

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

**Item No.**  
**Case No.**

**2/05**  
**05/2890**

---

**RECEIVED:** 4 October, 2005

**WARD:** Brondesbury Park

**PLANNING AREA:** Kilburn & Kensal Consultative Forum

**LOCATION:** 3 Egerton Gardens, London, NW10 3LE

**PROPOSAL:** Erection of single-storey and two-storey side and rear extension to dwellinghouse

**APPLICANT:** Kanbi & Sons

**CONTACT:** Saloria Architects

**PLAN NO'S:** Location Plan  
5800-01B

---

#### **RECOMMENDATION**

Approval

#### **EXISTING**

The site is occupied by a two-storey, semi-detached dwellinghouse, situated on the northern side of Egerton Gardens.

#### **PROPOSAL**

The application proposes the erection of a single and two storey side and rear extension to the dwellinghouse.

#### **HISTORY**

The site has been the subject of one previous planning application. This application related to the erection of a single-storey rear extension (Ref: 82/1327) which was approved in December 1982.

#### **POLICY CONSIDERATIONS**

##### London Borough of Brent Adopted Unitary Development Plan 2004

- BE2 on townscape: local context & character states that proposals should be designed with regard to their local context, making a positive contribution to the character of the area.
- BE9 seeks to ensure new buildings, alterations and extensions should embody a creative, high quality and appropriate design solution and should be designed to ensure that buildings are of a scale and design that respects the sunlighting, daylighting, privacy and outlook for existing and proposed residents.
- H21 on domestic extensions states that proposals should complement the scale and character of the

existing dwelling and should respect the amenity of neighbouring occupiers.

### London Borough of Brent's Supplementary Planning Guidance

'Supplementary Planning Guidance Note 5 - Altering and Extending Your Home' provides comprehensive and detailed design guidance for extensions to residential properties and seeks to raise the design quality of extensions, and to protect the character of properties and streets.

## **SUSTAINABILITY ASSESSMENT**

Not applicable

## **CONSULTATION**

Adjoining occupiers in Egerton Gardens were consulted on 19th October 2005.

Seven objections were received from the owners/occupiers of numbers 2, 4, 6, 8, and 10 Egerton Gardens, 2 Phillimore Gardens and 10 Chelmsford Square, objecting to the proposal on the following grounds:

- The house will result in four bedrooms with en-suites which could result in multiple occupancy, four unrelated couples living in the house. This could result in noise, parking problems, adverse effects on the mental health of other residents in Egerton Gardens and is out of character with the family nature of the cul-de-sac.
- The side extension and front elevation is not in keeping with the character of the road, it will, in effect, result in the change from two semi-detached houses into a terrace, with no daylight between the four dwellings.
- The house will be extended and overdeveloped beyond its original design. The extension is too large in comparison to the size of the property.
- The size of the extension will block out light toward 2 Phillimore Gardens.
- There will be more windows on the upper level overlooking 2 Phillimore Gardens.
- The extension is a further impingement on a very cramped area of gardens.

## **REMARKS**

### Design, Size and Scale of Proposed Single-Storey And Two-Storey Rear and Side Extension

The overall design, scale and bulk of the proposed single-storey and two-storey rear and side extension is considered to be acceptable.

The single-storey rear extension is 3 metres in depth and 3 metres in average height at the mid point of the pitch, spanning the width of the rear of the original building. The proposal complies with the guidelines for single-storey rear extensions as set out in SPG5.

The depth of the two-storey rear extension, at 1.7 metres, more than meets the 1:2 guidance by being 4.7 metres from the middle of the neighbours' nearest habitable-room window at 5 Egerton Gardens.

The single-storey side extension has a width of 2.5 metres which is less than the 3.8-metre-wide front room of the original house. The side extension will be built up to the common boundary adjoining 5 Egerton Gardens where there is also an adjoining side extension, and this will ensure that the development does not result in an awkward narrow gap between the two extensions which cannot be maintained. The single-storey side extension will be set back from the main front wall of the house by 250 millimetres to prevent difficult construction of junctions and improve its appearance in the streetscene. The height of the single-storey side extension is 2.6 metres with a parapet 3 metres in height, facing the road front.

The two-storey side extension is the same width as the single-storey side extension and is set back from the front wall of the house by 5.9 metres (more than the 2.5 metres required by SPG5). This will limit the appearance of infilling of gaps between buildings and ensure that the row of semi-detached houses does not appear to change in character.

The roofing over the extensions and the walls will match the existing roof and walls on the house. The ridge line of the roof of the new extensions will be set below the ridge line of the original house to reduce the visual impact. The building design features on the extension such as windows and doors have similar proportions to those already existing on the house. Further to this, the design of windows on the two-storey rear extension match the windows that are existing on this level of the house, the doors on the single-storey rear extension are considered to be in character with the existing building. There are no windows or doors to be placed on the side extension and therefore neighbours' privacy at 5 Egerton Gardens will not be adversely affected.

The proposed single-storey and two-storey side and rear extensions are considered in their proposed form to be sympathetic to the character of the existing building and the surrounding environment. The extensions fully comply with Policies BE2, BE9 and H21 of the UDP 2004, and SPG5 and there are extensions similar to the proposed development located on the houses in Egerton Gardens. As stated above, 5 Egerton Gardens also has a single-storey and two-storey side extension.

### Consideration of Objections

In response to the concerns of the objectors, it is noted that the single-storey and two-storey side and rear extensions, following amendments, comply with Supplementary Planning Guidance Note 5: "Altering and Extending Your Home". The design is considered to be in keeping with the character of the building and the surrounding Egerton Gardens area. As mentioned above, the two-storey side extension has a large set-back from the road front of 5.9 metres; standards in SPG5 state that a two-storey side extension should have a minimum set-back of 2.5 metres to ensure that the character and appearance of a row of detached or semi-detached houses do not change to appear as a row of terraced houses.

As the proposal complies fully with Council's guidelines, it is considered that the extensions will have limited adverse effects in the form of loss of light and loss of privacy through overlooking. The occupiers of 2 Phillimore Gardens, the house to the rear of half of the subject site, have objected to the application on the basis of loss of light and the windows on the two-storey rear extension overlooking their property. The proposal results in one additional window on the two-storey rear extension which will result in a limited additional overlooking and loss of light, given that the houses are separated by the lengths of two back gardens (approx. 27 metres).

In terms of the overdevelopment of the site, the size of the extensions, and the issue raised of the cramped gardens in the area, the Council accepts that properties should be allowed to extend but that these extensions should be controlled, where appropriate, in terms of their size and design through the Unitary Development Plan and standards as set out in SPG5. As stated above, the proposal complies with these.

Many of the objectors have raised concerns regarding the renting out of the house by the room and subsequent effects in the form of loss of parking and noise pollution. The objectors have stated that there are four double bedrooms with en-suites, however, the plans show there to be only three double bedrooms with en-suites. The inclusion of en-suite bathrooms is not considered to result in a house in multiple occupation.

The garage shown on the plans does not comply with SPG5; the depth is shown to be 3.8m where it needs to be 4.8m. A condition will be attached to ensure that the internal depth of the garage meets this guidance. Further to this, the plans show the garage as having an internal door to a separate bathroom; a condition will be attached to ensure that the garage is not at any time converted into a habitable room. A landscaping condition will also be attached, asking the applicant to submit a landscaping plan showing the provision of hard and soft landscaping in the front garden.

### Conclusion

The proposed scheme is considered to be in accordance with Unitary Development Plan policies and the guidance contained within Supplementary Planning Guidance Note 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) Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), or any future enactment of that Order, no additional windows or glazed doors (other than any shown on the approved plan) shall be constructed in the walls of the building, as extended.

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

- (4) All new external work shall be carried out in render or brick materials to match the existing and not stone cladding which is on the street-facing elevation of the existing building.

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

- (5) Provision shall be made for the landscaping of the remainder of the frontage in accordance with a detailed scheme which shall be submitted to and approved in writing by the Local Planning Authority before the development hereby approved is commenced.

Reason: To ensure a satisfactory standard of amenity.

- (6) A detailed plan showing the garage with a depth of 4.8 metres (complying with Supplementary Planning Guidance No. 5: "Altering and Extending Your Home") must be submitted to and approved in writing by the Local Planning Authority before the development hereby approved is commenced. The garage hereby approved shall be used solely for the housing of private motor vehicles in connection with the existing dwelling. No business or industry shall be carried out therein, nor shall the garage be adapted or used for additional living accommodation or be sold, let, or occupied separately from the dwelling.

Reason: To ensure that the proposed development does not prejudice the free flow of traffic or harm the amenities of the locality by the introduction of commercial or uses which would be a source of nuisance to neighbouring occupiers by reason of noise, unsightly appearance or the loss of off-street vehicle accommodation.

#### **INFORMATIVES:**

- (1) The applicant must ensure, before work commences, that the treatment/finishing of flank walls can be implemented, as this may involve the use of adjoining land, and should also ensure

that all development, including foundations and roof/guttering treatment, is carried out entirely within the application property.

**REFERENCE DOCUMENTS:**

**Reference Documents:**

London Borough of Brent Unitary Development Plan 2004

London Borough of Brent Supplementary Planning Guidance Note 5 'Altering and Extending Your Home'

Six letters of objection

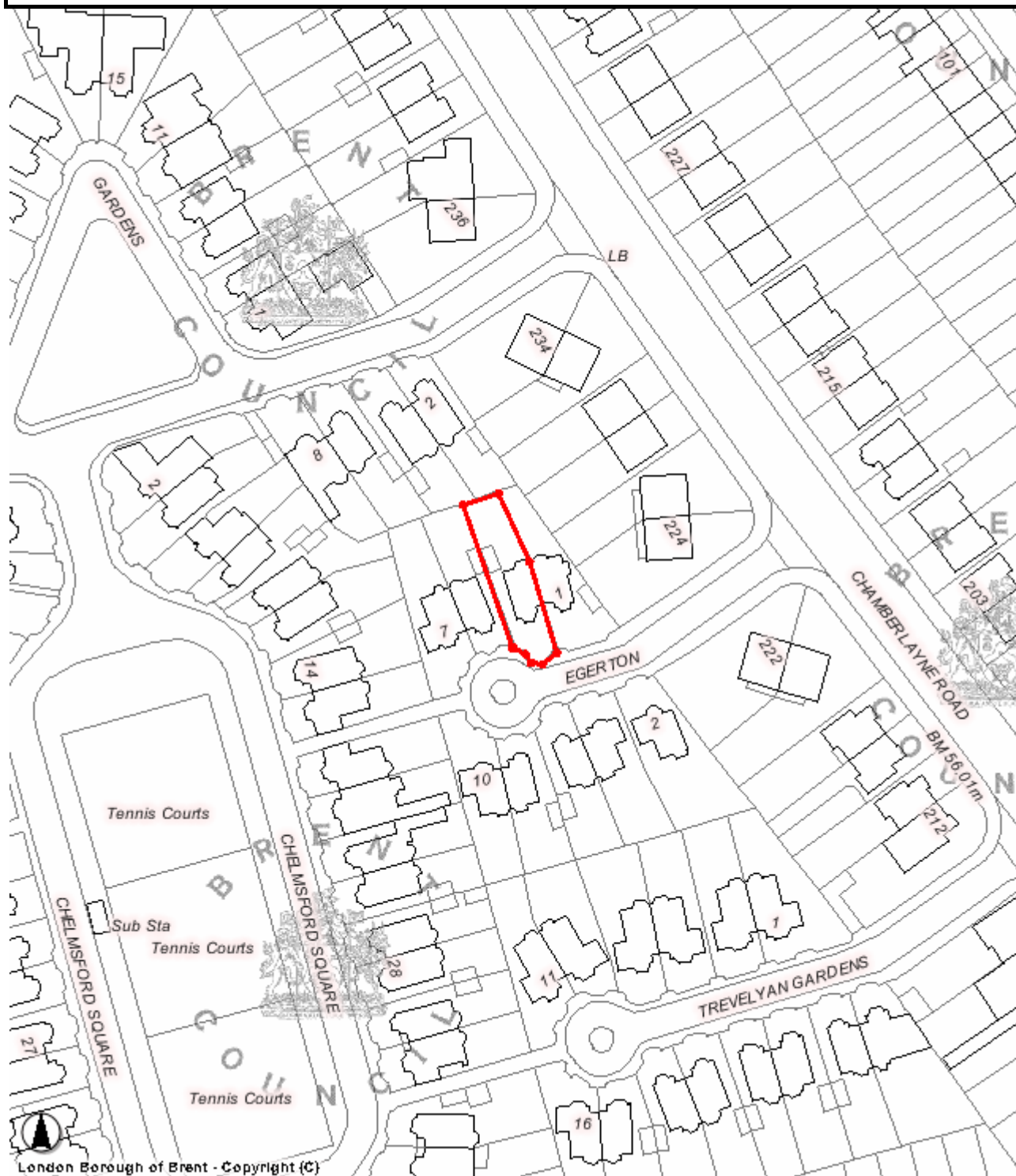
Any person wishing to inspect the above papers should contact Aimee Buckingham, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5245



# Planning Committee Map

Site address: 3 Egerton Gardens, London, NW10 3LE

Reproduced from Ordnance Survey mapping data with the permission of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. London Borough of Brent, DBRE201 2005



London Borough of Brent - Copyright (C)

This map is indicative only.