erection of a rear lower ground and part raised ground floor extension.

The key issues in this case are:

- The impact on the character and appearance of the original building and the wider area
- The impact on the amenity of neighbouring residents.

Whilst acceptable in amenity terms, the proposal is considered to be unacceptable in design terms and fails to comply with the relevant policies in the Unitary Development Plan (UDP) and Westminster's City Plan: Strategic Policies (the City Plan) and it is therefore recommended for refusal.

3. CONSULTATIONS

NORTH PADDINGTON SOCIETY:

Any response to be reported verbally.

QUEEN'S PARK COMMUNITY COUNCIL:

Any response to be reported verbally.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS:

No. Consulted: 19; Total No. of Replies: 0.

ADVERTISEMENT / SITE NOTICE: Yes.

4. BACKGROUND INFORMATION

4.1 The Application Site

The application site is a late 19th century terrace property of three storeys, located on the west side of Bravington Road between junctions with Coomassie Road and Mozart Street. This attractive Victorian brick building has two storey high chamfered bays with pilastered stiff-leaf capitals, raised entrance door and timber sash windows with red brickwork lintel and white key stone. The roof is concealed behind a tall continuous brick parapet wall with stepped brick corbeling.

The property is part of a consistent terrace of some 40 buildings of the same date and architectural style with distinctive unifying features such as the two storey bay window, raised with stepped front door and continuous straight parapet. The terrace contributes positively to the character and appearance of this part of the city and is an intrinsic part of this highly residential area composed of a gridiron arrangement of Victorian terrace houses.

4.2 Relevant History

There is no relevant planning history on this site. Planning history for some of the neighbouring properties is discussed in the main body of the report.

5. THE PROPOSAL

Planning permission is sought in respect of the proposed erection of a lower ground and part raised ground floor extension to provide additional residential accommodation for the existing flat.

A full width, flat roof extension is proposed at lower ground floor level which would wrap around the closet wing. The extension spans between the garden wall of no. 46 Bravington Road and the boundary wall forming the entrance of Octavia Mews. It also extends approximately 1.5 metres from the rear wing. This part of the extension is composed of facing brickwork and folding full height metal doors.

At upper ground floor a half-width extension with a part-flat and part-pitched roof is located between the closet wing and the boundary wall with Octavia Mews. This part of the extension would extend 2.0 metres from the rear wall of the closet wing and project 1.8 metres above the height of the existing boundary wall. The extension is clad in Zinc with a single narrow elongated window at the rear.

The applicant was advised during the course of the application, that the proposal was considered unacceptable in design terms and subsequently submitted a justification statement in support of their proposal. This statement is addressed throughout the following report.

6. DETAILED CONSIDERATIONS

6.1 Land Use

As highlighted by the applicant, policy H3 of the adopted Unitary Development Plan seeks to maximise the amount of land in housing use and states that proposals for extensions to existing housing will be acceptable in principle. However the supporting text for this policy states that these extensions will only be allowed provided they do not cause environmental or amenity problems and are in keeping with the character of the building or the area. As discussed later in this report, the proposed extension is not considered to be in keeping with the character of the building or the area and as such, the proposal does not comply with policy H3.

The applicant also makes reference to policy H5, which seeks to ensure an appropriate mix of unit sizes is achieved in all housing development and refers specifically to the provision of family-sized housing i.e. homes with 3 or more bedrooms. Notwithstanding the assertions in the justification statement, the plans submitted with this application show that the existing unit is already family-sized and that no additional bedrooms are proposed. Policy H5 is therefore not relevant to the determination of this application.

6.2 Townscape and Design

The rear of the building has a tall half brick closet wing and this is a salient characteristic feature of each property and thus of the terrace creating a stepped form along the length of the terrace. Beyond are modest gardens enclosed by brick garden walls. The rear of the building is clearly viewed from the neighbouring building on Octavia Mews and also gardens belonging to the buildings on First Avenue and no. 46 Bravington Road.

The proposal affects a non-designated heritage asset. The impact of the proposal would be less than substantial. The significance of the building derives from a combination of residential buildings of the same date and scale, sharing strong common architectural features and form, this creates a pleasing and harmonious uniform appearance at the front and consistent stepped form at the rear, this surmises the local distinctiveness of the area.

The issues are the scale, height, form, design and facing materials of the proposed extension at lower ground and raised ground level. The overall form of the extension is stepped and modular with a part pitched roof at ground floor level. The proposed extension at lower ground floor level has an L-shaped form that wraps around and extends beyond the closet wing. The extension at ground floor level abuts part of the side elevation of the closet wing infilling the gap between the closet wing and the boundary wall whilst creating a new void between the extension and the main rear wall of the host building. This void would be clearly seen in Octavia Mews as the extension projects 1.8 metres above the boundary wall. The upper part of the extension extends 2.0 metres from the closet wing rear wall and overhang part of full width extension by 0.5 metres.

The rear of the building is subdued in character and faced in brickwork and has not been extended, some properties have extended at lower ground floor level with a single storey infill extension. Our planning records show approved planning permission for 4 properties; nos. 26A (15/03575/FULL), 60 (13/12583/FULL), 70A (15/05017/FULL) and 74 (12/12153/FULL) within this terrace of 40 buildings. From a site visit it is clear that the neighbouring buildings have largely retained their original form at the rear, but where they have been extended they are clearly subservient extensions of single storey and half-width. Therefore the height of this proposed extension would jar with this context.

The design, proportion and materials of the windows are at odds with the solid to void ratio of the rear elevation and the aligned timber sash windows of the host building, thus failing to reflect the style and detailing of the existing building. The design and form of the extension awkwardly relates to the host building given the multiple projections and angled roof form, that has a cluttered and unbalancing effect on the host building, when seen against the sober two main rear planes of the building (ie.rear elevation of the closet wing and the rear elevation of the main building). The poor relationship with the building is further compounded by the use of contrasting facing materials between the two floor levels (in particular zinc cladding at ground floor), therefore the ground floor appears conspicuous and incongruous. The infilling of the gap between the closet wing and the boundary wall would undermine an intrinsic feature of the building and the terrace. The proposed extension would harm the character and appearance of the building and fail to preserve the local distinctiveness of the area. This conflicts with Policy DES 1, DES 5 (3), (4) and (5) set out in the UDP 2007, S25 and S28 of the City Plan 2013.

While the extension would provide a larger residential unit, there is no evidence that the existing residential unit could not continue to provide residential accommodation for a family. Whilst the Council sympathise with the needs and circumstances of the applicant the resulting works would not be of public benefit. Taking this into account it is considered that a refusal of the application is supported by the National Planning Policy Framework (NPPF).

6.3 Amenity

Policy ENV13 of the Unitary Development Plan and policy S29 of the adopted City Plan seek to protect residential amenity. Policy ENV13 specifically states that proposals resulting in either a material loss of daylight/sunlight to existing dwellings or a significant increase in the sense of enclosure, overlooking or overshadowing to existing dwellings will normally be resisted.

On one side of the property, there is a driveway at ground floor whilst on the other side, the adjoining property has a closet wing that would prevent a view of the majority of the extension. To the rear boundary is a blank flank wall. As such, the proposed extension would not have a material detrimental impact on the amenities of neighbouring occupiers in accordance with the above policies.

The new door and Juliette balcony to the rear of the closet wing, which are also shown on the plans, are also considered to be acceptable given the presence of the existing window and the blank flank wall at the rear of the garden.

6.4 Highways/Parking Issues

Not relevant in the determination of this application.

6.5 Equalities and Diversities

Not relevant in the determination of this application.

6.6 Economic Considerations

Not relevant in the determination of this application.

6.7 Other UDP/Westminster Policy Considerations

None relevant.

6.8 London Plan

The proposals do not raise strategic issues and does not have significant implications for the London Plan.

6.9 Planning Obligations

Not relevant in the determination of this application.

6.10 Environmental Assessment including Sustainability and Biodiversity Issues

Not relevant in the determination of this application.

6.11 Conclusion

The development is considered to be unacceptable in design terms and would fail to comply with the relevant policies in the Unitary Development Plan (UDP) and Westminster's City Plan: Strategic Policies (the City Plan). It is therefore recommended for refusal.

BACKGROUND PAPERS

1. Application form
2. Statement from applicant dated 6 October 2015

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT NATHAN BARRETT ON 020 7641 5943 OR BY E-MAIL – NBARRETT @westminster.gov.uk

DRAFT DECISION LETTER

Address: 44A Bravington Road, London, W9 3AH

Proposal: Erection of lower ground and part raised ground floor extension

Plan Nos: VA(PL)-00-01, VA(PL)-10-01, VA(PL)-10-02, VA(PL)-10-10, VA(PL)-10-11, VA(PL)-10-15, VA(PL)-20-01, VA(PL)-20-10, VA(PL)-30-01, VA(PL)-30-02, VA(PL)-30-10, VA(PL)-30-11, VA(PL)-60-01 and Design and Access Statement.

Case Officer: Claire Berry

Direct Tel. No. 020 7641 4203

Recommended Reason(s) for Refusal:

- 1 Reason:
Because of its scale, height, form, design and facing materials the rear extension at lower ground and ground floor levels would harm the character and appearance of this building and this part of the City. This would not meet S25, S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 of our Unitary Development Plan that we adopted in January 2007. (X16BB)

Informative(s):

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way so far as practicable. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan: Strategic Policies adopted November 2013, Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition further guidance was offered by the case officer to the applicant during the processing of the application. However, the necessary amendments to make the application acceptable are substantial and would materially change the development proposal. They would require further consultations to be undertaken prior to determination, which could not take place within the statutory determination period specified by the Department of Communities and Local Government. You are therefore encouraged to consider submission of a fresh application incorporating the material amendments set out below which are necessary to make the scheme acceptable.

Required amendments: A single storey extension beyond the closet wing and a single storey lightweight structure alongside the closet wing (slightly set back) are likely to be considered favourably.



AUGUST 2015 - ISSUED FOR PLANNING



10 Montagu Court
 27 Montagu Square
 London W1H 2LG
 T: 020 7224 0067
 E: ek@vernonarchitects.com

Project: 44A BRAVINGTON ROAD

Project Number

14.09.01

Date

Aug 2015

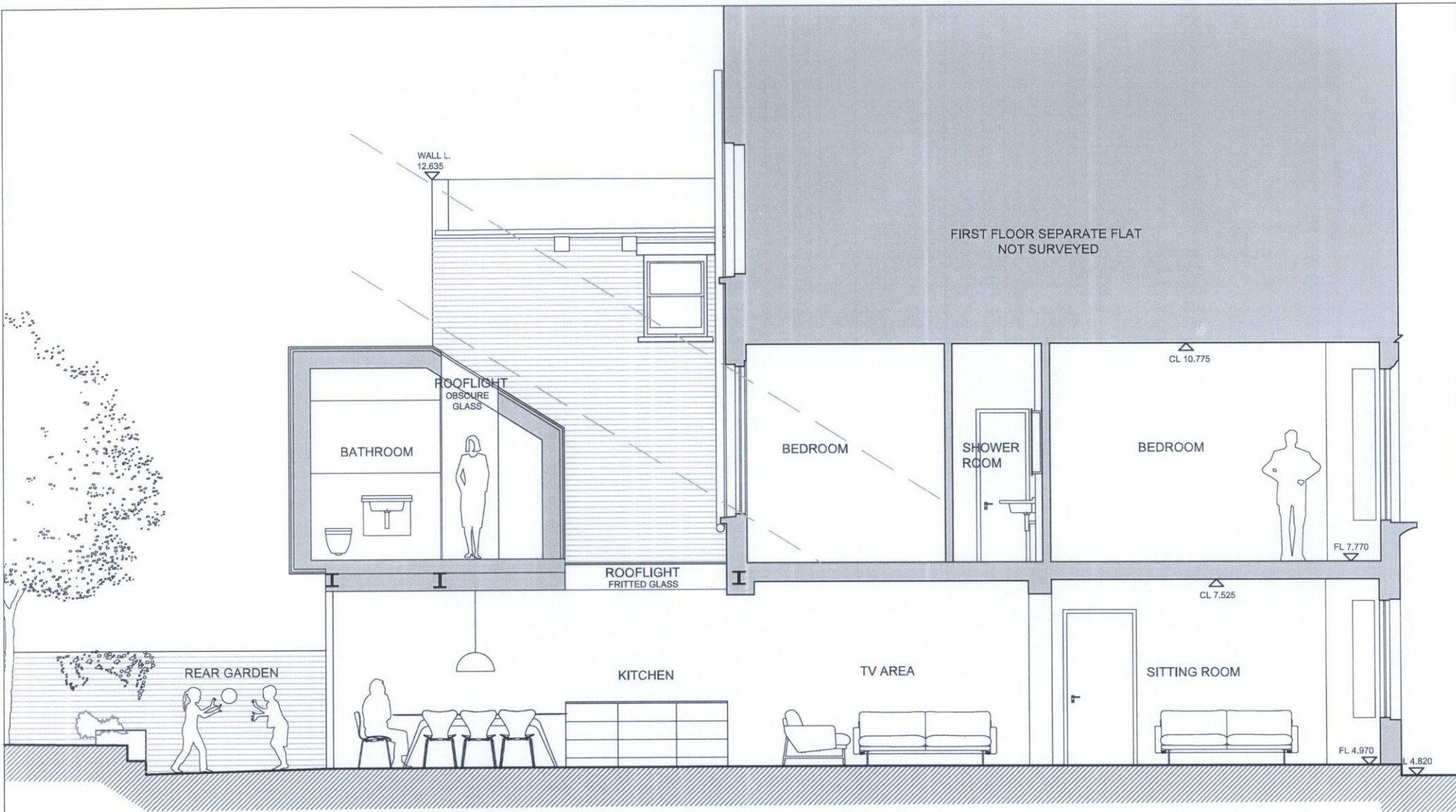
Scale @ A3

1:50

Title: REAR ELEVATION
 PROPOSED

Sketch Number

VA(PL)-30-10



AUGUST 2015 - ISSUED FOR PLANNING



10 Montagu Court
 27 Montagu Square
 London W1H 2LG
 T: 020 7224 0067
 E: ek@vernonarchitects.com

Project: 44A BRAVINGTON ROAD

Project Number
 14.09.01

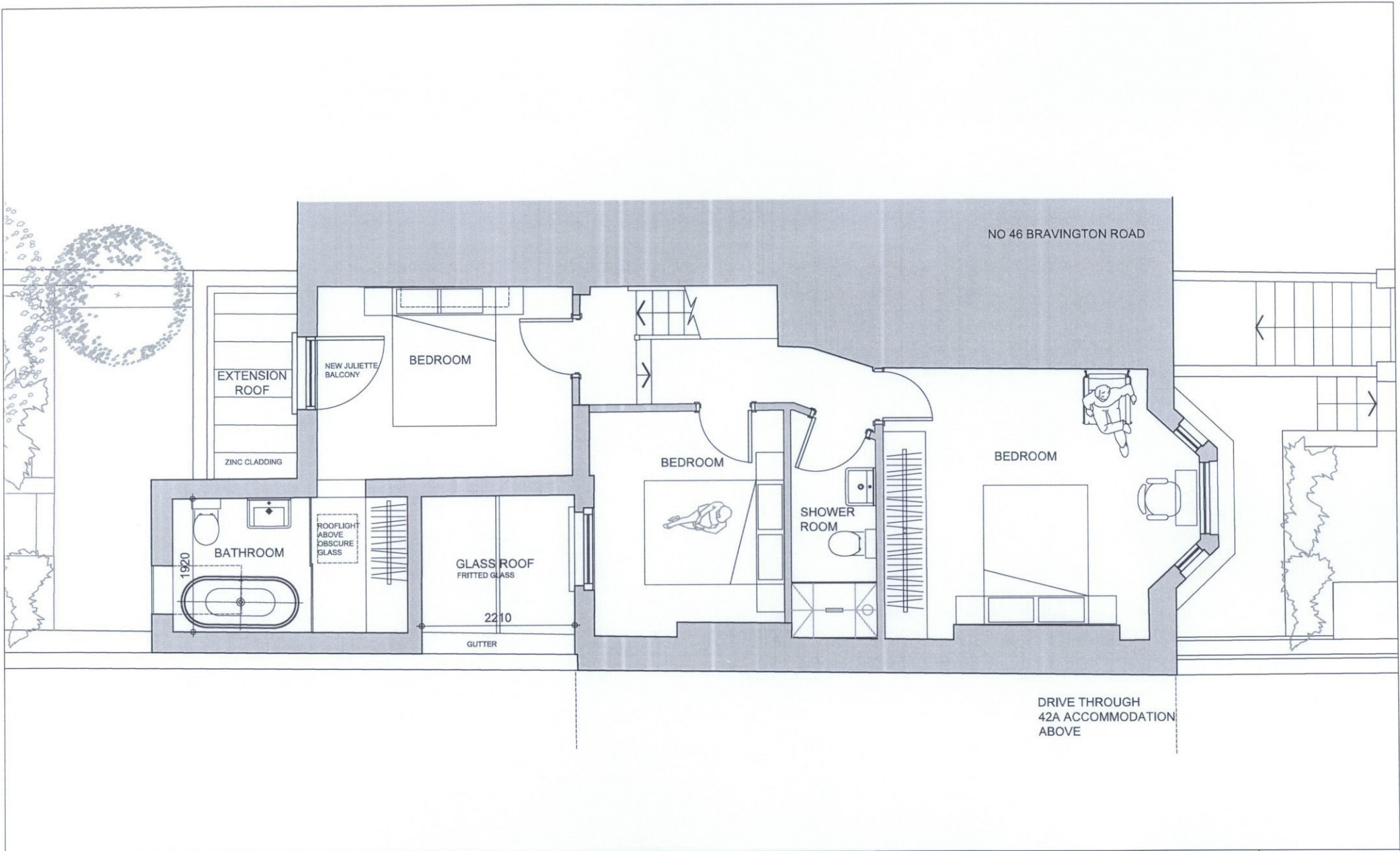
Date
 Aug 2015

Scale @ A3
 1:50

Title: SECTION 1-1
 PROPOSED

Sketch Number

VA(PL)-20 -10



AUGUST 2015 - ISSUED FOR PLANNING



10 Montagu Court
 27 Montagu Square
 London W1H 2LG
 T: 020 7224 0067
 E: ek@vernonarchitects.com

Project: 44A BRAVINGTON ROAD

Project Number

14.09.01

Date

Aug 2015

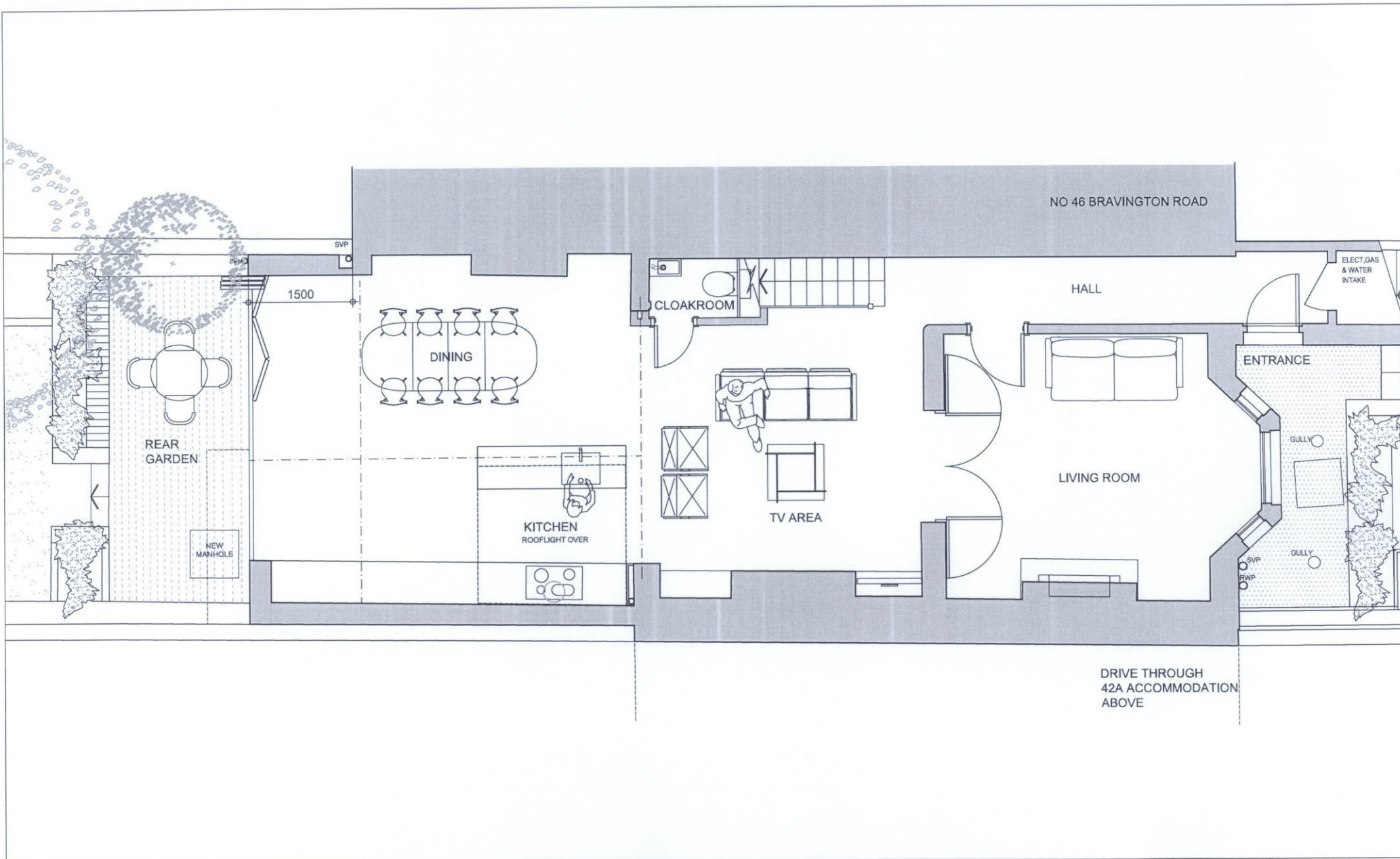
Scale @ A3

1:50

Title: RAISED GROUND FLOOR PLAN
 PROPOSED

Sketch Number

VA(PL)-10-11



AUGUST 2015 - ISSUED FOR PLANNING



10 Montagu Court
 27 Montagu Square
 London W1H 2LG
 T: 020 7224 0067
 E: ek@vernonarchitects.com

Project: 44A BRAVINGTON ROAD

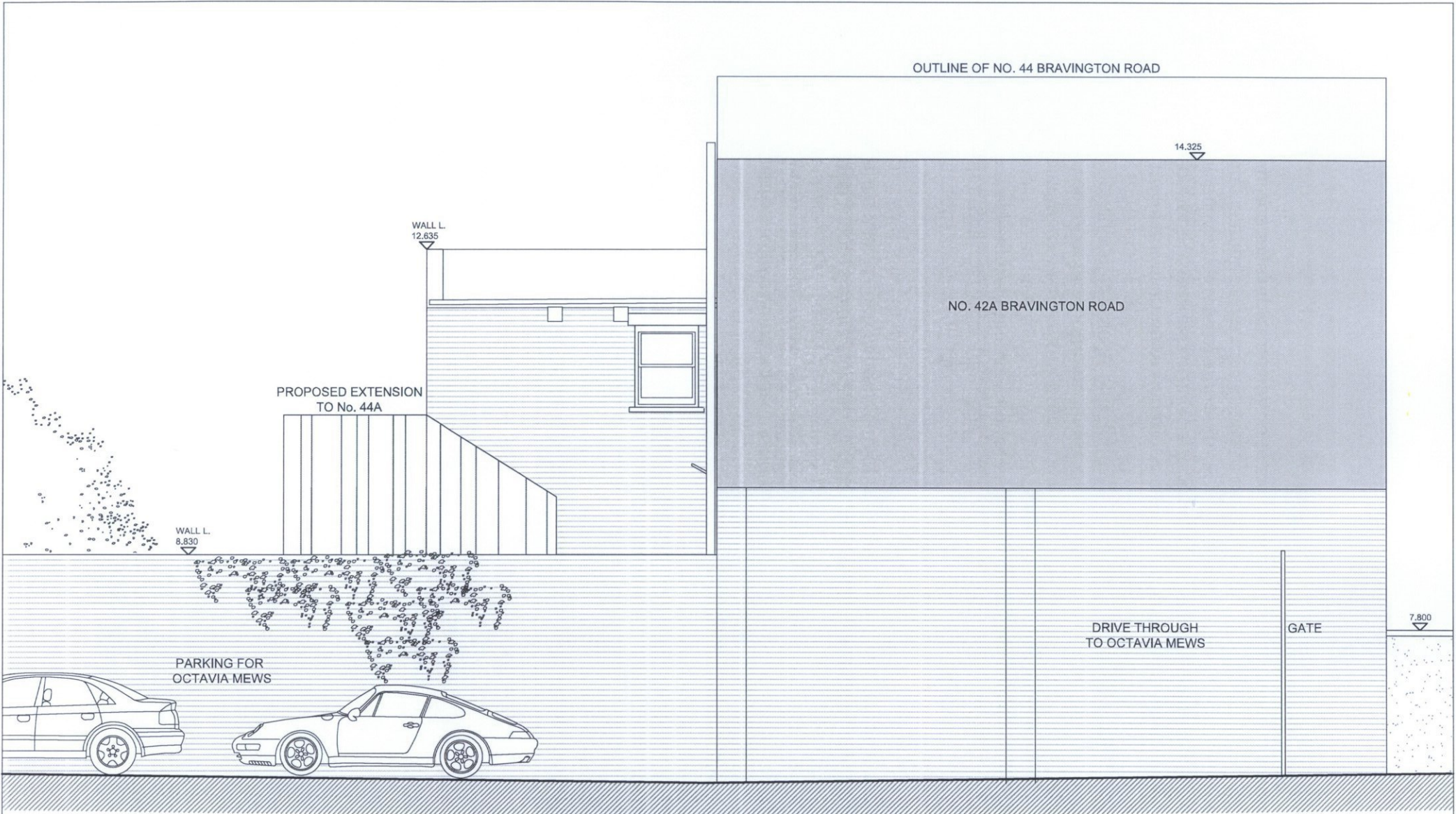
Project Number
 14.09.01

Date
 Aug 2015

Scale @ A3
 1:50

Title: LOWER GROUND FLOOR PLAN
 PROPOSED

Sketch Number
 VA(PL)-10-10



AUGUST 2015 - ISSUED FOR PLANNING



10 Montagu Court
 27 Montagu Square
 London W1H 2LG
 T: 020 7224 0067
 E: ek@vernonarchitects.com

Project: 44A BRAVINGTON ROAD	Project Number 14.09.01	Date Aug 2015	Scale @ A3 1:50
Title: SIDE ELEVATION FROM OCTAVIA MEWS PROPOSED	Sketch Number VA(PL)-30-11		