

**Committee Report  
Planning Committee on 8 June, 2010**

**Item No. 8  
Case No. 10/0305**

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**RECEIVED:** 9 February, 2010

**WARD:** Kenton

**PLANNING AREA:** Kingsbury & Kenton Consultative Forum

**LOCATION:** 90 Regal Way, Harrow, HA3 0RY

**PROPOSAL:** Demolition of attached garage and erection of a single and two storey side extension, a single and two storey rear extension, installation of 1 front, 1 side and 1 rear rooflight and a rear dormer window to dwellinghouse

**APPLICANT:** Mr D Kaye

**CONTACT:** Studio 136 Architects Ltd

**PLAN NO'S:**  
Refer to condition 2.

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**RECOMMENDATION**

Approval

**EXISTING**

The subject site is a 2 storey semi-detached dwellinghouse located on Regal Way. The surroundings are residential. The site is not in a Conservation Area, nor does it contain a listed building.

**PROPOSAL**

Erection of rear dormer window, two-storey side and single-storey rear extension, and addition of 1 front, 1 rear and 1 side rooflight to the dwellinghouse

**HISTORY**

**09/3420** - Demolition of attached garage, erection of a two storey side extension, single storey rear extension, installation of a rear dormer window and front rooflight to dwellinghouse – **Application withdrawn.**

**10/095** - Demolition of attached garage and erection of a single and two storey side extension, a single and two storey rear extension, installation of 1 front, 1 side and 1 rear rooflight and a rear dormer window to dwellinghouse – **Refused.**

**POLICY CONSIDERATIONS**

**Brent UDP 2004**

**BE2: Townscape: Local Context & Character** - Proposals shall be designed with regard to their local context, making a positive contribution to the character of the area.

**BE7: Public Realm: Streetscape** - In residential areas the following will be resisted where they detract from the character of the area:- (a) excessive infilling of space between buildings and the road; (b) forecourt parking which would result in the loss of boundary treatment of character and common to the street; (c) hardsurfacing occupying more than half of a front garden area; and (d) forecourt parking which would detract from the streetscape or setting of the property, or create a road/pedestrian safety problem.

**BE9: Architectural Quality** - Extensions and alterations to existing buildings shall be designed to:- (a) be of a scale, massing and height that is appropriate to their setting, civic function and/or townscape location; (b) have attractive front elevations which have a direct relationship with the street at ground level, with well proportioned windows, and habitable rooms and entrances on the frontage, wherever possible; (c) be laid out to ensure that buildings and spaces are of a scale, design and relationship to each other, which promotes the amenity of users, providing a satisfactory level of sunlighting, daylighting, privacy and outlook for existing and proposed residents; and (d) employ materials of high quality and durability, that are compatible or complementary colour and texture, to the surrounding area.

## **SPG**

### **SPG 5 – Altering and Extending Your Home**

#### **CONSULTATION**

Consultation period: 18/02/2010 – 11/03/2010

3 neighbours consulted – 2 objections received, which raise the following issues:

- Visual appearance of proposal, including roof pitch, removal of chimney, overall bulk of roof, number of rooflights, inadequate set-back of side extension;
- Size, appearance, and location of rear dormer;
- Potential for rear flat roof to be used as balcony;
- Possibility of flank wall remaining unfinished;
- Noise and dust during construction;
- Loss of privacy due to angled side lights of rear bay.

Non-planning related objections were raised relating to use of neighbouring property for construction access, damage, and increased fire risk.

Transportation Unit – No objection, condition proposed.

#### **REMARKS**

The existing property consists of a 2-storey semi-detached dwelling with an attached garage. The front garden is entirely paved apart from the existing side and front boundary hedges. The application seeks permission for a 2-storey side extension, part single-storey, part 2-storey rear extension, and alterations to the roof including a rear dormer window and rooflights. The key planning considerations are considered to be the design quality and appearance of the extensions, and the impact of the proposal on the amenities of neighbouring residents.

#### **Design and appearance**

The design of the proposal has been revised from that originally submitted and consulted on, and is now considered to be acceptable. The proposed extensions comply with SPG5 guidance, as follows:

- The proposed side extension has adequate set-back from the main front wall at ground and first floor levels;
- The roof of the extension appears subservient to main roof, and matches original pitch;

- 2-storey rear extension complies with 2:1 guidance;
- Ground floor rear extension is shallower than 3.0m maximum depth;
- Dormer window suitably designed, is less than half width of rear roof plane, and has adequate set-up from eaves and set-down from ridge;
- Rooflights suitable positioned and not excessive in number.

The proposal will result in the loss of a garage parking space, however 2 spaces can be comfortably provided in the front garden area, therefore no increase in parking pressure should result from the proposal. An indicative plan has been provided showing an increase in soft landscaping to balance the appearance of the front garden; specific details will be required by condition.

The design and appearance of the proposed extensions are considered to be acceptable, and will cause no harm to the character and appearance of the original dwelling or the surrounding area.

#### Impact on neighbouring amenity

Concerns were raised by neighbours regarding impacts of the proposal on privacy. There are no flank windows proposed in any of the extensions, and a condition is proposed controlling any future window installation. There is one angled, bay-type window proposed in the ground floor extension. As this is set at least 4.5m from the site boundary, and is at ground level, this would not be considered to have any more impact on privacy than the existing ground and first floor bay windows. Concerns regarding the possible use of flat roofs as balconies will be controlled via condition.

An informative is proposed advising the applicant to adhere to best practice guidelines with regard to construction noise and dust management, in order to comply with Environmental Health legislation.

#### Response to objections

Officers believe that concerns relating to the design and appearance of the proposed extensions have been addressed by revisions to the original proposal, as outlined above. Amenity issues have also been discussed above, and the proposal is considered acceptable in this respect. Conditions and informatives are proposed to address other concerns, including finishing of flank walls, and the need to use neighboring land to do so. The applicant has been informed of the objections raised in relation to the use of such land.

The proposal is considered to comply with policies BE2, BE7, and BE9 of Brent's Unitary Development Plan 2004, and policy guidance provided by SPG5 – Altering and Extending Your Home. Approval is accordingly recommended.

**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):

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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 windows or glazed doors (other than any shown in the approved plans) shall be constructed in the flank walls 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.

- (5) No access shall be provided to the roof of the extensions 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.

- (6) Details of the front garden layout shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. All detailed works shall be carried out as approved prior to the use of the extensions hereby approved. Such details shall include:

- (i) planting of the front garden area with grass, shrubs and/or trees;
- (ii) the retention of existing hedges and shrubs, and front boundary treatment;
- (iii) car parking space for 2 cars, the defined points of access and the surfacing materials to be used;
- (iv) waste and recycling storage facilities.

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

**INFORMATIVES:**

- (1) The applicant must ensure, before work commences, that the treatment/finishing of flank walls can be implemented as this may involve the use of adjoining land and should also ensure that all development, including foundations and roof/guttering treatment is carried out entirely within the application property.

- (2) Attention is drawn to ss 60 & 61 of the Control of Pollution Act 1974 and to the associated British Standard Code of Practice B.S.5228:1984 which set down statutory requirements for the control of noise during construction works. The contractor should also be made aware of the requirements of the Clean Air Acts 1956 & 1968 and the Control of pollution Act regarding the prohibition of site bonfires. The Council's Environmental Health Section, Brent House, High Road, Wembley, Middlesex HA9 6BZ. Tel: 0181 937 5252 can provide advice on these matters.

**REFERENCE DOCUMENTS:**

Brent's UDP 2004;  
SPG5 - Altering and Extending Your Home.

Any person wishing to inspect the above papers should contact Hayden Taylor, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5345



# Planning Committee Map

Site address: 90 Regal Way, Harrow, HA3 0RY

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