

Committee Report
Planning Committee on 16 March, 2010

Case No. 09/3292

RECEIVED: 26 October, 2009

WARD: Queensbury

PLANNING AREA: Kingsbury & Kenton Consultative Forum

LOCATION: 11 Sherborne Gardens, London, NW9 9TE

PROPOSAL: Erection of a single-storey and two-storey rear extension and first-floor side extension to the dwellinghouse and conversion of an attached garage into a habitable room, including replacement of the front garage door with a new window

APPLICANT: Mr C. Chothani

CONTACT: Mr H Patel

PLAN NO'S:
See condition 2.

RECOMMENDATION

Approval

EXISTING

The application site is a semi detached dwelling house which has been previously extended through the provision of a single storey side garage extension, this being too narrow to accommodate a modern vehicle. The site is not within a conservation area but is identified as being within an Area of Distinctive Residential Character (within the Adopted London Borough of Brent Unitary Development Plan).

The neighbouring unattached dwelling at no. 10 Sherborne Gardens has been previously extended through the provision of a substantial single storey rear extension which is also provided with windows on its side elevation.

PROPOSAL

The application proposes the erection of a single storey side and rear extension. This would have a depth of 3m on the boundary with the attached twin dwelling and would have a depth of 5.1m on the boundary with the unattached twin at no. 10.

A first floor side and rear extension would be set back 2.5m behind the main front elevation of the dwelling and which would project to 1.9m behind the main rear elevation of the building.

Also proposed is the conversion of the existing garage into a habitable room.

HISTORY

- Full planning application 93/1717 for the erection of a front porch and garage at side of dwellinghouse was approved 01/12/1993.

- Full planning application 93/1357 for the demolition of existing garage, erection of single storey side extension and front porch was refused 01/11/1993

- Full planning application 91/0443 for the erection of a single storey side extension and new front porch was refused on 01/05/1991.

POLICY CONSIDERATIONS

The following provisions of the Adopted London Borough of Brent Adopted Unitary Development Plan 2004:

BE2 - Townscape, Local Context and Character

BE9 - Architectural Quality

BE29 - Areas of Distinctive Residential Character.

TRN23 - Parking Standards (residential).

Also applicable to the application are the provisions of Supplementary Planning Guidance No. 5 "Altering and Extending Your Home".

CONSULTATION

5 properties were consulted in relation to this application on 11 November 2009. One objection was received from the occupiers of no. 12 Sherborne Gardens.

This objection was on the basis of the following:

Loss of daylight and sunlight

Excessive depth and height of the extension.

The objector included daylight diagrams and photographs to support their objection.

REMARKS

The application site is located within an area of Distinctive Residential Character, where particular attention is paid to design, height and space between buildings to protect their individual qualities and character.

Proposed single storey rear extension:

The proposed single storey side and rear extension would have a height and depth of 3m on the boundary with the attached twin dwelling. This would be in compliance with the provisions of Supplementary Planning Guidance No. 5. A development of this type would also form permitted development for a property of this type.

The comprehensive objection by no. 12 is noted, however the extension on the boundary with this neighbouring property would be compliant with Council Guidance and indeed an extension of the same depth could be built under permitted development.

The single storey rear extension would step outwards to just over 5m at a distance of 3.3m away from the boundary with no. 12 Sherborne Gardens. Whilst the total depth of the extension would be greater than provided for within SPG 5 or within the GPDO, the increased projection would be screened from the attached neighbouring occupier and its impact would be mitigated to the extent that it would not be significant.

In relation to the neighbouring unattached property at no. 10, this dwelling has been historically extended through the provision of a single storey rear extension to a similar depth to that proposed, which sets a precedent for the depth of the extension. Whilst it is noted that there is an original window in the side elevation of this building, planning records show that this has been opened into the rear room and would gain natural light from the rear elevation through windows unaffected by this development.

Given these considerations, the development is considered to be acceptable in this respect.

Proposed first floor rear extension:

The proposed first floor rear extension would have a depth of 1.5m and would be sufficiently separated from the habitable room windows on neighbouring dwellings to satisfy the 2:1 rule contained within the Supplementary Planning Guidance No. 5 "Altering and Extending Your Home".

It is noted that the application previously proposed a depth of 2.5m which was recommended for approval by the case officer. In discussion with senior officers, further consideration was given to the side elevation windows serving no. 10. It was considered that the impact of shading these windows through the development would be material.

Whilst it is acknowledged that the situation at no. 10 was partially of their own creation through the form of the extensions undertaken and that this should not overly prejudice development at the application site, officers considered that given the significant ground floor extensions proposed, a reduced first floor depth would be appropriate in this instance. The current scheme is the result of such amendments.

Neighbours objections:

Whilst the comments of the objector are noted, the officer has taken into account the elevation of the sun during its traverse. It is considered that the orientation of the dwellings and the depth of the proposed extensions would not result in unacceptable impacts for these neighbouring occupiers.

It is noted that a 3m deep and high extension could be built on the boundary with the neighbours property without the need for planning permission and that this would have similar impacts to those alterations proposed.

Conversion of garage into habitable room:

The existing garage onsite is no more than 2.2m wide which is not appropriate to accommodate a vehicle. As such, it cannot be considered that a parking space would be lost as a result. Notwithstanding this, given that the site currently is provided with a fully hard surfaced frontage, it is considered that the submitted landscaping plan associated with the application would be beneficial to the streetscene and would make a positive contribution to the character of the area.

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 permitted shall be carried out in accordance with the following approved drawing(s) and/or document(s):

445/E.01;	445/P.01;
445/P.02 as revised 13 Jan 2010;	
445/P.03 as revised 13 Jan 2010;	PA 445/SK01;
Site Plan (Scale 1:1250).	

Reason: For the avoidance of doubt and in the interests of proper planning.

- (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.

- (4) 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.

- (5) No windows or glazed doors (other than any shown in the approved plans) 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.

- (6) Works to implement the landscaping within the front garden area shall be commenced prior to the first use of the extended building hereby approved. Such works to be completed within one year of first occupation. Any soft landscaping shall be implemented within one calendar year of first occupation of the building as extended and any landscaping works which are damaged or die within 5 years of planting shall be replaced with examples of a similar size and species.

Reason: To ensure a satisfactory appearance and in the interests of local amenity.

INFORMATIVES:

None Specified

Any person wishing to inspect the above papers should contact Ian Hyde, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5241



Planning Committee Map

Site address: 11 Sherborne Gardens, London, NW9 9TE

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