

RECEIVED: 18 May, 2006

WARD: Brondesbury Park

PLANNING AREA: Kilburn & Kensal Consultative Forum

LOCATION: 240 Chamberlayne Road, London, NW10 3LN

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

APPLICANT: Mr N Patel

CONTACT:

PLAN NO'S: Dwg. No. AP/001
Un-numbered drawing (Existing elevations)

RECOMMENDATION

Approval

EXISTING

The site is occupied by a two-storey dwellinghouse located on the western side of Chamberlayne Road, NW10.

PROPOSAL

Erection of a two storey side extension and a single storey rear extension to the dwellinghouse

HISTORY

00/1528 - Erection of a two-storey side and single-storey rear extension Withdrawn.

00/0820 - Erection of first floor side and single storey rear extension and rear conservatory to existing property - Refused.

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 whilst seeking to raise the design quality of extensions, and to protect the character of properties and streets.

SUSTAINABILITY ASSESSMENT

N/A

CONSULTATION

The Occupiers/Owners of adjoining properties were consulted. Two letters of objection were received one accompanied by a surveyors report, dated 17th August 2000, and one accompanied by photos of the site from their neighbouring property. The grounds for objection to the proposal were:-

- The proposed extension will result in a loss of light to neighbouring occupiers.
- The proposed extension will result in a loss of outlook from 238 Chamberlayne Road
- The potential loss of privacy at 238 Chamberlayne Road.

REMARKS

Design, Size and Scale of Proposed Single-Storey Rear Extension

The proposed single-storey rear extension will run from the flank wall of the existing garden store to the boundary with the adjoining property at 242 Chamberlayne Road. On the boundary with 242 Chamberlayne Road the extension would have a depth of 3m. The existing bay on the rear of the property results in the depth of the extension increasing to 3.6m as it moves away from 242 Chamberlayne Road, however the rear building line of the proposed extension will remain unchanged giving the extension a visual depth of 3m from 242 Chamberlayne Road. The proposed extension will have a flat roof with a height of 2.85m. The height, depth and width of the proposed extension would generally comply with the guidance for single-storey rear extensions as stated in Supplementary Planning Guidance 5:-"Altering and Extending Your Home".and, as a result, it is considered that the impact on the amenities of those people living nearby will be acceptable.

The applicant has indicated in the application form that the proposed extension will be constructed from materials to match the existing house although this has not been specified on the plans submitted. However, this can be controlled by applying a condition to ensure the material match the existing property maintaining the character and appearance of the property. French doors and a single back door will be installed in the rear wall of the extension to allow access to the garden and a single window will also be installed. These features are in keeping with the existing property and are considered acceptable.

Design, Size and Scale of Proposed Two-Storey Side Extension

The proposed two-storey side extension will have a width of 2.4m, considerably less than the 4.2m internal width of the existing lounge. Supplementary Planning Guidance 5:-"Altering and Extending Your Home" states that the external width of any proposed two-storey size extension should not exceed the internal width of the front room of the original house to ensure that the extension would complement, rather than dominate, the appearance and character of the existing property.

The proposed two-storey side extension will be set back from the main front wall of the property at first floor level by 2.5m to prevent the infilling of the space adjacent to the property. The roof of the extension matches the pitch of the original roof and the ridgeline of the proposed extension will be set below that of the existing property. The size, scale and design of the proposed extension complies with the guidance for two-storey side extensions as stated in Supplementary Planning Guidance 5:-"Altering and Extending Your Home".

As stated above, the plans submitted do not specifically state the materials to be used to construct the extension however as before this can be controlled by condition. The proposed two-storey extension will house a garage at the front of the ground floor level which is of a suitable size to comply with Council standards for vehicular garages.

The proposed two-storey side extension will not have any windows installed into the flank wall ensuring that there will be no loss of privacy to the neighbouring property at 238 Chamberlayne Road.

Consideration of Objections

In response to the concerns of the objectors, it is noted that the matters concerning the two-storey side and single-store rear extensions are covered by Supplementary Planning Guidance Note 5 'Altering and Extending Your Home'.

The neighbouring occupier at 238 Chamberlayne Road has provided photos taken from a window in the side wall of their property facing 240 Chamberlayne Road indicating that the proposed extension would obstruct their view of Chamberlayne Road from this window. However a site visit indicated that this window does not serve a habitable room and that due to the angled relationship between the two buildings, combined with the proposed 2.5m first floor set back, it is unlikely that the proposed two-storey side extension would result in an unacceptable impact on the outlook from this window.

A surveyors report has been presented stating that the proposed single-storey rear extension will reduce the daylight to the rear of 242 Chamberlayne Road. It is accepted that many extensions to residential properties will have an impact on neighbouring properties, in terms of lighting and outlook, to some degree but there must be a balance between the preservation of neighbouring amenity and the demand for the extension to existing residential properties. The Council's adopted Supplementary Planning Guidance 5 seeks to try to strike this balance, and given that the development complies with that guidance it is considered that the impact on the daylight and outlook of neighbouring properties is reasonable.

As neither of the proposed extensions is to have windows installed into the flank walls it is considered that the privacy of neighbouring occupiers will not be affected.

Conclusion

The proposed scheme is considered to be in accordance with Unitary Development Plan policies and the guidance contained within SPG5 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) No access shall be provided to the roof of the single-storey rear extension by way of window, door or stairway and the roof of the single-storey rear extension hereby approved shall not be used as a balcony or sitting out area.

Reason: To preserve the amenity and privacy of neighbouring residential occupiers.

- (5) 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.

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:

Brent Council's Unitary Development Plan 2004

Brent Council's Supplementary Planning Guidance 5 - 'Altering and Extending Your Home'

2 letters of objection accompanied by surveyors report, dated 17th August 2000, and photos.

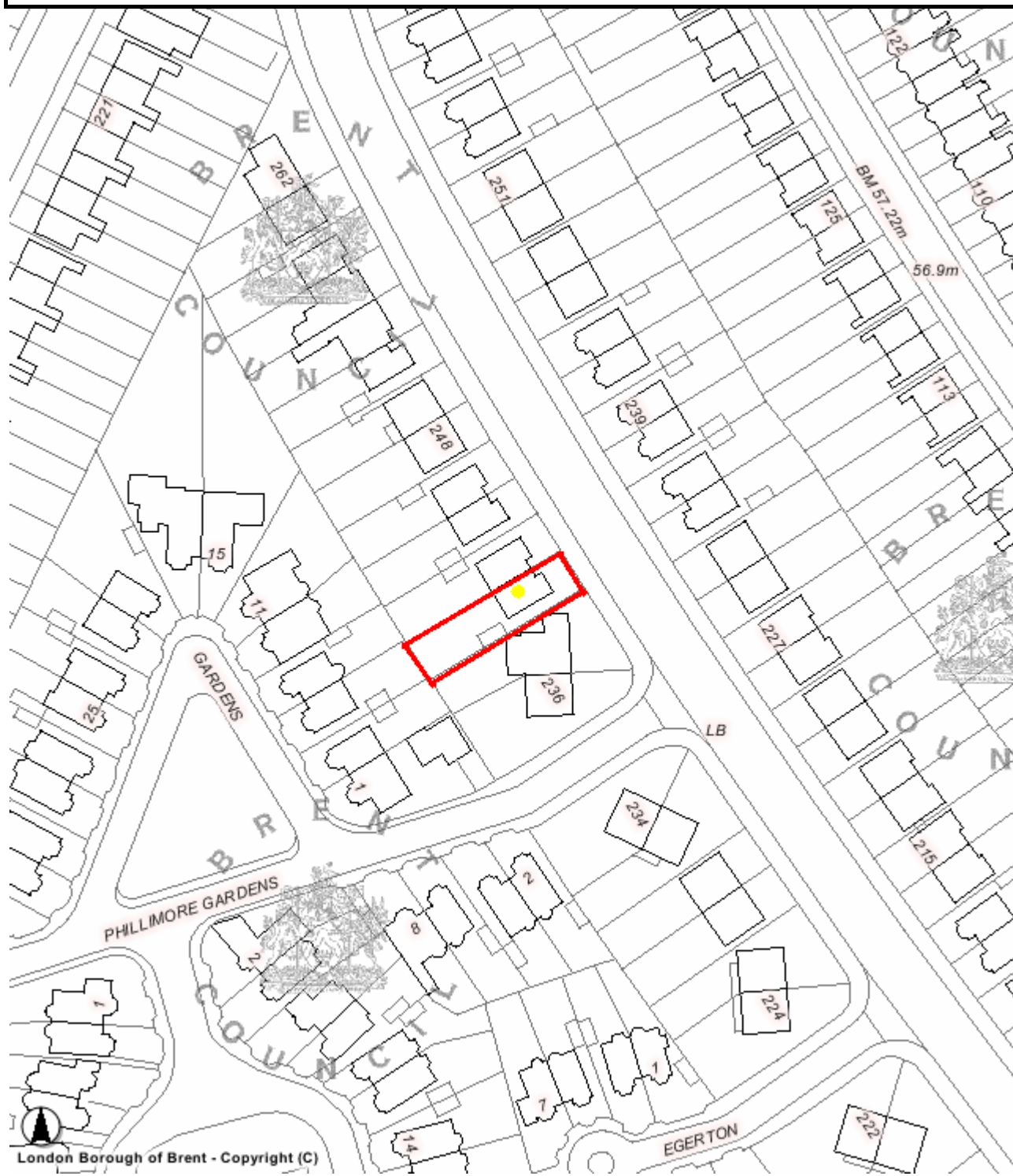
Any person wishing to inspect the above papers should contact Ben Martin, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5239



Planning Committee Map

Site address: 240 Chamberlayne Road, London, NW10 3LN

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