

**Supplementary Information
Planning Committee on 8 June, 2010**

Item No. **5**
Case No. 10/0867

Location 26 Westward Way, Harrow, HA3 0SE
Description Erection of first floor side/rear extension and external alterations to the existing ground floor side to rear extension to dwellinghouse.

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Further objections have been received from No. 83 Regal Way raising the following issues:

- The windows in the side wall of the proposed extension facing the houses and rear garden of No. 83 Regal Way do not comply with the Council's SPG5 (Altering and Extending Your Home) guidance;
- The existing first floor side extension does not comply with current guidelines. When considered with the proposed extension, it would cumulatively result in an extension larger than would normally be approved.

With regard to the windows in the flank elevation, SPG5 advises that if an extension is set off the boundary by at least 1.0m then obscure glazed non opening windows may be permitted. In this case, the extension is set off the boundary by 1.0m and the windows serve non-habitable rooms. A condition has been recommended which requires the windows in the side elevation of the extension to be obscured glazed and openable at high level only (not less than 1.8m above floor level). Whilst this does not fully conform to the guidance, it is considered the condition will ensure privacy is protected by providing ventilation but not allowing overlooking. It should be noted that the rear elevations of properties in Regal Way are located over 20m from the proposed extension.

With regard to the existing first floor side extension, this was granted on 07/01/1987 (LPA Ref: 86/1822), prior to adoption of the current guidance for side extensions. The extension proposed behind the existing side extension will be set off the boundary by 1.0m and its roof will be at a lower level than the roof of both the main house and existing side extension. This will assist in breaking up the bulk and mass of the additional extension, and ensuring that it appears as a subservient feature to the main house. In terms of its rearward projection from the main rear wall of the house, it is no deeper than a typical extension approved elsewhere in the borough under SPG5.

Recommendation: Remains approval.