

**Committee Report
Planning Committee on 30 November,
2005**

**Item No.
Case No.**

**1/08
05/2544**

RECEIVED: 11 October, 2005

WARD: Kenton

PLANNING AREA: Kingsbury & Kenton Consultative Forum

LOCATION: 8 The Ridgeway, Harrow, HA3 0LL

PROPOSAL: Single and two storey rear extension, first floor side extension to dwellinghouse as amended by plans received 18/11/2005.

APPLICANT: Mr B Hughes

CONTACT: Anthony Sharpe Associates

PLAN NO'S: 004/AM (existing only); 0004/A/AM (existing only); 004C4 (existing only); 005/A/AM

RECOMMENDATION

Approval

EXISTING

No. 8 The Ridgeway is a two storey detached dwelling, located on The Ridgeway in Kenton. The surrounding uses are residential with mostly semi detached type dwellings. The property is not within a Conservation Area, nor is it a listed building. The property has an attached garage which is adjoined with the attached garage of No. 6 The Ridgeway.

PROPOSAL

Single and two storey rear extension and first floor side extension.

HISTORY

Application for single storey rear and first floor side extension to dwellinghouse under ref no. 04/2622 was approved on 11/10/2004. This has not been started.

Application for first floor side extension and two storey rear extension and alterations to existing roof of dwellinghouse under ref no. 18/05/2004 was refused on 18/05/2004.

Application for extension to the rear of garage under ref no. P6409 5481 was approved on 16/07/1968.

POLICY CONSIDERATIONS

Brent Unitary Development Plan 2004

BE7 - High quality of design and materials required for the street environment

BE9 - Creative design solutions (for extensions) specific to site's shape, size, location and development opportunities. Scale/massing and height should be appropriate to their setting and/or town location, respect, whilst not necessarily replicating, the positive local design characteristics of adjoining development and satisfactorily relate to them, exhibit a consistent and well considered application of principles of a chosen style, have attractive front elevation which address the street at ground level with proportioned windows and habitable rooms and entrances on the frontage, wherever possible, be laid out to ensure the buildings and spaces are of a scale, design and relationship to promote the amenity of users providing satisfactory sunlight, daylight, privacy and outlook for existing and proposed residents and use high quality and durable materials of compatible or complementary colour/texture to the surrounding area.

H21 - Domestic extensions should respect the amenity, privacy, daylight and sunlight of adjoining properties, as well as, complement the character, general scale and appearance of the existing house and the local streetscene. Adequate amenity space and garden depth for the original house must be maintained.

SPG 5 - "Altering and Extending Your Home"

SUSTAINABILITY ASSESSMENT

Not required for an application of this size.

CONSULTATION

Adjoining residents consulted and two representations are made which include objections from both neighbours. The objections were made on the following grounds:

- proposals contrary to Council guidelines
- will reduce daylight available to habitable rooms of neighbouring dwellinghouses
- change character of house from detached to semi-detached dwellings
- no provision on the plans to take account of the shared guttering on the joint garage extensions
- no provision made to seal up the 'join' with no. 6 The Ridgeway.

REMARKS

Single storey rear extension

The proposal has not been amended from the single storey rear extension that was approved under ref No. 04/2622. The proposed single storey extension has a width of 8.15m. It is set in 0.2m from the boundary with 6 The Ridgeway and is set in 1.15m from the boundary with 10 The Ridgeway. There is a proposed pitched roof for the rear extension with an average height of 3m. The single storey rear extension projects out 3.5m adjacent to the boundary with 6 The Ridgeway and 2.8m adjacent to the boundary with 10 The Ridgeway.

The single storey rear extension is in accord with the specifications set out in SPG 5: 'Altering and Extending Your Home'.

First floor rear extension

The proposed first floor rear extension is set in 0.2m from the boundary with no 6 The Ridgeway and by 1m from the boundary with no. 10 The Ridgeway. It has a width of 8.15m and is stepped at 2 points to bring the depths in line with the 1:2 rule set out in SPG 5 Section 3.4.

The main rear wall of the dwellinghouse at 6 The Ridgeway is set back approximately 1.5m from the main rear wall of 8 The Ridgeway. The mid point of the window of the nearest habitable room at 6 The Ridgeway is 4.3m from the side wall of the proposed first floor rear extension. Using the 2:1 Rule and taking into account the 1.5m setback of no.6 The Ridgeway, the maximum depth permitted for the first floor rear extension is 0.7m from the main rear wall of 8 The Ridgeway with a set in of 0.2m from the boundary.

The main rear wall of 8 The Ridgeway is set back approximately 1.6m from the main rear wall at 10 The Ridgeway. The distance from the midpoint of the nearest habitable room at 10 The Ridgeway to the side wall of the extension is 3.65m. Taking into account the approximate 1.7 metre set back of the 8 The Ridgeway, the proposed 2m depth for the first floor extension is in accordance with the Council's 2:1 policy.

There is a depth of 0.7m from the main rear wall adjacent to the boundary with 6 The Ridgeway, this section has a width of 1.7m. The rear extension then extends out 1.4m for a width of 3.15m. The stepped section adjacent to the boundary with no. 10 the Ridgeway has a depth of 2m from the main rear wall and a width of 3.3m. The roof ridgeline over this part of the extension is set down from the main roof ridgeline and features a hipped end. The amended roof plan and elevations show incorrect roof pitches. A condition has been placed requiring further plans to show the correct roof pitch.

First floor side extension

The proposed first floor side extension is set back from the main front wall by 2.5m in line with SPG 5 specifications, is set in from the boundary by 0.2m and has a width of 2.3m.

The roof ridgeline of the side extension is level with the main roof ridgeline. This is against planning guidelines set out in SPG 5 section 3.2 which states:

"The ridgeline of two storey extensions should normally be set below the ridgeline of the original house to keep the roof of the original house dominant over the roof of the extension."

However as first floor extension is set back 2.5m the main roof will remain dominant over the roof of the extension, while maintaining a consistent ridgeline line. A precedent was set with the approval of a similar proposal for a two storey side extension with the ridgeline of the extension roof level with the ridgeline of the main roof, at No. 35 The Ridgeway under ref No. 01/0008.

A first floor side extension has already been approved under ref no. 04/22622, this did not extend beyond the main rear wall and the extension roof ridgeline was set down from the main roof ridgeline.

Conclusion

The proposed scheme as amended is considered to be in accordance with Unitary Development Plan policies and the guidance contained within SPG 5 and accordingly, approval is recommended, with relevant conditions attached.

RECOMMENDATION: Grant Consent

REASON FOR GRANTING

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

Brent's 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 with 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 approved shall be carried out and completed in all respects in accordance with the proposals contained in the application, and any plans or other particulars submitted therewith.

Reason: To ensure that the proposed development will be carried out as approved so as to avoid any detriment to the amenities by any work remaining incomplete.

- (3) All new external work shall be carried out in materials that match, as closely as possible, 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.

- (4) Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), or any future enactment of that Order, no windows or glazed doors (other than any shown on the approved plan) shall be constructed in the flank wall(s) of the building. (a) as extended

Reason: In the interests of the privacy of adjoining occupiers.

- (5) The extension hereby approved shall be used solely in connection with the existing house as a single family dwelling.

Reason: To ensure that the premises are not sub-divided or used for multiple occupation without the prior written permission of the Local Planning Authority.

- (6) Notwithstanding the plans hereby approved, further plans showing the correct roof pitches and construction shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced.

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

INFORMATIVES:

None Specified

REFERENCE DOCUMENTS:

004/AM (existing plans only); 0004/A/AM (existing plans only); 004C4 (existing plans only); 005/A/AM

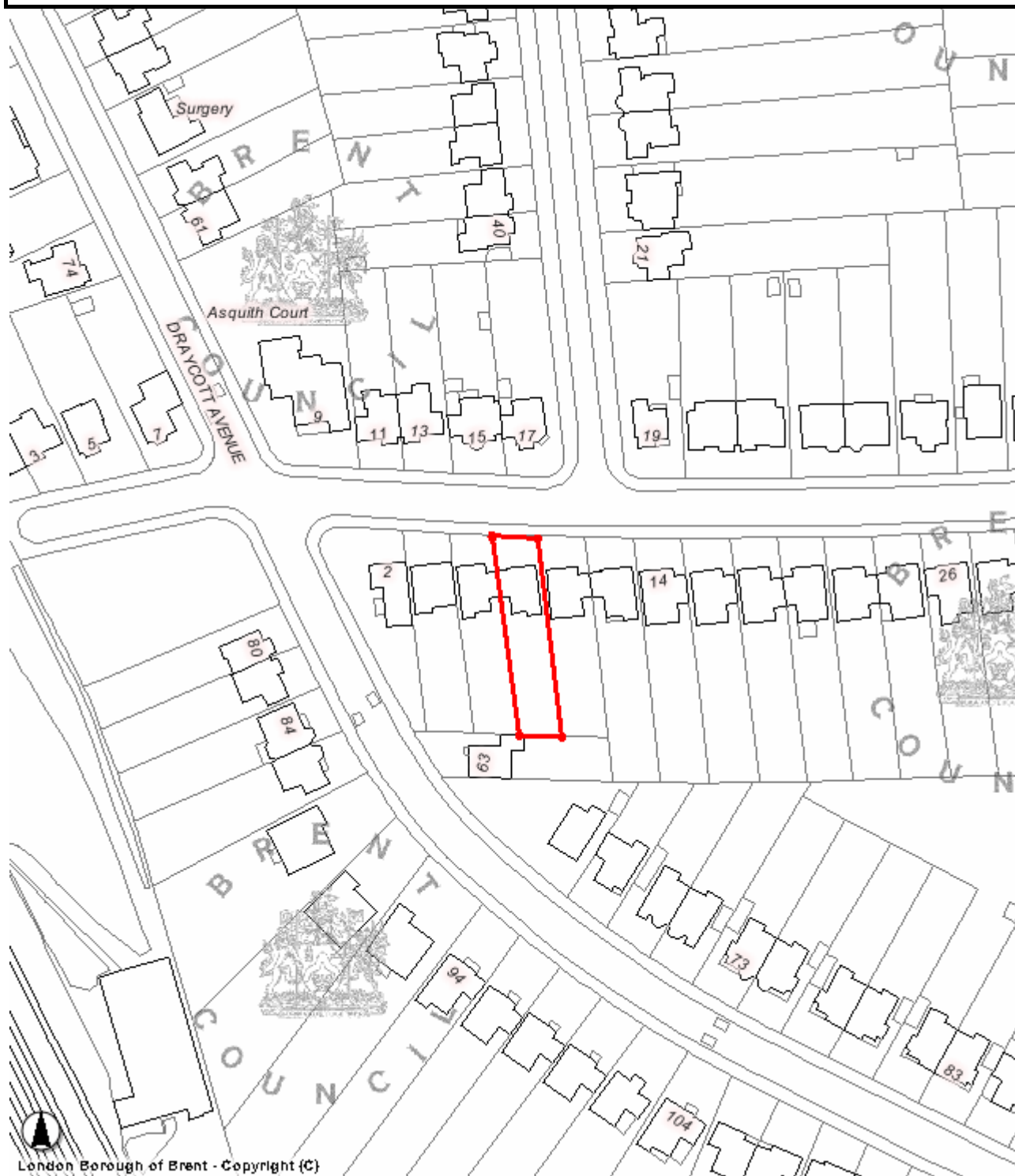
Any person wishing to inspect the above papers should contact Robin James Sedgwick, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5229



Planning Committee Map

Site address: 8 The Ridgeway, Harrow, HA3 0LL

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