

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

Item No. 1/02
Case No. 10/3141

RECEIVED: 6 December, 2010

WARD: Kenton

PLANNING AREA: Kingsbury & Kenton Consultative Forum

LOCATION: 46 Ebrington Road, Harrow, HA3 0LT

PROPOSAL: Erection of roof extension to dwellinghouse comprising hipped roof with rear dormer window

APPLICANT: Mr K Patel

CONTACT: Manu Design Limited

PLAN NO'S:
See condition 2

RECOMMENDATION

Approve

EXISTING

The application site contains a detached two storey dwellinghouse on the south side of Ebrington Road with a flat roof and a structure to provide stair access to the roof. The site is not in a Conservation Area nor is it Listed. The neighbouring building, to the east, is also a flat-roofed house. Other properties in the area have pitched roofs. There is no one house type that dominates the area and the character of the street is of residential properties of differing sizes, styles and bulk.

PROPOSAL

Erection of pitched and hipped roof extension to a flat-roofed dwellinghouse, with a rear dormer window and rooflights in both flank roofslopes.

HISTORY

10/2509 Erection of roof extension to dwellinghouse **Withdrawn** 05/01/2011

05/2347 Retention of front porch to dwellinghouse **Granted** 13/09/2005

E/05/0251 The erection of a porch extension to dwellinghouse **Application Decided** 03/01/2006

05/0216 Change of flat roof to pitch roof and porch extension to dwellinghouse **Refused** 07/04/2005 for the following reason:

The proposed pitched roof and the front porch extension by reasons of its height, scale and design would significantly alter and change the appearance of the existing dwellinghouse and as a result would be detrimental to the unique original character within this part of Ebrington Road, and is therefore considered contrary to policy BE2, BE7, BE9 and H21 of Brent's adopted Unitary Development Plan 2004.

POLICY CONSIDERATIONS

Brent UDP 2004

The statutory development plan for the area is the London Borough of Brent Unitary Development Plan (UDP), which was formally adopted on 15 January 2004.

The following are the policies within the UDP relevant to this decision:

- **BE2 Local Context**
 - relates to design within the local context and character and the need to take into account existing landforms and respect and improve existing materials and townscape.
- **BE9 Architectural Quality**
 - relates to extensions and alterations to existing buildings and requires them to embody a creative and appropriate design solution specific to the site's shape, size, location and development opportunities. They should be designed to be of a scale, massing and height appropriate to their setting and the townscape location. It also requests that development respects without necessarily replicating the positive local design characteristics and satisfactorily relate to them. The design should exhibit a consistent and well considered application, and be laid out to ensure that building and spaces are of a scale design and relationship to each other that promote the amenity of users, provide satisfactory levels of sun and day light, privacy and outlook for existing and proposed residents.

NOTE: Since 27th September 2007 a number of the adopted Brent Unitary Development Plan 2004 policies have been deleted. This is part of a national requirement (introduced in the Planning & Compulsory Purchase Act 2004). The policies that remain valid are described as 'saved' policies and will continue to be relevant until new policy in the Local Development Framework is adopted and, therefore, supersedes it. Only saved policies are considered in determining this application.

SPG

The Council produces a series of Supplementary Planning Guidance Notes that give additional information on a variety of issues and which are intended to be read in conjunction with the adopted UDP. These SPG were subject to widespread public consultations as part of the UDP process before being adopted by the Council and given this widespread public consultation the Planning Authority would suggest that considerable weight be attached to them.

- **SPG 5 Altering and extending your home**
Adopted September 2002

CONSULTATION

Neighbours consulted on 10 January 2011.

Two objections received on the following grounds:

- Loss of privacy to garden and bedroom
- Out of character with area
- Increased parking problems

These are discussed below.

REMARKS

Key considerations

The main planning issues are considered to be:

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

Impact on neighbouring amenity

The proposed roof incorporates a rear dormer window and rooflights in both flank roofslopes. Whilst it is acknowledged that the proposed dormer window will be at a higher level than the existing first floor windows, given the relationship with adjoining properties and the existing level of privacy, it is considered that any overlooking as a result of the proposal would not be significant. Turning to the flank rooflights, the angle of these is such that they would not cause material harm.

Visual impact

There is no objection in principle to the addition of a pitched roof to the property; the house is not in a Conservation Area nor an Area of Distinctive Residential Character, nor is it Listed. Pitched and hipped roofs are characteristic to the majority of properties in the area.

The proposed roof has been reduced in size from the previously refused application in 2005. This proposal is well designed with the original parapet wall maintained along the front and sides and the roof is stepped down to comply with SPG5 where it extends over the existing two-storey side extension. The rear dormer window complies with the requirements of SPG5 in terms of its width, position on the roof plane and its design.

Parking and access

The works do not involve any change to the layout of the forecourt nor do the plans show any planned increase in bedrooms. There is not likely to be any material change in the parking requirements for the property.

Conclusion

The proposed roof extension, including a rear dormer window, would comply with policies BE2 and BE9 of the UDP 2004 and with the objectives of SPG5; approval is recommended.

REASONS FOR CONDITIONS

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 drawing(s) and/or document(s):

EBRR46/A/1; EBRR46/A/2 Rev B

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

- (3) Details of the proposed roof tiles, 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:

Any person wishing to inspect the above papers should contact Angus Saunders, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5017



Planning Committee Map

Site address: 46 Ebrington Road, Harrow, HA3 0LT

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