

RECEIVED: 23 June, 2009

WARD: Brondesbury Park

PLANNING AREA: Kilburn & Kensal Consultative Forum

LOCATION: 104 Hanover Road, London, NW10 3DP

PROPOSAL: Erection of a single storey rear extension, rear dormer window, 2 front rooflights and landscaping to front of dwellinghouse as revised by plans received 03/08/2009 and as per Agents letter dated 06/07/2009

APPLICANT: Mr Ramesh Patel

CONTACT: RED Line design Ltd

PLAN NO'S:

01.01	01.02
01.03	01.04
01.05	01.06
01.07	01.09
01.10	01.08.01
01.08.02	

RECOMMENDATION

Approval

EXISTING

The subject site is a terraced dwellinghouse located on Hanover Road, NW10. The site is not within a conservation area and does not contain a listed building.

PROPOSAL

Full planning permission is sought for erection of a single storey rear extension, rear dormer window, 2 front rooflights and landscaping to front of dwellinghouse.

HISTORY

No relevant planning history.

POLICY CONSIDERATIONS

BE2: Townscape

BE9: Architectural Quality

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

CONSULTATION

8 neighbouring properties consulted; 3 objections were received during the consultation period outlining the following concerns:

1. The development of the back garden would compromise the privacy and living space of the house with adjoining back gardens

2. Increased noise levels resulting from the revised layout and extensions
3. Heat and odour issues from installation of kitchen in attic
4. Loss of privacy
5. Overdevelopment of the house
6. The description does not appear to be an accurate description of what is actually proposed which is to convert a 3-bedroom house into 2 flats.

Response to objectors concerns

With regards to point 1, the application does not propose to build an outbuilding in the rear garden but is instead referring to a single storey rear extension.

The issues regarding noise/odour/heat relating to the kitchen/living room in the attic are addressed as part of the report.

It is not considered that the installation of a rear dormer would infringe on privacy currently enjoyed by neighbouring occupants.

The issue regarding the overdevelopment and alleged inaccuracies of the description of the planning application are addressed within the rest of the report.

REMARKS

Existing/context

The subject property is stated as being in use as a dwellinghouse. The roof is currently un-extended but the rear of the property has a single storey rear projection. This projects 3.66 metres from the main rear wall and measures 2.7 metres in height and is within 1.86 metres of the flank wall of neighbouring 106 Hanover Road.

Amendments

The case officer requested amended plans to reduce the depth of the single storey rear extension to 3.66 metres and to remove the kitchen from the loft floor extension. Revised plans were received on 03/08/2009.

Single storey rear extension

As previously mentioned there is an existing single storey rear extension that projects to a depth of 3.66 metres which is set-in from the boundary of 106 Hanover Road by 1.86 metres. There is a ground floor rear window in the main body of the house and a window within the flank of the outrigger that are impacted upon by the extension at present. However, the proposed rear extension would be set-in 2 metres from the flank wall and would project to the same distance as the existing extension (3.66 metres). The extension is 3 metres in height with a flat roof. Therefore there would be no further detrimental impact on the outlook and access to natural light for the occupants of 106 Hanover Road from the aforementioned windows.

Rear dormer

The proposed rear dormer is 4.85 metres in width, set-up 0.3 metres from the eaves and set-down 1.4 metres from the ridge. In terms of its compliance with guidance set out in Supplementary Planning Guidance 5 (SPG5), the dormer is excessive in width in that the guidance states a rear dormer width should not exceed half the width of the roof plane and the roof plane width is 6 metres, meaning a dormer width of 3 metres would be SPG 5 compliant. However, in light of the recent changes to the General Permitted Development Order which has resulted in a more flexible approach to the size of rear roof extensions and the character of the roofscape within the locality, the size and design of the dormer is considered acceptable.

Use of the extensions

The initial submitted loft plans indicated that a bedroom, bathroom, and living room/kitchen would be included which would appear to suggest the extensions were to be used in connection with the conversion of the dwelling house into self-contained flats, which does not form part of the application description. Objectors had also raised this as a particular issue.

A letter was sent to the agent seeking confirmation that the extensions shall only be for uses ancillary to the dwelling house and not for any other purpose, specifically not for any un-authorised flat conversion.

The agent responded by phone on 31/07/2009 confirming the extensions were only proposed to be ancillary to the dwellinghouse and not in connection with a flat conversion. Revised plans indicate the removal of the kitchen from the loft floor plans although a bathroom and living room are still indicated.

Conclusion

The proposed single storey rear extension, although in excess of the depth shown in SPG 5 guidelines, would not cause any further impact on loss of outlook or natural light for neighbouring occupants than the existing situation and therefore is largely in compliance with policy BE9 of the adopted Brent Unitary Development Plan 2004 and Supplementary Planning Guidance 5 - "Altering or Extending Your Home".

Although contrary to adopted guidance in SPG 5, in light of recent changes to the permitted development order and the prevailing character of properties in the locality of which a significant number have large rear dormers, the dormer is considered to be acceptable.

The application can be recommended for approval accordingly.

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 extensions hereby approved shall not be occupied at any time other than for purposes ancillary to the existing house.

Reason: To ensure that the premises are not sub-divided or used for multiple occupation without the prior written permission of the Local Planning Authority.

- (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.

INFORMATIVES:

- (1) The attention of the applicant is specifically drawn to the requirements of condition 2 which states that the extensions hereby approved shall not be occupied at any time other than for purposes ancillary to the existing house.

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: 104 Hanover Road, London, NW10 3DP

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This map is indicative only.

