

## Committee Report

Planning Committee on 25 November, 2009 Case No.

09/3179

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**RECEIVED:** 29 September, 2009

**WARD:** Northwick Park

**PLANNING AREA:** Wembley Consultative Forum

**LOCATION:** 10 Littleton Crescent, Harrow, HA1 3SX

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

**APPLICANT:** Mr Chris Hall

**CONTACT:** North Shore Consulting

**PLAN NO'S:** 001; 002 A; 003 A; 004 A

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### RECOMMENDATION

Approval

### EXISTING

The subject site is a two storey detached dwellinghouse located on Littleton Crescent Harrow.

The surrounding uses are predominantly residential. The property is not within a Conservation Area, nor is it a listed building. However, it is located within an Area of Distinctive Residential Character as allocated within Brent's Unitary Development Plan.

### PROPOSAL

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

### HISTORY

No relevant history

### POLICY CONSIDERATIONS

BE2 – Townscape: Local Context & Character  
BE7 – Public Realm: Streetscape  
BE9 – Architectural Quality  
BE29 – Areas of Distinctive Residential Character

### SPG

SPG 5 – Altering and extending your home

- Size and scale of the development
- Impact on residential and visual amenity of neighbouring occupiers
- Impact on the character and appearance of the dwellinghouse and surrounding streetscene.

## CONSULTATION

Consultation period: 08/10/2008 – 29/10/2008. 3 neighbouring properties have been notified. One letter of objection has been received to date. The concerns raised are summarised as follows:

- The proposed new ground floor window in the flank wall facing no 12 would be overlooking the kitchen door of no 12, resulting in a loss of privacy, unless obscured glazing is used
- The proposed rooflight will be opposite and overlooking the bathroom window of no 12 resulting in a loss of privacy
- The proposed size of the ground floor extension is large in both depth and height which will affect the amount of light received in the kitchen of no 12 and it will be of an overbearing visual appearance.
- The top of the proposed lantern rooflights aligns itself half way down the upstairs window, adding to the overbearing visual impact of the rear ground floor extension.

Sudbury Court Residents Association has objected to the proposal. Concerns raised are summarised as follows:

- A proposed new flank wall window which would face no 12 Littleton Crescent
- The impact of the proposed single storey rear extension on the sunlight to the garden of no 8.
- Any proposed patio beyond the proposed rear extension would have an impact on the privacy of the neighbouring gardens as it would enable overlooking.
- All other issues are issues for Building Regulations and not planning issues.

## REMARKS

The subject site is a 2-storey detached dwellinghouse with an integral garage, located on Littleton Crescent, Harrow. The property is located within an Area of Distinctive Residential Character, as allocated within Brent's adopted Unitary Development Plan (2004). (UDP)

The existing house has 4 bedrooms. The proposal is for the erection of a two-storey side extension and single-storey rear extension to the dwellinghouse. No additional bedrooms are proposed and the single storey rear extension is to create a larger kitchen/lounge.

At the rear of the property, the ground level slopes towards the rear boundary. The ground also slopes down towards the neighbouring property at no 8 Littleton Crescent, which means that no 10 is on higher ground than no 8 and no 12 Littleton Crescent is on higher ground than no 10. Many of the properties along this side of Littleton Crescent have patio areas at the rear, including no 8, 10 and 12 Littleton Crescent.

During the process of the application, minor amendments have been made to comply with relevant UDP policies as well as guidance within *Brent's Supplementary Planning Guidance 5 on Altering and Extending Your Home*.

### Two-storey side extension

The 2-storey side extension is to extend forward of the existing first floor side extension, over the existing attached garage in order to form en-suite bathrooms to two of the existing bedrooms. The integral garage will be retained.

The extension is to be set in approximately 0.8 m from the neighbouring boundary with no 12 Littleton Road, excluding the roof overhang. The proposed first floor extension is to be set back 2.0 metres from the main front wall of the house. The original plans proposed the first floor of the side extension to be set back 1.5 metres from the main front wall of the house.

SPG5 guidelines stipulate that a 1.5 metre setback can be permitted if the extension is set in by 1.0 metre or more from the side boundary, otherwise there should be a setback of 2.5 metres from

the boundary. As the applicants can only achieve a set in of 0.8 metres from their neighbours boundary they have accepted a compromise setback of 2.0 metres.

The proposed 2-storey element of the development is to extend forward from an existing 2-storey element of the original house, where the roof is already set down from the main roof of the dwellinghouse. There is no change to the height of the roof proposed, as the existing set down of approximately 1.4 metres is to be maintained.

It is considered that the proposed 2-storey side extension would be subordinate to the main house and in keeping with the character of the surrounding area.

The proposed extension is to have 2 new proposed windows on the side elevation wall facing no 12 Littleton Crescent. However, the proposed ground floor window is for the proposed store room at the rear of the garage, and is to be obscurely glazed, and the proposed first floor side window is to a bathroom, which is also to be obscurely glazed. A condition will be attached to any approval for this application requiring these windows to be obscurely glazed and maintained as such, and that no further windows be created in this elevation without prior consent.

Amended plans show a proposed rooflight on the proposed new roof on the proposed 2-storey side extension. There would be no impact on the privacy of the neighbouring dwelling at no 12 Littleton Crescent, as the rooflight is to be on a roofslope. A sun pipe is also proposed, as shown in the proposed roof plan. The applicants have confirmed that there are currently no proposals to extend into the roofspace to provide living accommodation, and that the proposed rooflight and sun pipe are to provide natural light into the staircase area and bedroom at first floor.

#### Single storey rear extension and patio

The proposed single storey extension is to have a depth of 4.0 metres from the original rear wall of the house. It is to have a flat roof to a height of 3.0 metres when measured from the existing patio level which is a reduction from the 3.3 metre height originally sought by the applicant. The extension will have two lantern style rooflights. The extension is to be set in 1.0 metres from both neighbouring boundaries.

The property at no 12 Littleton Crescent is set further back (towards the rear boundaries of the dwellings) than the property at no 10. This means that the proposed rear extension at no 10 would project less than 4.0 metres beyond the rear wall of no 12, and it is also to be set in from the shared boundary by 1.0 metre. The property at no 10 is further back than the property at no 8, which means the proposed rear extension at no 10 will project over 4.0 metres from the original rear wall of no 8. However, the proposed extension at no 10 is to be set in 1.0 metres from the shared boundary with no 8, and no 8 also has an existing single storey rear extension, where adjacent to no 10, and so the impact of the proposed extension at no 10 on the property at no 8 is reduced.

As the ground level of the garden slopes down towards the rear boundaries of all the gardens on this side of the road, most of the dwellings, including no 8, 10 and 12 Littleton Crescent, have patio areas giving 'level' access from the ground floor at the rear of the house into the rear garden with steps leading down to the lower garden level. The ground level is also higher at no 12 than at no 10, and the ground level is higher at no 8 Littleton Crescent.

Amended plans show the different ground levels, including patio levels and internal floor levels (ground floor only) of the house at 10 Littleton Crescent, as well as a proposed new patio required as a result of the proposed rear extension. The new patio area is to be 2.0 metres beyond the proposed rear extension, which is to have a depth of 4.0 metres. The height from the garden level (measured immediately adjacent to the existing patio) of the existing patio is approximately 0.64 metres. The height of the new patio from the garden level is to be just under 0.6 metres where adjacent to no 12 Littleton Crescent, and approximately 0.5 metres where adjacent to no 8 Littleton Crescent.

The proposed new patio area is to be set in 2.0 metres from both neighbouring boundaries. To mitigate against the impact on the privacy of neighbouring properties, 1.8 metre high hedges are proposed along both neighbouring boundaries, flanking the proposed patio. However, in order to maintain the existing footpath access around the perimeter of the house, there is a gap of 1.0 metres on either side of the patio which is not to be screened. A condition will be attached to any approval requiring the proposed hedges to be provided and maintained.

It is considered that the proposed single storey extension would be lawful development if the ground level was not sloping down towards the garden.

#### Impact on residential amenities and comments on objections received

It is considered that the main impact of the proposed single storey extension would be on the privacy of the two neighbouring properties, as a result of potential overlooking from the patio area proposed beyond the proposed single storey extension. This issue will be mitigated by the proposed 1.8 metre high hedges along both these boundaries, as well as the proposed new patio to be set in by 2.0 metres from both these boundaries.

The original plans for the proposed single storey extension have been amended, and a reduced height of 3.0 metres is now proposed, and the proposed lanterns have also been reduced in size.

The proposed new flank wall windows on the proposed 2-storey side extension are to both be obscure glazed, and a condition will be attached in order to maintain this. This should alleviate any concerns regarding the impact on the privacy of the neighbours at no 12.

As the property at no 12 is at a higher ground level than that at no 10, and the proposed single storey extension at no 10 is to be set in 1.0 metres from the boundary, it is considered that the impact of the extension would be reduced. The rear building line of the property at no 12 is also set further back than that of no 10, which means the proposed extension would project less than 4.0 metres beyond the rear wall of no 12. In any case, if there was no change in ground levels at the rear, then the proposed single storey extension at the rear would be lawful development.

Although the property at no 8 is on a lower ground level than that at no 10, there is an existing single storey extension at no 8 where adjacent to no 10, which means that the extension at no 10 would project less than 4.0 metres from the rear wall of the extension at no 8.

It is considered that the proposed 1.8 high hedges would provide sufficient screening along both neighbouring boundaries to mitigate against any potential overlooking issues.

Other concerns raised by objections have already been raised elsewhere in this report.

#### Summary

The proposed extensions are of a scale, size and design that would be in keeping with the character and appearance of the original house and is in keeping with the surrounding area. As such it is in compliance with the Council's policies BE2, BE7, BE9 and BE29 of Brent Unitary Development Plan 2004, as well as *Supplementary Planning Guidance 5 on Altering and Extending Your Home*. It is subsequently recommended for approval, subject to conditions.

**RECOMMENDATION:** Grant Consent

## REASON FOR GRANTING

- (1) The proposed development is in general accordance with policies contained in the:-

Brent 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 on 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, 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) The proposed windows in the flank wall of the building (as extended) shall be glazed with obscure glass and the windows shall open 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.

- (4) No windows or glazed doors (other than any shown in the approved plans) shall be constructed in the side walls 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.

- (5) Notwithstanding the details in the plans hereby approved, further details of the proposed screen hedging along the boundaries with neighbours at 8 and 12 Littleton Crescent, shall be submitted to and approved in writing by the Local Planning Authority before any works commence on site, and the hedging will be completed during the first available planting season following completion of the development hereby approved. If, within 5 years of planting, any part of this hedging dies, or is removed or becomes seriously damaged or diseased, it shall be replaced with the same species and size and in the same position, unless the prior written permission of the Local Planning Authority is obtained.

Reason: in the interests of the privacy and amenities of the occupants of the application site and neighbouring properties.

**INFORMATIVES:**

None Specified

**REFERENCE DOCUMENTS:**

Planning application papers ref 09/3179

Any person wishing to inspect the above papers should contact Avani Raven, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5016



### Planning Committee Map

Site address: 10 Littleton Crescent, Harrow, HA1 3SX

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