

**Committee Report
Planning Committee on 14 April, 2010**

**Item No. 10
Case No. 10/0248**

RECEIVED: 4 February, 2010
WARD: Queen's Park
PLANNING AREA: Kilburn & Kensal Consultative Forum
LOCATION: 185A Chevening Road, London, NW6 6DT
PROPOSAL: Erection of a single-storey side conservatory extension to the ground-floor flat
APPLICANT: Mrs Deborah Stuart
CONTACT: Build Plans
PLAN NO'S:
See Condition 2

MEMBERS CALL-IN PROCEDURE

In accordance with Part 5 of the Constitution and Section 10 of the Planning Code of Practice, the following information has been disclosed in relation to requests made by Councillors for applications to be considered by the Planning Committee rather than under Delegated Powers

Name of Councillor

Councillor Emily Tancred

Date and Reason for Request

Been asked to support objectors. 18 March 2010.

Details of any representations received

Been approached by objectors.

Name of Councillor

Councillor Simon Green

Date and Reason for Request

This is inappropriate development. 25 March 2010.

Details of any representations received

Been approached by neighbour.

RECOMMENDATION

Approval

EXISTING

The subject site, located on the north-western side of Chevening road, is occupied by a two storey semi-detached dwellinghouse which has been converted into two self-contained flats. The adjoining property at 187 Chevening Road is also converted into two self-contained flats. The subject site is located within the Queen's Park Conservation Area.

PROPOSAL

Erection of a single-storey side conservatory extension to the ground-floor flat

HISTORY

A planning application (05/1150) for the erection of a side conservatory extension to rear projection of ground-floor flat was refused in 2005 for the following reasons:-

- 1. The proposed development by reason of its size and siting would adversely affect the amenities of the adjoining occupiers at No.187 Chevening Road by reason of obtrusive appearance and increased sense of enclosure. This would be contrary to policies BE9 and H21 of the Brent Unitary Development Plan 2004 and advice contained within the Council's Supplementary Planning Guidance No. 5 "Altering and Extending Your Home"*
- 2. The proposed development in view of its siting and appearance would detract from the appearance of the existing property and the Queens Park Conservation Area in general thus failing to preserve or enhance its special character. This would be contrary to policies BE9, BE25, and BE26 of the Brent Unitary Development Plan 2004.*

There is no other planning site history of relevance to the determination of the current application.

POLICY CONSIDERATIONS

London Borough of Brent Unitary Development Plan 2004

BE2	Local Context & Character
BE9	Architectural Quality
BE25	Development In Conservation Areas
BE26	Alterations & Extensions to Buildings in Conservation Areas

Queens Park Conservation Area Design Guide

SUSTAINABILITY ASSESSMENT

N/A

CONSULTATION

Consultation letters, dated 15th February 2010, were sent to four neighbouring owner/occupiers and the Queen's Park Residents Association. A site notice was also posted outside of the subject site on 17th February 2010. In response three letters of objection have been received. The concerns of the objectors include:-

- The proposed development would cause harm to the character and appearance of the Queen's Park Conservation Area.
- The proposed development will result in light spillage to neighbouring properties.

- The proposed development will result in increased noise disturbance to neighbouring occupiers.

Ward Councillors Tancred and Green have "called in" the planning application and have indicated that they feel that the proposal is unacceptable.

REMARKS

The proposal is for the erection of a single-storey conservatory extension to the side of the existing two-storey rear projection to the property. As mentioned in the history section of this report, planning permission was previously refused for a similar, but larger, extension in this location. The current application seeks to address the previous reasons for refusal by proposing an extension with a reduced depth and overall height. Officers consider the main issues relevant to the determination of the current application to be the impact of the proposed development on character and appearance of the property and Queens Park Conservation Area, and the impact of the proposed development on the amenity of adjoining occupiers.

CHARACTER & APPEARANCE

The proposed development would involve the erection of a conservatory extension, constructed using a timber frame with glazing and the existing boundary wall. The proposed extension would have a 'lean-to' style roof which would have an eaves height of 2m, against the existing boundary wall, sloping upwards to a height of approximately 3m against the flank wall of the original property. The proposed extension would have an overall depth of 3m from the original projecting bay.

The overall scale of the proposed extension is relatively modest in relation to the scale of the original property and the simple glazed design of the extension would help to reduce the visual impact of the proposed extension on the character of the property. The proposed extension would be constructed with materials that would preserve the character of the surrounding Queen's Park Conservation Area. Overall, Officers consider that the proposed extension would respect the character and appearance of both the original property and the surrounding Conservation Area.

IMPACT ON ADJOINING OCCUPIERS

In order to minimise the impact of the development on the adjoining occupiers, the proposed extension has been designed to meet the height of the existing wall (2m) along the joint boundary between the subject site and 187 Chevening Road. The applicant has stated that it is their intention to retain the existing boundary wall and abut the proposed extension against it. A detailed drawing of the roof gutter has also been provided.

As Members will be aware, whilst historically side infill extensions have been resisted on the grounds of the impact on adjoining occupiers, there have been recent cases, in light of changes to the permitted development regime, where subject to a sympathetic design, including an appropriate height along the joint boundary, such extensions have been granted planning permission. Whilst acknowledging that precedent is not normally a material planning condition, the design merits of the current proposal include a low height along the joint boundary, construction using visually light materials and a depth of 3m, compliant with the guidance contained in SPG5. It is considered that, on balance, together these elements would help to minimise any impact of the proposed extension on the daylight and outlook of the adjoining occupiers.

Concerns have been raised that the proposed development would result in unreasonable light pollution to neighbouring properties. The flank wall of the extension would be enclosed by the boundary wall limiting any light spillage to the roof, or rear wall, of the extension. Officers consider that given the limited extent of the proposed extension that it would be unlikely that glare from the proposed roof would constitute an unreasonable nuisance in terms of light spillage. As a result, it is considered to be not necessary, nor of particular benefit in design terms, to ensure that the glass is obscure glazed in this particular case.

CONSIDERATION OF OBJECTIONS

The concerns of objectors relating to the character and appearance of Queen's Park Conservation Area and the impact on adjoining occupiers have generally been addressed in the above report. Objectors have also raised concerns that the proposed development will give rise to increased occurrences of noise disturbance to neighbouring occupiers. As Members will be aware, the behaviour of particular individuals is not normally a material planning consideration and if occurrences of unreasonable noise disturbance are an on-going problem for neighbours then this should be reported to the Council's Environmental Health department. As a precautionary step Officers recommend that the roof of the proposed extension be conditioned to be non-opening.

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) The development hereby permitted shall be carried out in accordance with the following approved drawing:

- 3999/1a

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

- (3) The roof of the conservatory, hereby approved, shall be constructed to be non-opening and shall be retained as such unless prior written approval is obtained from Local Planning Authority.

Reason: In the interests of residential amenity

INFORMATIVES:

None Specified

REFERENCE DOCUMENTS:

London Borough of Brent Unitary Development Plan 2004
Queens Park Conservation Area Design Guide
Three letters of objection

Any person wishing to inspect the above papers should contact Ben Martin, The Planning Service,
Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5231



Planning Committee Map

Site address: 185A Chevening Road, London, NW6 6DT

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