

Committee Report
Planning Committee on 13 January, 2010

Case No. 09/3176

RECEIVED: 29 September, 2009

WARD: Northwick Park

PLANNING AREA: Wembley Consultative Forum

LOCATION: 177 Norval Road, Wembley, HA0 3SX

PROPOSAL: Erection of a rear dormer window involving removal of existing 2 rooflights on the rear roof elevation and installation of 1 skylight to the pitched roof of the existing single storey rear extension of the dwellinghouse.

APPLICANT: Mr Kamlesh Patel

CONTACT: Mr Murat Atilla

PLAN NO'S:

- 849/00 - Site Plan
- 849/01 - Block Plan
- 849/02 - Existing Ground and First Floor Plan
- 849/03 - Existing Second Floor and Roof Plan
- 849/04 - Existing Elevations Plan
- 849/05B - Proposed Block Plan
- 849/06B - Proposed Ground and First Floor Plan
- 849/07E - Proposed Second Floor and Roof Plan
- 849/08E - Proposed Elevations and Section AA Plan

RECOMMENDATION

Approval

EXISTING

The proposal relates to an extended two-storey semi-detached house located in Norval Road within an Area of Distinctive Residential Character on the Sudbury Court Estate.

PROPOSAL

The proposal is for the erection of a rear dormer window to create rooms in roof space involving removal of two of the existing rear rooflights to dwellinghouse (as amended by revised plans dated 05/12/2009)

HISTORY

The following planning history is most relevant to the proposal:

17/04/1989 Erection of two-storey side and single storey rear extension – Approved (ref: 88/24350)

12/05/2009 Conversion of property into 4 flats (1 one-bedroom and 2 two-bedroom) and 1

two-bedroom maisonette, provision of 2 additional parking spaces and associated amenities and landscaping – Withdrawn (ref: 09/0424)

POLICY CONSIDERATIONS

Brent Adopted Unitary Development Plan 2004

BE2 Townscape: Local Context & Character

BE9 Architectural Quality

BE29 Areas of Distinctive Residential Character

TRN23 Parking Standards - Residential Developments

Supplementary Planning Guidance 5 relating to "Altering and Extending Your Home"

SUSTAINABILITY ASSESSMENT

Not Applicable

CONSULTATION

The following have been consulted on the proposal:

- Nos. 71, 73 & 75 Nathans Road
- Nos. 49, 128, 136, 169, 173, 175 & 179 Norval Road
- Sudbury Court Residents' Association

In total 2 letter of objections (from the Sudbury Court Residents' Association and 75 Nathans Road) have been received to the original proposal. The objections are raised on the grounds that it would result in the creation of 7-bedrooms in the dwellinghouse, rear dormer would overlook and cause loss of privacy for adjacent properties (in particularly two in Nathans Road), inadequate off-street car parking, overdevelopment of the site and house could be used as House in Multiple Occupation.

REMARKS

Design, Size and Scale of Proposed Rear Dormer

The proposal has been significantly amended. The width of the proposed rear dormer has now been reduced from 4m to 2.2m and its design improved in order to be in keeping with character and appearance of the dwellinghouse.

The overall design, scale and bulk of the proposed revised dormer window is considered acceptable. The average width of the roof of the original dwellinghouse is approximately 4.5 metres. The proposed dormer is 2.2 metres wide, 2 metres in height and 2.7 metres deep. The dormer is less than half the average width of the original roof. It is set up 0.5 metres from the eaves line and set down 0.3 metres from the ridge and is positioned on the central line of the roof plane. The proposal complies fully in terms of its size, position and design with the guidelines for rear dormer windows as set out in the Council's Supplementary Planning Guidance 5 relating to "Altering and Extending Your Home".

Rooflights

Currently, the rear roof elevation of the existing property has 4 x (0.6m x 0.7m) rooflights. The proposal is to remove the existing 2 rooflights in the middle of the rear roof profile of the dwellinghouse to provide space for the proposed rear dormer window discussed above. The proposal therefore resulting in the retention of the existing two rear (0.6m x 0.7m) rooflights on either side of the proposed rear dormer would comply with the Council's SPG 5 standards in that they are considered to be appropriately positioned within the rear roof plane of the dwellinghouse and are not considered in terms of their size and numbers to dominate the rear roof plane of the property and are therefore considered to be acceptable. The rear rooflights in any case can be installed as permitted development for which planning permission is not required.

Comments on the Objections Received

The property originally a 3-bedroom house was granted planning permission in 2008 for the erection of a part one, part two storey side and rear extension that allowed it to have an extended dining room and kitchen, a larger lounge and an integral garage at the ground floor and five bedrooms on the first floor. The loft space is currently arranged in a form of two rooms and are being used as storage space for the dwellinghouse. The loft rooms currently receive light via existing 4 rear and 1 side rooflights. The proposal for the rear dormer is to convert existing loft rooms being used as storage area to additional habitable rooms with reasonable light and outlook. It has been suggested that the proposed loft rooms would provide separate study rooms for the applicant's children. The case officer's recent site visit to the property has reconfirmed the use of the property as a dwellinghouse occupied solely by the applicant's family and not being used as a HMO. The proposed rear dormer is of the size, siting and design that fully complies with the Council's adopted policies and standards, which are designed to minimise the impact on the amenities of the neighbouring occupiers and allow the development to be in keeping with the character and appearance of the original house and the streetscene. The rear dormer therefore is not considered to have any significant impact than that is allowed and considered acceptable under the Council's guidance. The property in accordance with the Council's Car Parking Standards set out in the adopted Unitary Development Plan 2004 would need to provide up to 2 off-street car parking spaces and this would be satisfied by the existing side garage providing one off-street car parking facility and another car can be parked in the drive-way leading to the garage. The rear dormer therefore is considered to be acceptable.

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) Details of materials for all external work, including samples, shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The work shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory development which does not prejudice the amenity of the locality.

INFORMATIVES:

None Specified

REFERENCE DOCUMENTS:

1. Adopted Unitary Development Plan 2004
2. Supplementary Planning Guidance 5 relating to "Altering & Extending Your Home"
3. Two letters of objections from Sudbury Court Residents' Association and 75 Nathans Road

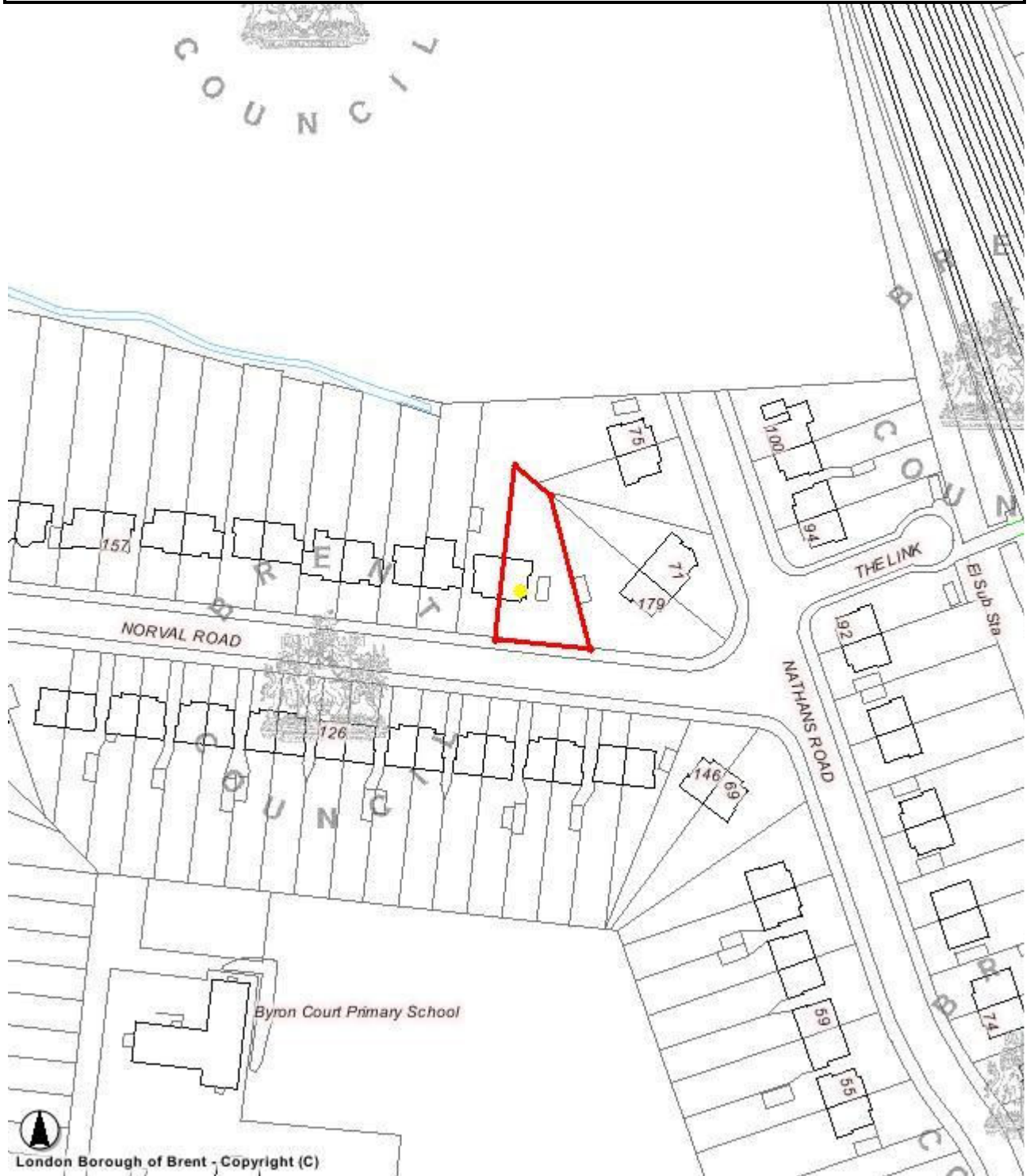
Any person wishing to inspect the above papers should contact Mumtaz Patel, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5244



Planning Committee Map

Site address: 177 Norval Road, Wembley, HA0 3SX

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