

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

Item No. 2/07
Case No. 10/1160

RECEIVED: 10 May, 2010

WARD: Brondesbury Park

PLANNING AREA: Kilburn & Kensal Consultative Forum

LOCATION: 60 Milverton Road, London, NW6 7AP

PROPOSAL: Erection of a ground-floor side extension, ground-floor rear extension, installation of first-floor rear doors and juliet balcony and new first-floor side window

APPLICANT: Ms Alison Hart

CONTACT: Mr David Silverman

PLAN NO'S:
See condition 2.

RECOMMENDATION

Approval.

EXISTING

The subject site is a two storey semi-detached dwelling-house located on Milverton Road. The surrounding area is predominately residential with similar semi-detached type dwellings. The subject site is located in an Area of Distinctive Residential Character but is not a listed building.

PROPOSAL

Erection of a ground-floor side extension, ground-floor rear extension, installation of first-floor rear doors and juliet balcony and new first-floor side window.

HISTORY

A Certificate of Lawfulness has recently been granted for the erection of a proposed rear dormer window, hip to gable end and 2 front rooflights to dwellinghouse, reference 10/1090.

**POLICY CONSIDERATIONS
Brent Unitary Development Plan 2004**

BE9 Architectural Quality

Supplementary Planning Guidance 5 'Altering and Extending Your Home'

SUSTAINABILITY ASSESSMENT

Not applicable.

CONSULTATION

Consultation letters dated 19th May 2010 were sent to nine neighbouring owners/occupiers. Five letters of objection and one letter raising no objection has been received, the following issues have been raised:

- The proposal will change the character and appearance of the locality;
- There are no measurements on the proposed plans;
- The first floor window and juliet balcony would overlook properties in: Sidmouth Road; Milverton Road; and Mount Pleasant Road.
- The flat roof could be used as a balcony area; or could be used as a platform for a two storey extension.

Officers had requested further detail and amendments to ensure that the proposal would not adversely impact neighbouring amenity. Subsequently, the proposal now includes site boundaries and the built outline of neighbouring property at Number 58 Milverton Road. The amendments also include a reduction in height to the proposed side extension (detailed below) and obscured glazing to the ground floor side window.

The issues raised above have been noted and are discussed in detail below.

REMARKS

The subject site is a two storey semi-detached dwelling-house located on Milverton Road, in close proximity to the junction of Sidmouth Road. The applicant has proposed a single storey side and rear extension, first floor rear juliet balcony and the installation of one first floor side window.

Single storey rear extension

The rear of the original dwelling-house is stepped, so that there are two rear walls. In these cases officers have requested that proposed rear extensions are stepped, firstly to ensure that the amenities of neighbouring occupiers are not affected and secondly, that the scale and bulk of proposed extension respects the character and nature of the original dwelling-house. However, in this instance there are a number of reasons why this approach has not been adopted.

The proposed rear extension will project 4.5m from the main rear wall adjacent to the neighbouring boundary at Number 58 Milverton Road and 2.0m from the projecting rear wall in close proximity to the side boundary which abuts rear gardens in Sidmouth Road. Although the proposed extension is greater than would normally be deemed acceptable in SPG5, the proposal would not impact the amenities of neighbouring occupiers at Number 58, due to their 5.25m deep extension. Furthermore the proposed footprint is not deemed excessive, in that the extension does not project more than 2m at the furthest rear wall.

The proposed single storey rear extension features a flat roof 3m in height which is considered acceptable with design guidance SPG5 and will be mainly glazed on the rear facing wall which should increase the proportion of natural daylighting.

Single storey side extension

The dwelling-house has an existing single storey side extension, 1.85m wide and 9.1m in length, featuring a flat roof 3.5m in height. This extension has been constructed for more than four years and is therefore exempt from planning control.

The existing side extension will be reduced in height to 3m and brought forward by 4m towards the front of the dwelling-house. This will also project to the rear by 2m which will link up with the proposed single storey rear extension. A slightly sloping pitched roof is proposed above the existing section of the side extension, raising the maximum height to 3.5m. This is considered acceptable, in view that the height as existing is 3.5m and would still result in an overall reduction of height.

Three existing windows located in the side wall of the existing side extension will be removed with the addition of an obscured side window to the extended side. Although this is located 0.5m from the side boundary of the subject site, the window is non-habitable and sited at a height of 1.9m, behind a 2.2m high boundary wall, and should not therefore cause conditions which will negatively impact neighbouring properties.

Juliet balcony and first floor window

The applicant has proposed a juliet balcony at first floor level. The proposed juliet balcony does not include a raised platform or negatively impact the character and appearance of the original dwelling-house and is therefore deemed acceptable in relation to policy BE9. Although residents have raised concerns in relation to overlooking and loss of privacy, the proposed juliet balcony would not cause impacts which are greater than existing first floor rear windows.

At first floor level, two windows to the side flank of the dwelling-house will be removed and replaced with one window. The replaced window is located 2.7m from the neighbouring boundary and non-habitable.

Summary

In summary, whilst objectors have raised concern in relation to maintaining privacy, it is clear that the alterations to the side flank wall windows actually reduce the proportion of glazing facing rear gardens of Sidmouth Road and the proposed juliet balcony will not cause additional harm as compared to the existing window arrangement. This is in accordance with design guidance SPG5. For clarity, although the application does not propose any access to the flat roof of the proposed rear extension (which would be unacceptable), this will be restricted by condition.

In relation to the above, the proposed single storey side and rear extensions, alteration to side flank windows and rear juliet balcony are considered acceptable in relation to policy BE9 of the UDP 2004 and SPG5.

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

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):

10/284/1; 10/284/2A; 10/284/3A

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 window in the side wall of the building (as extended) shall be glazed with obscure glass and the window shall 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.

- (5) No access shall be provided to the roof of the extension by way of window, door or stairway and the roof of the extension hereby approved shall not be used as a balcony or sitting out area.

Reason: To preserve the amenity and privacy of neighbouring residential occupiers.

INFORMATIVES:

None Specified

REFERENCE DOCUMENTS:

- Brent Unitary Development Plan 2004
- Supplementary Planning Guidance 5
- Four letters of objection
- One letter stating no objection

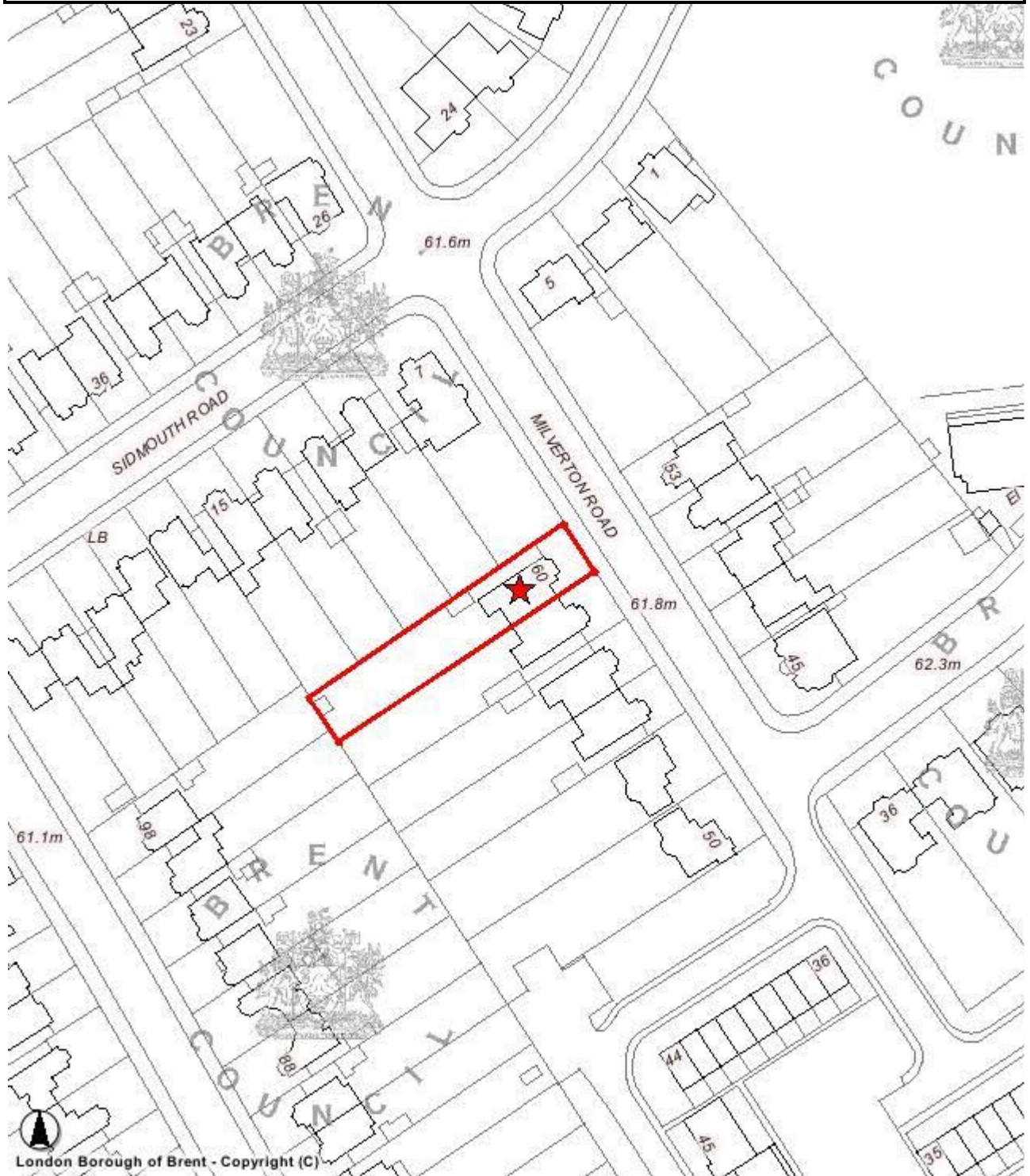
Any person wishing to inspect the above papers should contact Nicola Butterfield, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5239



Planning Committee Map

Site address: 60 Milverton Road, London, NW6 7AP

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