

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

**Item No.** 2/04  
**Case No.** 10/1374

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**RECEIVED:** 3 June, 2010

**WARD:** Brondesbury Park

**PLANNING AREA:** Kilburn & Kensal Consultative Forum

**LOCATION:** 19 Dobree Avenue, London, NW10 2AD

**PROPOSAL:** Erection of two-storey side extension, one rear dormer window and 2 front, one side and two rear rooflights to the dwellinghouse

**APPLICANT:** Mr Shamsheer Ali

**CONTACT:** Kaseka Associates

**PLAN NO'S:**  
See condition 2.

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**RECOMMENDATION**

Approval.

**EXISTING**

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

**PROPOSAL**

Erection of two-storey side extension, one rear dormer window and 2 front, 1 side and two rear rooflights to the dwelling-house.

**HISTORY**

No planning history.

**POLICY CONSIDERATIONS**

**Brent Unitary Development Plan 2004**

**BE2** Townscape: Local context & character  
**BE9** Architectural Quality  
**BE29** Area of Distinctive Residential Character

Supplementary Planning Guidance 5 'Altering & Extending Your Home'

## **SUSTAINABILITY ASSESSMENT**

Not applicable.

## **CONSULTATION**

Consultation letters dated 15th June 2010, were sent to 7 neighbouring occupiers/owners. Two letters of objection were received and one letter of comment, the following issues were raised:

- Loss of daylight from the side flank wall of the dwelling at Number 21: open stairwell/hallway; kitchen;
- Overlooking into rear garden areas;
- Impact that existing extensions have upon the rear building lines of properties in the locality;
- Differing ground levels between the subject site and Number 21 Dobree Avenue needs consideration.

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 the Area of Distinctive Residential Character. Subsequently, the proposal has been amended, to include: a reduction in the proportion of glazing to the side flank wall; removal of the proposed side dormer window; and an increased set back at first floor level of the proposed two storey side extension. The amendments also include alterations to front and rear elevations to ensure that the proposals respect the character and appearance of the original dwelling-house.

Officers have revisited the site and neighbouring dwelling at Number 21 Dobree Avenue to assess the impact of the proposals. Although there is a large window in the flank wall of Number 21 Dobree Avenue which provides natural daylight into the upper landing and ground floor entrance hallway these are non-habitable room windows. In addition, while the existing side window does provide daylight into the rear kitchen this is a secondary window and any impact will therefore not be deemed to be unduly detrimental. Other issues noted above will be discussed in detail below.

## **REMARKS**

The subject site is a two storey semi-detached dwelling-house located on Dobree Avenue, the applicant has proposed a two storey side extension, rear dormer window, two front, one side and three rear rooflights to the dwelling-house. The dwelling-house as existing has a single storey side extension which is flush with the front bay window.

### **Two storey side extension**

The proposed two storey side extension is set in from the side boundary by 1.2m and as such, a set back of 1.5m from the main front wall at first floor level, above the front entrance door, is considered acceptable and compliant with adopted design guidance SPG5. The proposed extension then projects the full length of the side flank wall by 9.3m. At ground floor level the side extension is not set back from the main front wall of the dwelling-house due to the existing extension, which will not be altered, and is flush with the front bay.

The proposed side extension is set down from the original ridge of the main roofplane by 0.75m featuring a crown roof, which ensures distinction between the original dwelling-house and extensions. The windows proposed in the front and rear elevations have been designed with respect to the size and scale of original windows. The side flank wall windows to non-habitable rooms are obscure and non-opening, and thus should not cause loss of privacy to neighbouring occupiers, these details will be conditioned.

Residents have raised concern that the proposed two storey side extension will reduce the

proportion of daylight into living areas and detract from the character and appearance of the locality. Whilst, issues of amenity have been addressed above, it should be noted that the proposed two storey side extension is set away from the neighbouring boundary providing a gap of approximately 2.4m between both properties and therefore the impacts on the non-habitable windows are reduced.

### **Rear dormer window**

The proposed rear dormer window is half the width of the original (unextended) roofplane and is mainly glazed which improves the appearance of the rear facing dormer. The dormer window has been designed in accordance with design guidelines SPG5 and therefore considered acceptable.

### **Rooflights**

Six rooflights have been proposed in total, two within the front roofslope, one sited in the extended side roofslope and two rooflights within the rear roofslope. Although the number of rooflights may be considered excessive they do not detract from the character and appearance of the front elevation in the locality, nor do they cause conditions which are detrimental to residential amenity. Therefore the proposed rooflights are considered acceptable, on balance.

### **Summary**

In summary, the proposed two storey side extension and rear dormer window has been designed in accordance with adopted guidance SPG5 which reflects the character and appearance of the locality.

**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): KA/DA/TP3; KA/DA/TP1B; KA/DA/TP2B; KA/DA/TP3A.

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 on the first floor of the side wall of the building (as extended) shall be constructed with obscure glazing and non-opening or with openings at high level only (not less than 1.8m above floor level) and shall be permanently returned and maintained in that condition thereafter unless the prior written consent of the Local Planning Authority is obtained.

Reason: To minimise interference with the privacy of the adjoining occupier(s).

**INFORMATIVES:**

None Specified

**REFERENCE DOCUMENTS:**

- Brent Unitary Development Plan 2004
- Supplementary Planning Guidance 5

Two letters of objection

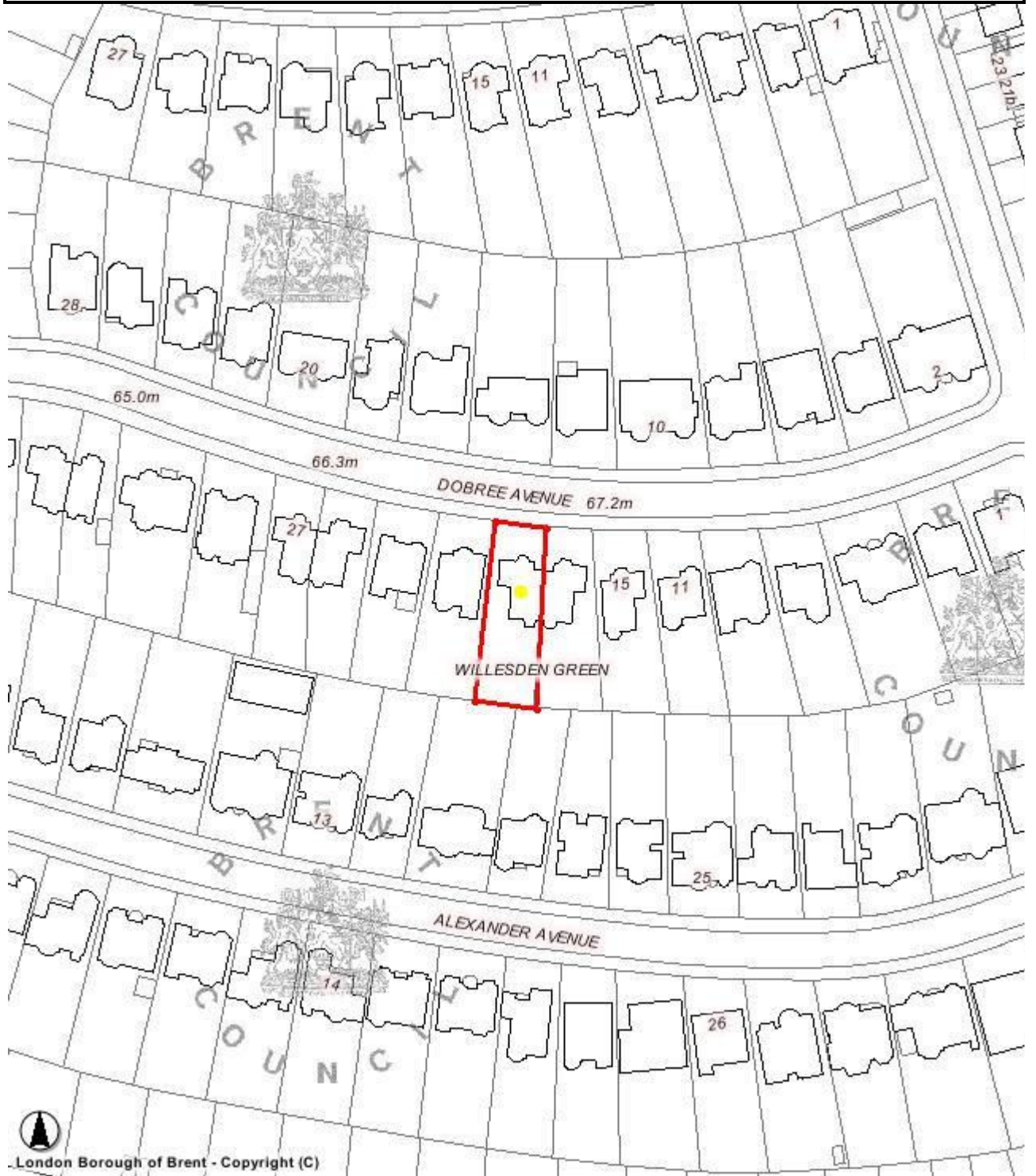
Any person wishing to inspect the above papers should contact Nicola Butterfield, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5239



# Planning Committee Map

Site address: 19 Dobree Avenue, London, NW10 2AD

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This map is indicative only.

