

RECEIVED: 14 November, 2005

WARD: Dollis Hill

PLANNING AREA: Willesden Consultative Forum

LOCATION: 260-262, Dollis Hill Lane, London, NW2

PROPOSAL: Conversion of two semi detached dwellinghouses into one maisonette and 3 self contained flats, installation of 1 rear and 3 front rooflights, erection of single storey rear extension, two rear dormer windows and associated car parking .

APPLICANT: Mrs E Atabo

CONTACT: Direct Planning Ltd

PLAN NO'S: DP5/2211/7/KC/PP/00; DP5/2211/7/KC/PP/01, DP5/2211/7/KC/PP/02; DP5/2211/7/KC/PP/03; DP5/2211/7/KC/PP/04; DP5/2211/7/KC/PP/05; DP5/2211/7/KC/PP/06; DP5/2211/7/KC/PP/07; DP5/2211/7/KC/PP/08; DP5/2211/7/KC/PP/09; DP5/2211/7/KC/PP/10; DP5/2211/7/KC/PP/11; DP5/2211/7/KC/PP/12.

RECOMMENDATION

Granted

EXISTING

Two adjoined semi-detached dwellinghouses

PROPOSAL

Conversion of two semi detached dwellinghouses into five self contained flats, installation of 1 rear and three front rooflight, erection of two rear dormer windows and associated car parking.

HISTORY

03/3590. Full planning permission sought for the conversion of 2 semi-detached dwellinghouses into 7 self-contained flats (3 x 3-bed, 4 x 2-bed), erection of a two storey rear extension, installation of 5 front, 4 side and 2 rear rooflights, new front entrance with canopy, provision of 5 on-site parking spaces and associated landscaping. Refused 09/06/2005

03/0496. Full planning permission sought for the erection of a two-storey rear extension, two front and two rear dormer windows, 10 rooflights, erection of a front and side canopy over entrance, demolition of rear garden shed, conversion into 9 two-bed and 2 one-bed self contained flatsm with conversion of integral garage, 9 rear and 2 front car-parking spaces and associated landscaping to the front and rear. Refused 09/05/2003.

The reasons for which these applications were refused included over intensive use of the site, lack of adequate parking provision, excessive depth and height of the rear extension and extended roof, and loss of amenity space.

POLICY CONSIDERATIONS

The following are the policies relevant to this application:

Brent UDP 2004

Built Environment chapter:

BE2 - Local Context

BE7 - Streetscene

BE9 - Architectural Quality

Housing chapter:

H10 - Containment of dwellings

H12 - Residential quality and Layout considerations

H17 - Flat Conversions

H18 - The quality of flat conversions

H19 - Flat conversion - Access & Parking

H21 - Domestic

Transportation chapter

TRN23 - Parking standards - Residential development standards

PS14 - Parking Standards (Use Class C3)

PS16 - Cycle parking standards

Supplementary Planning Guidance 5 - "Altering and extending your home"

Supplementary Planning Guidance 17 - "Design guide for new developments".

SUSTAINABILITY ASSESSMENT

The subject application does not meet the threshold for a detailed sustainability assessment.

CONSULTATION

Public consultation was carried out on 24/11/2005 and two representations have been received from neighbouring properties.

The issues raised include:

- overdevelopment of site
- traffic impact
- increase of noise and environmental pollution
- loss of outlook, privacy and amenity to neighbouring properties

Landscape Designer:

- A landscape scheme including details of all proposed trees and shrubs, hardsurfacing and boundary treatment is needed for this development .

- The layout of the front forecourt should be adjusted to help increase the percentage of soft works.

Transportation:

- feels the application can be supported subject the reinstatement of the two existing crossovers to the site at the developer's expense prior to the occupation of any of the units.

Thames Water:

- Thames Water are unaffected by the proposed development.

REMARKS

Context

Dollis Hill Lane is a Local Distributor Road and is predominantly characterised by semi-detached properties and detached properties. There are also purpose-built blocks of flats on Dollis Hill Lane.

The proposal is over two sites where a pair of semi-detached properties on Dollis Hill Lane would be converted, extended and refurbished into 1 maisonette and 3 self contained flats.

Extension

The proposed single storey rear extension has a height of 3.1m, a width of 7.4m and a depth of 1.4m from the main rear wall of the dwelling house. The width and depth of the extension are in accordance with SPG 5 specifications. The height at 3.1m is marginally over the recommended height set out in SPG 5, however it is considered acceptable as the rear wall of the proposed extension will not project beyond the rear wall of the dwelling house at No. 258 Dollis Hill Lane and due to the position and 12m set in from the boundary with 264 Dollis Hill Lane. As a result of the 1m set in and depth of 1.4m, the proposed single storey rear extension will not lead to significant overlooking or loss of daylight for the proposed rear garden of Flat 2.

There are two proposed rear dormers, the first rear dormer is at the rear of 260 Dollis Hill Lane and has a width of 4.1 metres, a depth of 2.6 metres and a height of 1.9 metres. The second rear dormer is at the rear of 262 Dollis Hill Lane and has a width of 2.3 metres, a height of 1.9 metres and a depth of 2.6 metres. Both the rear dormers proposed are set up by 0.5 metres from the roof eaves and set down 1.1 metres from the ridge of the roof. The proposed 3 front roof lights and 1 rear roof light are in line with SPG 5 guidelines.

There are no proposed windows for the flank walls of the building. There is a reduction in the number of windows on the flank walls of the building from 4 to two on the flank wall of 260 Dollis Hill Lane and from 7 to 2 on the flank wall of 262 Dollis Hill Lane.

Flat Conversion

Policies H17 and H18 of Brent's UDP 2004 refer specifically to the quality of flat conversions within the Borough. These policies coupled with SPG17 "Design Guide for New Development" determine acceptable forms of flat conversion. Policy H17 requires that dwelling houses for flat conversions have an unextended original floor area of at least 110 square metres. No. 260 has a floor area of 116.01 while 262 Dollis Hill Avenue has a floor area of 184.15 square metres.

The proposed flats comply with the internal space standards set down in SPG17.

	Standard.	Provided.
3 bed maisonette	82 m2	112.59 m2
3 bed ground floor	80 m2	81.13 m2
2 bed first floor	65 m2	71.33 m2
1 bed loft conversion	45 m2	51.15 m2

Stacking is an issue as the kitchen in the first floor Flat 3 is partially over a bedroom on the ground floor flat. This issue could not be resolved by altering the internal floor plans, the applicant has agreed to a condition being attached to ensure that adequate sound insulation is installed to limit noise intrusion for future residents. Brent Council's Building Control department confirmed that adequate noise insulation can be installed to limit any such noise intrusion.

Amenity space has been provided in the rear garden for the three self-contained flats and the maisonette in line with SPG 17. A condition requiring further details boundary treatments, hard-surface materials and proposed trees and shrubs will be attached to any approval of planning permission. Adequate refuse storage is provided in the front fore court with 5 bicycle storage units provided at the side of the house.

Parking

4 parking spaces are included in the front fore court of the dwelling houses. There is a proportion of soft landscaping that meets 50:50 soft/hard landscaping. A condition is attached to ensure that further details of the landscaping and hard surface materials are submitted and approved in writing by the Local Planning Authority. The crossover has a maximum depth of 4.5m in line with SPG 3.

Response to Objectors

The principal concern of the objectors were that there would be an increase in noise and environmental pollution and an increase in traffic. Transportation note that parking allowance will increase from 4 spaces to 5.4 and that there are no concerns regarding overspill from the site. Public transport access has been assessed as moderate (PTAL 2).

The other concern is that the proposed rear dormer extensions will lead to loss of outlook and privacy for neighbouring occupiers and overdevelopment of the site. The proposed rear dormer windows are set up from the roof eaves and do not protrude out from the existing main rear wall. Therefore there will not be an excessive loss of light or privacy for the neighbouring residents, the proposals also include the removal of flank wall windows facing No. 264 Dollis Hill Lane. There is a large rear garden at the rear of both the existing semis and as there is no proposed increase of the footprint of the dwelling houses it is unlikely to lead to the overdevelopment of the site.

Conclusion

Overall the proposed conversion of the two adjoined semi-detached dwelling houses into a maisonette and 3 self-contained flats with the erection of a single storey rear extension and two proposed rear dormers is in accord with the guidelines set out in Brent UDP 2004, SPG 3 'Forming an Access onto a Road', SPG 5: 'Altering and Extending Your Home' and SPG17:'Design Guide for New Development'

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 17 - Design Guide for New Development
Supplementary Planning Guidance 5: 'Extending and Altering 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) 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.

- (3) Notwithstanding the plans hereby approved, further plans shall be submitted to and approved in writing by the Local Planning Authority showing the following details:-
- a) materials for hardsurfacing;
 - b) the remainder of the undeveloped land within the site suitably landscaped in accordance with a scheme to be submitted to and approved by the Local Planning Authority before any works commence on site, the landscape work to be completed during the first available planting season following completion of the development hereby approved and shall be maintained thereafter to the satisfaction of the Local Planning Authority;
 - c) the finished levels of all buildings, roads (indicating gradients), landscape works and use and treatment (including drainage) of all open areas of the site;
 - d) the closure of the existing vehicular access points and crossovers and their making good at the applicants' own expense;

The development shall thereafter be carried out only in accordance with the details so approved, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory standard of appearance and that the proposed development enhances the visual amenity of the locality.

- (4) Any existing trees which are not directly affected by the building(s) and works hereby approved shall be clearly located and described in the required landscaping scheme. Such trees shall be retained and shall not be lopped, topped, felled, pruned, have their roots severed or be uprooted without prior approval of the Local Planning Authority. All planting, seeding or turfing comprised in the approved details of the landscaping shall be carried out in the first planting and seeding seasons following completion of the development hereby approved. Any trees and shrubs planted in accordance with the landscaping scheme which, within 5 years of planting are removed, dying, seriously damaged or become diseased, shall be replaced to the satisfaction of the Local Planning Authority, by trees and shrubs of similar species and size to those originally planted.

Reasons: To ensure that trees are not damaged during the period of construction and to ensure a satisfactory standard of development which enhances the visual amenity of the locality.

- (5) Details of all fencing, walls, gateways and means of enclosure shall be submitted to and approved by the Local Planning Authority before the development hereby approved is completed and the work shall be carried out prior to occupation, in accordance with the details so approved, and subsequently maintained to the satisfaction of the Local Planning Authority.

Reason(s): To ensure a proper standard of separation from, and standard of amenity with respect to, neighbouring property.

- (6) Between units in separate occupation Adequate noise insulation shall be provided to walls and/or floors between units in separate occupation in accordance with the Local Planning Authority's preferred design standards, or to such other alternative specifications as may be submitted to and approved by the Local Planning Authority, and the insulation shall be installed prior to occupation of the units hereby approved.

Reason: In the interests of neighbouring occupiers.

- (7) 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.

INFORMATIVES:

- (1) The applicant is advised to contact the Director of Transportation to arrange the necessary crossover works to the footway.

REFERENCE DOCUMENTS:

DP5/2211/7/KC/PP/00; DP5/2211/7/KC/PP/01, DP5/2211/7/KC/PP/02; DP5/2211/7/KC/PP/03; DP5/2211/7/KC/PP/04B; DP5/2211/7/KC/PP/05B; DP5/2211/7/KC/PP/06A; DP5/2211/7/KC/PP/07A; DP5/2211/7/KC/PP/08A; DP5/2211/7/KC/PP/09; DP5/2211/7/KC/PP/10B; DP5/2211/7/KC/PP/11; DP5/2211/7/KC/PP/12; DP5/2211/7/KC/PP/13

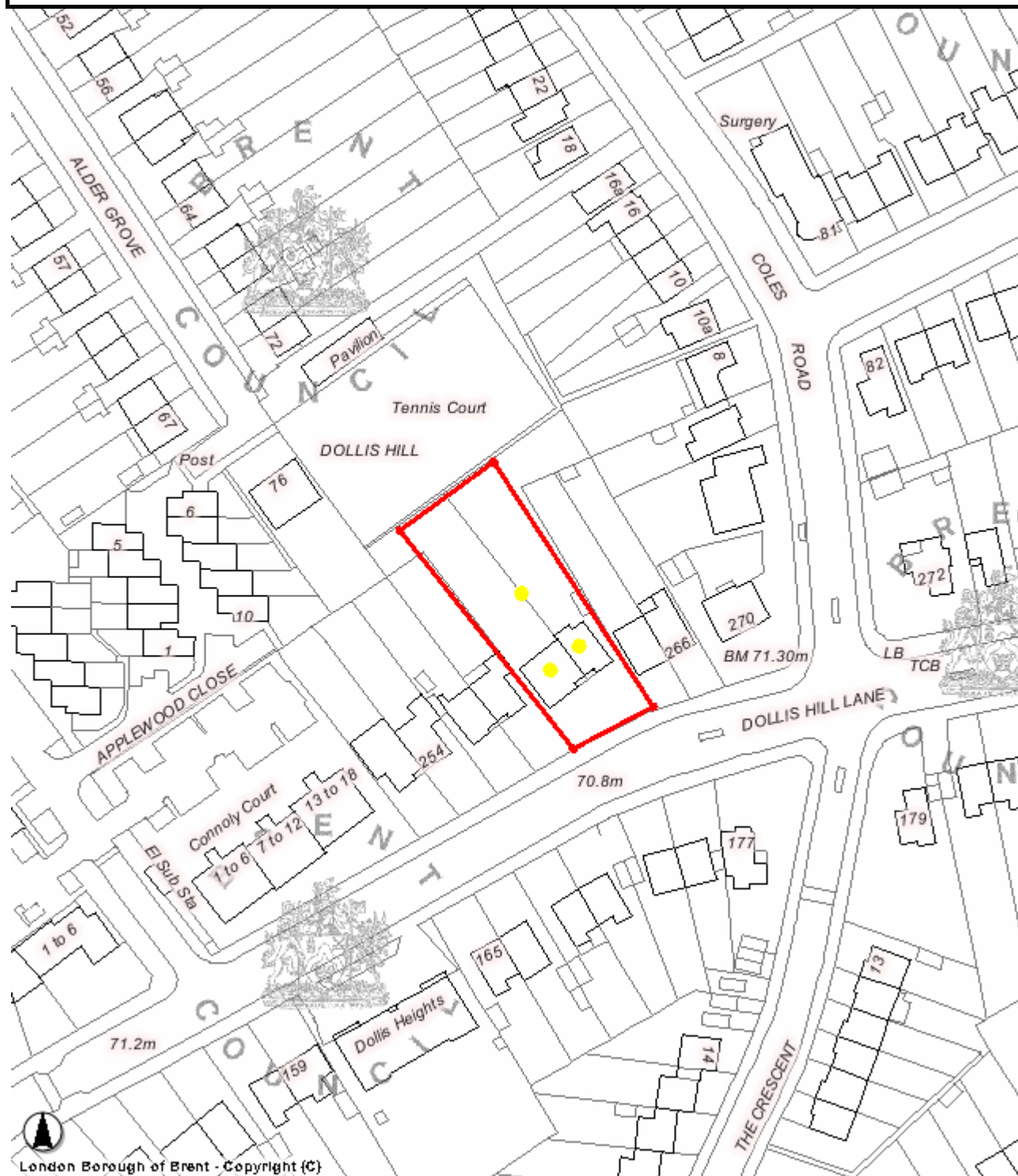
Any person wishing to inspect the above papers should contact Robin James Sedgwick, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5229



Planning Committee Map

Site address: 260-262, Dollis Hill Lane, London, NW2

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