

RECEIVED: 24 May, 2010

WARD: Queen's Park

PLANNING AREA: Kilburn & Kensal Consultative Forum

LOCATION: 6 Montrose Avenue, London, NW6 6LB

PROPOSAL: Erection of a single storey side extension, installation of new ground floor rear window and erection of a rear dormer window to dwellinghouse

APPLICANT: USE

CONTACT: USE Architects

PLAN NO'S:
See condition 2.

RECOMMENDATION

Approval.

EXISTING

The subject site is a two storey terraced dwelling-house located on Montrose Avenue. The surrounding area is predominately residential with similar terraced type properties. The subject site is located in Queens Park Conservation Area, but is not a listed building.

PROPOSAL

Erection of a single storey side extension, installation of new ground floor rear window and erection of a rear dormer window to dwelling-house.

HISTORY

No planning history.

POLICY CONSIDERATIONS Brent Unitary Development Plan 2004

BE9 Architectural quality
BE25 Development in conservation areas
BE26 Alterations and extensions to buildings in conservation areas

Queens Park Design Guide
Supplementary Planning Guidance 5

SUSTAINABILITY ASSESSMENT

Not applicable.

CONSULTATION

Consultation letters dated 3rd June 2010 were sent to 9 neighbouring owners/occupiers. Two objections and one comment indicating no objections, were received the following issues were raised:

- Dormer window appears particularly large;
- The large windows will compromise privacy;
- The window design does not match the character of neighbouring properties;
- The side infill appears too dominant with no light well, thus harming the neighbouring property.

Officers had requested amendments to ensure that the proposal would not adversely impact neighbouring amenity or the character and appearance of the dwelling-house in Queens Park Conservation Area. Subsequently, the proposal has been amended to include a reduction in height of the proposed side extension, with the inclusion of an internal 4m deep lightwell. The amendments also include a reduction in width of the rear dormer window which has been designed in keeping with original windows.

For clarity, the rear balcony at first floor level is existing and appears to have been constructed for more than four years and therefore exempt from planning control.

REMARKS

The subject site is a two storey terraced dwelling-house located on Montrose Avenue. The applicant has proposed a rear dormer window and single storey side infill extension with alteration to the rear window. The property is located within Queens Park Conservation Area and therefore extensions and alterations should be designed with respect to the existing scale and character of the original property and locality.

Single storey side infill

As Councillors will be aware, single storey side infill extensions are not normally deemed acceptable as they can restrict light into properties which may already suffer from restricted daylight as per adopted design guidance SPG5. Recently, there have been exceptions where the proposed side infill extension is designed to ensure that the impact upon residential amenity is reduced through, amongst other things, a reduction of height to 2.0m at the boundary, including an internal courtyard.

In this case, officers have requested amendments to ensure that the negative impacts of this type of extension are reduced. The proposed side extension projects 3.4m to the rear building line of the original single storey rear projection, featuring an internal courtyard 4.0m in depth. The internal courtyard serves to lessen the impact of enclosure and loss of amenity into neighbouring property Number 4 Montrose Avenue and serves to maintain the character and appearance of the original property in the conservation area.

The height of the proposed side extension adjacent to the neighbouring boundary is 2.0m, this will feature a lean to glazed roof up to 3.0m in height. In consideration that the height at the neighbouring boundary is the same height permitted for a garden fence and lightweight materials are used for the pitched roof, the impact of the proposed structure is lessened further.

Rear dormer window

Queens Park design guidance states that rear dormer windows are normally acceptable where they occupy no more than 2/3 of the width and height of the rear roofplane. The width of the proposed dormer window has been reduced to 3.53m and is located centrally within the rear

roofplane, which complies with Queens Park design guide. The front face of the rear dormer is mainly glazed with timber sash windows with glazing bars, which match the appearance of original rear windows. In addition, the roof will be rolled lead and its cheeks will match the tiles of the existing roof, which is deemed appropriate in the conservation area.

Window alterations

The applicant has proposed double opening aluminium sliding doors to the rear ground floor of the dwelling-house. The proposed glazing to the rear is not in the traditional style of original windows but would improve the quality of natural daylighting and outlook to the ground floor. The proposed window is not obtrusive and should not impact the character and appearance of the original dwelling-house.

As a result of amendments to the proposed side infill extension, the applicant has proposed the installation of double opening sliding doors within the flank wall of the side return. Although these windows are sited 2m from the neighbouring boundary they will be obscurely glazed above a height of 1.7m to maintain privacy to occupants and neighbouring occupiers at Number 4 Montrose Avenue.

Summary

In consideration of the above officers feel that appropriate design measures have been adopted to mitigate the negative impacts of the proposed side extension, in addition to the size and scale of the proposed rear dormer window, the proposals are considered acceptable in relation to policy BE9 of the UDP 2004, Queens Park Design Guide and Supplementary Planning Guidance 5.

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
Queens Park 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

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 drawing(s) and/or document(s):

MA_000_001 to MA_000_006; MA_200_001 REVC; MA_200_002 REVB;
MA_200_003 REVB; MA_200_004 REVB; MA_200_500 REVD; MA_200_006

REVD.

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

- (3) 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.

- (4) The windows in the side flank wall of the building shall be glazed with obscure glass above a height of 1.7m 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.

INFORMATIVES:

None Specified

REFERENCE DOCUMENTS:

- Brent Unitary Development Plan 2004
- Supplementary Planning Guidance 5
- Queens Park Design Guide
- Two letters of objection

Any person wishing to inspect the above papers should contact Nicola Butterfield, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5239



Planning Committee Map

Site address: 6 Montrose Avenue, London, NW6 6LB

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