

RECEIVED: 4 May, 2006

WARD: Brondesbury Park

PLANNING AREA: Kilburn & Kensal Consultative Forum

LOCATION: 32 Hardinge Road, London, NW10 3PJ

PROPOSAL: Details pursuant to conditions 5 (Design of roof) and 6 (Finish to flank wall) of full Planning Permission reference 05/3055 dated 2 February, 2006, for retention of and alterations to single-storey rear and two-storey side extension to dwellinghouse

APPLICANT: Mr V Hussain

CONTACT: Mistry Design

PLAN NO'S: 595/004 Revision E

RECOMMENDATION

Approval

EXISTING

The site is occupied by a two storey semi detached dwellinghouse on the southern side of Hardinge Road. The external walls of the rear extension have already been built but work was halted on the development following an investigation by Brent Planning Service's Enforcement Team. Planning consent (05/3055) for the retention of the extension was granted, subject to conditions at Planning Committee on 1 February 2006.

PROPOSAL

When Councillors resolved to grant consent for the erection of the single storey extension in February 2006, two conditions were attached to the permission requiring details to be approved by the Council.

Condition 5.

Notwithstanding the plans submitted, further details showing a reduced and more appropriately designed soffit and fascia shall be submitted to and approved by the local Planning Authority before any work is recommenced and the development shall be carried out and completed in all respects in accordance with the details so approved before the building is occupied.

Reason: To minimise potential impact of extension on outlook from neighbouring property and improve design.

Condition 6.

Notwithstanding the plans submitted, further details showing the treatment of the flank wall adjacent to 30 Hardinge Road shall be submitted to and approved by the local Planning Authority before any work is recommenced and the development shall be carried out and completed in all respects in accordance with the details so approved before the extension is occupied. Any proposed treatment must have the consent of the owners of 30 Hardinge Road.

Reason: To minimise potential impact of extension on outlook from neighbouring property and improve design.

This application seeks consent to discharge these two conditions by submitting the details required by them.

HISTORY

05/3055 - Retention of and alterations to single-storey rear and two-storey side extension to dwellinghouse.
Granted 2 February 2006.

E/05/0658 - The erection of an extension not being built in accordance to planning permission 04/2037

04/2037 - Erection of single storey rear and double storey side extension to dwellinghouse GRANTED

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

N/A

CONSULTATION

Adjoining occupiers and those who had objected to application 05/3055 were consulted.

Letters have been received from 4 Kings Parade, Oakhampton Road; 25 Hanover Road (owner of 30 Hardinge Road) and a firm of architects acting for the owner of No.30 Hardinge Road.

The correspondence raised concerns on the following:

- The quality of the submitted plans
- The quality of the workmanship of the rear extension
- Plans not being scanned onto website for viewing by representees

REMARKS

Introduction

This application has been made to discharge conditions placed on the granting of application 05/3055. The conditions referred to the design of the roof and the finish to the flank wall.

Condition 5 - Roof

The new flat roof will be a warm deck construction with a reduced soffit and lead flashing. The fascia will now be 25cm rising to 35cm on the flank wall and therefore be much more in keeping with the scale of the

extension and the original dwellinghouse. Furthermore the overhanging soffit will be reduced to 5cm thereby minimising the visual impact of the soffit and fascia board from the adjoining property and thereby improving the overall appearance of the extension.

Condition 6 - Flank Wall

The existing flank wall is to be demolished and rebuilt within the boundary of 32 Hardinge Road by 0.05 metres as is shown in plan 595/004 Revision E submitted with this application. The situation approved as part of application 05/3055 showed the extension on the boundary with No.30. The new wall will then be rendered and be painted white. This should have a less imposing appearance than the existing red brick wall and the re-siting of the flank wall would make the discharge of the condition appropriate at this time.

Consideration of Objections

One issue throughout this case has been the accuracy of the submitted plans. The plans originally submitted to discharge these conditions were inaccurate in that the 'Section A A' plan showed the extension being 3.0 metres deep when the floor plans and, in reality the extension is 3.2 metres deep. The correct dimensions are now shown on the amended plans.

By demolishing and rebuilding the wall within the property's own site the applicant is building the extension as was approved by the Planning Committee on 2nd February 2006 (05/3055). There is no evidence to suggest that the extension has been built to an inadequate standard.

The submitted plans were not originally made available online but were uploaded to Planning Service's website once it was realised the plans should have been scanned for public consultation. Nevertheless, interested parties have had sufficient time to consider this latest submission.

Conclusion

The correspondence received with regards to this case has referred more to the entire site history rather than the specifics of the roof and flank wall required to be approved under the conditions attached to consent 05/3055. The painting of the flank wall and the installation of a warm deck roof are considered to be significant improvements on the existing red brick shell and much more in character with the scale of the original dwellinghouse.

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 carried out not later than the expiration of three months beginning with the date of this permission.

Reason: To ensure that the amenities of adjoining residents are adequately protected and for the avoidance of doubt.

INFORMATIVES:

None Specified

REFERENCE DOCUMENTS:

- Brent Council's Unitary Development Plan 2004
- Brent Council's Supplementary Planning Guidance 5 - 'Altering and Extending Your Home'
- 3 letters of objection

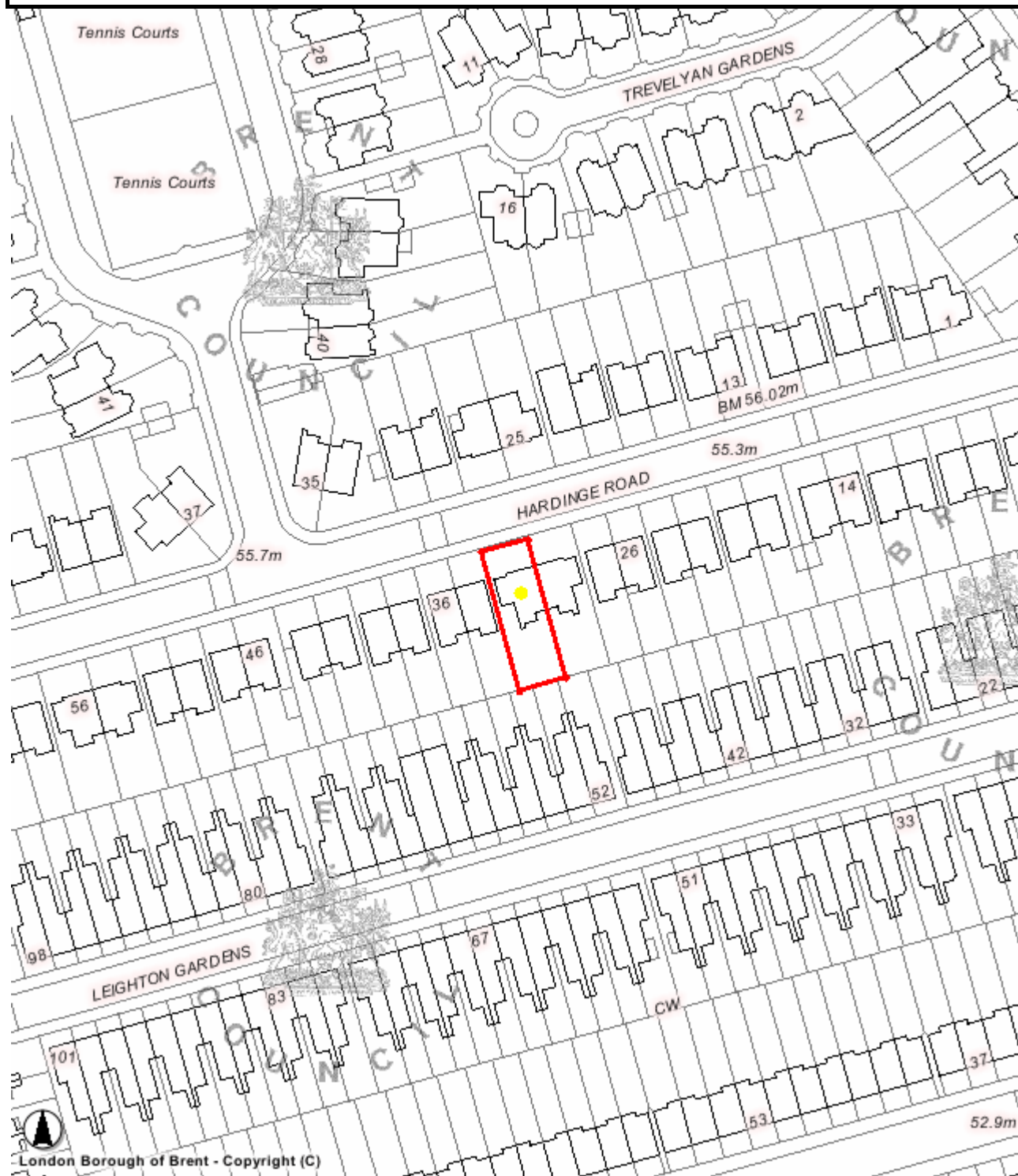
Any person wishing to inspect the above papers should contact Andrew Heasley, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5017



Planning Committee Map

Site address: 32 Hardinge Road, London, NW10 3PJ

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This map is indicative only.