

**Committee Report
Planning Committee on 18 August,
2010**

Item No. 2/01
Case No. 10/1638

RECEIVED: 23 July, 2010

WARD: Brondesbury Park

PLANNING AREA: Kilburn & Kensal Consultative Forum

LOCATION: 25 Rowdon Avenue, London, NW10 2AJ

PROPOSAL: Erection of rear single and two storey extensions and a loft conversion incorporating rooflights to front and both sides of the roof

APPLICANT: Mr Shoaib Seedat

CONTACT: JAC Associates

PLAN NO'S:
See condition 2.

RECOMMENDATION

Approval.

EXISTING

The subject site is a two storey detached dwelling-house located on Rowdon Avenue. The surrounding area is predominantly residential with similar detached type dwellings. The subject site is not located in a conservation area but is within an Area of Distinctive Residential Character.

PROPOSAL

Erection of rear single and two storey extensions and a loft conversion incorporating rooflights to front and both sides of the roof.

HISTORY

Planning permission reference 10/0035, was granted for a 'Two-storey rear extension, single-storey side extension and 1 rooflight to each roofslope of dwelling-house'. However, as a result of inconsistencies with the plans and in particular errors in the way the relationship between neighbouring properties was shown, the planning permission is unimplementable. This current planning application is now based on correct information and seeks to rectify the issues that were identified in the previous approval and has been designed in accordance with design guidance SPG5 and information from officers.

- 04/2815: Full Planning Permission, Granted November 2004 - demolition of rear storage area, conversion of garage into habitable room and erection of two storey side extension to dwelling-house.

POLICY CONSIDERATIONS

Brent Unitary Development Plan 2004

BE2	Townscape: Local context and character
BE9	Architectural quality
BE29	Area of Distinctive Residential Character

Supplementary Planning Guidance 5 'Altering and Extending Your Home'

SUSTAINABILITY ASSESSMENT

Not applicable.

CONSULTATION

Public

Consultation letters dated 12th July 2010 were sent to seven neighbouring occupiers/owners. Two letters of objection were received, the following issues were raised:

- The two storey rear extension is too deep, there are errors in the proposed plans indicating habitable windows;
- The single storey rear extension is too deep, high and wide;
- The rooflight at the front elevation is not acceptable;
- The rear and side extension would ruin the garden and aspect, taking daylight from the neighbouring occupiers.

In addition, neighbours have sought confirmation that the windows proposed in the side flank wall will be obscurely glazed.

Officers revisited the subject site and neighbouring property Number 23 Rowdon Avenue to confirm the location of habitable room windows. As a result, it is confirmed that the depth and siting of the two storey rear extension complies with the 2:1 rule required by adopted design guidance SPG5.

Ward Councillor Shaw has objected to the proposals, by reason of the depth of the proposed single storey and two storey rear extensions.

The additional issues raised above have been noted and will be discussed in detail below.

REMARKS

The subject site is a two storey detached dwelling-house located on Rowdon Avenue. The applicant has proposed a single storey and two storey rear extension, single storey side extension, alterations to the roofplane and one front and two side rooflights to the dwelling-house. The site as existing has a two storey side extension which features a shallow pitched roof to the rear of the dwelling-house.

The subject site does not share the same rear building line as neighbouring properties and as such this needs to be taken into account in ensuring that the proposed extensions are designed to ensure that neighbouring amenity is not affected.

Single storey rear extension

Generally single storey rear extensions to detached properties can project 3.5m from the main rear wall of the dwelling-house in accordance with SPG5. For clarity, permitted development allows 4.0m from the main rear wall. The proposed single storey rear extension is 2.5m in depth from the main rear wall of the dwelling-house, which measures 3.3m from the rear building line of Number 23 Rowdon Avenue, which therefore complies with design guidance SPG5.

The proposed single storey rear extension is wider than the existing house, sited 0.75m from the neighbouring boundary at Number 23. The extension features a pitched glazed roof measuring 2.85m at mid point of the pitch, which is acceptable with design guidance SPG5 and should increase the proportion of natural daylighting into the extended dwelling-house.

Although, the proposed single storey rear extension is wider than the existing dwelling-house, the proposed height and depth of the extension should not be detrimental to neighbouring amenity.

Single storey side extension

There are existing temporary structures located to the side passage of the dwelling-house adjacent to Number 27 Rowdon Avenue. The applicant has proposed to remove the temporary structures and erect a single storey side extension which is set back 1.2m from the main front wall of the dwelling-house. The proposed extension is 11.4m in depth which connects to the ground floor of the two storey rear extension and features a flat roof 2.9m in height.

The proposed side extension projects 2.5m to the rear of the dwelling-house which is 1.4m from the rear building line of Number 27 Rowdon Avenue and therefore should not be detrimental to neighbouring amenity. In consideration that there is an existing side entrance door to the side passage, the proposed extension should not harm the character and appearance of the existing street-scene.

Two storey rear extension

The proposed two storey rear extensions are stepped to comply with the 2:1 rule contained within SPG5. Design guidance states that the extension should not project further than half the distance between the centre of the nearest neighbouring habitable room window and the side flank wall of the proposed extension.

The proposed extension sited centrally within the existing dwelling-house projects 3.3m from the rear building line of Number 23 Rowdon Avenue, which is half the distance between the neighbours nearest habitable window and the side flank wall of the extension. The proposed two storey rear extension is sited 4.7m from the side (shared) boundary of Number 23 and therefore reduces negative impacts of poor outlook and daylighting. The secondary projection, sited near the side boundary of Number 27 Rowdon Avenue, extends 3.5m from the rear wall of the existing two storey side extension. This is less than half the distance permitted with the 2:1 rule however, a larger two storey extension would not be considered acceptable in terms of its bulk and scale and therefore this element has been reduced.

It should be noted that the proposed two storey rear extensions are large in size and scale, adding significant bulk to the original dwelling-house which will be viewed from neighbouring occupiers. However, in consideration that the proposed extensions are set away from the boundary of the most affected neighbour by 4.7m, at Number 23 Rowdon Avenue, and that it complies with SPG5 when measured from the centre of the nearest habitable room window, the proposal is considered acceptable, on balance.

The proposal includes the addition of a raised crown roof above the existing two storey side extension. The raised roofplane would serve to enhance the appearance of the existing side extension by providing some uniformity to the extended dwelling-house and therefore considered acceptable with SPG5 and policy BE9 of the UDP 2004.

Rooflights

One rooflight is proposed in the upper portion of the front roofplane, dimensions 0.8m x 1.0m, and one rooflight is proposed on both side roofplanes, dimensions 1.2m x 0.8m. The proposed rooflights are not deemed excessive and should not detract from the character and appearance of the dwelling-house or locality, in accordance with BE9 & BE29 of the UDP 2004.

Summary

In summary the proposed extensions are considered acceptable, on balance, providing that side windows are obscurely glazed the proposals should not be detrimental to neighbouring amenity, in accordance with 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):

RowdonAve-25-01; RowdonAve-25-02; RowdonAve-25-03; RowdonAve-25-05;
RowdonAve-25-06; RowdonAve-25-07; RowdonAve-25-08.

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 walls 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 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.

INFORMATIVES:

None Specified

REFERENCE DOCUMENTS:

- Brent Unitary Development Plan 2004
- Supplementary Planning Guidance 5
- One Councillor objection
- One resident objection

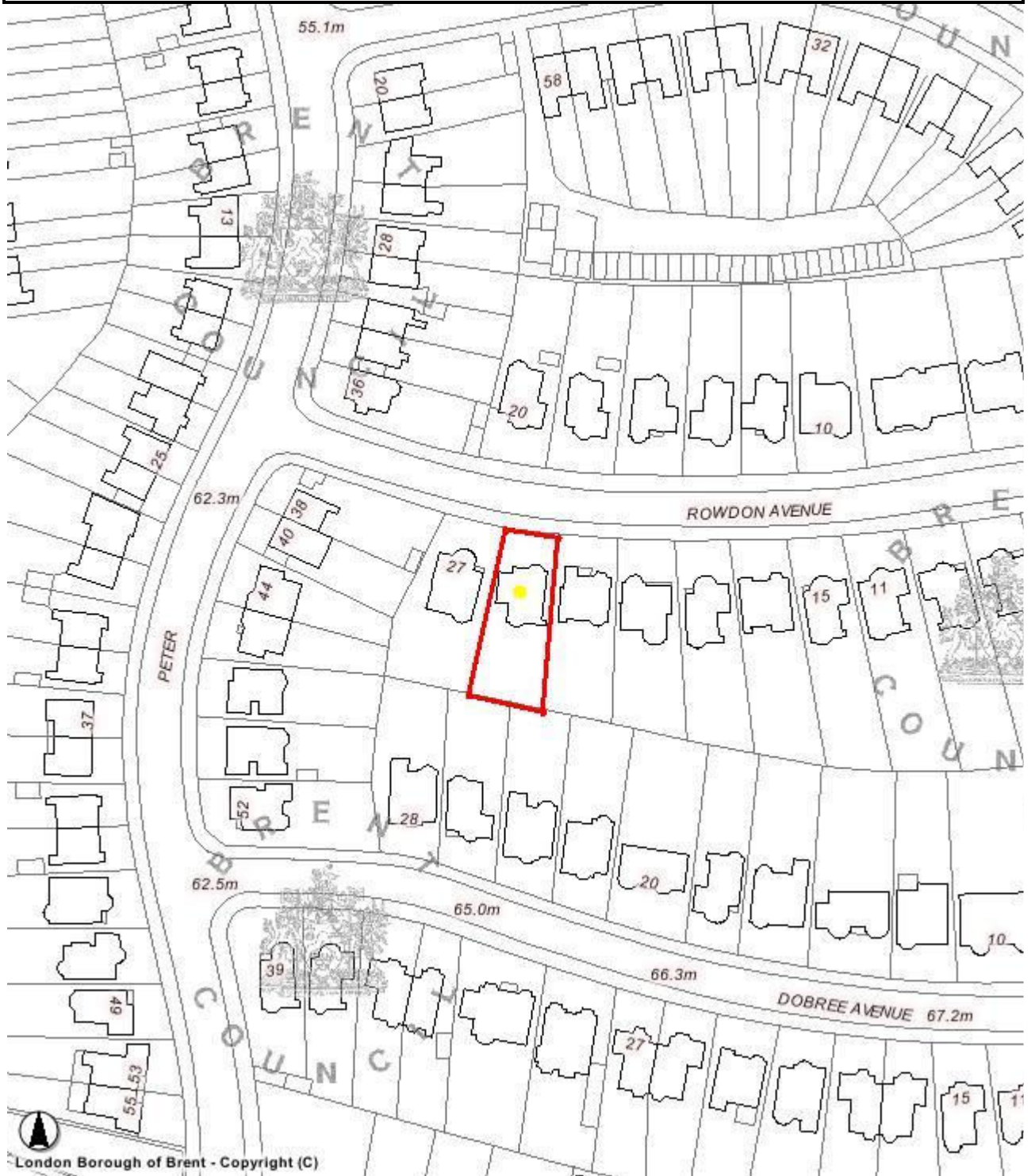
Any person wishing to inspect the above papers should contact Nicola Butterfield, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5239



Planning Committee Map

Site address: 25 Rowdon Avenue, London, NW10 2AJ

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