

Committee Report
Planning Committee on 13 January, 2010

Case No.

09/2261

RECEIVED: 30 October, 2009

WARD: Northwick Park

PLANNING AREA: Wembley Consultative Forum

LOCATION: 1 Mulgrave Road, Harrow, HA1 3UF

PROPOSAL: Erection of a first floor rear extension and installation of a first floor rear window to dwellinghouse

APPLICANT: Mr Pinder Sopal

CONTACT:

PLAN NO'S: 2009-08-01 Rev A
2009-08-02 Rev A
2009-08-03 Rev A
2009-08-04 Rev A
2009-08-05 Rev A
2009-08-06 Rev A
2009-08-07 Rev A
2009-08-08 Rev A

RECOMMENDATION

Approve subject to conditions

EXISTING

The subject site is a two storey detached dwellinghouse located on Mulgrave Road.

The surrounding uses are predominantly residential. The property is not within a Conservation Area, nor is it a listed building, it is however, located within an Area of Distinctive Residential Character as defined in Brent's adopted Unitary Development Plan.

PROPOSAL

Erection of a first floor rear extension and installation of a first floor rear window to dwellinghouse

HISTORY

- 16/10/2009 Certificate of Lawfulness refused for a proposed first floor rear extension to dwellinghouse (ref: 09/2122).
- 11/08/2009 Certificate of Lawfulness refused for a proposed first floor rear extension to dwellinghouse (ref: 09/1804).
- 04/07/2001 Planning permission granted for the erection of a part single-storey rear extension and a two-storey side and rear extension to dwellinghouse (ref: 01/0727).

POLICY CONSIDERATIONS

BE2 – Townscape: Local Context & Character
BE7 – Public Realm: Streetscape
BE9 – Architectural Quality
BE29 – Areas of Distinctive Residential Character

SPG 5 – Altering and extending your home

- Size and scale of the development
- Impact on residential and visual amenity of neighbouring occupiers
- Impact on the character and appearance of the dwellinghouse and surrounding streetscene.

CONSULTATION

Consultation period: 06/11/2009 – 26/11/2009. 2 neighbouring properties were notified.

One letter of objection has been received, raising one main issue being that the proposed development would restrict light to a ground floor living room, which has a side facing window. *This issue is dealt with in the 'Remarks' section of this report.*

Sudbury Court Residents Association has made the following comments:

Why were they not notified of the two earlier applications for a first floor extension to this property? ***These were both applications for Certificates of Lawfulness and therefore no consultation was carried out.***

Asked for confirmation that the proposed extension would be at least 3 metres from the neighbouring house. ***The proposed first floor extension is set 1.8 metres off the boundary between 1 and 3 Mulgrave Road and exactly 3 metres from the neighbouring house itself.***

Asked for confirmation of the purpose of the extension. ***The extension will increase the size of two of the existing bedrooms and provide them with en-suite bathrooms. The number of bedrooms will remain 5 and it is the stated intention of the applicants to use the extended property as a single family home.***

Concerned that the existing patio might be extended and cause overlooking to neighbouring gardens. ***This application does not propose any alterations to the existing patio.***

Pointed out an inaccuracies in the roof plan. ***These inaccuracies were also identified by officers and have been addressed in a revised plan.***

No additional on street parking will result from the proposed extension. ***The number of bedrooms remain the same and the house will remain as a single family dwelling. The Council's parking standards are therefore not affected by this application. Off street parking is currently provided for 2 possibly 3 cars at a squeeze.***

REMARKS

The subject site is a 2-storey detached dwellinghouse located on Mulgrave Road, Harrow. The property has an existing 2-storey side extension that projects beyond the rear wall of the original house. It also has a full width single storey rear extension. The current proposal is for a first storey extension above the existing single storey rear extension.

The proposed extension will have a depth of 3.0 metres and is not quite full width, being set in from the side of house by 1.0 metre and 2 metres from the side boundary with the neighbouring property at 3 Mulgrave Road.

Impact on residential amenities and comments on objections received

This proposal was originally submitted as a Certificate of Lawfulness. The proposed extension fell within the limits of permitted development in terms of its relationship to number 3, being set in 2 metres from the boundary and not extending more than 3 metres from the original rear wall of the house. However the cumulative volume of the proposed and existing alterations to the roof exceed the volume limit for roof extensions.

The neighbouring property at no 3 has an existing 3 metre deep single storey rear extension. The nearest rear facing habitable room window is therefore located on the first floor and because of the unusual design of the property and due to the 2 metre separation between the houses and the 1 metre set in of the proposed extension, its flank wall is 6.4 metres away from the centre point of neighbours window. The proposed extension therefore more than complies with the 1:2 rule set out in the Council's SPG 5. This relationship has been checked on site and is confirmed on the submitted plan number 2009-08-05 Rev A.

The neighbour at 3 Mulgrave Road has expressed concern about the impact of the proposed extension on a ground floor side facing habitable room window. The officer undertook an additional site visit in order to assess the impact of the extension on this window. The room in question is currently used as a secondary living room. It is connected to the kitchen via a pair of glazed double doors. The kitchen takes up the extension that was built over 30 years ago. The Council's stance is that side facing windows that have become the sole window to a habitable room as a result of alterations made to the property, no matter how long ago, should not prevent a neighbour from carrying out alterations to their own property that would otherwise comply with Council policy. In any case it is considered that the window which the neighbour is concerned about will not be impacted upon to any significant degree. Its outlook is already restricted by the applicant's original house and existing ground floor extension. The 2 metre gap between the two properties and the proposed extensions 1 metre set in from the corner of the original house means that very little of the first floor extension will be visible from the window. The application site is also to the north and there will therefore be no increase in overshadowing as a result of the extension.

Character and appearance

The proposal is located entirely to the rear of the house and is therefore not visible from the street. In assessing its visual impact we are therefore concerned with its impact on the visual amenities of occupiers of adjoining properties viewing the extension from their back gardens. Although relatively large the extension does not extend as far back as the existing two storey extension and is set in from the side boundary so the extension remains subservient to the original house. A sloping hipped roof is proposed over the extension which will require a large crown roof. While the roof arrangement might be considered a little cumbersome this in itself is not considered sufficient reason for resisting the application. In amending the GPDO to make it easier for householders to erect two storey extensions the government has given tacit support for these type of roof arrangements.

Summary

The proposed first floor rear extension is of a scale, size and design that would be in keeping with the character and appearance of the original house and is in keeping with the surrounding area. As such it is in compliance with the Council's policies BE2, BE7, BE9 and BE29 of Brent Unitary Development Plan 2004, as well as *Supplementary Planning Guidance 5 on Altering and Extending Your Home*. It is subsequently recommended for approval, subject to 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) 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 windows or glazed doors shall be constructed in the flank wall 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:

None Specified

REFERENCE DOCUMENTS:

Planning application papers ref 09/2261

Any person wishing to inspect the above papers should contact Avani Raven, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5016



Planning Committee Map

Site address: 1 Mulgrave Road, Harrow, HA1 3UF

Reproduced from Ordnance Survey mapping data with the permission of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. London Borough of Brent, DBRE201 2005



London Borough of Brent - Copyright (C)

This map is indicative only.