

## Committee Report

Planning Committee on 25 November, 2009

Case No.

09/3100

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**RECEIVED:** 22 September, 2009

**WARD:** Brondesbury Park

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

**LOCATION:** 70 Donnington Road, London, NW10 3QU

**PROPOSAL:** Erection part two-storey, part single storey rear extension, two rear dormer windows, new front porch and installation of two front and one side rooflights to dwellinghouse

**APPLICANT:** Mr Ayoub

**CONTACT:** Pereira-Walshe Partnership

**PLAN NO'S:** PWP/662,01 Rev A  
PWP/662,02 Rev A  
PWP/662,03 Rev C  
PWP/662,04 Rev C  
PWP/662,05 Rev C  
PWP/662,06 Rev A  
PWP/662,07 Rev A

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### RECOMMENDATION

Approval

### EXISTING

The subject site, located on the northern side of Donnington Road, is occupied by a two-storey detached dwellinghouse. The adjoining sites are also occupied by detached dwellinghouses.

### PROPOSAL

Erection of part two-storey, part single storey rear extension, two rear dormer windows, new front porch and installation of two front and one side rooflights to dwellinghouse

### HISTORY

No planning site history

### POLICY CONSIDERATIONS

London Borough of Brent Unitary Development Plan 2004

BE2 Townscape: Local Context & Character

BE9 Architectural Quality

**Supplementary Planning Guidance 5:- Altering & Extending Your Home**

### SUSTAINABILITY ASSESSMENT

N/A

## **CONSULTATION**

Consultation letters, dated 24th September 2009, were sent to six neighbouring owner occupiers. In response one letter of objection was received. The objector is concerned that the proposal will block daylight to their property and obstruct existing views.

## **REMARKS**

### Rear Dormer Windows & Rooflights

The proposal would involve the erection of two rear dormer windows to the dwellinghouse, one to the original roof and one to the roof of the proposed two-storey rear extension. Whilst, dormer windows to the roof of two-storey extensions are not usually permitted, it is considered that as the overall design of the proposed dormers would be more sympathetic to the character of the property than other roof extensions that may be permitted without planning permission that, on balance, the principle of the proposed dormer window to the roof of the extension should be accepted.

The combined width of the proposed dormer windows (2.9m) is less than half the average width of the original roof (8.05m). Both dormer would be set up from the eaves line by more than 0.5m and would be set down from the ridge of their respective roofs by more than 0.3m. The main faces of the proposed dormer windows would be mainly glazed. The proposed dormer windows are considered to be in general accordance with the guidance contained in SPG5 and would therefore have an appropriate impact on the character and appearance of the existing property. The installation of two front and one side rooflights is also in accordance with SPG5 and are considered to have a relatively minor impact on the appearance of the property.

### Part two-storey, part single storey rear extension

The proposal involves the erection of a part single, part two storey rear extension to the property. The single-storey element will be located towards the side of the property closest to 72 Donnington Road, with the adjoining two-storey element located towards the boundary with 68 Donnington Road.

The proposed single-storey element would be 4.24m in width and 3.5m in depth in compliance with the guidance contained in SPG5. The glazed roof of the single-storey element would be pitched away from the existing property and would be enclosed on the flank by a raised parapet wall. This parapet wall would have an eaves height of 2.8m which slopes up to a height of 3.2m against the rear wall of the existing dwelling. The average height of this parapet wall (3m) would also comply with the guidance contained in SPG5.

The proposed two-storey element of the rear extension would adjoining the single-storey element and also have a depth of 3.5m. The neighbouring property at 68 Donnington Road has two flank wall windows at ground floor level. However, judging by the presence of obscured glazing and the likely layout of the neighbouring property, on balance, these windows do not appear to be the sole windows to a habitable room. The closest rear facing habitable room window on the ground floor of 68 Donnington Road is sited within a single-storey rear projection. As such the proposed two-storey extension would only project 2.5m beyond this window. The centre of this window is located 6.5m from the flank wall of the proposed two-storey extension which comfortably exceeds the 1:2 guidance contained in SPG5. The closest rear facing habitable room window to 68 Donnington Road at first floor level is set further in and further back than the window on the ground floor. As such, the proposed two-storey extension would project beyond this window by 3.5m. However, the first floor window is also set further away from the flank wall of the proposed extension, by a distance of approximately 7.5m, and the 1:2 guidance is fully satisfied.

The proposed part two storey, part single storey rear extension complies with the guidance contained in SPG5 and, therefore, it is considered that the proposed rear extension would have a reasonable impact on the amenity, in terms of daylight and outlook, on adjoining occupiers.

The ridge of the proposed two-storey extension would be set down from the main ridge and, in general, the pitch angle would match that of the original roof in accordance with SPG5. Overall it is considered that the design of the proposed extension would complement the character and appearance of the original house.

### New Front Porch

The existing property would have a first floor balcony located above the main entrance to the dwellinghouse. The proposal seeks to infill the underneath the existing balcony to form a porch around the main entrance. The porch would be 1.65m in width and 0.6m in depth, less than the footprint of the balcony above. The height of the porch is restricted by the existing balcony but would be approximately 3m above ground level. The porch will have a mainly glazed appearance consisting of a number of smaller glazing panels.

Overall, the design of the porch is considered to complement the appearance of the property and wider streetscene.

### Consideration of Objections

The concerns of objectors with relation to daylight and outlook have been considered in the main report above. It is also noted that the right to any particular view is not normally a material planning consideration.

**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) 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

**REFERENCE DOCUMENTS:**

Brent Unitary Development Plan 2004  
Supplementary Planning Guidance 5:- Altering & Extending Your Home  
One letter of objection

Any person wishing to inspect the above papers should contact Ben Martin, The Planning Service,  
Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5231



### Planning Committee Map

Site address: 70 Donnington Road, London, NW10 3QU

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This map is indicative only.