

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

**Item No. 11
Case No. 10/0343**

RECEIVED: 12 February, 2010

WARD: Queen's Park

PLANNING AREA: Kilburn & Kensal Consultative Forum

LOCATION: 91 Chevening Road, London, NW6 6DA

PROPOSAL: Demolition of outbuilding and erection of single-storey side and rear extension to dwellinghouse

APPLICANT: Ms Jessica Hatch

CONTACT: Ms Maggie Toy

PLAN NO'S:
(see condition 2 for details)

RECOMMENDATION

Approval.

EXISTING

The subject site is a two-storey, semi-detached dwellinghouse located on Chevening Road. The surrounding area is predominately residential with similar semi-detached-type properties. The subject site is located in Queens Park Conservation Area, but is not a Listed Building.

PROPOSAL

Demolition of outbuilding and erection of single storey side and rear extension to dwelling-house.

HISTORY

No relevant planning history.

POLICY CONSIDERATIONS

Brent Unitary Development Plan 2004

BE9 Architectural quality
BE25 Development in Conservation Areas
BE26 Alterations and Extensions to Properties in Conservation Areas

Queens Park Conservation Area Design Guide
Supplementary Planning Guidance 5: Altering and extending your home

SUSTAINABILITY ASSESSMENT

Not applicable.

CONSULTATION

Consultation letters, dated 22nd February 2010, were sent to five neighbouring owners/occupiers. Two letters of objection was received, including one from the Queens Park Residents' Association (QPARA) and the following comments were made:

- Intrusion to both neighbours- loss of privacy
- Overdevelopment of the Conservation Area
- The flat roof could be used to overlook neighbouring gardens.

The issues raised above have been noted. A flat roof 2.5m in height has been proposed with no doors or extended windows at first-floor level and a condition will be attached, stating that the roof shall not be used as a balcony or for any other purpose.

REMARKS

The subject site is a two-storey, semi-detached dwellinghouse located on Chevening Road. The applicant proposes to demolish the existing outbuilding and erect a single-storey side and rear extension. Neighbouring properties at 89 & 93 Chevening Road have no existing extensions.

Side infill extension

Members will be aware that the proposed side infilling of an outrigger to terraced properties can be considered unacceptable, contrary to Supplementary Planning Guidance SPG5, given that it can often result in a loss of amenity to properties who may already suffer from restricted outlook. However, in this particular case, there are a number of reasons why it is considered that an exception to this would be appropriate.

The proposed side infill extension, 7.95m in length, is to a semi-detached property and therefore the impact to the neighbouring premises is reduced as a result of increased spacing between dwellings, which is 3.4m from the flank wall of the subject site to the neighbouring flank wall at Number 93 Chevening Road. The majority of the proposed infill extension is set in from the side flank wall of the proposed dwelling-house by 0.2m, giving it dimensions of 1.7 metres in width and 5.6 metres in length. It would result in a side extension which would be between 1.6m and 1.85m from the neighbouring boundary of Number 93 Chevening Road. This larger gap between neighbouring properties and reduced height of the proposed flat roof (to 2.5m) results in an infill extension where the detrimental effects of enclosure and loss of light are significantly reduced.

For information purposes, Members took a similar view at 88 Chevening Road, a two-storey semi-detached property (application reference 08/2577) where it was considered that due to the gap between the properties, the provision of a glazed lightwell, and the set in of the infill extension from the side flank wall of the dwellinghouse, the proposals were deemed acceptable, and permission was granted.

One timber-framed window is proposed towards the end of the infill extension and is sited 2.0m from the boundary. Due to the separation between the side flank window proposed and the neighbouring boundary, the window will be partially obscured, although the window is not located above a height of 2.0m. Two rooflights are proposed on the flat roofplane of the side infill extension, providing additional daylighting into the extended property. These will project 0.14m from the flat roofplane and are considered acceptable in relation to policies BE9 of the UDP 2004 and SPG5.

Single-storey rear extension

The proposed single-storey rear extension projects 3m from the rear wall of the two-storey rear outrigger, featuring a flat roof 2.5m in height which is compliant with design guidance SPG5. The proposed rear extension features sliding glazed doors that should increase the proportion of daylight in the extended rear ground floor. The window proposed to the side wall of the proposed

rear extension is sited 4.0m from the neighbouring boundary of Number 93 Chevening Road and should not be detrimental to neighbouring privacy.

Summary

The application site is located within Queens Park Conservation Area and policies BE9, BE25 & BE26 seek to ensure that proposals respect the character and appearance of the locality. The proposals contained within this application are not deemed detrimental to the character and appearance of the original dwellinghouse, using materials which match the locality as closely as possible whilst respecting the size and scale of the existing dwelling. It would be difficult to argue that extensions of this kind are, as a matter of principle, out of character with the Conservation Area.

In terms of policies BE9; BE26 of the UDP 2004 and SPG5, the proposed single-storey side and rear extension should not be detrimental to the amenities of Number 93 Chevening Road, on balance, due to the spacing between properties and its reduced height, 0.5m below the maximum permitted guidelines.

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): 91:001; 91:002; 91:003; 91:004; 91:005; 91:015 REVISED 30-3-10; 91:016 REVISED 30-3-10; 91:018 REVISED 30-3-10; 91:019 REVISED 30-3-10.

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.

INFORMATIVES:

None Specified

REFERENCE DOCUMENTS:

- Brent Unitary Development Plan 2004
- Queens Park Conservation Area Design Guide
- Supplementary Planning Guidance 5
- Two letters of objection

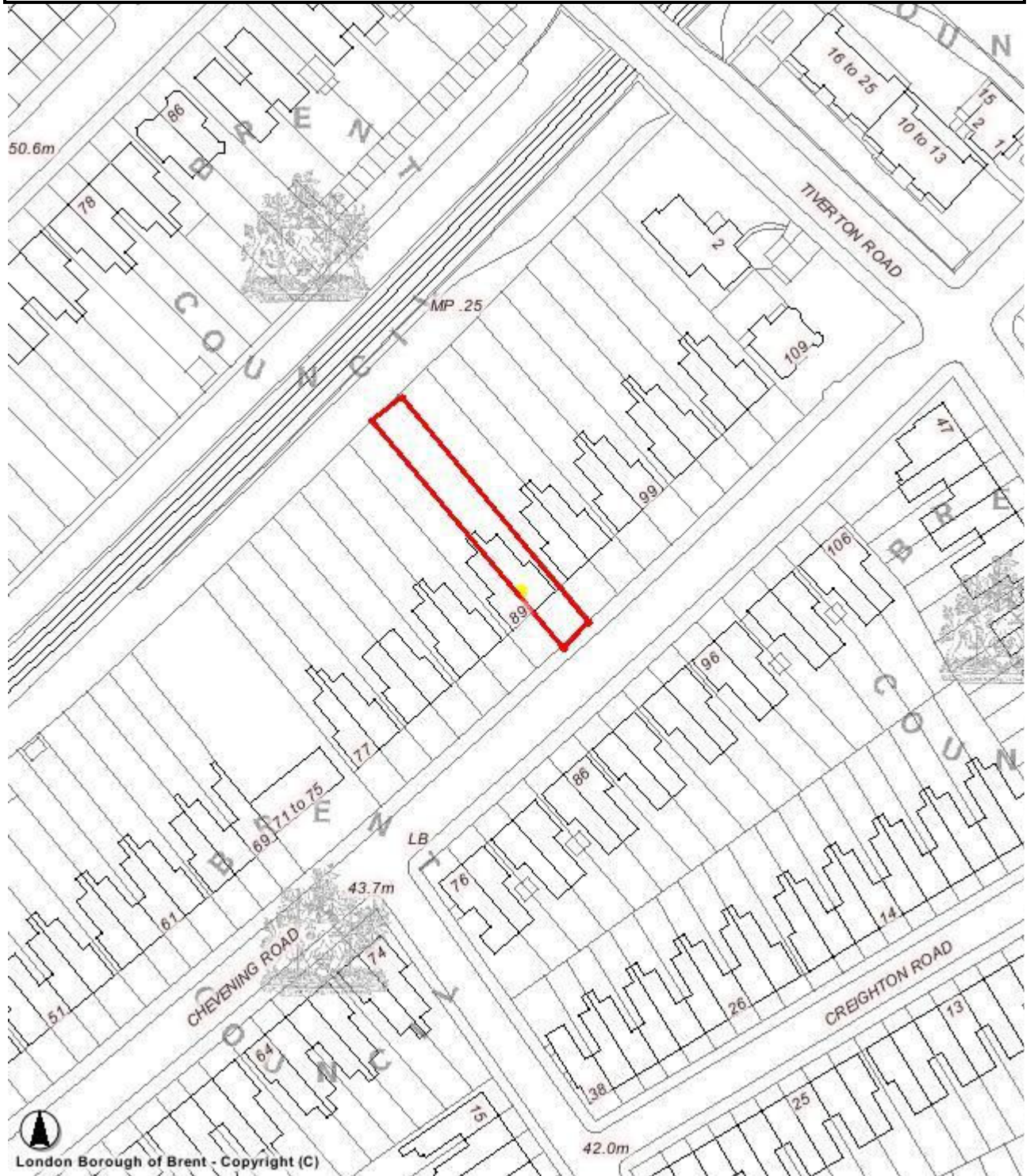
Any person wishing to inspect the above papers should contact Nicola Butterfield, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5239



Planning Committee Map

Site address: 91 Chevening Road, London, NW6 6DA

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