

**Committee Report**  
**Planning Committee on 29 March, 2006**

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

**3/01**  
**05/3090**

---

**RECEIVED:** 3 November, 2005

**WARD:** Northwick Park

**PLANNING AREA:** Wembley Consultative Forum

**LOCATION:** 1 Amery Road, Harrow, HA1 3UH

**PROPOSAL:** Erection of first floor rear extension, rear dormer window extension, installation of 1 rear rooflight and one new bathroom window at first floor level on either side of the side elevation of the dwellinghouse (as amended by revised plans received on 16/2/2006 and loft section drawing received on 14/3/2006)

**APPLICANT:** Mr and Mrs Patel

**CONTACT:** Simon Hands & Associates

**PLAN NO'S:** -2K 4096 E101 - Existing Ground Floor Plan received on 3/11/2005  
-2K 4096 E102 - Existing First Floor Plan received on 3/11/2005  
-2K 4096 03 - Existing Front, Side and Rear Elevation Plans received on 3/11/2005  
-2K 4096 02 G - Proposed First and Loft Floor Plans and Front, Side and Rear Elevation Plans received on 16/2/2006 and  
-2K 4096 100 - Loft Section Plan received on 14/3/2006

---

**RECOMMENDATION**

Approval

**EXISTING**

A two-storey detached house with two-storey side and a single storey rear extension situated on the east side of Amery Road 50 metres from the junction with Pebworth Road located within an Area of Distinctive Residential Character.

**PROPOSAL**

Since its original submission the proposal has been amended. The revised proposal now removes the hipped roof proposed over the rear dormer which was continuous with the apex of the roof. The resulting flat roof rear dormer has now been reduced from 2.6m to 1.7m in height and from 2.9m to 2.1m in depth. Also one roof light to the front and one to the side roof slope of the dwellinghouse is now deleted while the one at the rear is to be retained. The proposed bedroom No. 5 in the roof space is now replaced by a walk in wardrobe.

The revised proposal would now involve the following:

1. Erection of (3m deep x 8.1m wide) first floor rear extension set-in 3.1m from the north side wall of the dwellinghouse abutting rear gardens of the houses at No. 7 and 9 Pebworth Road.
2. Erection of (2.123m wide x 2.1m deep x 1.7m high) flat roof rear dormer window extension and installation of one (0.9m x 0.7m) roof light on the rear roof slope of the dwellinghouse to create one large en-suite bedroom with a walk-in wardrobe.
3. Installation of 2 x (0.6m wide x 1.4m high) obscured glazed window with high level opening, at first floor level, on either side of the side elevation of the dwellinghouse to provide light and ventilation to the proposed bathrooms.

## HISTORY

- 22/06/2005 Erection of first floor rear extension and rear dormer window extension and installation of 1 front, 1 rear and 1 side rooflight to dwellinghouse - Refused (ref: 05/1274)
- 05/01/2005 Erection of first floor rear extension and rear dormer window extension and installation of three front and two side rooflights to dwellinghouse – Refused (ref: 04/3348).
- 01/09/1991 Erection of two-storey side and single storey rear extension – Approved (ref: 91/0515).

## POLICY CONSIDERATIONS

The following are the policy issues that should be considered:

1. Whether the proposal in terms of its size, siting and design would be in compliance with the Council's design guidance and in keeping with the character and appearance of the original house and the streetscene within an Area of Distinctive Residential Character.
2. Impact on the amenities of the neighbouring occupiers.
3. Provision for off-street parking.

### Policy Context

#### Adopted Unitary Development Plan 2004

BE2 - Design should have regard to the local context, making a positive contribution to the character of the area. Account should be taken of existing landform and natural features, the need to improve the quality of existing urban spaces, materials and townscape features that contribute favourably to the area's character. Proposals should not cause harm to the character and/or appearance of an area or have an unacceptable visual impact on Areas of Distinctive Residential Character. Application of these criteria should not preclude the sensitive introduction of innovative contemporary designs.

BE7 - High quality of design and materials required for the street environment. In existing residential areas, the excessive infilling of space between buildings and between buildings and the road, the hardsurfacing of more than half of the front garden area and forecourt parking detracting from the streetscene or setting of the property or creates a road/pedestrian safety problem, will be resisted.

BE9 - Creative and high-quality 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 townscape 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 elevations which address the street at ground level with well 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.

BE29 - In Areas of Distinctive Residential Character, as shown on the Proposal Map, particular attention will be paid to the design, height and space between buildings in order to protect their individual qualities and character.

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.

TRN23 – Residential developments should not provide more parking than the levels as listed in standard PS14 for the type of housing, with its maximum assigned parking levels.

PS14 - Relates to "Parking Standards for Residential Development".

## **Brent Supplementary Planning Guidance**

### **SPG 5 “Altering and Extending Your Home” adopted 31st October 2001**

Provides comprehensive and detailed design guidance for extensions to residential properties and seeks to raise the design quality of extensions, protect the character of properties and streets and balance the presumption in favour of development against the impact of proposals on the amenities of surrounding properties.

#### *Two-Storey Rear Extension*

Two-storey rear extensions should be designed to respect the character and size of the house and need to be particularly careful with the design of the extension, especially if the house is a corner property as it is likely to be visible from the street.

The depth of any two-storey rear extension is restricted to half the distance between the side wall and middle of both the neighbours nearest habitable-room window (this includes kitchens but excludes bathrooms, storage cupboards etc). This rule ensures that the loss of amenity and light to the neighbouring properties is kept within reasonable limits. Where there is a flank wall window which provides the sole light to a habitable room (including kitchens) any loss of light to this room will be taken into account.

The ridgeline of two-storey extensions should normally be set below the ridgeline of the original house to keep the roof of the existing house dominant over the roof of the extension. The design, shape and materials of the roof must complement the character of the original roof. Every effort to retain roof features should be made.

Extension features like doors and windows should have similar proportions and be constructed in the same materials as the other windows of the house and care is required in the positioning of windows and doors. The inclusion of windows in the side-walls of extensions is not permitted.

#### *Roof Extensions and Alterations*

The roof form of your house and other houses in your street is a significant part the area's character. Alterations to roofs should be designed to complement the home and the original street character.

#### *Roof lights*

The number and size of roof lights must not dominate any roof plane. No more than two roof lights will be permitted on the road facing roof slope. Roof lights should be positioned to respect the arrangement of windows/doors below. Roof lights should be designed and installed to have the minimum projection from the roof plane.

#### *Rear Dormer Windows*

Rear dormers should be of the same proportion as the original windows below. Rear dormers should be no wider than half the width of the original roof plane. They should be set down from the ridge by at least 0.3m and must be set up from the eaves line by at least 0.5 metre and the dormer should be positioned on the centre line of the roof plane.

Care should be taken with the design of any rear dormer. To ensure that maximum light from the new dormer window the front face should be mainly glazed. The style of windows installed into dormers should be in keeping with the rest of the house.

## **CONSULTATION**

The following neighbouring properties have been consulted on the proposal:

- Nos. 1, 3, 5, 7, 9, 11 and 13 Pebworth Road.
- Nos. 2, 3, 4 and 5 Amery Road
- Nos. 251, 253, 255 and 257 Watford Road.
- The Sudbury Court Residents Association.

In total 4 objections letters (from No. 3 Amery Road, 7 and 9 Pebworth Road and one from Sudbury Court Residents Association) have been received.

3 Amery Road – Their letter suggests that as they have 2 living room windows in the rear elevation and a family bathroom window in the side elevation facing 1 Amery Road, they would like assurance that their privacy and light would remain unaffected by the proposed development.

9 Pebworth Road – The house is already extended with a single storey rear and two storey side extension and the proposed first floor rear extension will spoil the appearance of the building and will make the building look prominent and stand out in the area. The applicant's family is of 4 people and the accommodation is sufficiently large to serve the family. The area is classed as an Area of Distinctive Character and any further addition to the building will change the character of the whole street and would set a precedent for others to follow. The side sky light window would overlook in to their bedrooms and infringe on their privacy.

7 Pebworth Road – The new obscured window in the side elevation of the house, when opened, will overlook the front garden of their and neighbouring No. 3 and 5 houses which at present are secluded. The second storey extension will block the view and sun from the south side of their garden and further obscure their greenhouse. The plans include 3 skylights. The owner has already built a number of extensions to the property, not using similar bricks on the west side of Amery Road. The property has been overdeveloped and will be out of character with other houses in Amery Road.

Sudbury Court Resident's Association – The house has already been considerably enlarged. The new side extension's facing brickwork does not match the original and because of this the house looks lop-sided. The latest application proposes to increase the size of this house further to 6 large bedrooms, 2 of which would be in the roofspace and will result in the overdevelopment of the site. The proposed increase in the depth of the house will result in overlooking, the ugly sloping roof also look rather suspect, with the possibility of water run-off in heavy storms discharging over the neighbouring property. It suggests that the proposed front rooflight should not be considered. Bedroom 5 will only have natural light through a small rooflight and query whether this would be enough for light, ventilation, escape and headroom purposes. The letter also alerts us of the possibility of alterations to the rear garden including construction of a patio or garden shed. A photograph of the front elevation of the house is attached. It also points out that first floor windows on the front elevation of the house have been changed and the brickwork should match the existing.

## REMARKS

This is a re-submission following previous two planning applications (ref: 05/1274 and ref: 04/3348) that were refused under Officers' Delegated Powers on 22/06/2005 and 05/01/2005 respectively. The last planning application (ref: 05/1274) was refused on the following grounds:

1. The property is located within an Area of Distinctive Residential Character (ADRC) with a relatively open view from the rear of the properties in Pebworth Road and Watford Road. The proposal by virtue of the size and resultant bulk of the first floor rear and roof extensions would together with the existing two storey side and single storey rear extension be significantly out of keeping with the scale, character and appearance of the original property and the inappropriate rear roof design including the rear dormer window extension striking off the ridge and failing to set down from the ridges of the proposed new rear roof and position of the new rear windows in relation to patio doors below would be out of keeping with the character and appearance of the original dwellinghouse within an ADRC and would be a dominant and intrusively bulky structure when viewed from the rear gardens of surrounding properties with consequent harm to the visual amenity of the locality contrary to the Council's policies BE2, BE7, BE9, BE29 and H21 in the Adopted Unitary Development Plan 2004 and Supplementary Planning Guidance 5 "Altering and Extending Your Home.
2. The proposed bedroom 5 in the loft space by virtue of its size, layout, poor design and position of the roof light would provide restricted light and outlook and would be detrimental to the amenities of future occupiers of this accommodation contrary to policy BE9 in the Adopted 2004 Unitary Development Plan 2004.

This application since the refusal of planning application ref: 05/1274 has been amended in the following main respect:

1. The proposed first floor rear extension has now been reduced in width from the previously proposed 8.4m to 8.1m and therefore is set-in from the north side wall 2.8m instead of 3.1m.
2. The previously proposed hipped roof over the rear dormer which was continuous with the proposed apex roof of the dwellinghouse has now been deleted. The rear dormer would now have a flat roof with a reduced height of 1.7m and depth 2.1m. The previously proposed rear dormer was 2.4m high and 2.2m

deep.

3. The previously proposed 3 rooflights have now been reduced to one by deleting the previously proposed front and side rooflight and retaining the rear rooflight.
4. In the previous application the proposed first floor rear roof profile adjacent to the side of No. 7 Pebworth Road was sliding down to the corner of existing ground floor rear extension. However, this cat-slide roof has now been deleted from the scheme together with the proposed replacement of a pitched roof over the existing flat roof ground floor rear extension.
5. The previously proposed bedroom No. 5 in the roof space is now replaced by a walk in wardrobe.

The revised scheme is now assessed against the Council's policies and standards as follows:

### **First Floor Rear Extension**

The proposed (3m deep) first floor rear extension projecting approximately 0.97m from the original rear building line of the neighbouring property No. 3 Amery Road and being set-away 4.2m from the mid-point of the nearest habitable room window in this neighbouring property would comply with the Council's 2:1 guideline as set out in the Supplementary Planning Guidance 5 relating to "Altering and Extending Your Home" which is designed to minimise the loss of amenity and light to neighbouring properties.

### **Rear Dormer Window**

The overall design, scale and bulk of the proposed dormer window are considered to be acceptable. Half of the average width of the roof of the original dwellinghouse is 2.5m metres. The proposed dormer is 2.123 metres wide, 1.7 metres in height and 2.1 metres deep. The dormer is, therefore, less than half of the total average roof width. It is set up 0.8 metres from the eaves line and set down 1.2 metres from the ridge and is positioned on the central line of the roof plane. The proposal complies fully in terms of its size, position and design with the guidelines for rear dormer windows as set out in the Council's Supplementary Planning Guidance 5 relating to "Altering and Extending Your Home".

### **Rooflight**

The application now proposes only one rear (0.9m x 0.7m) rooflight within the proposed roof profile of the dwellinghouse and would comply with the Council's Supplementary Planning Guidance 5 standards in that the rooflight is appropriately positioned within the rear roof plane of the dwellinghouse and is not considered in terms of its size and number to dominate the rear roof plane of the property and is therefore considered to be acceptable.

It should be noted that the revised plans now proposing first floor rear extension of a reduced width, restricted to the width of the original dwellinghouse and an increased set-in from the north side wall of the dwellinghouse would not allow the extension now to be significantly visible from the streetscene of Amery Road and corner of Pebworth Road and therefore would minimise its visual impact on the major street frontages. The revised plans also involving the replacement of the hipped roof over the rear dormer with a flat roof with the resulting dormer being of a reduced depth and height would now overcome the Council's previous concern relating to the bulk and dominance of this roof and first floor rear extension which is now further minimised by the deletion of previously proposed inappropriate cat slide roof to the rear elevation of the dwellinghouse. The proposed revised plans as amended now removes the previous detrimental impact of the development and allows it generally to be in keeping with the character and appearance of the original dwellinghouse within an Area of Distinctive Residential Character. The previously proposed bedroom No. 5 in the roof space served with only one rooflight providing restricted outlook and light to the detriment of the future occupier of this accommodation has now been replaced by a "walk in wardrobe" and thus now overcomes the Council's previous concern over the unsuitability of this space in the roof being used as a bedroom.

### **Parking Provision**

The existing 5-bedroom dwellinghouse as a result of the proposed development would still remain as 5-bedroom dwellinghouse. However, these bedrooms would be larger and 3 of them would have an en-suite facility. According to the Council's Car Parking Standards set out in the adopted Unitary Development Plan 2004, the proposed 5-bedroom house would need to provide up to 2 off-street car parking spaces and as this

requirement would be met in the existing ground floor side garage, large enough to accommodate a modern vehicle and in the 8m long drive-way in front of the garage, the proposal on transportation grounds is considered to be acceptable.

### **New Windows in the Side Elevation**

The property at present has no side windows at first floor level. However, as a result of proposed first floor rear extension providing enlarged bedrooms and en-suite facility, there is now a proposal to install one en-suite window in the side elevation facing the rear gardens of No. 7 and 9 Pebworth Road and one side bathroom window in the side elevation facing neighbouring No. 3 Amery Road. These windows (0.6m wide x 1.4m high) would be small with obscured glazing and top opening at high level only. The windows therefore providing only natural light and ventilation into bathrooms are not considered to have any adverse affect on the amenities of the occupiers of the neighbouring properties on either side.

### **Comments on Objections Received**

The property is the first detached house with two-storey side and single storey rear extension in Amery Road that abuts 28m to 35m long the rear gardens of two-storey detached houses at No. 1 to 9 Pebworth Road. Since the objections received, the scheme has been amended which removes the front and side rooflight to the dwellinghouse which now overcomes the objections relating to these rooflights causing overlooking and affecting the privacy of No. 7 & 9 Pebworth Road and that the front rooflight should not be considered in the interest of property being located within Area of Distinctive Residential Character. The replacement of bedroom No. 6 in roofspace with a "walk in wardrobe" would now retain the property as existing 5-bedroom dwellinghouse and thus overcomes the objection relating to increasing the number of bedrooms in the house leading to over-development of the site. The revised plans are also now proposing a flat roof rear dormer window with reduced depth and height that is a significant improvement which reduces the bulk and dominance of the previous roof extension and allows the development to be more in keeping with the character and appearance of the house. The first floor rear extension complies with the Council's 2:1 guideline with respect to mid-point of the nearest habitable room window in No. 3 Amery Road and being set away 3.1m from the north side wall of the house is not considered to have any significant impact in terms of loss of light, privacy and view to the occupiers of No. 3 Amery Road and 7 and 9 Pebworth Road.

The objections relating to facing bricks of the existing two-storey side extension not matching the original brickwork of the dwellinghouse is not a relevant planning objection in this instance as this side extension has been built on site years ago and is not part of this proposal. However, a condition requiring details of all external materials to be submitted for further consideration is attached to ensure that all external materials of the proposed development match the existing original dwellinghouse to ensure a satisfactory development in the interest of the appearance of the property and visual amenity of the streetscene within an Area of Distinctive Residential Character. Currently there is no proposal to alter the rear garden including construction of a patio or garden shed and therefore this issue is not relevant to this application. With regards to changing of the first floor windows in the front elevation of the house this is considered to be permitted development under the Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 for which no planning permission is required and therefore the Council has no control over such development in terms of the materials used.

The revised scheme in terms of its size, siting and design is a significant improvement on the previously submitted planning applications and earlier plans submitted with this application to the Council for consideration. The proposal now complies with the Council's adopted policies and standards relating to domestic extensions to dwellinghouses, the development is considered to be in keeping with the character and appearance of the original house and the streetscene within an Area of Distinctive Residential Character and is not considered to have any adverse impact on the amenities of neighbouring occupiers on both sides of the property. The scheme on balance is therefore recommended for approval subject to conditions as set out below:

**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, prior to occupation of the extension.

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) Details of materials for all external work including samples, shall be submitted to and approved by the Local Planning Authority before any work is commenced and the development shall be carried out in accordance with these approved details.

Reason: To ensure that material finishes respect the character and appearance of the dwellinghouse located within an Area of Distinctive Residential Character in accordance with the Council's policies BE2, BE9, BE29 and H21 in the adopted Unitary Development Plan 2004.

- (4) Notwithstanding the provisions of the Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995, no windows or glazed doors (other than any shown in the approved plan) shall be constructed in the flank wall of the building as extended without the prior written consent of the Local Planning Authority.

Reason: To minimise interference with the privacy of the adjoining occupiers and in the interests of good neighbourliness.

- (5) The windows in the flank wall of the building as extended shall be glazed with obscure glass and any opening shall be at high level only (not less than 1.8m above floor level) and top hung and shall be so maintained unless the prior written consent of the Local Planning Authority is obtained.

Reason: To minimise interference with the privacy of the adjoining occupiers and in the interests of good neighbourliness.

#### **INFORMATIVES:**

- (1) The applicant must ensure that the treatment/finishing of flank walls can be implemented, before work commences, 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:**

1. Adopted Unitary Development Plan 2004
2. Supplementary Planning Guidance 5 relating "Altering and Extending Your Home"
3. Objections from 3 neighbouring properties and one from the Sudbury Court Residents' Association have been received.

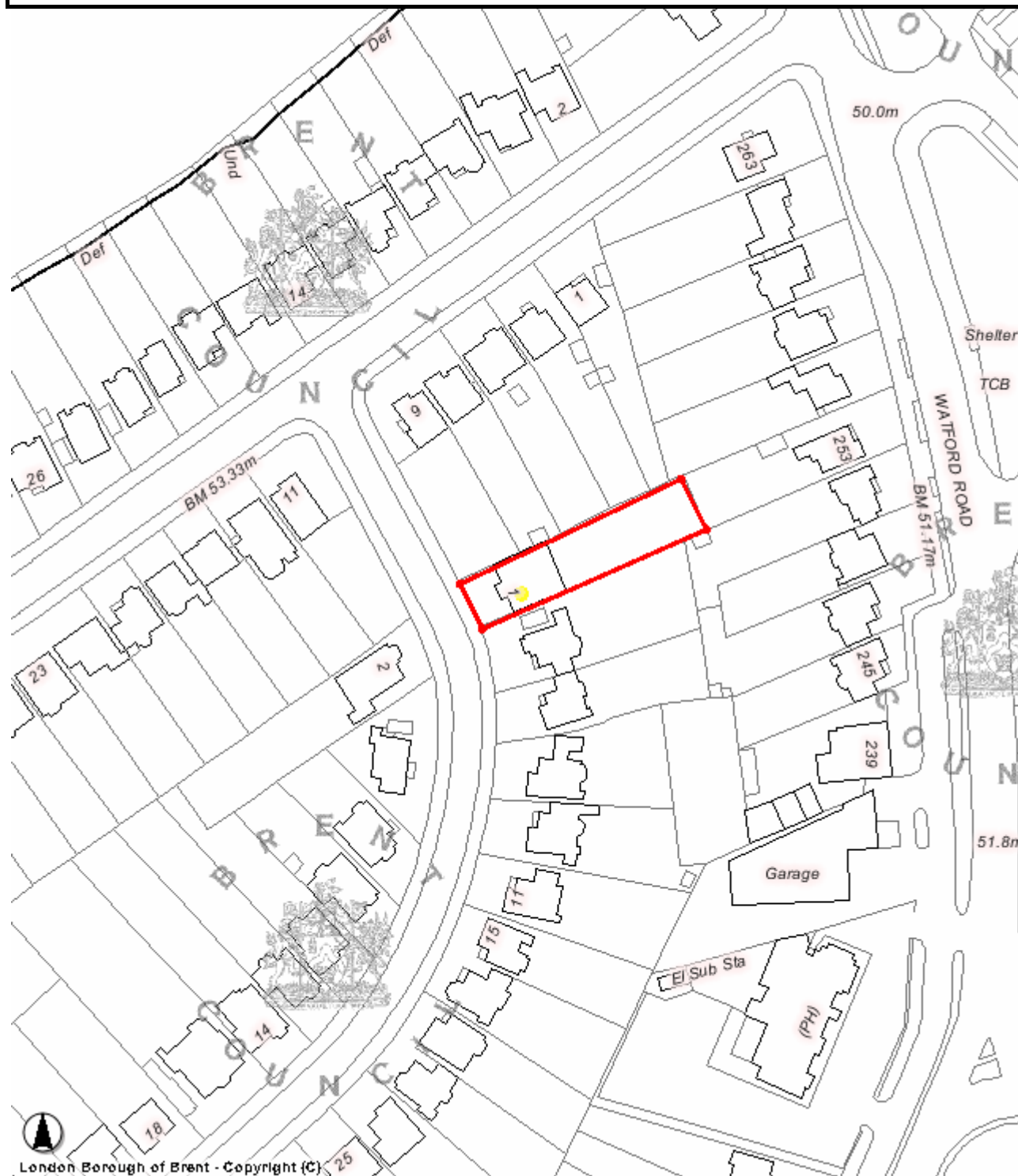
Any person wishing to inspect the above papers should contact Mumtaz Patel, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5244



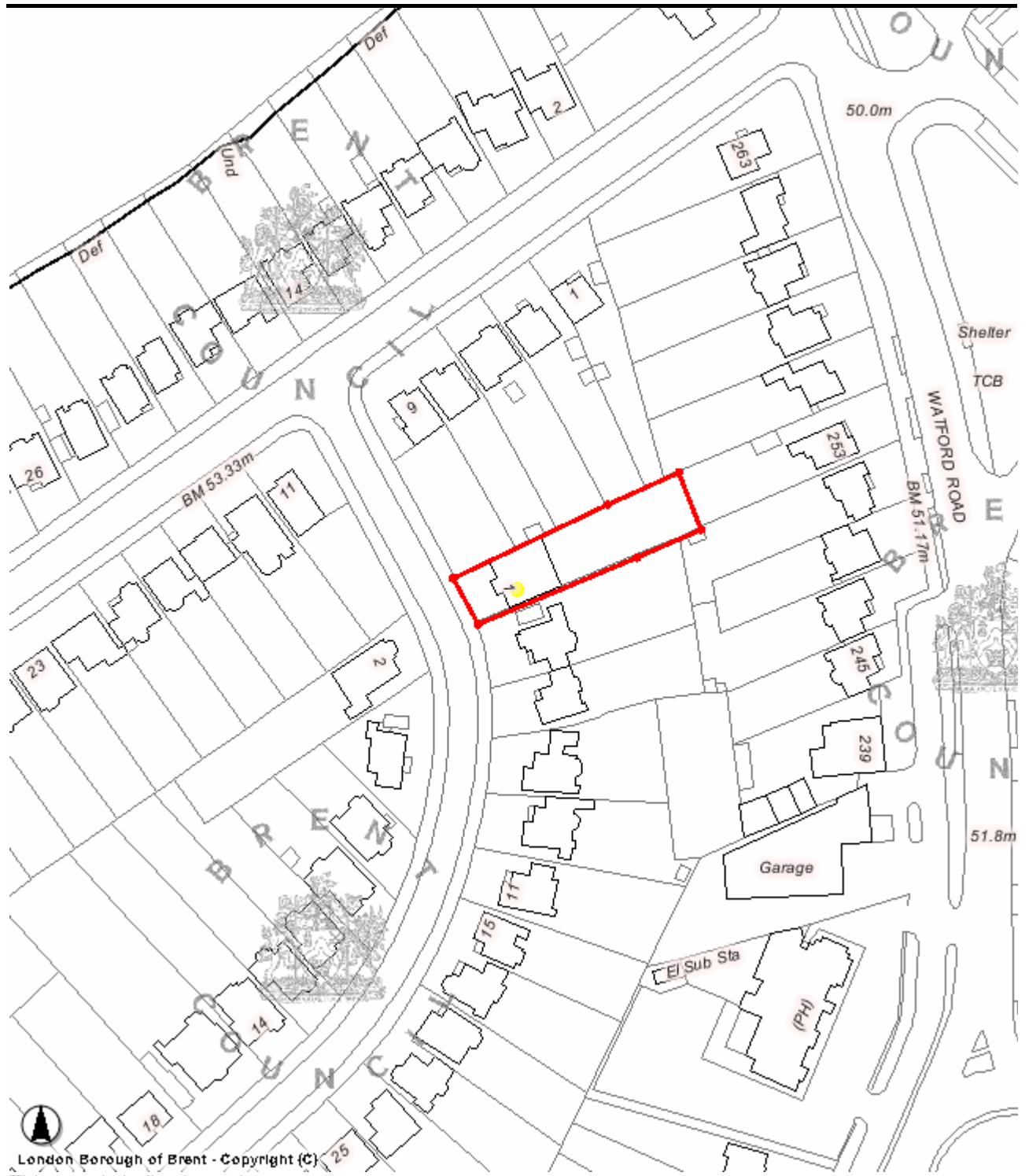
# Planning Committee Map

Site address: 1 Amery Road, Harrow, HA1 3UH

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.