

RECEIVED: 1 July, 2009

WARD: Willesden Green

PLANNING AREA: Willesden Consultative Forum

LOCATION: 8B Lechmere Road, London, NW2 5BU

PROPOSAL: Rear dormer window with Juliet balcony and 1 front rooflight to first floor flat

APPLICANT: Mr Andrew & Noriko McNish

CONTACT: Margo Sagov Architect

PLAN NO'S:

A11-D	A12-C
A10- d	A09-B
A04	A06
A03	A02
A08 – A	A07
A05	

RECOMMENDATION

Approve

EXISTING

The subject site is a two storey end of terraced property located on Lechmere Road. The surrounding uses are predominantly residential with similar type dwellings. The property is not within a Conservation Area, nor is it a listed building.

PROPOSAL

Rear dormer window with Juliet balcony and 1 front rooflight to first floor flat

HISTORY

Full planning permission (09/0930) for the erection of rear dormer with hip to gable end and terrace at 2nd floor level, 2 front rooflights to first floor flat was withdrawn by the applicant.

POLICY CONSIDERATIONS

Brent Unitary Development Plan 2004

BE2 - Townscape: Local Context and Character

BE9 - Architectural Quality

Supplementary Planning Guidance

SPG 5: "Altering and extending your home"

CONSULTATION

Neighbouring properties were consulted on the 3rd of July 2009. The Council has received 2 objections to date. The principle objections being:

- Loss of privacy
- Excessive Glazing
- Overlooking caused by the Juliet balcony
- Noise

REMARKS

INTRODUCTION

This application has been submitted in an attempt to overcome problems identified by officers in an earlier scheme. Previous application (Ref No: 09/0930) proposed an excessively wide dormer with a poorly designed balcony and inappropriate materials. In assessing this scheme officers were mindful to consider the relationship of the dormer on the existing outrigger which was unacceptable.

PLANNING CONSIDERATION

The proposed dormer window is 2.3m in width which is less than half the width of the original roof plane (i.e. 4.75m). It is set down from the ridge by 1m and is set up by 0.5m from the eave line. The dormer is centrally positioned and its main face contains four french doors that respect the proportion of opening below. Officers note that more than 50% of the face of the dormer will be glazed with the remaining area and sides being treated with hanging tiles, thus adhering to requirements set out in SPG 5. The size and bulk of the dormer is considered to be acceptable

Officers have noted the relationship between the proposed dormer and the outrigger to be somewhat uncomfortable, in that the roof of the pitched roof outrigger meet the rear face of the dormer whilst this does create a difficult junction this relationship does not cause detrimental planning harm, by way of design and as such officers have taken an balance view that this relationship is acceptable.

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 privacy to people nearby. There is a 14m (approx) gap between the subject building and its rear boundary. Whilst the distance between principle rear elevations (i.e. between 8 Lechmere and directly adjoining 7 Huddleston Road) is noted to be a minimum of 27m. Experience in granting planning permission for similar developments with similar separation differences (in certain instances less than 27m) has not given rise to loss of privacy. 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

SPG 5 requires the main face of the dormer to be mainly glazed as a principle of good design and to ensure maximum light entry into the created roofspace.

As this is a guidance that has been employed borough wide officers are not of the this is a possible reason for refusal The proposed balcony will be enclosed by the cheeks of the dormer, thereby preventing any potential overlooking. Although the extension will allow people to stand outside the rear face of the dormer, it is considered that the limited space available for use would be unlikely to cause any nuisance to people nearby.

CONCLUSION

Officers are satisfied that the development adheres to requirements set out in the Local Authority's Guidance note and will not cause detrimental planning harm. Further to which, members will be aware that a larger development than this could be considered to be permitted development on a single family house.

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 approved shall be carried out and completed in all respects in accordance with the proposals contained in the application, and any plans or other particulars submitted therewith,

Reason: To ensure that the proposed development will be carried out as approved so as to avoid any detriment to the amenities by any work remaining incomplete.

- (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:

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: 8B Lechmere Road, London, NW2 5BU

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