

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

Item No. 2/02
Case No. 10/1386

RECEIVED: 3 June, 2010

WARD: Kensal Green

PLANNING AREA: Harlesden Consultative Forum

LOCATION: 158 Doyle Gardens, London, NW10 3SS

PROPOSAL: Demolition of existing rear extension and erection of new single storey rear extension, single-storey side extension and installation of balustrade at first floor level

APPLICANT: Ms Stella Papadakis

CONTACT:

PLAN NO'S:
See condition 2

RECOMMENDATION

Approval

EXISTING

The subject site, located on the southern side of Doyle Gardens, is occupied by a two-storey semi-detached dwellinghouse. The surrounding area is predominantly characterised by suburban residential development with the exception of the Capital City Academy which is located on the opposite side of Doyle Gardens. The property is not listed nor is it within a designated Conservation Area.

PROPOSAL

Demolition of existing rear extension and erection of new single storey rear extension, single-storey side extension and installation of balustrade at first floor level

HISTORY

There is no planning history on the site.

POLICY CONSIDERATIONS

London Borough of Brent Unitary Development Plan 2004

The following policies are considered most relevant to the determination of the current application

BE2 Townscape: Local Context & Character

Supplementary Planning Guidance

Supplementary Planning Guidance 5:- Altering & Extending Your Home

SUSTAINABILITY ASSESSMENT

Not Applicable

CONSULTATION

Consultation letters, dated 15th June 2010, were sent to seven neighbouring owner/occupier. In response two letters of objection have been received. The concerns of the objectors relate to the increase in overlooking, and subsequent loss of privacy that would be caused by the proposed roof terrace.

On the advice of Officers, the applicant has amended the original proposals to omit the roof terrace and alter the general form of the proposed extensions. Further consultation letters, dated 26th July 2010, have been sent to the same seven neighbouring owner/occupiers informing them of the amendments to the scheme and offering an opportunity to provide further comments should they wish. No further representations have been received and Members will be updated at the Committee.

REMARKS

SINGLE-STOREY REAR EXTENSION

The original property has a single-storey projection which would have given the property a stepped rear building line. However, a single-storey extension has been added at the rear of the property, adjoining the side of the original single-storey projection, which gives the existing property a consistent rear building line. Due to the extension, the ground floor of the subject property currently projects approximately 3m beyond the rear of the adjoining property at 160 Doyle Gardens. On the opposite side, the property at 156 Doyle Gardens is detached from the subject property and has been extended at ground floor level to approximately match the depth of the original projection to the subject property.

The proposed development would involve the demolition of the existing single-storey rear extension and original single-storey projection and the erection of a new single-storey extension across the full width of the rear of the property. In terms of depth, the proposed single-storey rear extension would have a stepped rear building line to reflect the rear building line of the original property. Along the joint boundary with 160 Doyle Gardens, the proposed extension would have a depth of 3m, the same as the existing extension to be demolished and in compliance with the guidance contained in Supplementary Planning Guidance 5:- Altering & Extending Your Home (SPG5). On the opposite side of the site, the proposed extension would project 3m from the rear wall of the original projection to be demolished. This would result in the extension having an overall depth of approximately 6m from the main rear wall of the property, projecting approximately 3m beyond the rear of the adjacent property at 156 Doyle Gardens at ground floor level. Although the overall depth of the single-storey extension along this side would exceed the normal guidance, the extent of the projection beyond the rear of the neighbouring property at 156 Doyle Gardens would be in general compliance with the guidance contained in SPG5.

When the proposals were originally submitted they included the use of the proposed single-storey rear extension as a roof terrace and this formed the principal basis for the objections to the application. On the advice of Officers, the roof terrace no longer forms part of the current

application and it is recommended that any permission should be subject to a condition confirming that the roof of the proposed extension shall not be used as a terrace or any other form of sitting out area.

In terms of design, the single-storey rear extension would be rendered externally to match the rear of the existing property. The new windows to be installed to the side of the extension would be timber casements and to the rear aluminium patio doors would be installed. Overall, the choice of materials and elevational details are considered sympathetic to the character of the existing property.

Overall, the proposed single-storey rear extension would be in general compliance with the design principles set out in SPG5 and it is considered that the extension would have a reasonable impact on the amenity of adjoining occupiers and the character and appearance of the surrounding area.

SINGLE-STOREY SIDE EXTENSION

The proposal would involve the erection of a single-storey side extension to the property. The proposed side extension would be 1.8m in width, 5m in depth with a flat roof 3m in height. The proposed side extension would be set back by 250mm from the main front wall of the property. The extension would be finished externally with brickwork to match the front of the existing property and would have a well proportioned timber casement window facing onto the street.

The proposed extension would sit adjacent to the flank wall of 156 Doyle Gardens. There do not appear to be any sole habitable room windows on the flank elevation of 156 Doyle Gardens and therefore the impact of the proposed side extension the neighbouring property is considered acceptable.

Overall, the proposed side extension would be in compliance with the guidance contained in SPG5 and is considered acceptable in terms of character and appearance and impact on adjoining occupiers.

FIRST FLOOR BALUSTRADE

The proposal would involve the formation of a full height opening to the rear of the property at first floor level. This opening would be treated with timber french doors which would be enclosed by a balustrade to form a juliet balcony. The proposed balustrade would be installed across the proposed opening so as not to allow external access onto the roof of the proposed single-storey rear extension. As no external access is to be provided it is considered that the proposed development would not significantly increase existing levels of overlooking to the neighbouring properties. As indicated above, officers would be unlikely to support any proposal that allowed occupiers to use the roof as a sitting out area.

CONSIDERATION OF OBJECTIONS

As discussed above, the main concern of the objectors related to the use of the roof of the proposed single-storey rear extension as a terrace. The terrace has been removed from the proposal by the applicant thus addressing these concerns.

REASONS FOR CONDITIONS

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:-

- A1.001 A
- A1.002 A
- A1.100 B
- A1.101 A
- A1.102 A
- A1.103 A
- A1.201 D
- A1.202 C
- A1.203 B
- A1.500 B
- A1.502 C
- A1.503 C
- A1.504 B

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) 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:

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

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: 158 Doyle Gardens, London, NW10 3SS

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This map is indicative only.

