

**RECEIVED:** 5 May, 2010

**WARD:** Kenton

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

**LOCATION:** 15 Grenfell Gardens, Harrow, HA3 0QZ

**PROPOSAL:** Erection of a two-storey side extension, part two-storey/part single-storey rear extension, erection of a rear dormer window and insertion of rear rooflight to dwellinghouse (variation of planning permission ref: 09/1750)

**APPLICANT:** Mr A. Nilesh

**CONTACT:** Town & Country Planning Limited

**PLAN NO'S:**  
(see condition 2 for details)

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## **RECOMMENDATION**

Approval

## **EXISTING**

The application site comprises a semi-detached dwellinghouse located on Grenfell Gardens. The property is located at the head of the cul-de-sac. The property is located within the Mount Stewart Conservation Area.

## **PROPOSAL**

Erection of a two-storey side extension, part two-storey/part single-storey rear extension, erection of a rear dormer window and insertion of a rear rooflight to the dwellinghouse.

## **HISTORY**

**10/1320:** Details pursuant to condition no 4 (window detail), 5 (landscaping) and 7 (boundary treatment) of Full Planning Permission reference 09/1750 - currently under consideration.

**10/0448:** Details pursuant to condition 6 (external materials - Bricks and roof tiles) and condition 8 (access arrangement from patio to garden including details of levels) of full planning permission reference 09/1750 - Granted, 23/03/2010.

**09/1750:** Full Planning Permission sought for demolition of existing detached garage and erection of two-storey side extension and part single-storey, part two-storey rear extension to dwellinghouse - Granted, 17/09/2009.

**97/0596:** Conservation Area Consent sought for demolition of chimney on side elevation - Granted, 06/05/1997.

**97/0327:** Full Planning Permission sought for installation of replacement windows - Granted, 08/04/1997.

**96/2192:** Full Planning Permission sought for erection of single-storey rear and part side extension, and demolition of an existing and rebuilding of new detached garage at side of property - Granted, 18/02/1997.

## **POLICY CONSIDERATIONS**

### **Brent UDP 2004**

**BE2: Local Context & Character** - Proposals should be designed with regard to their local context, making a positive contribution to the character of the area. Proposals should not cause harm to the character and/or appearance of an area, or have an unacceptable visual impact on Conservation Areas.

**BE9: Architectural Quality** - Requires new buildings to embody a creative and high quality design solution, specific to the sites shape, size, location and development opportunities and be of a design, scale and massing appropriate to the setting.

**BE25: Development in Conservation Areas** - Development proposals in conservation areas shall pay special attention to the preservation or enhancement of the character or appearance of the area; and regard shall be had for design guidance to ensure the scale and form is consistency.

**BE26: Alterations and Extensions to Buildings in Conservation Areas** - Alterations to elevations of buildings in conservation areas should retain the original design and materials; be sympathetic to the original design in terms of dimensions, texture and appearance; characteristic features should be retained; extensions should not alter the scale or roofline of the building detrimental to the unity or character of the conservation area; should be complementary to the original building and elevation features.

### **Supplementary Planning Guidance**

SPG5 – Altering and Extending your Home

### **Design Guide**

Mount Stewart Conservation Area Design Guide

## **CONSULTATION**

**Consultation Period: 19/05/2010 - 09/06/2010**

**Site Notice Displayed: 20/05/2010 - 10/06/2010**

### **Public Consultation**

13 neighbours consulted - two letters of objection received raising the following concerns:

- Overlooking from rear dormer and rooflight into the rear gardens and properties in Trevelyan Crescent.
- Errors in the plans - referred to as a detached house rather than a semi-detached house.
- Need to retain the character of the area - roof tiles, wooden windows, front gardens, garages and garage doors.

### **Internal Consultation**

**Landscape Team** - No objections raised in principle but have recommended that the front garden is 50% soft-landscaped in compliance with policy BE7.

**Transportation** - No objections raised.

All of the above objections/observations have been addressed within the Remarks section of this report.

## **REMARKS**

### Background

An application for the demolition of the detached garage and erection of a part single-/part two-storey side and rear extension at the application property was approved by the Planning Committee on 16/09/2009 (LPA Ref: 09/1750). Works have commenced on implementing this planning permission.

Since commencing works, the applicants are now seeking to add a rear dormer window and one rear rooflight to the main roof of the house. This application will consider the rear dormer and rooflight in further detail below. The two-storey side and rear extension has already been granted planning permission and this application does not propose any changes to this extension.

### Rear dormer and rear rooflight

As a guide, SPG5 states that a rear dormer window should be no wider than half the width of the original roof plane. In this case, this guidance would restrict the rear dormer to 2.2m wide. The dormer as proposed is 2.2m wide. It is adequately set down from the ridge by 0.4m and set up from the eaves by 0.5m. The front face is to be predominantly glazed and will replicate the design and proportioning of the windows of the main house.

One rear rooflight is proposed which is modest in size and is not considered to dominate the roof slope.

The rear dormer and rear rooflight are considered to be in keeping with the character of the property and are not considered to be harmful to the character and appearance of the Mount Stewart Conservation Area.

### Response to objections/observations raised

#### *Overlooking from rear dormer and roof light into the rear gardens and properties in Trevelyan Crescent*

To ensure that sufficient levels of privacy are maintained between properties, SPG17 requires a distance of 10m from the rear window of proposed development to the rear boundary and a distance of 20m between directly facing rear habitable rooms. In this case a distance of 25m is maintained from the rear dormer to the rear boundary with the gardens on Trevelyan Crescent and a distance of approx. 55m between the rear dormer and rear windows of the properties on Trevelyan Crescent. It should be noted that limited views are already possible of neighbouring properties from first-floor windows and such relationships are not untypical in residential areas. Any additional overlooking as a result of the dormer window being at a higher level is considered negligible.

#### *Errors in the plans - referred to as a detached house rather than a semi-detached house*

Whilst the Design and Access Statement refers to a detached property, the submitted plan do show a semi detached property. As such, it is not considered the information provided would be misleading.

#### *The need to retain the character of the area - roof tiles, wooden windows, front gardens, garages and garage doors*

The loss of the garage was considered acceptable as part of planning permission ref: 09/1750. The proposed extension will replicate design features of the property including materials that are in keeping with the character of the original dwellinghouse. In addition the existing hedgerow will be retained. The dormer window complies with SPG5, appearing as a subservient addition.

*Front garden to be 50% soft-landscaped*

In terms of additional landscaping within the front forecourt due to the property being on the collar of the cul-de-sac, thus having a narrow frontage, it would be unsuitable to provide 50% soft landscaping. The existing hedgerow will remain, together with the existing flower bed, but it is considered that there is scope to extend the flower bed and/or provide additional landscaping in front of the extension whilst providing two off-street parking spaces. These details were conditioned as part of planning permission ref: 09/1750.

Conclusion

The proposed development is considered to be in keeping with the character of the dwellinghouse and is considered to preserve and enhance the character and appearance of the Mount Stewart Conservation Area. It is considered to comply with policies BE2, BE9, BE25 and BE26 of Brent's UDP 2004 and the guidance as outlined in the Mount Stewart Conservation Area Design Guide.

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  
Council's Supplementary Planning Guidance 17 - Design Guide for New  
Development  
Mount Stewart Conservation Area Design Guide

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) The development hereby permitted shall be carried out in accordance with the following approved drawings:

2009/0348  
2009/0348 Rev. B

Reason: For the avoidance of doubt and in the interests of proper planning.

- (3) The proposed two-storey side and rear extension shall be built in accordance with the following external materials and thereafter retained in accordance with the approved

materials, unless the prior written approval of the Local Planning Authority has been obtained:

Facing Bricks - ET Clay Products Ltd in Kingsbury Red Multi (Ref: 4280/1)  
Roof Tiles - Redland concrete tile in Brown 52

Reason: To ensure a satisfactory development which does not prejudice the amenity of the Mount Stewart Conservation Area.

- (4) The rear dormer shall be constructed 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.

- (5) The windows to the front elevation of the side extension shall match the design, proportion and detailing of the existing windows on the front elevation of the main house.

Reason: To ensure a satisfactory development which does not prejudice the amenity of the Mount Stewart Conservation Area.

- (6) The existing front garden hedgerows and proportion of soft landscaping (including the additional area in front of the extension) shall not be altered without the prior written approval of the Local Planning Authority. There shall be no increase in the proportion of hard landscaping.

Reason: To ensure a satisfactory development which does not prejudice the amenity of the Mount Stewart Conservation Area.

- (7) The new boundary fence, which will replace the former detached garage along the boundary with No. 17 Grenfell Gardens, shall consist of 3 timber fence panels, measuring 1.8m wide x 1.8m high with 0.1m posts, and thereafter be retained in accordance with these approved materials, unless the prior written approval of the Local Planning Authority has been obtained.

Reason: To ensure a satisfactory development which does not prejudice the amenity of the Mount Stewart Conservation Area and in the interests of the amenities of neighbouring occupiers.

- (8) The 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 be 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.

- (9) No windows or glazed doors, other than any shown in the approved plans, 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.

- (10) The proposed rooflights shall be of the non-projecting Conservation Area type and installed flush with the plane of the roof.

Reason: To ensure that the proposed development does not prejudice the design and architectural importance of the existing building and is in keeping with and enhances the character of properties in the Conservation Area.

**INFORMATIVES:**

None Specified

**REFERENCE DOCUMENTS:**

Brent's Unitary Development Plan 2004  
SPG5 "Altering and Extending Your Home"  
SPG17 "Design Guide for New Development"  
Mount Stewart Conservation Area Design Guide  
Two letters of objection and one letter with comments

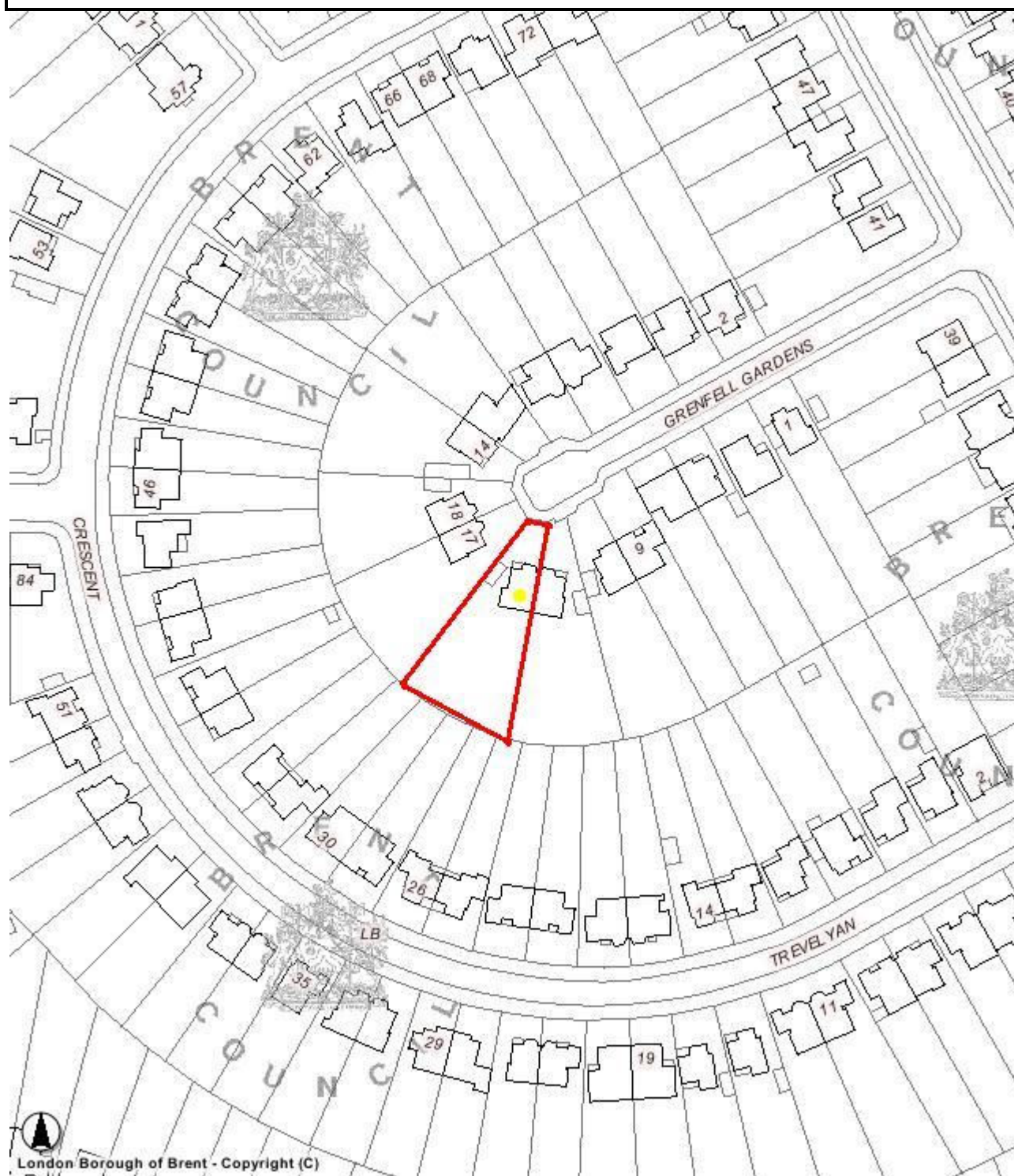
Any person wishing to inspect the above papers should contact Victoria McDonagh, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5337



## Planning Committee Map

Site address: 15 Grenfell Gardens, Harrow, HA3 0QZ

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