
RECEIVED: 31 January, 2011

WARD: Kenton

PLANNING AREA: Kingsbury & Kenton Consultative Forum

LOCATION: 2 Donnington Road, Harrow, HA3 0NA

PROPOSAL: Erection of a single storey side and rear extension incorporating roof extensions to bungalow to facilitate loft conversion and associated alterations (amended plans received 5 April 2011).

APPLICANT: Mr S Malak

CONTACT: Derek Lofty & Associates LLP

PLAN NO'S:
See condition 2.

RECOMMENDATION
Grant Consent

EXISTING

The application site contains a detached bungalow located on Donnington Road. The southern flank of the site is adjacent to the rear gardens of 51-41 Ebrington Road. The surrounding uses are residential. The site does not contain a listed building and is not located within a Conservation Area.

PROPOSAL

The application is for a single storey side and rear extension with hipped roof to facilitate a loft conversion and associated alterations including insertion of roof light in southern flank roof slope and the enlargement of the first floor window in rear elevation.

The application previously included a side dormer window but this has now been omitted from the plans.

HISTORY

No relevant planning history for the site.

POLICY CONSIDERATIONS
Adopted Brent Unitary Development Plan 2004 (UDP)

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.

BE7: Streetscape - Within residential areas, proposals resulting in the excessive infilling of space between buildings and between buildings and the road, excessive hardsurfacing and parking on

the front driveway and loss of boundary treatments of character common to the street should be resisted.

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.

TRN23: Parking Standards - Residential developments - This policy sets out recommended off-street parking provisions for proposals involving residential development.

Supplementary Planning Guidance 5 - "Altering & Extending Your Home".

This guidance compliments and expands upon the above policies as well as others within the adopted UDP with regards to alterations and extensions to dwellinghouses within the Borough. It provides design guidance which sets out to ensure that proposals respect the scale and character of the existing dwelling and wider character within the streetscene, whilst protecting the amenities of neighbouring residential occupants.

CONSULTATION

Public consultation was undertaken between 10/02/2011 - 03/03/2011. 11 neighbouring properties were consulted and 4 letters of objection were initially received outlining the following objections:

- loss of privacy/overlooking to home and garden;
- eyesore.

One of the objectors stated that their comments would be withdrawn if the proposed side dormer window is replaced with a roof light. Revisions have been received which remove the dormer window and replace it with a roof light therefore it is considered that the aforementioned objection has been removed.

In addition, all those who objected to the proposal were sent a copy of the revised plans which omitted the dormer window, requesting confirmation as to whether their objection was addressed by the revisions. One email was received on 07/04/2011 stating that, on the basis of the revisions made, they were happy to remove their objection. As such, 2 objections to the proposal still remain and raise the following objections

- loss of privacy/overlooking to home and garden.

This is addressed in the *Remarks* section of the report.

REMARKS

Existing/context

The area comprises a mix of properties including detached bungalows and two storey semi detached properties. The application property is a detached bungalow and has a 4.8 metre deep side garage set-back 5.9 metres back from the main front wall of the property. The neighbouring property at 4 Donnington Road is a two storey semi detached house.

A large dual pitched garage structure has been erected at the end of the garden of 51 Ebrington Road, adjacent to the site boundary (facing Donnington Road). No planning permission exists for this structure although it may have been built prior to the amendments to the General Permitted Development Order in October 2008; there are aerial photos of the structure completed in January 2009. The Council's enforcement team have been notified regarding the existence of this structure. Notwithstanding this, the building is outside of the application site and does not have implications regarding the acceptability of the application proposal.

Amended plans

For clarification, the original submitted proposal was for a single storey side to rear extension including roof alterations and the erection of a side dormer window. Following concerns raised by residents and the Council, revised plans were received on 5 April 2011 which removed the side dormer and replaced it with a roof light. Design alterations were also made to the side extension which reduced its bulk and scale.

Proposal

The proposal involves demolition of the existing side garage and erection of a single storey side extension to the bungalow. The proposal, as revised, would result in the existing layout of the property being re-configured with the existing kitchen at the front being moved into the proposed side extension. It would also facilitate access into the loft space to create a room in the roof and proposes the insertion of a roof light in the southern flank roof slope and enlargement of the first floor window in the rear elevation. The front of the extension would include a newly positioned entrance to the property which is currently positioned on the side elevation.

Design

The proposed side extension, as revised, is 2.5 metres in width and set-back 0.4 metres from the main front wall of the bungalow. A side hipped roof is proposed with a set-down of 0.5 metres from the ridge of the original roof which is considered sufficient to ensure that the extension is subservient in appearance to the roof of the original property.

The external face of the extension is indicated to be rendered to match the existing white render of the bungalow whilst the plans also indicate that the pitch and tiles of the extension shall match those within the existing roof. External materials can be conditioned to match the existing dwelling.

The proposal would involve alterations to the rear of the original property including enlargement of the rear first floor window. This would not be considered to have a detrimental impact on the character of the dwelling and would not be visible from the street scene.

In terms of design, the proposed extension is considered to respect the character and scale of the original dwelling and is in compliance with the guidance as set out in Supplementary Planning Guidance 5 - "Altering & Extending Your Home" (SPG 5).

Impact on neighbouring amenity

The side to rear element of the extension would project 3 metres beyond the rear wall of the original dwelling. Given its size and position in relation to no. 4 Donnington Road, there would be no significant impact on the outlook of this property; the side wall of the extension would be positioned approximately 8 metres from the side boundary shared with the No. 4.

The side extension would be set-off the boundary shared with Nos. 47, 49 and 51 Ebrington Road by 0.2 metres. Properties along this section of Ebrington Road benefit from sizeable rear gardens approximately 25-30 metres in length. It is considered that given the size of these rear gardens and the hipped design of the proposed roof, the extension is will not visually overbearing in appearance when viewed from the rear gardens and rear windows of the above properties.

The removal of the previously proposed side dormer shall ensure that there is no overlooking. A side roof light has been proposed in its place which is obscure glazed non-opening. The enlarged window in the rear elevation will replace an existing smaller window. Whilst the upper floor does not currently provide living accommodation, it is not considered the perception of overlooking will be significantly increased given that there is an existing smaller window. In addition, the

neighbouring property is two storey all gardens experience some overlooking from neighbouring properties.

Parking and landscaping

The proposal would involve the removal of the existing side garage structure. The internal dimensions of this structure are shown on the submitted plans to be 1.95 metres width x 4.08 metres depth. These dimensions are not large enough to accommodate the parking of a modern vehicle, which require dimensions of 2.4 metres width x 4.8 metres depth. Therefore the proposal does not result in the loss of any off-street parking space.

1 off-street parking space is currently available within the front driveway and would be retained. The front garden of the property comprises approximately 50% soft landscaping. The proposal does not indicate that any additional bedrooms will added to the current two bedrooms in the property. However, it is acknowledged that the loft could be used as an additional bedroom which would increase the maximum parking allowance to 1.6 parking spaces as per policy TRN23 (PS14). As Donnington Road is not heavily parked, any additional parking required above the off-street parking space provided could be accommodated on-street.

Your officer suggests a condition is attached requiring the retention of the front boundary wall and front driveway layout unless written permission is given from the Council to alter it, in order to retain the levels of visual amenity in the locality.

Conclusion

The revised proposal for a single storey side to rear extension and associated alterations to the property are considered to respect the design, scale and character of the dwelling and wider street scene without having an unacceptable impact upon the amenities of neighbouring occupants in terms of loss of outlook, access to natural light, visual amenities or privacy. It is considered to comply with policies BE2, BE7, BE9 and TRN23 of the adopted UDP 2004 and SPG 5. Your officer therefore recommends approval of the proposal.

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):

5541-100 Rev. B

5541-100 Rev. F

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.

- (4) The roof light hereby approved shall be obscure glazed and fixed shut. No further windows or roof lights other than those shown in the plans hereby approved shall be inserted into the side wall or roof of the extension without the benefit of full planning permission.

Reason: In the interest of protecting the amenities of neighbouring occupants.

- (5) The existing area of soft landscaping within the front garden and front boundary wall shall be retained as existing unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests the visual amenities of the locality.

INFORMATIVES:

None Specified

REFERENCE DOCUMENTS:

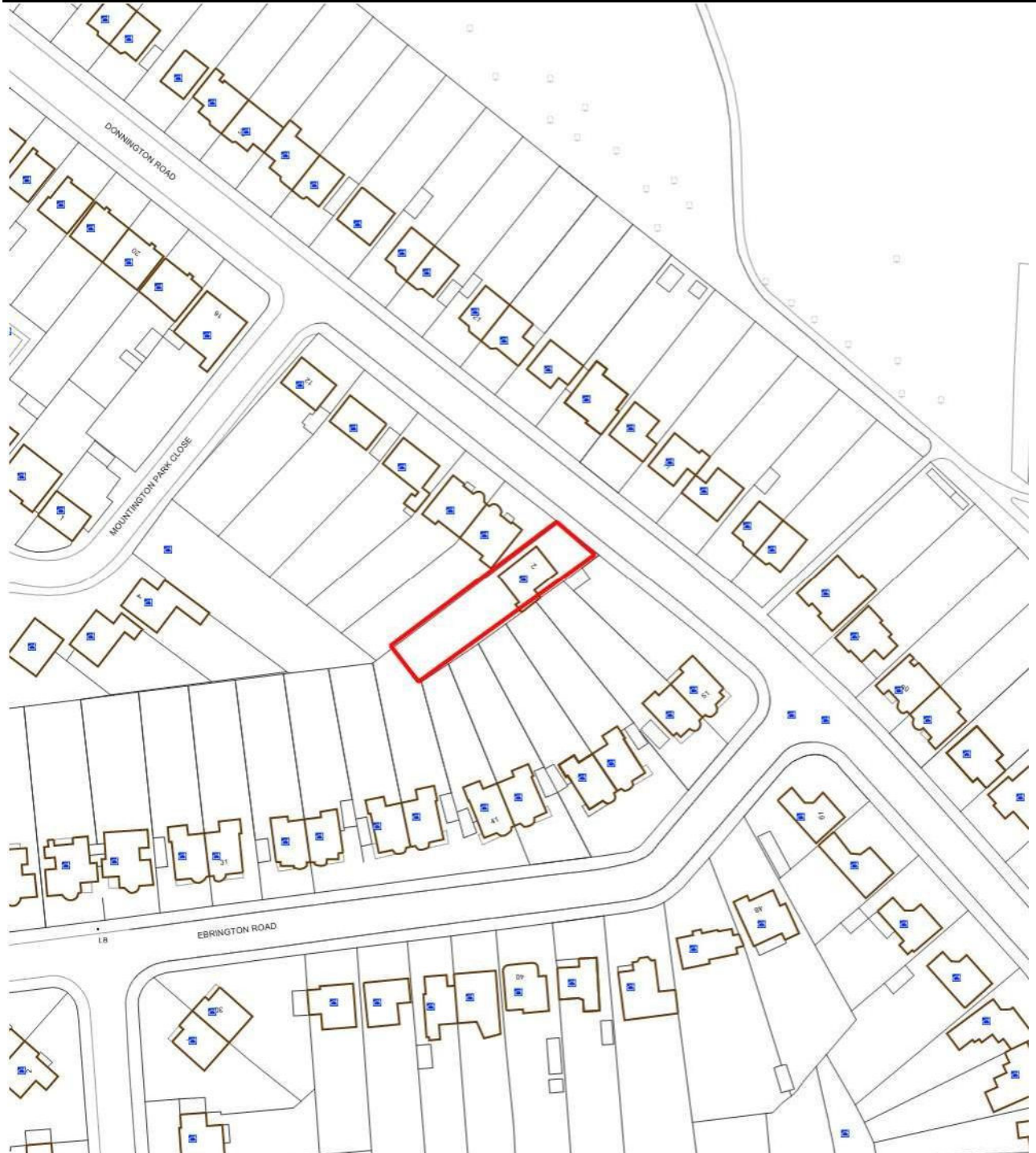
Any person wishing to inspect the above papers should contact Roland Sheldon, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5232



Planning Committee Map

Site address: 2 Donnington Road, Harrow, HA3 0NA

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