

**Committee Report
Planning Committee on 15 September, 2010**

Item No. 7
Case No. 10/1591

RECEIVED: 5 July, 2010

WARD: Brondesbury Park

PLANNING AREA: Kilburn & Kensal Consultative Forum

LOCATION: 20 Rowdon Avenue, London, NW10 2AL

PROPOSAL: Erection of a two-storey side extension and insertion of 1 rear and 1 side rooflight to the dwellinghouse (amended plans received 31 August 2010)

APPLICANT: Mr & Mrs Tal

CONTACT: Mr Patrick Hughes

PLAN NO'S:
(see condition 2 for details)

RECOMMENDATION

Approval.

EXISTING

The subject site is a two-storey detached dwellinghouse located on the north side of Rowdon Avenue. The surrounding area is predominately residential, comprising detached dwellings. The application site is located in an Area of Distinctive Residential Character, but is not a Listed Building.

PROPOSAL

The proposal is for the erection of a two-storey side extension and insertion of 1 rear and 1 side rooflight to the dwellinghouse.

Amended plans were received on 27th August 2010, removing proposed alterations to the patio.

HISTORY

Planning permission was granted in 1957 for a flat-roofed, first-floor extension to the side garage with additional bedroom (LPA Reference: D5101).

POLICY CONSIDERATIONS
Brent Unitary Development Plan 2004

BE2 Townscape: Local Context & Character
BE9 Architectural Quality

SPG5 "Altering and Extending Your Home"

CONSULTATION

Consultation letters dated 21st July 2010 were sent to 10 neighbouring occupiers/owners. Two

letters of objection were received, the following comments were made:

- Loss of privacy, two-storey building overlooking the garden.
- Loss of light.
- Impact upon the street-scene.

The issues raised above are noted and will be discussed in detail below.

REMARKS

The subject site is a two-storey detached dwellinghouse located on the north side of the end of Rowdon Avenue, with its flank boundary adjoining the rear gardens of houses in Peter Avenue.

Two-storey side extension

When considering proposals for two-storey side extensions, it is important to ensure that they are of a size, shape and height that compliments rather than dominates the house. This is to protect the character and appearance of the area and also the amenities of adjoining occupiers. This is specified in SPG 5, Policy BE9 and BE2 of Brent's UDP 2004.

There is an existing two-storey side extension which is flush with the front elevation of the property, granted planning permission in 1957. The proposal intends to extend the existing two-storey extension rearwards, to the full length of the side flank wall (11.7m depth). A crown roof is proposed over the existing two-storey side addition and proposed extension. The crown roof is set down by 0.9m from the highest point of the original roof which provides distinction between the original dwellinghouse and therefore compliant with adopted design guidance SPG5.

SPG5 would require the front elevation of a two-storey extension to be set back from the main front elevation of the house to ensure a subservient appearance. Given that the proposal is to retain the existing two-storey side extension, it is not possible to achieve the required set-back. The proposal will be set behind the existing extension and will not be prominent in the street scene. The roof addition is considered to improve the overall appearance of the existing extension the appearance of the dwelling.

The proposed two-storey side extension does not project beyond the rear building line of the existing house. The rear elevation of the extension will be in line with the neighbouring property (No. 18 Rowdon Avenue) other than the projecting bay feature and therefore is not considered to have detrimental to neighbouring amenities in terms of loss of day/sunlighting or outlook.

No windows are proposed at first-floor level and as such will not affect the privacy of adjoining neighbours. The proposed windows on the ground-floor flank elevation will serve the kitchen and be located at a high level (above 1.7m) so as to prevent any overlooking. The inclusion of windows and doors within the rear of the extended side reflect the character and appearance of the original dwelling in this Area of Distinctive Residential Character.

Objection to the proposal is from properties located on Peter Avenue, to the west of the site. The proposed extension is to the eastern flank elevation and will be screened from properties on Peter Avenue by the existing house. Given the location and orientation of these properties in relation to the application site and proposed extension, it is not considered that there will be any adverse impact with regard to day/sunlighting. The proposal to extend the raised patio/terrace has now been deleted from the application.

Rooflights

SPG 5 requires rooflights to be designed to have a minimum projection from the roof plane. Rooflights are further required to be of a size and number that do not dominate the roof plane. The application seeks planning permission for the installation of one rear and one side rooflight. Both rooflights will be uniform in design (Conservation Style - positioned flush with the roof) and size (550mmx700mm). The rooflights are therefore considered to be acceptable.

In terms of privacy, it is not considered that the rooflights will result in an unacceptable level of overlooking. They are located flush with the roof plane and any views out of these windows will be limited.

Summary

The proposed extensions and rooflights have been designed to respect the character and appearance of the area and parent property in accordance with adopted guidance SPG5 and policies BE2 & BE9 of the UDP 2004.

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 to 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:

D1; D2; D3; D4; D5; D6 (as amended 27 August 2010); D7; D8; D9; D10; D11 (as amended 27 August 2010); D12 (as amended 27 August 2010) and D13 (as amended 27 August 2010)

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

INFORMATIVES:

None Specified

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: 20 Rowdon Avenue, London, NW10 2AL

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