

**Committee Report
Planning Committee on 13 January, 2010**

Case No. 09/2273

RECEIVED: 2 November, 2009

WARD: Kenton

PLANNING AREA: Kingsbury & Kenton Consultative Forum

LOCATION: 14 Imperial Way, Harrow, HA3 9SW

PROPOSAL: Single-storey rear extension to dwellinghouse

APPLICANT: Mr N. Shivji

CONTACT: Archterior

PLAN NO'S: Imperial-01;
Imperial-02;
Imperial-03;
Imperial-04.

RECOMMENDATION

Approval.

EXISTING

The subject site is occupied by a 2-storey semi-detached dwellinghouse on a splayed corner site. The surroundings are residential. The site is not in a Conservation Area, nor does it contain a listed building.

PROPOSAL

Single storey rear extension to dwellinghouse.

HISTORY

00/1650 - Erection of single-storey rear extension with dummy pitched roof to dwellinghouse – Granted.

83/1750 – Single storey side extension – Granted.

POLICY CONSIDERATIONS

Brent UDP 2004

BE2 – Local context and character

BE9 – Architectural quality

SPG

SPG 5 – Altering and Extending Your Home

CONSULTATION

Consultation period: 11/11/2009 – 02/12/2009

- 2 neighbours consulted – No representations received.

REMARKS

Existing:

The existing property consists of a 2-storey semi-detached dwelling with existing side extension and detached garage. The property is a corner site, roughly triangular in shape, and is flat.

Design:

The proposed extension is almost the full width of the original dwelling, and is 4.0m deep. It is proposed to have a crown-type roof, 2.5m high at the eaves and 3.6m high at the crown. It is proposed to be finished in painted render with a tiled roof to match the original dwelling.

Planning permission was granted in 2000 (00/1650), for a single storey rear extension of almost exactly the same design, but 4.33m in depth. This permission was not implemented.

Impact on neighbouring amenities:

The proposed extension exceeds SPG5 guidance for maximum depth of single storey rear extensions. The impact of the proposed extension on the amenities of the non-attached neighbour, 12 Imperial Way, is considered to be negligible due to significant existing extensions to this property.

The impact of the proposal on the amenities of the occupants of the attached dwelling, 12 The Leys, is considered to be greater. This property has no existing rear extensions, but does have a detached greenhouse adjacent to the boundary. This greenhouse is positioned 2.3m rear of the original rear wall of the dwelling. The side wall of the greenhouse which faces the application site is a brick wall which extends 3.5m further rearward from this point, and is 2.35m high. As the eaves of the proposed extension will extend only slightly above this existing structure, it is considered that the additional depth of the proposed extension will have very little additional impact on neighbouring amenity. It should be noted that a significantly higher (although 1m shallower) extension could be built at the site without planning permission, which would be considered to have a greater impact on the amenities of neighbouring occupants.

It is accepted that planning policy and design guidance has changed since the previous decision to allow a larger extension in 2000, however it is not considered that the impact of the proposed development on the residents of 12 The Leys has changed during this time. No objection has been raised by the occupants of this property.

The proposal complies with policies BE2 and BE9 of Brent's UDP, and on balance, is acceptable in respect of the principles of policy guidance provided by SPG5 – Altering and Extending Your Home. Approval is accordingly recommended.

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

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.

- (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) No windows or glazed doors (other than any shown in the approved plans) shall be constructed in the flank walls of the building as extended without the prior written consent of the Local Planning Authority.

Reason: To minimise interference with the privacy of the adjoining occupiers.

INFORMATIVES:

- (1) The applicant must ensure, before work commences, that the treatment/finishing of flank walls can be implemented as this may involve the use of adjoining land and should also ensure that all development, including foundations and roof/guttering treatment is carried out entirely within the application property.

REFERENCE DOCUMENTS:

Brent UDP 2004;
SPG5 - Altering and Extending Your Home.

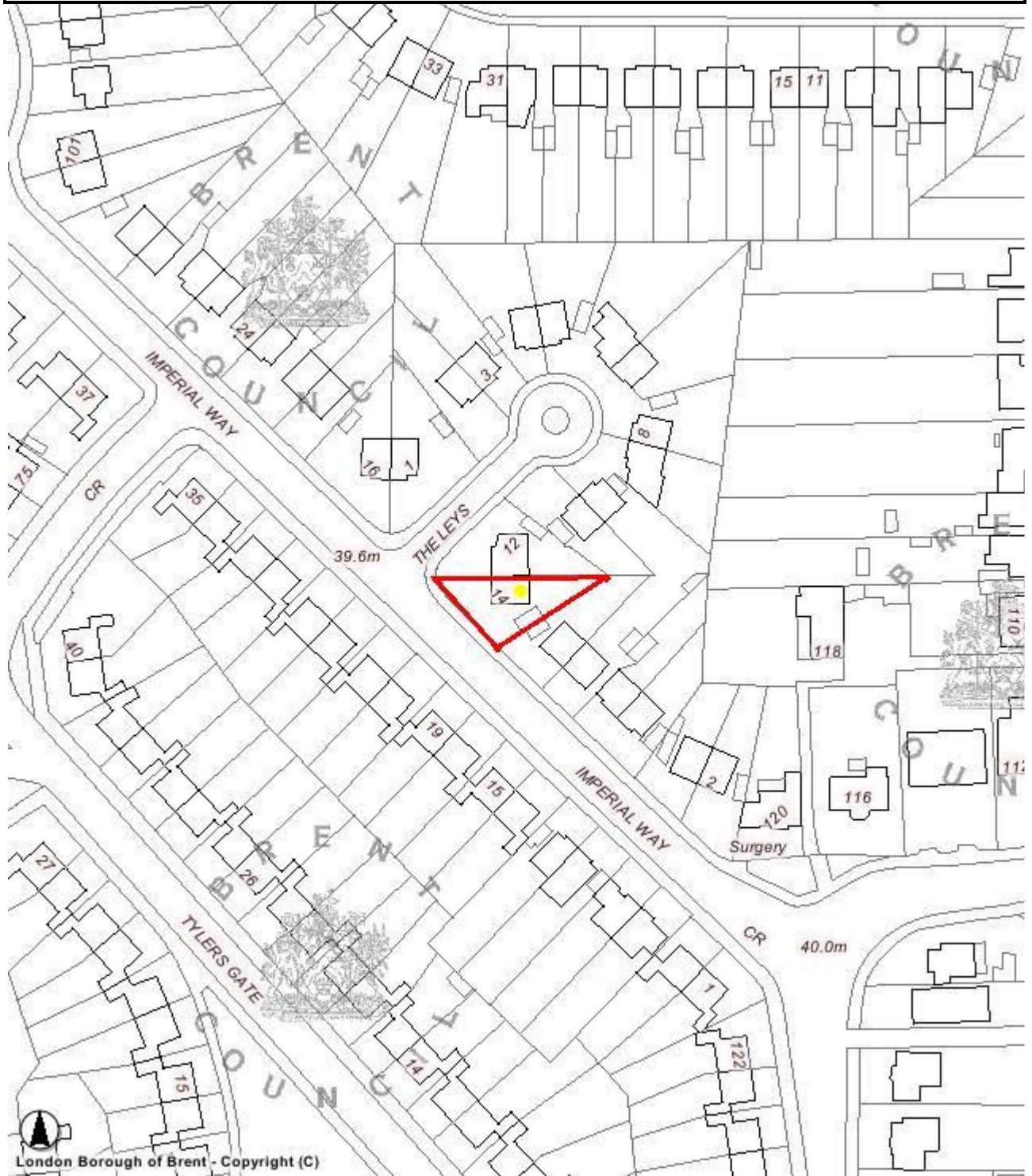
Any person wishing to inspect the above papers should contact Hayden Taylor, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5345



Planning Committee Map

Site address: 14 Imperial Way, Harrow, HA3 9SW

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