

Committee Report
Planning Committee on 14 April, 2010

Item No. **9**
Case No. 10/0221

RECEIVED: 1 February, 2010

WARD: Queen's Park

PLANNING AREA: Kilburn & Kensal Consultative Forum

LOCATION: Top Floor Flat, 60 Salusbury Road, London, NW6 6NP

PROPOSAL: Erection of a single-storey shed in rear garden of property

APPLICANT: More Properties Ltd.

CONTACT: aiBDA Architects

PLAN NO'S:
See condition 2.

RECOMMENDATION

Approval.

EXISTING

The subject site is a two storey terraced property located on Salusbury Road, the application relates to the top floor flat. The surrounding area is mixed with commercial units at the ground floor with residential above. The subject site is not within a conservation area, but does abut Queens Park Conservation Area to the rear at Number 1 Summerfield Avenue.

PROPOSAL

Erection of a single-storey shed in rear garden of property.

HISTORY

- 06/3052: Full Planning Permission, Granted - Conversion of the existing loft into a self contained, two bedroom flat with two front, two side, and 1 additional rear rooflight to rear elevation.
- 06/2016: Full Planning Permission, Refused - Conversion of existing loft into a self contained, 2 bedroom flat with 4 front and 1 rear rooflight.

POLICY CONSIDERATIONS

Brent Unitary Development Plan 2004

BE9 Architectural Quality
BE25 Development in Conservation Areas
BE26 Alterations and Extensions in Conservation Areas

Supplementary Planning Guidance 20 'Buildings in Gardens within Conservation Areas'

SUSTAINABILITY ASSESSMENT

Not applicable.

CONSULTATION

Consultation letters dated 8th February 2010, were sent to 16 neighbouring owners/occupiers. Two letters of objection were received, the following issues were raised:

- Adjacent to conservation area and will materially affect the character and appearance of rear gardens;
- The building is large and looks to be additional living space or business premises;
- The height is excessive and not in character with other sheds in the locality;
- It would abut the side boundary of 1 Summerfield Avenue and will dominate outlook
- If this is permitted, others may follow resulting in massive overdevelopment;
- overdevelopment of recreational green space.

In light of the issues raised above Officers visited the site from Number 1 Summerfield Avenue and it was clear that the initial proposal would impact neighbouring amenity and would substantially reduce the size of the rear garden at the subject property. Subsequently, revisions were sought which have reduced the size and scale of the proposed shed. These are discussed in detail below.

REMARKS

The subject site relates to the rear amenity space of the top floor, 2 bedroom flat. The applicant proposes to erect a single storey outbuilding to the rear amenity space. Neighbouring gardens at 62 Salusbury Road and 1 Summerfield Avenue have no existing outbuildings in rear gardens areas. The outbuilding abuts gardens in Queens Park Conservation Area and for the information of the members the revised proposal would be considered to be permitted development if the application property was not a flat.

Alterations from planning approval 06/3052

The layout of rear private gardens for flats within 60 Salusbury Road has altered from the previous approval, planning reference 06/3052. The proposal included communal amenity space and rear private gardens for the three self contained flats and these gardens were triangular in shaped. Although the garden layout has altered to rectangular shaped gardens., utilises rear amenity more effectively and there is no objection to the revised layout. The existing rear garden is 7.3m long.

Officers have noted that there is an existing garden shed to the rear of 60 Salusbury Road which abuts the boundary of Number 1 Summerfield Avenue. The applicant has confirmed that this shed existed in the garden of 60B Salusbury Road prior to the subdivision of the rear gardens, but was moved into application site during the conversion. The applicant wishes to remove the existing structure and erect a new shed with the structure the subject of the application.

Proposed outbuilding

The proposed outbuilding located in the rear garden would be set 1.0m from the rear boundary with Number 1 Summerfield Avenue and 0.5m from Number 62 Salusbury Road if features a pitched roof, 2.1m at eaves level and 2.9m at the ridge. The proposed outbuilding will effectively be a small shed and be constructed from a timber frame with timber cladding, 1.85m wide and 1.9m in length, and as such the proposed building should not result in an overdevelopment of the existing rear garden area For information the originally applied for outbuilding was 3.7 metres and was described on the submitted plans as a "garden Studio". This proposal has subsequently been amended as described above

In terms of design, the proposed outbuilding is now constructed in timber featuring a door and window to the front elevation and slate roof. This should not encroach upon neighbouring amenity or detract from the character and appearance of Queens Park Conservation Area. To mitigate the impact of development within the small rear garden a landscape border has been proposed at the rear boundary, this is welcomed, however further details of planting will be required by condition.

In summary, the proposed outbuilding has been revised to respect the size and scale of the existing rear garden and the amenities of neighbouring residents, as such the proposal is deemed acceptable in relation to policies BE9; BE25; BE26 of the Unitary Development Plan 2004.

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
Queens Park Conservation Area Design Guide

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) The development hereby permitted shall be carried out in accordance with the following approved drawing(s) and/or document(s): EX_01; EX_02; PL_50D; PL_51D; PL_52D; PL_53D.

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

INFORMATIVES:

None Specified

REFERENCE DOCUMENTS:

- Brent Unitary Development Plan 2004
- Supplementary Planning Guidance 20

Two letters of objection

Any person wishing to inspect the above papers should contact Nicola Butterfield, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5239



Planning Committee Map

Site address: Top Floor Flat, 60 Salisbury Road, London, NW6 6NP

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