

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

**Item No. 10
Case No. 10/0456**

RECEIVED: 25 February, 2010

WARD: Queen's Park

PLANNING AREA: Kilburn & Kensal Consultative Forum

LOCATION: 145 Harvist Road, London, NW6 6HB

PROPOSAL: Erection of a single storey rear extension, installation of 1 rear rooflight, 2 side doors, 3 ground floor, 3 first floor and 3 second floor windows to side elevation, new timber door to rear elevation and erection of timber gates to side of dwellinghouse

APPLICANT: Mr Victor Basta

CONTACT: Paul+O Architects

PLAN NO'S:
See condition 2

RECOMMENDATION

Approve

EXISTING

The site is occupied by a two-storey end of terraced property that is used as a single family dwellinghouse. This property is located on Harvist Road and is located within the Queen's Park Conservation Area.

PROPOSAL

Erection of a single storey rear extension, installation of 1 rear rooflight, 2 side doors, 3 ground floor, 3 first floor and 3 second floor windows to side elevation, new timber door to rear elevation and erection of timber gates to side of dwellinghouse

HISTORY

None relevant

POLICY CONSIDERATIONS

The London Borough of Brent Unitary Development Plan 2004

The development plan for the purpose of S54A of the Town and Country Planning Act is the Adopted Brent Unitary Development Plan 2004. Within that plan the following list of policies, which have been saved in accordance with the Planning and Compulsory Purchase Act 2004, are considered to be the most pertinent to the application.

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

Queen's Park Conservation Area Design Guide

CONSULTATION

Consultation letters, dated 3rd March 2010, were sent to 16 neighbouring owner/occupiers and a site notice was posted to the front of the property on 16th March 2010. In response two letters of support and two letters of objection have been received. For the sake of completeness, the concerns raised include:-

- The submitted plans are incorrect in that the submission shows no windows on the flank of No. 147 Harvist Road
- The proposed windows will cause overlooking
- Loss of privacy
- The rear extension would be the only extension that projects beyond the rear building line of the existing properties along the terrace.

The letters of support encouraged the restoration of the building.

The application had been called-in for determination by Members at the request of former Ward Councillors Emily Tancred and Will Motley who wished the application to be considered by the Planning Committee if officers were recommending approval

REMARKS

The proposal involves the erection of a single storey rear extension, installation of 1 rear rooflight, 2 side doors, 3 ground floor, 3 first floor and 2 second floor windows to side elevation, new timber door to rear elevation and erection of timber gates to side of dwellinghouse

Alterations to Flank Wall

Two doors on the ground floor, three windows on ground and first floor and two windows on the second floor to the side elevation have been proposed. The flank of No 145 has one door at ground floor level and a 2m high boundary treatment between 145 and 147 Harvist Road. Owing to No 147 having a number of openings in its flank the creation of additional openings on the subject flank cannot be objected to in principle the issue is whether they cause planning harm. All proposed openings will serve a hall. Officers consider there to be two key considerations in this regard:

- i) Privacy and overlooking on neighbouring property No 147 Harvist Road
 - ii) Impact by way of design
- These will be addressed in turn.

i) Impact on 147 Harvist Road

The gap between 145 and 147 (flank to flank) is approximately 8.5m where the windows are being proposed. No 147 has 6 windows in the affected flank wall, however only two of which are sole habitable room windows. The remaining 4 windows on No 147 are smaller, non habitable room windows which contain obscure glazing. The habitable windows are located in the middle of building on the first and second floors. It is therefore considered that the directly facing proposed first floor window on No 145 is the only window that could cause planning harm by way of privacy and overlooking

In an attempt to respect neighbouring amenity, the applicant has proposed to have all new windows obscure glazed and non opening. This matter would be secured by condition. Owing to all windows serving a hall and there being no impact on neighbouring property No 147, officers consider the proposal acceptable in its current form.

ii) Impact on property

By way of design, the openings should be of a proportion and style that compliments one another.

In this regard most windows are positioned directly above or below one another and will be identical in style featuring wooden sash design. Wooden sash windows meet requirements set out in the Queens Park Design Guide

Single Storey Rear Extension

SPG 5 requires single storey extensions to terraced properties to be no deeper than 2.5m, no higher than 3m (Flat roof) and may span the full width of the house. The proposed single-storey extension spans the width of the outrigger at 4.1m in width, will be 3m in height and 2.5m in depth resulting in a development that complies with the Councils Guidance. For the avoidance of doubt, this is less than could be built as 'permitted development' which could be 3m in depth. The side and rear elevation of this extension will have new timber doors.

Whilst objection has been raised to the proposed extension as being out of character with the area. Officers do not take issue with the proposed single storey extension, as the development is compliant with the Councils Guidance in all respects. No detail of materials to be used have been specified, however such detail will be secured by condition. The extension must be constructed of materials that respect the property.

Rear Rooflight

One rooflight is proposed to the rear slope of the property. The Queens Park Design Guide does not provide a requirement for the size of rooflights. The proposed rooflight is to be 1.5m x 1m. Whilst this rooflight is slightly larger than normally not allowed, the proposed rooflight will not be visible by neighbouring properties owing to the rear boundary abutting a railway and further is not considered to dominate the roofplane. Therefore on balance officers find this rooflight to be acceptable. A condition requiring the rooflight to be of 'Conservation Style' will be added so to ensure no additional visual harm

Wooden Gate

A 2m high wooden gate providing pedestrian access is proposed at to the side of the property. Materials in which the gate is to be constructed of has not been specified, however such detail will be secured by condition. The proposed gate must be constructed of materials that respect the character area. Officers do not take issue with this feature.

Consideration of Objections

- The concerns of objectors with relation to privacy and outlook have been considered in the main report above. It is also noted that all proposed windows will be obscure glazed and none opening.
- Objectors' views relating to the single storey extension have been expanded on above.

Conclusion

Overall, the proposals are considered to comply with the policies contained in Brent's UDP 2004 as well as the Queens Park Design Guide and approval is 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 hereby permitted shall be carried out in accordance with the following approved drawing(s) and/or document(s):

PL200
PL201
PL001
PL101
PL210D
PL210B
PL111BG

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

- (2) The proposed roof-light shall be detailed to be flush with the roof covering.

Reason: In the interest of visual amenity of the Queens Park Conservation Area and the Locality .

- (3) All windows on the flank of the building shall be constructed with obscure glazing and non-opening and shall be permanently retained and maintained in that condition thereafter unless the prior written consent of the Local Planning Authority is obtained.

Reason: To minimise interference with the privacy of the adjoining occupiers

- (4) The flat roof of the extension shall not be used as a roof terrace at any time.

Reason: To protect the privacy and amenity of neighbouring properties.

- (5) Details of materials for all external work (Including gate and single storey rear extension) shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The work shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory development which does not prejudice the amenity of the locality.

INFORMATIVES:

None Specified

Any person wishing to inspect the above papers should contact Tanusha Naidoo, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5245

