

**Committee Report
Planning Committee on 20 July, 2010**

**Item No. 2/04
Case No. 10/0726**

RECEIVED: 22 April, 2010

WARD: Kilburn

PLANNING AREA: Kilburn & Kensal Consultative Forum

LOCATION: 24E Brondesbury Road, London, NW6 6AY

PROPOSAL: Erection of single-storey ground-floor extension at rear of 24E Brondesbury Road

APPLICANT: Mr & Mrs Jones

CONTACT: Glassbox Prefab Ltd

PLAN NO'S:
See condition 2

RECOMMENDATION

Approval

EXISTING

The application site is the lower ground-floor flat within a 4-storey building on the southern side of Brondesbury Road, NW6. The site is within Kilburn Conservation area and contains 4 self-contained flats. The building appears semi-detached at its upper levels but at its ground- and first-floor level is terraced.

PROPOSAL

Erection of single-storey ground-floor extension at rear of 24E Brondesbury Road.

HISTORY

24a Brondesbury Road
04/1975 Granted

Conversion (of lower and upper ground floors) into two self-contained flats and one two-bedroom house and erection of side extension to upper ground-floor level and balcony to rear

POLICY CONSIDERATIONS

UDP 2004

BE2 - Townscape

BE9 - Architectural Quality

BE25 - Development in Conservation Areas

BE26 - Alterations & Extension to Buildings in Conservation Areas

Supplementary Planning Guidance 5: Altering and Extending Your Home

CONSULTATION

Neighbouring occupiers were consulted on 5th May 2010, a press notice was posted on 6th May and a site notice was put up at the site on 7th May. 2 objections have been received from 2 addresses but primarily relating to the impact on the extension on the neighbouring property 24A Brondesbury Road.

- The extension will lead to a loss of light and outlook from the neighbouring property.
- The height and depth and position to the southeast will deprive the neighbour of early morning light and reduce light to the neighbour's living-room.
- The proposed extension is too big, being the full width of the property, and is out of keeping with the character of the properties in the vicinity within the Conservation Area.

It will dwarf the cottage next door.

REMARKS

The proposal is for the erection of single-storey ground-floor extension at rear of 24E Brondesbury Road.

The proposed extension is a maximum of 3m in height with a flat roof and 3m in depth. This height is acceptable according to the guidance of *SPG5: Altering and Extending Your Home* which seeks to limit the impact of any development. Although this property is a flat and "permitted development" is not therefore applicable it should be noted that the Government's "impact-based" assessment in the GPDO restricts the maximum eaves height to 3m. It is considered to be a height which will not result in an unacceptable impact on the amenity of neighbours.

Although SPG5 suggests extensions of 2.5m in depth as being appropriate to terraced properties, permitted development has established extensions of up to 3m in depth as being reasonable to such properties. The Council has adopted this approach since the 2008 GPDO to provide consistency in the way it deals with extensions to dwellinghouses and flats.

Both the Council's own guidance and the GPDO 2008 are based on judgements made about the impact of householder extensions on the level of light and outlook enjoyed by neighbouring properties. The neighbouring property is relatively narrow due to the way the building has been subdivided, but it is not unusually narrow compared to some traditional terraced properties in this part of the borough where the same dimensions of extension are implemented. Although matters would inevitably change for neighbours the proposed extension is on balance considered to be acceptable.

The height of the extension appears to be appropriate to the character and proportions of the rear elevation. Aluminium folding doors are proposed across the width of the extension and walls are proposed with a white render finish, this simple contemporary appearance is considered to be appropriate in this conservation area.

The property currently has a small area of decking, this is proposed to be replaced at the end of the extension. It is no more than 15cm in height, not creating any significant overlooking opportunities, and is approximately 1.5m in depth.

The proposal complies with policies contained in Brent's UDP 2004 as well as SPG5, as such, approval is 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) The development hereby permitted shall be carried out in accordance with the following approved drawings:

Block Plan
Location Plan
CN/GB03/04
CN/GB03/06
CN/GB03/07

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

INFORMATIVES:

None Specified

Any person wishing to inspect the above papers should contact Liz Sullivan, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5377



Planning Committee Map

Site address: 24E Brondesbury Road, London, NW6 6AY

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