

Committee Report
Planning Committee on 16 September, 2009

Item No.
Case No.

2/05
09/1425

RECEIVED: 23 June, 2009

WARD: Queen's Park

PLANNING AREA: Kilburn & Kensal Consultative Forum

LOCATION: 44A Windermere Avenue, London, NW6 6LN

PROPOSAL: Alterations to existing rear dormer window as revised by plans received 04/08/2009.

APPLICANT: Mrs Carla McMillian

CONTACT: Newman Zieglmeier

PLAN NO'S: WA.OS.01
WA.EE.01 Revision A
WA.EP.01 Revision A
WA.PE.01 Revision A
WA.PP.01 Revision A

RECOMMENDATION

Approval

EXISTING

The subject site is a two storey end of terrace dwelling-house located on Windermere Avenue, close to the junction of Kingswood Avenue. The surrounding uses are predominantly residential. The property is within the Queens Park Conservation Area but is not a listed building.

PROPOSAL

Full planning permission is sought for alterations to existing rear dormer window of dwellinghouse.

HISTORY

08/3372: Full planning permission sought for erection of rear dormer window - granted 10/02/2009

POLICY CONSIDERATIONS

Unitary Development Plan 2004

BE9: Architectural Quality

BE26: Alterations & Extensions in Conservation Areas

SPG

SPG5 - Altering or Extending Your Home
Queens Park Design Guide

- Respect for character of the dwellinghouse
- Respect for character of the Queens Park Conservation Area

SUSTAINABILITY ASSESSMENT

Non-applicable.

CONSULTATION

Public consultation was undertaken between 30/06/2009 - 21/07/2009. 17 neighbouring properties were consulted; 2 objections were received outlining the following concerns:

1. Size of the rear dormer is larger than approved
2. The size of the rear dormer blocks views from the rear garden, kitchen, bathroom and bedroom of 27 Kingswood Avenue. No objection providing dormer is of the size approved.

1 letter of support was also received from a neighbouring property outlining that they considered meeting the needs of growing families within the Borough overrides any aesthetic concerns when considering planning applications for rear extensions.

A site notice was placed outside the site on 09/07/2009.

REMARKS

Existing/context

Planning permission was granted earlier this year under planning reference 08/3372 for the erection of a rear dormer window which was compliant with the Queens Park Conservation Area Design Guide. The applicant subsequently started works on site during which point in early June 2009 a complaint was received by the Enforcement Team that it appeared that the rear dormer was not being built in accordance with the approved plans.

An enforcement officer duly investigated and found that the dormer as built was indeed larger and not positioned in accordance with the approved plans. In addition, the existing rear dormer that the approved plans stated would be removed was found to be still in existence.

As built, the rear dormer is not compliant with the design guide and would not be recommended for approval. The dimensions of the existing rear dormer are 3.9 metres width and 2.9 metres in height and 4.3 metres depth.

The application as revised before you is for retention with alterations of the rear dormer window, and is similar in size, design and positioning to the dormer approved under planning reference 08/3372.

Amendments

The initially submitted existing plans showed the roof plane prior to the erection of the rear dormer whilst the proposed plans showed a rear dormer that would not comply with the guidance outlined within the adopted Queens Park Design Guide. Revised plans were therefore requested for accurate existing plans that included the size and positioning of the rear dormer as built on site and revised proposed plans that reduced the width, height and altered the positioning of the dormer so that it was compliant with the Queens Park Conservation Area Design Guide.

Revised plans were received in electronic format on 04/08/2009 that addressed the above requirements.

Proposal

The proposed rear dormer following revisions is similar in size, positioning and design to the approved dormer, but carries minor differences as outlined below:

- The width of the dormer as proposed is 3.8 metres whilst the approved dormer width was 3.6 metres, resulting in there being a set-in of only 0.15 metres from the side of the staggered roof

- plane instead of the 0.35 metres in the approved plans.
- The approved dormer was set-down from the ridge by 0.75 metres whereas the proposed rear dormer is set down 0.6 metres
- The approved rear dormer was set-up 0.55 metres from the eaves whereas the proposed rear dormer is set-up 0.65 metres

It is considered that the above differences are minor in nature.

In accordance with guidance within the Queens Park Design Guide, the proposed rear dormer at 3.8 metres width is 2/3's of the width of the 5.745m roof plane, the 2.49m height is less than 2/3s of the 3.81 metre height of the roofplane and is centrally located within the roof plane. The majority of the rear elevation is glazed with windows of the same design and proportions to those within the approved plans. As with the approved plans, the plans indicate that timber framed white painted casement windows shall be inserted, and that the dormer shall be tiled to match those within the existing roof plane.

The proposed retention of the rear dormer with alterations is compliant with the guidance as set out within the Queens Park Conservation Design Guide and policies BE9, BE26 and SPG 5 "Altering or Extending Your Home". The application can be recommended for approval accordingly.

The Enforcement Team have been notified of the recommendation for approval and an informative shall be added stating that the alterations to the rear dormer as shown in the plans recommended for approval must be made within 3 months of the date of the decision notice, or enforcement action may follow.

REASONS FOR CONDITIONS

Not applicable.

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
Queens Park Conservation Area Design Guide

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) 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:

- (1) The applicant is reminded that there is an outstanding breach of planning control. You are therefore advised to implement this planning permission within three months of the date of this decision notice. If you do not implement this planning permission or if you do not remedy the breach of planning control within the next three months, the Council will take enforcement action.

REFERENCE DOCUMENTS:

Any person wishing to inspect the above papers should contact Roland Sheldon, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5232



Planning Committee Map

Site address: 44A Windermere Avenue, London, NW6 6LN

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