

**Committee Report
Planning Committee on 23 February, 2011**

Item No. 1/01
Case No. 10/2678

RECEIVED: 14 October, 2010

WARD: Kenton

PLANNING AREA: Kingsbury & Kenton Consultative Forum

LOCATION: 24 Briar Road, Harrow, HA3 0DR

PROPOSAL: Erection of a single storey rear extension, first floor side extension, installation of a rear dormer window and 2 side rooflights to dwellinghouse

APPLICANT: Mr R Wang

CONTACT: Studio 136 Architects Ltd

PLAN NO'S:
See Condition 2

RECOMMENDATION

Approval

EXISTING

The existing property is a two-storey detached dwellinghouse located on the south side of Briar Road, within the Northwick Circle Conservation Area. It is not a listed building.

PROPOSAL

Full planning permission is sought for the erection of a two-storey side extension and rear dormer window to dwellinghouse.

HISTORY

10/1708 - Full planning permission sought for the erection of rear dormer window, 2 rooflights facing 26 Briar Road first floor side and single storey rear extension to dwellinghouse - Withdrawn.

There is a building control file for the erection of a single storey side extension dating from 1993.

POLICY CONSIDERATIONS

Brent UDP 2004

BE2: Local Context & Character - Proposals should be designed with regard to their local context, making a positive contribution to the character of the area. Proposals should not cause harm to the character and/or appearance of an area, or have an unacceptable visual impact on Conservation Areas.

BE9: Architectural Quality - Requires new buildings to embody a creative and high quality design solution, specific to the sites shape, size, location and development opportunities and be of a design, scale and massing appropriate to the setting.

BE25: Development in Conservation Areas - Development proposals in conservation areas shall pay special attention to the preservation or enhancement of the character or appearance of the area; and regard shall be had for design guidance to ensure the scale and form is consistency.

BE26: Alterations and Extensions to Buildings in Conservation Areas - Alterations to elevations of buildings in conservation areas should retain the original design and materials; be sympathetic to the original design in terms of dimensions, texture and appearance; characteristic features should be retained; extensions should not alter the scale or roofline of the building detrimental to the unity or character of the conservation area; should be complementary to the original building and elevation features.

Supplementary Planning Guidance

SPG5 – Altering and Extending your Home

CONSULTATION

7 neighbours consulted, the application was publicised in the press and a site notice was displayed outside the property. The Northwick Park Residents Association were consulted.

Two objections have been on the following grounds:

1. The proposal will result in a loss of light to and privacy for the neighbouring property at No. 22 Briar Road;
2. The proposed extension combined with extensions to other properties on the street will have a detrimental impact on local amenity as a result of increased traffic movements and over parking.

Transportation
- No objection

Landscape Design
- No objection

REMARKS

Amendments following previous withdrawn application (LPA Reference: 10/1708)

The following amendments have been made to the proposal following the withdrawal of the planning application earlier this year:

- The first floor side extension has been setback from the main front wall of the dwellinghouse by 2.2m and set down from the main ridgeline by 0.45m;
- The proposed rear dormer window has been reduced in size and the proportion of glazing has been increased.

Additional details were requested as part of the planning process to clarify the height of the extension in relation to the rear ground level of the site.

Assessment

The main planning issues are considered to be:

- (a) whether the proposed alterations and extensions would have an unacceptable visual impact on the character of the property and the Northwick Circle Conservation Area.
- (b) whether the proposed alterations and extensions would have an unacceptable impact on the amenities of neighbouring occupants;

Character and appearance

The Council's Supplementary Planning Guidance 5: Altering and Extending Your Home (SPG5) requires extensions to have a set back of 2.5m from the main front wall of the house, with a reduced set back of 1.5m permitted where the extension is set in by at least 1m from the joint boundary. In the case of this application, a set back of 2.2m is proposed as the joint boundary with no.22 is splayed with an average set in of 0.6m. This provides some visual separation and it is considered, on balance, the set back of 2.2m is sufficient to prevent a terracing appearance in accordance with the objectives of SPG5. The roof of the proposed first floor side extension matches the design of the existing roof and is set down from the main ridgeline.

The proposed rear dormer window is fully compliant with SPG 5 guidelines and is in keeping with the character and appearance of the dwellinghouse. Two side rooflights are also proposed these are marked as conservation style rooflights which will be flush with the roofslope and not be prominent from in the streetscene. The single storey rear extension is of a scale and design appropriate to the property. Full details of the materials will be sought by condition to ensure that they match the existing.

Amenity of neighbouring residents.

The proposed first floor side extension does not project beyond the main rear wall of the existing dwellinghouse and complies with the 2:1 guidelines in relation to neighbouring habitable room windows to ensure any impact is kept within reasonable limits.

The proposed single storey rear extension has a flat roof with a maximum height of 3m from ground-level and a depth of 4m from the main rear wall of the dwellinghouse. The ground level of the application site is approximately 0.1m higher than no.26 and there is an existing rear patio which is 0.4m high in relation to no. 26. The height of the proposed extension at 3m has been taken from the ground level of the application site and therefore the proposed extension will have a height of 3.1m above the ground-level when viewed from the neighbouring property but will be set in 0.5m from the boundary. This is considered to be acceptable and will not have a detrimental impact on the amenity of neighbouring residents.

With regard to the relationship of the single storey extension with no. 22, this adjoining property is set at a higher level and has an existing single storey rear extension. Whilst the proposed extension would project further rearwards than the existing extension at no. 22, the height will not exceed 3m and would comply with permitted development rights.

Highways

The proposed development results in an increase in the number of bedrooms from 3 to 5. This will result in an increase in the parking standard of from 1.6 spaces to 2spaces. The front forecourt currently provides parking for 2 cars and has a small area of soft landscaping. As such it is considered that there will not be a significant increase in overspill parking as a result of the proposed development.

Briar Road is not classified as a heavily parked street and therefore it is considered the combined impact of overspill parking as a result of the extensions recently approved on Briar Road can be accommodated. The majority of properties in Briar Road have off-street parking.

Conclusion

The proposed first floor side, single storey rear extension and rear dormer window with 2 side rooflights are considered to be in keeping with the character and appearance of the dwellinghouse, preserve the character of the Northwick Circle Conservation Area and will not have a detrimental impact on the amenity of neighbouring residents. As such the proposed development is recommended for approval subject to the conditions set out below.

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:

D 10 24BRI 001 Rev H
D 10 24BRI002A Rev A

Reason: For the avoidance of doubt and in the interests of proper planning.

- (3) The proposed rooflights shall be "conservation rooflights" only and shall not project forward of the roof plane.

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

- (4) Details of materials for all external work, including samples, 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.

INFORMATIVES:

None Specified

REFERENCE DOCUMENTS:

UDP 2004
SPG 5: Altering and Extending Your Home.

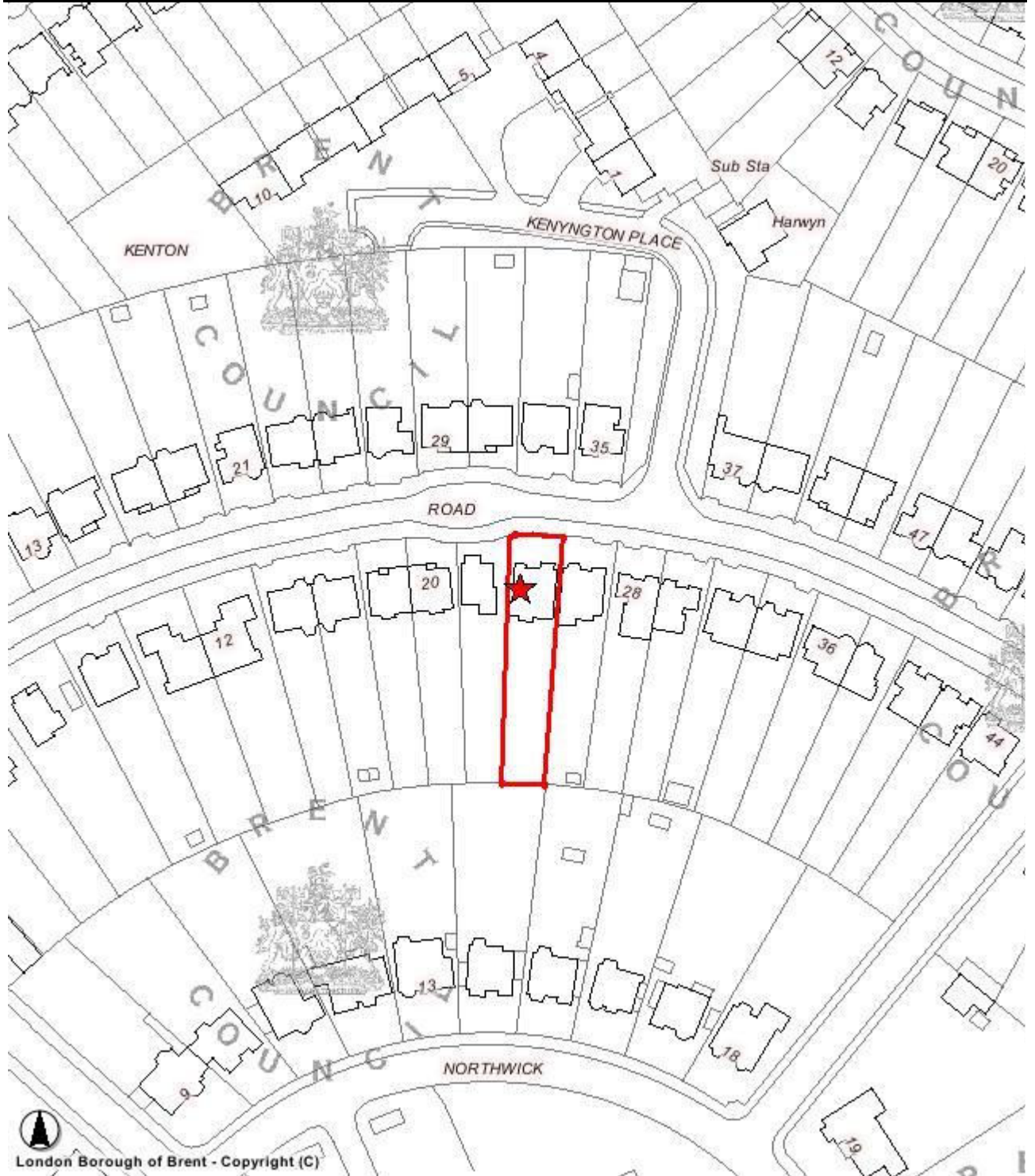
Any person wishing to inspect the above papers should contact Robin Sedgwick, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5229



Planning Committee Map

Site address: 24 Briar Road, Harrow, HA3 0DR

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