

Address:	140A Maygrove Road London NW6 2EP		3
Application Number:	2004/0241/P	Officer: Faye Tomlinson	
Ward:	West Hampstead	Case File:	
Date Received: 15/01/2004 Proposal: Demolition of existing workshop building and the erection of 3 x 3 bedroom two-storey residential dwelling houses with integral garages.			
RECOMMENDATION SUMMARY: Grant Planning Consent subject to Conditions.			
Applicant: Caraselle Ltd Unit 4 Regis Road London NW5 3EW		Agent: Brill & Owen 2B Lichfield Grove London N3 2JP	

ANALYSIS INFORMATION

Land Use Details:			
	Use Class	Use Description	Floorspace
Existing	B1 Business		320 m ²
Proposed	C3 Dwelling House		353 m ²

Residential Use Details:										
	Residential Type	No. of Habitable Rooms per Unit								
		1	2	3	4	5	6	7	8	9+
Existing	N/A	-	-	-	-	-	-	-	-	-
Proposed	House	0	0	0	0	3	0	0	0	0

Parking Details:		
	Parking Spaces (General)	Parking Spaces (Disabled)
Existing	N/A	N/A
Proposed	3	0

OFFICERS' REPORT

Reason for Referral to Committee: The application is a minor development that involves the erection of more than one single dwellinghouse.

1. SITE

- 1.1 The application site is a 'backland' plot located to the rear of a terrace of residential properties known as No's 140-144 Maygrove Road. The site is surrounded by the rear gardens of residential properties fronting onto Maygrove Road to the north and east and Iverson Road to the south and east, and adjacent to the west is a single storey building which is occupied as a clubhouse for the British Legion. Access to the site is through a narrow covered archway located in-between No's 138-140 Maygrove Road.
- 1.2 The existing lawful use for the site is for B1 (light Industrial) purposes, the last known use being for either plastic manufacturing or warehousing. The site is now vacant and falling into disrepair and comprises a single storey brick building with a corrugated iron roof which occupies nearly the whole of the site, except for a small hardstanding area adjacent to the access archway which is adequate for one small vehicle.
- 1.3 The site is not designated within a Conservation Area, is not a listed building and does not adjoin any buildings that are listed, and has no specific UDP designations.

2. THE PROPOSAL

- 2.1 The application proposes the demolition of the existing building and the construction of a 'mews style' development of three dwellinghouses, comprising a pair of 3-bed, two-storey houses located on the eastern side of the site, and a separate 3-bed, two-storey house adjacent to the southern boundary of the site. The remainder of the site would comprise a hardstanding providing access to the dwellinghouses for pedestrians, which would be paved in concrete blocks.
- 2.2 The elevations of the buildings would be a mixture of painted render and buff London stock type facing brickwork, the roof would be fibre cement slates and the windows would be polyester-powder coated aluminium. A gate would be erected within the entrance arch off Maygrove Road, however details of this are yet to be confirmed by the applicant and would be required via a condition attached to the permission.

3. RELEVANT HISTORY

- 3.1 There is no relevant planning history in relation to this site.

4. CONSULTATIONS

Local Groups

- 4.1 West Hampstead Small Traders and Residents Association – the following objections are raised:
 - The change of use will affect the local surrounding area.
 - The daylight / natural light coming into existing properties will be hindered or completely blocked out.
 - The privacy of a number of residents will be significantly infringed upon.
 - The size and height of the proposed buildings is far too large in relation to total land available.

- Access to the site is extremely small and limited – even refuse collection will prove a problem.
- In general there will be significant environmental impacts on residents for such over-development of the site.

Adjoining Occupiers

	Original
<i>Number of Letters Sent</i>	<i>35</i>
<i>Number of responses Received</i>	<i>5</i>
<i>Number in Support</i>	<i>0</i>
<i>Number of Objections</i>	<i>5</i>

4.2 Objections are raised by adjoining occupiers on the following grounds:

- The site should be used for business purposes as it always has been. If marketed properly and fairly and brought up to a high tech standard, it would make a good business workshop.
- The development would be an overload of residential units behind No 142 Maygrove Road, the environment is at present disturbing due to noise and overload of services – result in overcrowding in the community.
- The development would reduce the privacy that the neighbouring residents currently enjoy, in particular because the proposed buildings would be much closer to neighbouring properties than the existing buildings.
- The development would reduce the amount of daylight and sunlight reaching the neighbouring properties and their gardens, due to the proposed increase in height of the buildings.
- Some of the trees will have to be cut back and the wildlife will be driven away.
- There are too many buildings proposed on the site and they are too large.
- The development would affect car parking in Maygrove Road, Ariel Road and Iverson Road.
- The development would alter the views currently enjoyed by the neighbouring properties, and the buildings will be significantly closer to neighbouring properties than the existing buildings, and due to their size, quantity and height, will be the equivalent of three storey houses – too high and too large.
- The building works are going to cause a lot of stress for the surrounding area, with dust, mess and noise pollution during the construction process.
- The development will reduce the quality of life for residents both during and after construction.

5. POLICIES

Camden Unitary Development Plan 2000

- 5.1
- | | |
|------|--|
| RE2 | Residential Amenity and Environment (<i>Complies</i>) |
| SEN3 | Design of Development (<i>Complies</i>) |
| EN1 | General Environmental Protection and Improvement (<i>Complies</i>) |
| EN13 | Design of New Development (<i>Complies</i>) |

EN14	Setting of New Development <i>(Complies)</i>
EN16	Site Layout <i>(Complies)</i>
EN18	Design of Infill Developments <i>(Complies)</i>
EN19	Amenity for Occupiers and Neighbours <i>(Complies)</i>
TR17	Residential Parking Standards <i>(Complies)</i>
TR19	Road Safety <i>(Complies)</i>
SHG1	Housing Provision <i>(Complies)</i>
SHG5	Housing Need <i>(Complies)</i>
SHG7	Design of Residential Developments <i>(Complies)</i>
HG8	Increasing the Amount of Residential Accommodation <i>(Complies)</i>
HG12	Visual Privacy and Overlooking <i>(Complies)</i>
HG13	Provision of Amenity Space <i>(Complies)</i>
HG16	Housing Mix <i>(Complies)</i>
EC3	Retention of Employment Uses <i>(Complies)</i>
EC5	Accommodation for Small Firms <i>(Complies)</i>
DS5	Visual Privacy and Overlooking <i>(Complies)</i>
DS8	Car Parking Standards <i>(Complies)</i>

Supplementary Planning Guidance

- 5.2. Chapter 1 – Principles of Sustainable Design and Landscape
Chapter 2 – Development
Chapter 5 – Vehicles and Pedestrians

6. ASSESSMENT

- 6.1 The principal considerations material to the determination of this application are summarised as follows:
- 6.2 **Principle – Loss of Existing Light Industrial Use**
- 6.3 The building was previously occupied by ‘Maygrove Plastics’ an injection moulding company, who employed two full-time and three part-time employees. The applicant states that the current owner purchased the business with the intention of continuing the injection moulding activities on the site. However, due to new health and safety regulations, the applicant states that the building became unsuitable for the injection moulding use or for any form of light industrial activity, the primary reason being the poor access to the site for loading and unloading. In addition, numerous complaints had been raised by neighbouring residents to the light industrial use relating to access and noise.
- 6.4 The applicant’s state, in a report submitted by Paul Stone of Christo and Co (dated 09/12/2003), that the property has been marketed unsuccessfully for light industrial use for nearly two years. The report states that 28 people have investigated purchasing the site over the past 18 months, however no firm offers have been made, the primary reason being the poor accessibility and general loading and unloading capabilities of the site.
- 6.5 UDP Policy EC3 states that ‘the Council will seek to retain sites and premises which are considered to be suitable for continued employment use. The Council will only permit redevelopment or change of use of land and buildings from

employment use to non-employment use where the land and buildings are considered unsuitable for continued use on the grounds of accessibility, size, location and condition. In addition, UDP Policy EC5 seeks to resist the loss of accommodation suitable for small firms.

- 6.6 **Accessibility** – Access to the site is severely constrained by the narrow archway over the entrance to the site which measures approximately 2.30m wide and 2.40m high. In addition, the site has only a small hardstanding area (on the other side of the archway) for manoeuvring and loading, which can only accommodate one small vehicle. Consequently the majority of servicing for this site would have to take place in the street.
- 6.7 **Size** – The size of the site is 415sq/m, which is a useful size for medium sized businesses.
- 6.8 **Location** – Maygrove Road has good access to the surrounding road network and there are a number of employment uses across the road. However, the application site is located within a part of Maygrove Road that is predominately within residential use and noise complaints have been received by the Council in relation to the light industrial use of the site in the past.
- 6.9 **Condition** – The existing building on the site is within a poor state of repair. The roof is covered with asbestos cement and corrugated iron sheeting, the perimeter walls are the original garden boundary walls with blockwork internal walls and the floors are formed from the old site concrete slabs. According to the applicant, this building breaches current health and safety regulations for light industrial use and the applicant considers that the existing buildings could not be upgraded for future industrial use to comply with current standards.
- 6.10 In light of the above, it is considered that the loss of employment use on the site is acceptable and in accordance with UDP Policy. This is due to the restricted access to the site, the lack of on site provision for manoeuvring and servicing, the location of the site in a predominately residential environment, and the history of disturbance to neighbouring residents from activities on the site.
- 6.11 **Principle – Proposed Residential Use**
- 6.12 UDP Policies HG1, SHG5 and HG8 state that the Council will seek to secure net additions to the housing stock wherever possible, will promote an increase in housing stock to meet the strategic requirements for the Borough, and will seek an increase in the amount of land in residential use making the fullest use of all vacant or under-utilised sites and buildings considered suitable for residential development.
- 6.13 As described above, the site is located within a predominately residential area, in the middle of a triangular block of terraced residential properties. Therefore the proposed residential use of the site is not considered to be out of character with the existing surrounding area and is therefore considered acceptable and in accordance with UDP Policy.

- 6.14 UDP Policy HG16 states that the Council will seek the provision of a variety of housing in terms of size and type to meet the needs of the Boroughs population. The application proposes three, 3-bedroom dwellinghouses which are considered to be family sized units. There is a need for family sized accommodation within the Borough, and the proposed development would help to meet this need. Therefore the proposed size of dwellinghouses are considered acceptable and in accordance with UDP Policy.
- 6.15 The Council's Planning Policy team raise no objections to the proposed development.
- 6.16 **Scale, Bulk & Design.**
- 6.17 It is considered that the proposed replacement residential scheme for this site is acceptable in terms of its scale, bulk and design. The scheme has been assessed in accordance with the relevant UDP policies as outlined below:
- 6.18 UDP Policies SHG7 and EN13 seek to encourage high standards of design in all developments, in particular UDP Policy EN16 states that 'it is important that the layout of any development responds to its location, both in terms of context of the site and its physical qualities' It is acknowledged that the application site is an enclosed site, given the proximity of buildings immediately to the north and west and to a lesser extent, to the south and east. However, it is considered that the proposed scheme is responsive to the constraints imposed by the configuration and orientation of the site. The new development would reduce the overall footprint of the existing building on the site and would redistribute it in a more balanced manner – i.e. the proportion of built to unbuilt space would be re-established.
- 6.19 The courtyards of the proposed houses, orientated along the eastern boundary, would not only provide useful open space for the residential component of the development, but in design terms, would be a positive attribute, in terms of being able to successfully achieve visual relief in an otherwise enclosed space – one that is currently dominated by the existing workshop / garage buildings.
- 6.20 The building line and massing along each of the property boundaries would be appropriately broken up, by incorporating a variety of roof profiles and / or relief in the building footprint by way of introducing courtyard features.
- 6.21 With respect to UDP Policies SEN3, EN14 and EN18, in terms of building height, it is considered that the proposal would not deviate from the 'benchmark' height set by the existing terraces of buildings situated directly to the north or south of the site. Whilst the two-storey height of the proposal would be greater than that of the existing single storey workshop buildings, it is considered that this would be positively offset by the redistribution of built form, in turn reinstating a sense of openness, not currently afforded by the existing buildings. Similarly, it is considered that the orientation and façade detailing of the proposed houses is such that the potential for overlooking would be minimised.
- 6.22 It is considered that conditions should be attached to the permission, if granted, requiring details to be submitted of all external facing materials with respect to the following elements – windows, doors, garage doors, boundary walls, accessway,

paved common areas, patios, entrance gate and landscaping. In addition, a sample materials board should be erected on site for Local Planning Authority inspection.

- 6.23 It would also be necessary for the applicant to submit details of the proposed entrance gate, and the applicant is advised that this feature should have a sense of transparency, allowing views into the site and be of a more residential design, using traditional materials, compared with the existing industrial style roller door.

6.24 **Trees**

- 6.25 A neighbouring resident has objected to the removal of trees to facilitate the development. However, currently there are no trees on the site and the applicant has stated that they do not propose to remove any trees that may adjoin the site as part of the development.

6.26 **Residential Amenity**

- 6.27 UDP Policies RE2, EN1, EN19, HG12 and DS5 seek to ensure that in assessing the impact of development, the Council will take into account the implications for daylight and sunlight into and between properties, the extent of any loss of privacy and the degree of visual intrusion.

- 6.28 **Daylight & Sunlight** – The proposed development complies with the guidelines set out with the BRE document entitled 'Site Layout and Planning for Daylight and Sunlight'. The nearest residential properties to the proposed development site are No's 140-146 Maygrove Road which are located immediately to the north of the application site, the rear elevations of these properties being approx 6.0m away from the existing north facing boundary wall of the building on the site. This boundary wall currently measures 3.80m high. This wall would be increased to 5.0m high with a mon-pitch roof sloping upwards away from the Maygrove Road properties. The proposed buildings at this point would not project above a 25-degree angle taken at a height of 2.0 metres on the nearest buildings windows in accordance with the BRE recommendations. Therefore it is considered that the development would not have a significantly detrimental affect on the amount of daylight and sunlight that these properties receive.

- 6.29 Adjacent to the site to the south are the rear gardens of No's 97-103 Iverson Road. These properties on Iverson Road benefit from deep rear gardens, the southern boundary of the application site being located a minimum of 15.0m away from the rear elevation of the nearest property. Due to the distance in-between the application site and the neighbouring properties on Iverson Road, it is considered that the development complies with the BRE guidelines and it is considered that the proposed development would not reduce the amount of daylight and sunlight reaching the rear windows of these properties.

- 6.30 Adjacent to the application site to the west is a single storey building occupied as a clubhouse by the Royal British Legion. The western elevation of the existing building on the application site is located approx 1.50m away from the eastern elevation of the clubhouse. Due to the proposed reduction in site coverage of buildings from existing to proposed, there would be no buildings constructed

against this boundary and therefore the amount of daylight and sunlight reaching the windows within the east facing elevation of the clubhouse would be increased as a result of the development.

- 6.31 There are no buildings directly adjacent or parallel to the eastern boundary of the site, this land comprise the ends of the rear gardens of properties fronting Maygrove Road and Iverson Road. The height of the proposed development adjacent to this boundary would be 4.80m with a pitched roof rising to 7.0m. Whilst the ends of these rear gardens may be partly overshadowed at certain times of the day by the proposed development, it is considered that this overshadowing would not result in a significant loss of amenity to the residents of these properties which would warrant refusal of the application on amenity grounds.
- 6.32 **Privacy & Overlooking** – A number of neighbouring residents have raised concerns that the proposed development would result in overlooking and loss of privacy to their properties.
- 6.33 The application does not propose any windows within the north facing elevation of the development facing the rear of properties on Maygrove Road and therefore would not cause any overlooking. There currently exists four windows at ground floor level within the southern elevation of the existing building which forms the boundary with the rear garden's of No's 99, 101 & 103 Iverson Road. These windows are obscure glazed and in many cases shrubs and plants in the rear gardens of the Iverson Road properties have grown up against these windows to block views from them.
- 6.34 The applicant proposes to remove one of these window openings from the proposed development and reinstate three openings fitted with obscure glass blocks; the bottom of these windows would be 1.30m above floor level. The general nature of glass blocks is that they are obscure glass and therefore provide light in rooms but cannot be clearly seen through. However, in this case it is considered that the position and size of the glass block windows would enable shadows to be seen through the windows and the perceived sense of overlooking experienced by both the existing residents of the neighbouring properties and the future new residents of the site could be detrimental to their amenity. The existing windows in this location within the existing building is not likely to have resulted in this form of perceived overlooking between properties due to the nature and time of occupation of the light industrial building during the working day.
- 6.35 It is therefore considered that these areas of glass blocks should be reduced in size to form high-level windows, the bottom of which should be no lower than 1.80m above floor levels. It is considered that this amendment should be required via a condition if planning permission is granted.
- 6.36 Other windows proposed within the east and west-facing elevations of the development would be orientated towards neighbouring rear gardens and the adjacent clubhouse and therefore would not result in overlooking between residential properties.
- 6.37 **Amenity Space** – UDP Policy HG13 seeks to ensure, where practicable, that accessible garden amenity space is provided within new developments, the size of

which will depend on the location of the site, its physical conditions and constraints and the scale and housing mix of the development.

6.38 The two dwellinghouses proposed towards the north of the site would be provided with private rear yard areas measuring 11.5sq/m, and amenity space would be provided for the dwellinghouse proposed on the southern side of the site at the front of the property, measuring approx 40sq/m, although this may be partly shared with the adjacent property.

6.39 It is considered that the provision of amenity space, as outlined above, is sufficient for the size and type of dwellings proposed and therefore the proposal is considered acceptable and complies with the relevant UDP Policy.

6.40 **Traffic & Parking**

6.41 UDP Policy TR19 seeks to reduce accidents by promoting schemes which lessen physical conflicts between vehicular traffic, pedestrians and cyclists.

6.42 Transport Officers do not raise objections to the scheme in terms of servicing and access, as the proposed residential use represents less transport movements and less intensive servicing requirements than the previous light industrial warehouse use.

6.43 In particular the scheme is an improvement over the existing situation as there will be a reduction in service vehicles accessing the site in favour of a smaller number of private cars associated with the proposed housing. Refuse will be simply by way of wheelie bins put on the street, eliminating the need for a refuse vehicle to enter the narrow site entrance. Other servicing of the site, including maintenance or delivery vehicles, is likely to be very infrequent, and considered that site previously catered for such vehicles no objections are made.

6.44 The layout of the internal hardstanding is marginally substandard with the main aisle width at the point of the garage entrances being 5.60m rather than the required 6.0m. Given that these garages are to cater for private vehicles only, this minor deviation is not expected to preclude safe and effective access to the garages. Nevertheless, the garage associated with the middle mews house measures only 2.40m in width (2.20m at the garage entrance). While 2.40m is the minimum dimensions for a car parking space, the confined nature of the garage along with the slightly substandard aisle width, means that access to this garage specifically may be difficult. The plans have been revised so that the garage is widened to at least 2.60m (2.50m garage door width).

6.45 UDP Policy TR17 states that the Council will normally apply the parking standards set out in UDP Policy DS8 to all new-build residential development, which requires the provision of one car parking space per unit for dwellings with two or more bedrooms. The applicant proposes the provision of one car parking space per dwelling in the form of a single integral garage within each property. Therefore the proposed development complies with the requirements of the relevant UDP policies.

7. CONCLUSION

- 7.1 The proposed development is considered acceptable and in accordance with UDP Policy. The application is recommended for approval subject to conditions.

8. LEGAL COMMENTS

- 8.1 Members are referred to the note from the Legal Division at the start of the Agenda.

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of five years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 Details of all external facing materials to be used on the building, including windows, doors, garage doors, and boundary walls, shall not be otherwise than as shall have been submitted to and approved by the Council before any work is commenced on the relevant part of the development. These parts of the development shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies EN1 and EN13 of the London Borough of Camden Unitary Development Plan 2000.

- 3 Sample panels of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved by the Council before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The sample panel shall be retained on site until the work has been completed.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies EN1 and EN13 of the London Borough of Camden Unitary Development Plan 2000.

- 4 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas, including details of the accessway, paved common areas, patios, and entrance gates, have been submitted to and approved by the Council.

Reason: To enable the Council to ensure a reasonable standard of visual amenity in the scheme in accordance with the requirements of policies EN15 of the London Borough of Camden Unitary Development Plan 2000.

- 5 The development shall not be occupied until the whole of the car parking provision shown on the approved drawings is provided. Thereafter the whole of the car parking provision shall be retained and used for no purpose other than for the

parking of vehicles of the occupiers and users of the development.

Reason: To ensure that the use of the premises does not add to parking pressures in surrounding streets which would be contrary to policies RE2 and TR17 of the London Borough of Camden Unitary Development Plan 2000.

- 6 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development Order) 1995 or any Order revoking and re-enacting that Order, no development within Part 1 (Classes A-H) and Part 2 (Classes A-C) of Schedule 2 of that Order shall be carried out without the grant of planning permission having first been obtained from the Council.

Reason: To safeguard the visual amenities of the area and to prevent over development of the site by controlling proposed extensions and alterations in order to ensure compliance with the requirements of policies EN1, EN13 and EN19 of the London Borough of Camden Unitary Development Plan 2000.

- 7 Notwithstanding the details shown on the approved drawings, the three obscure glass block windows proposed within the south and east facing elevations of the dwellinghouse proposed adjacent to the southern boundary of the site, shall be located at a minimum of 1.8m above internal floor level, and shall be permanently retained and maintained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies EN1 and EN19 of the London Borough of Camden Unitary Development Plan 2000.

- 8 No development shall take place until:
- a) The applicant has submitted a programme of ground investigation for the presence of soil and groundwater contamination and landfill gas for approval by the Council; and
 - b) The investigation has been carried out in accordance with the approved details and the results and remediation measures (if necessary) have been submitted to and approved by the Council. All approved remediation measures shall be implemented strictly in accordance with the approved details.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy EN10 of the London Borough of Camden Unitary Development Plan 2000.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. The penalty for contractors undertaking noisy works outside permitted hours is a maximum fine of £5000 per offence. You are advised to consult the Council's Environmental Health Division, Camden Town Hall, Argyle Street, WC1H (Tel. No. 020 7974 4444) or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Council's Records and Information Service, Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ (tel: 020-7974 5613).
- 4 The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.
- 5 Reasons for granting permission.

The proposed development is in general accordance with the policy requirements of the adopted London Borough of Camden Unitary Development Plan 2000, with particular regard to policies RE2, SEN3, EN1, EN10, EN13, EN14, EN15, EN16, EN18, EN19, TR17, TR19, TR23, SHG1, SHG5, SHG7, HG8, HG12, HG13, HG16, EC3, EC5, DS5, DS8 For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 6 The applicant is advised that the proposed entrance gates, details of which are to be submitted to the Council pursuant to condition 4 above, shall be designed to allow views into the site, and to use traditional materials and design sympathetic to the residential character of the area.