

**Committee Report  
Planning Committee on 12 May, 2011**

**Item No. 16  
Case No. 11/0535**

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**RECEIVED:** 10 March, 2011

**WARD:** Queen's Park

**PLANNING AREA:** Kilburn & Kensal Consultative Forum

**LOCATION:** 12 Dudley Road, London, NW6 6JX

**PROPOSAL:** The erection of a rear dormer window with 1 rear and 1 front rooflight to the dwellinghouse

**APPLICANT:** Mr & Mrs LEWIS

**CONTACT:** RAJ.DESIGNS

**PLAN NO'S:**  
Please see condition 2

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**RECOMMENDATION**

Grant consent

**EXISTING**

The site is occupied by an end of terraced dwelling that is located on Dudley Road. Dudley Road is located within the Queens Park Conservation Area.

**PROPOSAL**

See above

**HISTORY**

None relevant

**POLICY CONSIDERATIONS**

**The London Borough of Brent Unitary Development Plan 2004**

The development plan for the purpose of S54A of the Town and Country Planning Act is the Adopted Brent Unitary Development Plan 2004. Within that plan the following list of policies, which have been saved in accordance with the Planning and Compulsory Purchase Act 2004, are considered to be the most pertinent to the application.

**BE2** Townscape:Local Context & Character  
**BE9** Architectural Quality  
**BE25** Development in Conservation Area  
**BE26** Alterations & Extensions to Buildings in Conservation Areas

**Queen's Park Conservation Area Design Guide**

**CONSULTATION**

16 Neighbouring properties were consulted on 11 March 2011. A site notice was placed outside

the property on 30 March 2011. A press notice was issued on 14 March 2011. The Local Authority has received two objections to date. These are summarised as:

- The dormer will be visible from neighbouring properties
- Two front rooflights are not permitted in the Queens Park Conservation area.

## **REMARKS**

### Assessment

Supplementary Planning Guidance 5:- 'Altering and Extending Your Home' requires dormer windows to be no wider than half the width of the original roofplane, however the Queens Park Design Guide requires rear dormers to be two thirds of the roofplane. Dormer windows of this size have become a common feature in Queens Park Conservation Area and are therefore the considered to be acceptable.

To the main rear roofplane a dormer window measuring two thirds (3.4m) of the existing roofplane (5.1m) is proposed. The proposed dormer will be positioned centrally and adequately set up from the eaves and down from the ridge of the roof. Four wooden sash windows are proposed to the face of the dormer with tiles proposed to the remainder of the face and its side elevations. Further details of materials will be secured by condition.

One rear and one front rooflight are proposed. The rooflights (0.6 x0.7m) will be positioned to respect the fenestration below. A condition ensuring both rooflights to be positioned flat with plane of the roof (I.e. of Conservation Area style) will be attached to this permission

The proposals are considered to comply with the guidance contained in the Queens Park Conservation Area Design Guide

### Response to Objections

In terms of responding to the objections from neighbours, officers would state the following:

Members will be aware that it is difficult to argue that the introduction of a dormer in itself results in the loss of neighbouring amenity. There is a 17.5m (approx) gap between the subject building and its rear boundary. Whilst the distance between principle rear elevations (I.e. between 12 Dudley Road and directly adjoining 3 Summerfield Road) is noted to be a minimum of 45m. Experience in granting planning permission for similar developments with similar separation differences (in certain instances less than 45m) has not given rise to loss of amenity. Officers are not of the view any loss of privacy certainly when the existence of numerous windows in all properties is taken into account will occur in granting planning permission.

No openings or balconies are proposed on any flank wall of the dormer or the original properties as such no loss of amenity to rear gardens on Summerfield Avenue is considered to occur.

Dormer windows form a characteristic in Queens Park Conservation Area, therefore the proposal can not be objected to as a matter of principle. The Queens Park Design Guide is clear is requiring such features be sympathetically design so to respect or improve the Conservation Area and not have a detrimental impact on neighbouring amenity. The assessment carried out above demonstrates the proposal to be acceptable in the Conservation Area.

The application has been amended to ensure only one front rooflight is proposed.

### Conclusion

The proposal is considered to comply with policies set out in the Councils Unitary Development Plan 2004, SPG 5 and the Queens Park Design Guide and a recommendation to approve is duly set forward

**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

RD12 DUDED/LP01 REV A  
RD12 DUDED/LP02 REV A  
RD12 DUDED/LP03 REV A  
RD12 DUDED/LP04 REV B

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

- (3) All proposed rooflights must be in the Conservation Area style, i.e. flush with 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 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

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: 12 Dudley Road, London, NW6 6JX

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