

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

**Item No. 2/06
Case No. 10/0915**

RECEIVED: 21 April, 2010

WARD: Queen's Park

PLANNING AREA: Kilburn & Kensal Consultative Forum

LOCATION: 42A & 42B Okehampton Road, London, NW10 3ER

PROPOSAL: Rear dormer window, new timber fence to subdivide existing rear garden and erection of a two storey side extension to rear projection facilitating self containment of two existing flats

APPLICANT: Ms Kate Hernandez Lynn

CONTACT: Inglis Badrashi Ltd

PLAN NO'S:

705 P01
705 P02
705 P03
705 P04
705 P05
705 P06

MEMBERS CALL-IN PROCEDURE

In accordance with Part 5 of the Constitution and Section 10 of the Planning Code of Practice, the following information has been disclosed in relation to requests made by Councillors for applications to be considered by the Planning Committee rather than under Delegated Powers

Name of Councillor

Simon Green

Date and Reason for Request

15th May 2010. Approached by applicants family

Details of any representations received

The applicants family

Name of Councillor

Gavin Sneddon

Date and Reason for Request

22nd June 2010. Approached by applicants family

Details of any representations received

The applicants' family

RECOMMENDATION

Refusal

EXISTING

The subject site, located on the southern corner of the junction between Okehampton Road and Dundonald Road, is occupied by a two-storey end-of-terrace dwelling comprising of two non-self-contained flats. The subject site is located within a designated Area of Distinctive Residential Character

PROPOSAL

Rear dormer window, new timber fence to subdivide existing rear garden and erection of a two storey side extension to rear projection facilitating self containment of two existing flats

HISTORY

There is no planning site history relevant to the determination of the current application

POLICY CONSIDERATIONS

London Borough of Brent Unitary Development Plan 2004

BE2 Townscape: Local Context & Character

BE9 Architectural Quality

BE29 Areas of Distinctive Residential Character

Supplementary Planning Guidance 5:- Altering & Extending Your Home

SUSTAINABILITY ASSESSMENT

Not applicable

CONSULTATION

External

Consultation letters, dated 5th May 2010, have been sent to 25 neighbouring owner/occupiers. No representations have been received in response. However, having been approached by the family of the applicant, Councillors Simon Green and Gavin Sneddon have called in the application for determination by the Planning Committee.

Internal

Transportation Unit - Have raised concerns that the proposed development would give rise to an increased demand for parking which cannot be accommodated within the locality.

Landscape Design Team - Have not raised an objection to the scheme in principle but would recommend landscaping conditions if the application were to be approved.

REMARKS

The existing property consists of two non self-contained flats, in that in access to the first floor flat is provided through the ground floor flat. There is no history of planning permission having been granted for this arrangement of accommodation although Council tax records would suggest that these non self-contained flats have existed for a number of years. The proposal seeks planning permission for extensions and alterations to the property to fully convert the property into two self-contained flats and utilise the loft space.

SELF-CONTAINMENT OF FLATS

In principle, the self-containment of the existing flats would be welcomed and is in general accordance with policy H10 of the Council's UDP. Both of the proposed flats would exceed the Council's guidance on minimum internal floorspaces set out in SPG17. The proposal would involve the subdivision of the existing rear garden space in order that both flats can enjoy their own private section. Policy H18 sets out that the subdivision of gardens as part of flat conversions would normally be resisted and that instead the entire garden should be given over to the ground floor flat. However, it is noted that under the current arrangement as two non self contained flats that, subject to the height of the boundary treatment, the garden could be subdivided without requiring planning permission.

The Council's Transportation Unit have raised concerns regarding the impact of the conversion in terms of increasing the demand for on-street parking in an area that is already heavily parked. However, the Transportation Engineer has assessed the proposal on the basis that the lawful use of the existing property is as a single dwellinghouse. However, without evidence to reinforce this view it is considered that the proposed development would not significantly increase the demand for parking created by the existing non self-contained flats.

Overall, it is considered that the self containment of the existing flats would improve the existing standard of accommodation for occupiers. However, the current proposal for self-containment relies upon the erection of a rear dormer window and substantial two-storey side extension, the merits of which are considered below.

REAR DORMER WINDOW

The proposal would also involve the erection of a rear dormer window in order to facilitate the conversion of the existing loft space. The proposed rear dormer window would be approximately 2.6m in width, half the width of the original roofplane, and would be set up from the eaves by at least 0.5m and set down from the ridge by 0.3m. The proposed rear dormer would be centrally located on the existing roofplane and would have mainly glazed facade. Overall, the proposed rear dormer window is in general compliance with the guidance contained in Supplementary Planning Guidance 5:- Altering & Extending Your Home.

TWO STOREY SIDE EXTENSION

The proposal would involve the erection of a two-storey side extension to the existing two-storey projection to the property. This extension would be used, in part, to provide a new self-contained access to the first floor flat. The subject property is located on a prominent corner plot and forms the end of an established terrace of properties running along the southern side of Okehampton Road. The rear projection of the subject property is clearly visible from Dundonald Road, as are the rear projections of other neighbouring properties which form part of the terrace. The rear projections to these properties are of a consistent character and appear largely unaltered. The projection to the subject property mirrors the projection to the adjoining property. The proposed two-storey extension would directly face Dundonald Road.

The proposed extension would extend the width of the existing projection by 1.7m towards Dundonald Road, increasing the width by approximately 45%. In order to accommodate this

additional width the roof pitch of the existing projection would need to be made more shallow which would further unbalance the symmetry with the adjoining properties. The consistent roof form of the projections to the properties along this stretch of Okehampton Road are considered to form an important part of the area's character and it is considered that the additional bulk created by this additional width and the unsympathetic angle of the proposed roof slope would cause harm to the character and appearance of the property and wider streetscene. Supplementary Planning Guidance 5 sets out the importance of maintaining the angle of the roof pitch where two-storey extensions are proposed. It is also noted that the subject property is located within an Area of Distinctive Residential Character (ADRC) as designated in the Council's UDP, where particular attention should be paid to design, height and space between buildings. The location of the site within an ADRC further compounds concerns regarding the impact of the proposal on the character and appearance of the locality.

Whilst it is noted that the properties along Okehampton Road, on the opposite side of the junction with Dundonald Road, have a different, larger, style of rear projection, these are a different type of property which have their own distinct character which is not in any case replicated by the proposed development. The proposed two-storey side extension is considered to be an inappropriate form of development in terms of its impact on the character of the locality and therefore, notwithstanding the other benefits it may provide in terms of the provision of self-contained dwellings, it is considered that this harm would be such that the refusal of the current application would be justified.

REASONS FOR CONDITIONS

RECOMMENDATION: Refuse Consent

CONDITIONS/REASONS:

- (1) The proposed two-storey side extension would, by reason of its bulk, incongruous roof pitch and prominent siting within the street, harm the character and appearance of the existing property and surrounding area, which is designated as an Area of Distinctive Residential Character, contrary to policies BE2, BE9 and BE29 of the London Borough of Brent Unitary Development Plan 2004 and advice contained in Supplementary Planning Guidance 5:- 'Altering & Extending Your Home'.
- (2) In the absence of a legal agreement to control the matter, the development would result in additional pressure on transport infrastructure, without any contribution to sustainable transport improvements in the area, an increased pressure for the use of existing open space without contributions to enhance open space, an increased pressure for public sports facilities, without any contribution to the provision of sports facilities, and an increased pressure on education infrastructure, without any contribution to education improvements. As a result, the proposal is contrary to policies STR19, TRN3, TRN4, CF6 and OS18 of the adopted London Borough of Brent Unitary Development Plan 2004 and Supplementary Planning Document;- s106 Planning Obligations.

INFORMATIVES:

- (1) The applicant is advised that proposals involving the conversion of properties to self-contained dwellings would normally be required to include details of landscaping proposals, boundary and access treatments, refuse/recycling storage and cycle storage.

REFERENCE DOCUMENTS:

London Borough of Brent Unitary Development Plan 2004
Supplementary Planning Guidance 5:- Altering & Extending Your Home

Any person wishing to inspect the above papers should contact Ben Martin, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5231



Planning Committee Map

Site address: 42A & 42B Okehampton Road, London, NW10 3ER

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