

Committee Report

Planning Committee on 16 December, 2009

Case No.

09/3064

RECEIVED: 1 October, 2009

WARD: Queen's Park

PLANNING AREA: Kilburn & Kensal Consultative Forum

LOCATION: 16B College Parade, Salusbury Road, London, NW6 6RN

PROPOSAL: Erection of a mansard roof extension to second floor flat

APPLICANT: Mr & Mrs Midson

CONTACT: deDraft

PLAN NO'S: S001 S020 Revision A
S010 Revision A S030 Revision A
A010 Revision C A020 Revision B
A001 Revision B

RECOMMENDATION

Approval

EXISTING

The subject site is a second floor flat within a 3-storey terraced property which is part of College Parade, Salusbury Road, NW6. The site is within a designated Local Centre. It is not within a conservation area and does not contain a listed building. A restaurant is located on the ground floor with a flat located on the first floor.

PROPOSAL

Full planning permission is sought for erection of a mansard roof extension to second floor flat.

HISTORY

02/2363: Full planning permission sought for extension of third-floor and installation of new railings to create roof terraced to second-floor flat - refused 04/12/2002 (see reasons for refusal within remarks section).

POLICY CONSIDERATIONS

Unitary Development Plan 2004

BE2: Townscape

BE7: Streetscape

BE9: Architectural Quality

TRN3: Environmental Impact of Traffic

TRN23 (PS14): Parking Standards - Residential Developments

Other policy documents

Supplementary Planning Guidance 5 - "Altering or Extending Your Home".

Policy considerations.

- Satisfactory design
- Impact on amenities of neighbouring occupants
- Transportation impact

SUSTAINABILITY ASSESSMENT

Not applicable.

CONSULTATION

Public consultation undertaken between 06/10/2009 and 27/10/2009.

54 neighbouring properties were consulted; 3 objections were received outlining the following concerns:

- The extension would lead to a loss of view for neighbouring occupants
- The mass and positioning of the extension would result in a loss of privacy for neighbouring occupants
- The proposed design would adversely affect the visual amenity of the area
- A mid-terrace roof extension, considering the stepped nature of the corner buildings on Winchester Avenue & Salusbury Road, would detract from the additional height and dominance of College Mansions along the parade.
- The extension should carry the same building line as the neighbouring mansard roof

Response to objections: All of the above issues are addressed as part of the assessment of the application within the remarks section.

Statutory consultees: Comments were received from the Transportation Unit, who observed that the proposal may increase levels of on-street parking in the locality.

REMARKS

Amendments:

Amendments were requested to improve the design of the frontage of the mansard roof to compliment the design of neighbouring college mansions, and to alter the window layout to the rear of the extension in order to minimise the impact on the flank sole habitable window of 7 College Mansions.

Revised plans were received which addressed these issues.

Character appraisal

The site is located close to the junction shared by Winchester Avenue to the north-east, Chevening Road to the south-west and Brondesbury Park to the north. Buildings at the immediate junction are 4-storey red-brick properties. On Salusbury Road, the ground slopes downwards to the south, leading to the level of the buildings stepping down. College Mansions is located on the corner and is 4-storeys in height. College Parade, in which the property is located is immediately adjacent and steps down to 3-stories in height.

Context

A planning application for erection of a 3rd floor extension and installation of new railings to create a roof terrace for the flat (planning reference 02/2363) was refused in 2002 for the following reasons:

The proposed third-floor extension is out of keeping with the character of the existing property and would have an adverse affect on the appearance of the property and the visual amenity of the area

as a whole, contrary to Council policies E1 and H22 of the Adopted Unitary Development Plan 1996, policies BE9 and H24 of the Revised Replacement Unitary Development Plan 2000-2010, and Supplementary Planning Guidance 5 - 'Altering and Extending your Home'.

The propose third-floor roof terrace would be detrimental to the amenities of the area and the adjoining residents, by reason of loss of privacy and outlook, contrary to Council policies E1 and H22 of the Adopted Unitary Development Plan 1996, policies BE9 and H24 of the Revised Replacement Unitary Development Plan 2000-2010, and Supplementary Planning Guidance 5 - 'Altering and Extending your Home'.

The proposed third-floor extension would be detrimental to the amenity of neighbouring residential occupiers by reason of its bulk, dominance and resulting loss of outlook, contrary to Council policies E1 and H22 of the Adopted Unitary Development Plan 1996, policies BE9 and H24 of the Revised Replacement Unitary Development Plan 2000-2010, and Supplementary Planning Guidance 5 - 'Altering and Extending your Home'.

This application was assessed under a combination of the previous Unitary Development Plan, the draft of the current UDP 2004 and the currently adopted SPG 5. The current application differs from the previously refused application in that it carries a slightly splayed rear roof whereas the refused application was flush with the rear building line and no roof terrace is proposed in the current application.

Design

The proposed extension is in the form of a mansard roof to facilitate the addition of two bedrooms into the second floor flat. The mansard would measure 2.1 metres above the existing front parapet level. It is set back 0.3 metres from the parapet in order to reduce the prominence of the extension from the streetscene.

In terms of detailing, the extension shown in revised plans is considered to be sympathetic to the neighbouring mansard of corner property College Mansions and to the roofscape of the wider streetscene.

Impact on neighbouring amenity

To the rear of the property, the roof extension is hipped, with skylights instead of windows placed into the rear elevation; the intention being to minimise overlooking into neighbouring windows.

The key issue concerns the impact of the proposal on the flat of 7 College Mansions and the impact the extension would have on outlook, light and privacy. The window most affected by the extension would be the side sole habitable window of 1 of the 2 bedrooms within the flat. It is considered that on balance, sufficient outlook would be retained following the erection of the extension and that the obscure glazed rear rooflights as revised would ensure no overlooking would occur between the 2 properties.

For the avoidance of doubt, there is no right to a view across the flat roof of the application premises and the key issue relates to outlook. Things would change for the occupier of No. 7 but it is considered that the oblique nature of views outside of its windows would mean that it would be difficult to resist the application on these grounds.

Impact on transportation

At present the 2nd floor flat carries 2 bedrooms. The proposed extension would lead to an additional 2 bedrooms to the flat. The site benefits from local public transport accessibility (PTAL 3). The current flat requires 1.2 off-street parking spaces as per parking standards within the adopted Unitary Development Plan (2004). At present there is no parking provision for the flats above the restaurant. The site lies within a Controlled Parking Zone which operates Mon-Friday

08:30 - 18:30. The proposal would lead to an off-street parking standard requirement of up to a maximum of 2 parking spaces, equivalent to a maximum requirement for an additional 1 parking space.

However, given that the roof extension is in connection with an existing dwelling, your officer considers that the degree of increase in parking standard requirement would not give rise to an unacceptable impact on parking capacity in the locality and highway safety conditions, and is therefore acceptable. If the proposal was in connection with the creation of a separate dwelling, there may have been resistance to the application on this ground.

Conclusion

The proposal as amended is considered acceptable in design terms, and would preserve sufficient outlook, access to natural light and not impact upon the privacy enjoyed by neighbouring properties. The proposal is therefore in general compliance with policies BE2, BE7, BE9, TRN3 and TRN23 of the adopted UDP 2004 and Supplementary Planning Guidance 5 - "Altering or Extending Your Home", and is recommended for approval accordingly.

REASONS FOR CONDITIONS

Not applicable.

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.

INFORMATIVES:

None Specified

REFERENCE DOCUMENTS:

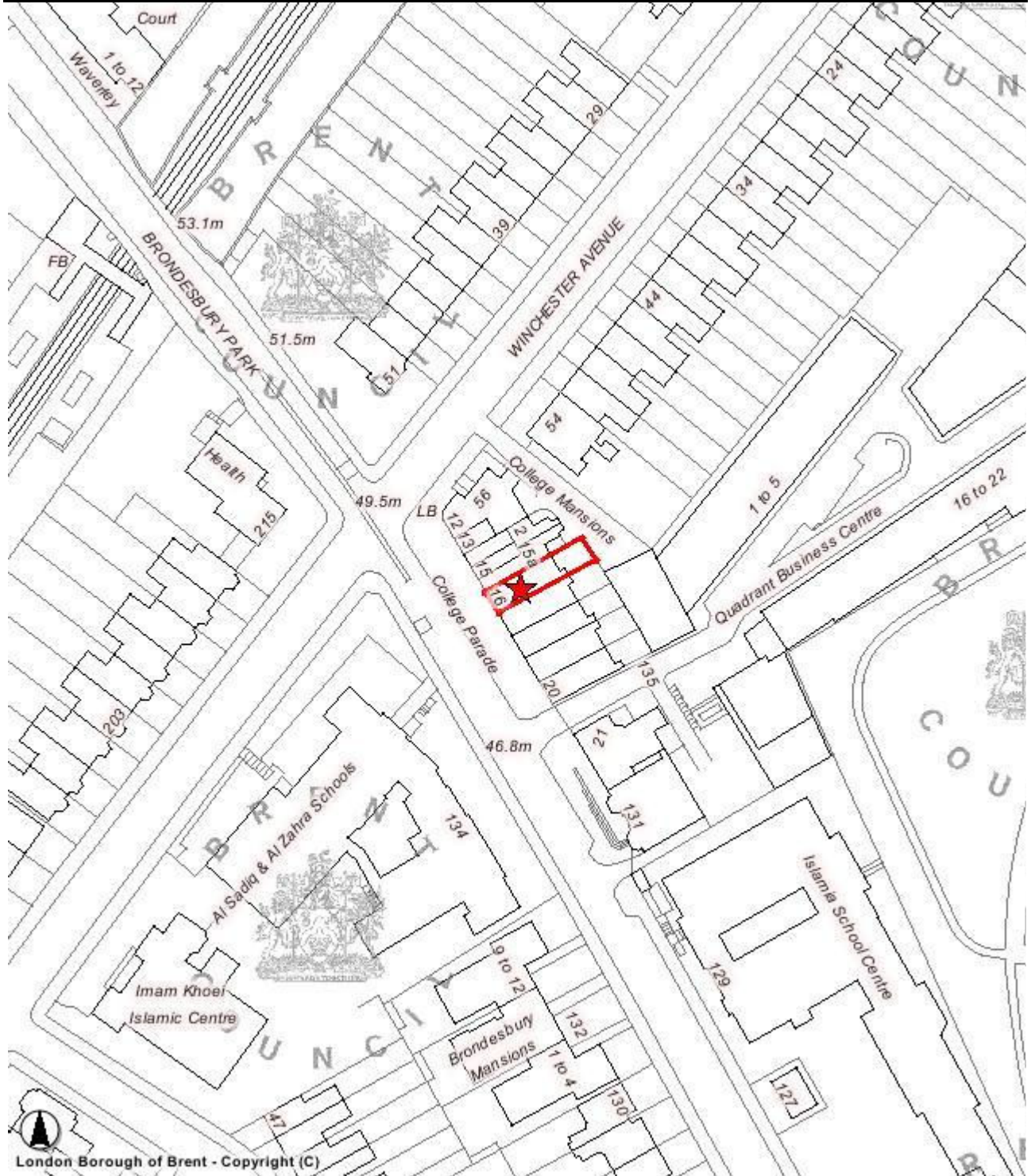
Any person wishing to inspect the above papers should contact Roland Sheldon, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5232



Planning Committee Map

Site address: 16B College Parade, Salusbury Road, London, NW6 6RN

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