



Appeal Decision

Site visit made on 19 December 2022

by Chris Couper BA (Hons) Dip TP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 11 January 2023

Appeal Ref: APP/T5150/D/22/3305590

91 Eton Avenue, Wembley, Brent HA0 3BA

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Ganesh Waran against the decision of the Council of the London Borough of Brent.
 - The application Ref 22/1290, dated 6 April 2022, was refused by notice dated 1 June 2022.
 - The development proposed is described as an increase of the existing roof and the creation of an additional bedroom in the roof space.
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Decision

1. The appeal is dismissed.

Preliminary Matter

2. I have taken the description of the development in my banner from the application form, although I note that, as set out on the appeal form and on the Council's decision, the scheme would include side facing dormer windows.

Main Issue

3. The main issue is the effect of the proposed development on the character and appearance of the host property and the area.

Reasons

4. The Brent Residential Extensions and Alterations Supplementary Planning Document 2 (Jan 2018) ('SPD') states that roof alterations should complement the house and the street. It continues that side dormers should be well designed, and should be set down from the ridge by at least 0.3 metre.
5. The properties on this part of Eton Avenue are set back slightly from the road, typically behind paved forecourts or gardens. Their form, style and layout are varied, and they include bungalows and two storey dwellings. As pointed out by the appellant, many have been extended, or altered.
6. The bungalows at No 91 and No 93 have an elongated footprint and sit on deep, narrow plots. Whilst the host has a long, flat-roofed rear projection, this pair's shallow-pitched and gabled roofs, present a broadly similar and coherent appearance in the streetscene. As a result of this proposal, No 91 would have a higher, and much steeper, roof than its neighbour and, unlike it, it would have side-facing dormers.

7. As those dormers would extend from just above the host's eaves to its proposed new ridgeline, they would have a considerable scale, and they would give that part of the property a very rectilinear, and an awkward, two storey, flat-roofed form.
8. Whilst the dormers would be set back from the host's front face, as a result of their scale and their blank front walls they would have a stark and bulky appearance. Unlike most nearby dormers which are located to the rear, these ones would be fairly prominent in the streetscene. Notwithstanding the area's diversity, the resultant building here would have an incoherent and eclectic form, which would stand out in the streetscene. Thus, the proposal would not represent good design, and it would conflict with the advice in the SPD.
9. For similar reasons, it would conflict with Brent Local Plan 2019 - 2041 (2022) Policy DMP1 which, amongst other things, requires the detailing and design of development to provide a high level of amenity and to complement the locality.
10. In its favour, the scheme would give the appellant and his family additional accommodation at a time when he has found it almost impossible to buy another property. However, that benefit, does not outweigh the significant harm that the proposal would cause to the character and appearance of the host property and the area.
11. The scheme would conflict with the development plan when considered as a whole and, having regard to all other matters raised, including a representation by an interested party, the appeal is therefore dismissed.

Chris Couper

INSPECTOR