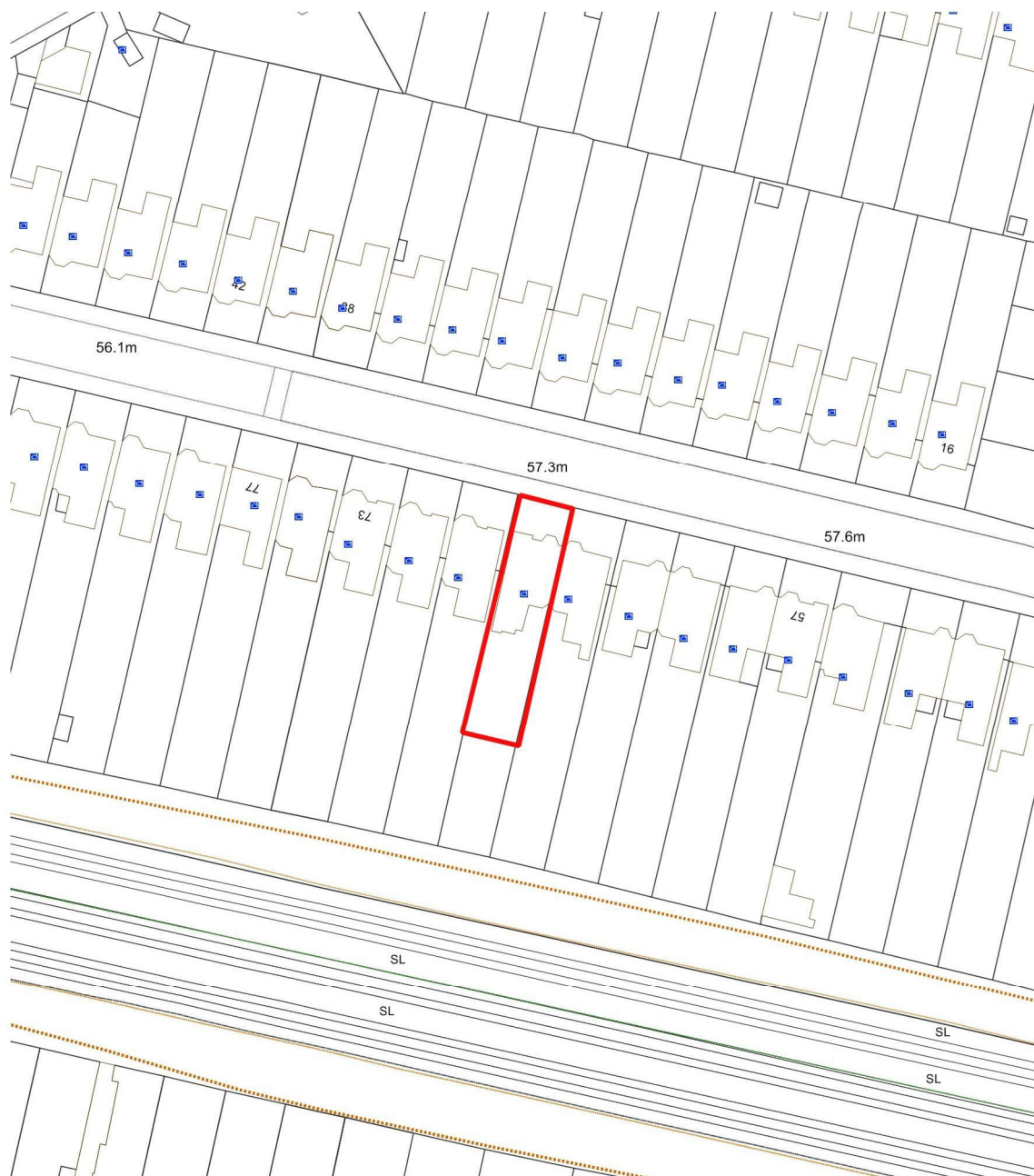




**Planning Committee Map**

Site address: 67 Dartmouth Road, London, NW2 4EP

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This map is indicative only.

**RECEIVED:** 30 March, 2011

**WARD:** Mapesbury

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

**LOCATION:** 67 Dartmouth Road, London, NW2 4EP

**PROPOSAL:** Single storey rear extension to groundfloor flat and installation of rear spiral staircase to first floor flat.

**APPLICANT:** Mrs Catherine Rader

**CONTACT:** ADC PRACTICE LIMITED

**PLAN NO'S:**  
See condition 2

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## **RECOMMENDATION**

Approval

## **EXISTING**

Ground floor flat that forms part of a semi detached property that was purpose built as 2 flats. The groundfloor flat is referred to as 67 Dartmouth Road while the upper floor flat is known as 67a Dartmouth Road. It is within the Mapesbury Conservation Area. It is not a listed building.

## **PROPOSAL**

Full planning permission sought for single storey rear extension to groundfloor flat and installation of rear spiral staircase to first floor flat.

## **HISTORY**

05/1590. Full planning permission sought for the conversion of existing attached garage into a habitable room. Granted 2005.

## **POLICY CONSIDERATIONS**

### **Brent's UDP 2004**

BE2 Townscape: Local Context & Character

BE7 Public Realm - Streetscape

BE9 Architectural Quality

BE25 Development in Conservation Areas

BE26 Alterations & Extensions to buildings in Conservation Areas.

### **SPG5: 'Altering and Extending Your Home'**

### **Mapesbury Design Guide**

## **CONSULTATION**

Neighbouring properties and Mapesbury Residents Association consulted. A site notice was also put up outside the site.

3 objections have been received from neighbouring residents on the following grounds:

1. Out of keeping with the character and appearance of the streetscene.
2. Noise and disturbance from residents using the stair.
3. Loss of daylight and sunlight to neighbouring property.
4. Precedent for spiral staircase could lead to others in the street.
5. The roof of the rear extension could be used as a roof terrace

### *Officer comments*

1. This is covered in the character and appearance remarks section of the report.
2. The stairway is not the main access to the flat and therefore it is only likely to be used intermittently by residents as such any disturbance is likely to be intermittent and not significantly detrimental to the amenity of the neighbouring residents.
3. The proposed single storey rear extension is considered to be of a size and scale that will not have a detrimental impact on daylight and sunlight to neighbouring properties.
4. It is not considered that an approval for the external staircase would result in the creation of a precedent for others on the street. The main justification for the current proposal is that it is replacing an existing balcony and that it is discretely located in an inset section of the proposed extension.
5. A condition will be attached to ensure that the roof of the rear extension is not used as a roof terrace.

### **REMARKS**

#### *Extension Description*

The proposed single storey rear extension will be onto the rear of the original outrigger. The existing outrigger does not have a level rear wall as there is a two storey 0.8m projection and a small store a further 0.4m beyond the projection on the side adjacent to the boundary with No.69 Dartmouth Road. These are all part of the original rear wall of the property.

The proposed extension will have a projection of 3.95m from the original rear wall of the outrigger, 3.15m beyond the projection and 2.75m beyond the rear store. It will have a flat roof with a maximum height of 2.8m. A spiral staircase is also proposed to provide access from the first floor flat to the rear garden. This is located in an inset section of the flank wall facing No. 69. This has the same projection as the existing first floor balcony.

#### *Impact on amenity*

The depth of the single storey rear extension is slightly beyond the recommended depth for single storey rear extensions as set out in SPG 5. This is considered acceptable as the flank walls of the proposed extension are set in 3.4m from the boundary with No. 65 to the east and 1m from the boundary with No. 69 to the west. The flat roof at 2.8m will also insure that the impact is limited (a maximum height of 3m is normally permitted). Both neighbouring gardens are large in depth and are well looked after with mature and semi-mature trees, shrubs and flowers (There are prominent shrubs to a height of approximately 2.5m directly next to the proposed site for the extension, in the garden of No. 69).

The proposed single storey rear extension is therefore considered to be of a size and scale that will not have a detrimental impact on the amenity of neighbouring residents.

The proposed external staircase will not project any further out than the existing balcony. The staircase is proposed to provide access from the first floor flat to the shared rear garden. At present the only access to the garden is from the front door and along the shared side passage. The applicant considers that this will provide a safer passage for the children in the upper flat to access the rear garden. As the balcony is currently used for sitting out on it is considered that the proposed stair will not result in any additional overlooking of the neighbouring properties and as it is to be used solely for access it will improve privacy for residents using the neighbouring gardens. To ensure that there is no overlooking of the neighbouring garden details of a screen for the proposed stair will be sought by condition.

#### *Character and appearance*

The proposed single storey rear extension is of a size and scale that is in keeping with the character and appearance of the dwelling and can be comfortably accommodated within the large rear garden without resulting in a significant loss of garden space or any prominent trees and shrubs. There are no specific guidelines in relation to the external staircase. As it will not project further into the garden than the existing balcony and is not visible from the streetscene it will not have a significant impact on the character of the area. The quality of the materials used and the detailed design of the stair will affect its appearance when viewed from other gardens as such a condition will be attached requiring further details of this to ensure that it is of a high quality.

The proposed single storey rear extension and external staircase is considered to be in keeping with the character and appearance of the building and conservation area.

### *Conclusion*

For the reasons outlined above the proposed single storey rear extension and external staircase is considered to be in accordance with the relevant policy and design guidance. Accordingly approval is recommended 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  
Mapesbury Conservation Area Design Guide

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:

S/P001Rev C

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

- (3) No access shall be provided to the roof of the extension by way of window, door or stairway and the roof of the extension hereby approved shall not be used as a balcony or sitting out area.

Reason: To preserve the amenity and privacy of neighbouring residential occupiers.

- (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.

The details shall include:

- a) Details of the materials for the proposed single storey rear extension
- b) Detailed design and materials for the proposed external staircase.

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

- (5) Notwithstanding the plans hereby approved further details of the proposed screen for the external staircase shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works on the development.

Reason: To protect the amenities of neighbouring residents.

**INFORMATIVES:**

None Specified

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