

**Committee Report
Planning Committee on 16 September, 2009**

Item No. **2/06**
Case No. **09/1723**

RECEIVED: 17 July, 2009

WARD: Queen's Park

PLANNING AREA: Kilburn & Kensal Consultative Forum

LOCATION: 66D Salusbury Road, London, NW6 6NR

PROPOSAL: Proposed erection of single-storey rear conservatory to ground-floor flat.

APPLICANT: Alchemy Homes

CONTACT: Beecham Moore Partnership

PLAN NO'S:
2225/01
2225/02
66RS/02

RECOMMENDATION

Approve

EXISTING

The site currently contains a 2-storey terraced consisting of 4 purpose built flats. The design of the property is distinctive and turns the corner of Salusbury Road into Montrose Avenue with an L-shaped form which addresses both frontages. This results in the rear elevation projecting some 6m further into the rear garden than the adjoining rear wall of the adjoining property at 64 Salusbury Road. The additional length of the building appears to be a characteristic of the terrace with a similar feature at the opposite end of terrace (I.e. no 58 Salusbury Road). The garden of no 66 abuts the flank wall at no 2 Montrose Avenue which is positioned approximately 1m from the site boundary. The property is not located in a conservation area, nor is the building listed.

PROPOSAL

Proposed erection of single-storey rear conservatory to ground-floor flat

HISTORY

No planning site history noted

POLICY CONSIDERATIONS

London Borough of Brent Adopted Unitary Development Plan 2004

- **BE2** on townscape: local context & character states that proposals should be designed with regard to their local context, making a positive contribution to the character of the area.
- **BE9** seeks to ensure new buildings, alterations and extensions should embody a creative, high quality and appropriate design solution and should be designed to ensure that buildings are of a scale and design that respects the sunlighting, daylighting, privacy and outlook for existing and proposed residents.

London Borough of Brent's Supplementary Planning Guidance

'Supplementary Planning Guidance Note 5 - Altering and Extending Your Home' provides comprehensive and detailed design guidance for extensions to residential properties whilst seeking to raise the design quality of extensions, and to protect the character of properties and streets.

SUSTAINABILITY ASSESSMENT

N/A

CONSULTATION

13 Occupiers/Owners of adjoining properties were consulted. The grounds for objection to the proposal were:-

- Noise caused by use of the extension will be unacceptable
- The proposed extension will occupy a large part of the garden (Which upper floor flats look onto)
- The proposal will cause unacceptable harm to vegetation in the vicinity.
- The character of the host building will be changed
- The proposed extension will prevent other flats in the building from using the garden

Internal

Design Officer - No objection

Landscape Designer - No objection

REMARKS

Design, Size and Scale

The single storey conservatory extension is set in from the Northern (Fronting Montrose Ave) and Southern (Abutting no 64 Salusbury Road) boundaries by 2.7m and 6.5m respectively. The conservatory will have a pitched roof with an average height of 3.4m. The highest point of which being 3.9m. It would project 3.3m from the rear wall.

The applicant has indicated that the proposed extension will be constructed from faced brickwork to match the existing property below the window sill level with timber doors and windows and white proprietary roof glazing bars, however details thereof have not been specified. These details will be secured by condition so to ensure the materials match/compliment the host building maintaining the character and appearance of the property and indeed the area

French doors will be installed in the rear wall of the extension to allow access to the garden. The roof of the extension will obscured glazed and none opening to protect the amenity of the upper floor flats. Again this will be secured by condition.

Consideration of Objections

Noise caused by use of the extension will be unacceptable

The length of the garden measured from the main rear elevation to the western boundary is approx 8m. The proposed extension will extend into the garden by 3.3m, resulting in an approximate gap of 5.7m from the new extension to the building at no 2 Montrose Avenue. The flank wall of no 2 Montrose Ave has two windows. These windows serve one bedroom and a study. Owing to the distance between the building, the fact that the garden was a garden which has always had access onto it (Via the ground floor flat) and the fact that the openings in the flank are windows on the upper floors officers do not take issue with the development.

The proposed extension will prevent other flats in the building from using the garden

The property is purpose built as 4 flats. There are three sperate accesses to the garden One from the front ground floor flat was historically created as a means of fire escape only. The second access, which is located adjacent to Montrose Ave was originally created to access coal which was located to the back of the property. Later this gate was used to access wheeled bins, however the bins are now located on the street frontage and the applicant states that this access has not been

used for 10 years. The third access is from the ground floor rear flat. This flat was the only to have effective access to the garden in the past and this remains the case. (As documented in the applicants email dated the 2nd of September 2009) As other flats have not apparently had a right to the rear garden, the Council can not refuse the application on grounds of loss of communal amenity space.

Impact on Outlook from first floor flat

The extension will occupy 8.3% of the garden area. As such officers are not of the view the extension occupies an excessive portion of the area. Further to which the highest point of the extension is located below all windows of the upper floor flats, and glazing to this roof will be obscure glazed and none opening so to protect amenity of resident from the upper floors. Given the measures taken (obscure, glazing and none opening features), the size and height of the extension is not considered to cause significant harm to the residents of the upper floor flats sufficient to warrant refusal

The proposal will cause unacceptable harm to vegetation in the vicinity.

The Council's landscape designer has noted there to be no trees that are protected by 'Tree Protection Orders'. and further do not consider the loss of vegetation in the overgrown yard to cause detrimental harm to the property itself or indeed the area

The character of the host building will be changed

As mentioned above the scale, mass and siting of the extension is considered to be reasonably sympathetic to the proportions of main building. Officers have conditioned the application to ensure all proposed material match or compliment both the parent property and the area. As such officers are satisfied that the character of the property will not be lost

Conclusion

The proposed scheme is considered to be in accordance with Unitary Development Plan 2004 policies and accordingly, approval is recommended, with relevant conditions attached.

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) Details of materials for all external work shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The work shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory development which does not prejudice the amenity of the locality.

- (3) The glazing on the roof of the extension shall be constructed with obscure glazing, be non-opening 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

Any person wishing to inspect the above papers should contact Tanusha Naidoo, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5245



Planning Committee Map

Site address: 66D Salusbury Road, London, NW6 6NR

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