

## Committee Report

Planning Committee on 16 December, 2009 Case No. 09/3116

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**RECEIVED:** 22 September, 2009

**WARD:** Kenton

**PLANNING AREA:** Kingsbury & Kenton Consultative Forum

**LOCATION:** 1 Kenyngton Place, Harrow, HA3 0DW

**PROPOSAL:** Demolition of existing detached garage and erection of two-storey side extension, part single-storey, part two-storey rear extension and attached garage to dwellinghouse, and associated landscaping

**APPLICANT:** Mr J. Khagram

**CONTACT:** Construct 360 Ltd

**PLAN NO'S:** KP01\_01;  
KP01\_02;  
KP01\_03A;  
KP01\_04A;  
KP01\_05;  
KP01\_06A.

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### RECOMMENDATION

Approval.

### EXISTING

The subject site is a 2 storey end-of-terrace dwellinghouse with detached garage located on Kenyngton Place. The surroundings are residential. The site is not in a Conservation Area, however the property does bound the Northwick Circle CA. The property does not contain a listed building.

### PROPOSAL

Demolition of existing detached garage and erection of two-storey side extension, part single-storey, part two-storey rear extension and attached garage to dwellinghouse

### HISTORY

Planning permission was granted in 1968 for the erection of 10 2-storey terraced houses. Certain permitted development rights were removed by condition.

### POLICY CONSIDERATIONS

#### Brent UDP 2004

**BE2** – Local context and character

**BE7** - Streetscene

**BE9** – Architectural quality

## **SPG**

### **SPG 5 – Altering and Extending Your Home**

#### **CONSULTATION**

Consultation period: 24/09/2009 – 15/10/2009

7 neighbours consulted – 2 objections received. These related to:

1. Loss of privacy;
2. Loss of light;
3. Security of neighbouring property during construction;
4. Structural damage to neighbouring property during construction;
5. Harm to character of original dwelling and streetscene;
6. Loss of trees.

Transportation Unit – No objection, condition proposed.

#### **REMARKS**

##### *Design:*

The proposed extensions are in accordance with SPG5 guidance, and are considered to respect the scale and appearance of the original dwelling and streetscene.

The proposed 2-storey side extension is 3.3m wide, which is less than the width of the original front room. Both floors are set back behind the main front wall of the dwelling by 2.5m, to ensure that the extension appears subservient to the main dwelling, and is not overly prominent on the streetscene, given the orientation of this end-of-terrace property relative to the street. This detail was requested by officers following the original submission.

The single story rear extension, at 3.2m deep, is slightly greater than SPG5 guidance would allow, however it is considered acceptable given the neighbouring property has a lawful extension of a corresponding depth. Both the proposed extension and the existing neighbouring extension have flat roofs, 2.9m high, which is acceptable.

The proposed 2-storey rear extension comfortably complies with 2:1 guidance relative to the nearest habitable room window at the attached dwelling, 2 Kenyngton Place. Although the width of the extension is slightly greater than half the width of the resultant dwelling, this is considered acceptable as it will not result in a bulky roof extension - due to the flat roof nature of the extension.

The proposed garage is of a similar design to the other extensions, and the original garage. The garage will have a maximum height of 2.9m, and extends further toward the rear boundary than the existing garage. The plans currently show an exterior lobby to the front elevation, however it has been requested that this lobby be internalised in order to remove this incongruous feature and to comply with building regulations.

The elevational treatment of the extensions will match that of the original dwelling, with facing bricks to match, matching windows, and flat roof detail.

##### *Impact on neighbouring amenities:*

Residents of 2 Kenyngton Place will not be affected by the single storey rear extension, or the 2-storey side extension. The proposed 2-storey rear extension will have an impact on residents of this property, however as this extension complies comfortably with 2:1 guidance, this impact would not be considered significant.

The proposed rear extensions will encroach into the rear garden of the application property, which at 11m depth, is relatively shallow. This still leaves a generous rear private garden of over 110m<sup>2</sup>, however the dwelling will appear more prominent from the rear gardens of numbers 10 and 12 Sedgcombe Avenue. As the gardens of these properties are at least 25m long, the proposal cannot be considered to significantly harm the outlook from any of the windows of these homes. The ground floor extension will be approximately 7.8m from the rear boundary of these properties, with the first floor extensions over 8m distant. As such, the extensions cannot be considered to have an overbearing impact even when viewed from the end of these gardens. The replacement garage will be approximately 1.5m nearer the rear boundary than existing. The replacement garage will be set 2.9m off the rear boundary, and will be 2.9m high. Again, the impact of this structure would not be considered significantly harmful as it is not close to any neighbouring dwellings.

The proposed extensions will not have a significant impact on any other properties.

### *Transportation/ parking*

Transportation Officers consider that the parking requirement for the dwelling as extended can be accommodated on site, without the need for additional hardsurfacing. There will be no additional parking pressure on the surrounding area. A condition is proposed restricting the use of the garage to ensure it is not converted to living accommodation or used for any business purpose.

### *Landscape*

The proposal will result in the loss of two existing trees to the side of the property, which contribute to the existing streetscene. The loss of these trees is not a reason to refuse the application, however an appropriate landscape scheme must be implemented to ensure that the development has a long-term positive impact on the streetscene. Therefore, it has been indicated on the proposed site plan where additional trees will be planted, to the side and front of the proposed extension, to soften its appearance and compensate for the loss of existing trees. The position of the tree to the front of the proposed side extension is near to an existing manhole. It has therefore been requested that the position of this tree be shown in a more realistic position. A more detailed landscape scheme is required by condition.

It has been explained above that any impact on properties to the rear in terms of outlook and privacy would not be considered harmful, however it is expected that additional screen planting be provided along the rear boundary to reduce any minor impacts over time, and enhance the overall garden setting of the area.

### *Response to objections:*

Concerns relating to the impact of the proposal on light, privacy and outlook of neighbouring properties have been addressed above. The design and appearance of the extensions are not considered to cause harm to the character of the original dwelling and streetscene. Impact on existing trees and means of mitigating this have been explained above and addressed through conditions. Concerns related to security of, and potential damage to neighbouring properties during construction are not planning considerations.

The proposal is considered to comply with policies BE2, BE7, and BE9 of Brent's UDP, and policy guidance provided by SPG5 – Altering and Extending Your Home. Approval is accordingly recommended.

**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 site shall be landscaped in accordance with a scheme to be submitted to and approved in writing 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. The submitted scheme shall pay particular attention to the following:

- i) Suitable screen planting along flank wall of proposed side extension, and along rear property boundary;
- ii) The planting of an appropriate tree to the front of the proposed side extension.

Any planting that is part of the approved scheme that within a period of *five* years after planting is removed, dies or becomes seriously damaged or diseased, shall be replaced in the next planting season and all planting shall be replaced in the same positions with others of a similar size and species, unless the Local Planning Authority first gives written consent to any variation.

Reason: To ensure a satisfactory standard of appearance and setting for the development and to ensure that the proposed development enhances the visual amenity of the locality, in the interests of the amenities of the occupants of the development and to provide tree planting in pursuance of section 197 of the Town and Country Planning Act 1990.

- (4) The windows shown in the flank wall of the approved side extension shall be:

- a) glazed with obscure glass and the windows shall open at high level only (not less than 1.8m above floor level), or;

b) glazed with obscure glass and non-opening,

and shall be so maintained unless the prior written consent of the Local Planning Authority is obtained. No windows or glazed doors (other than any shown in the approved plans) shall be constructed in the flank 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) No access shall be provided to the roof of the extension by way of window, door or stairway and the roof of the 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.

- (6) The garage hereby approved shall be used solely for the housing of private vehicles. No business or industry shall be carried out therein nor shall the garage(s) be adapted or used for additional living accommodation or be sold, let or occupied separately from the dwelling.

Reason: To ensure that the proposed development does not prejudice the free flow of traffic or the amenities of the locality by the introduction of commercial vehicles or uses which would be a source of nuisance to neighbouring occupiers by reason of noise, unsightly appearance or which would result in the loss of adequate off-street car parking for this property.

**INFORMATIVES:**

None Specified

**REFERENCE DOCUMENTS:**

Brent UDP 2004;  
SPG5 - Altering and Extending Your Home.

Any person wishing to inspect the above papers should contact Hayden Taylor, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5345



## Planning Committee Map

Site address: 1 Kenyngton Place, Harrow, HA3 0DW

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