

Committee Report
Planning Committee on 2 November, 2010

Item No. **4**
Case No. 10/2241

RECEIVED: 24 August, 2010

WARD: Dudden Hill

PLANNING AREA: Willesden Consultative Forum

LOCATION: 55 Dollis Hill Lane, London, NW2 6JH

PROPOSAL: Erection of a single-storey rear extension to the dwellinghouse (revised description as per plans received on 13/10/2010)

APPLICANT: Mr P. Gupta

CONTACT: ABA Chartered Surveyors

PLAN NO'S:
See condition 2

RECOMMENDATION

Grant planning permission

EXISTING

The application relates to a two-storey semi-detached dwellinghouse located on the south side of Dollis Hill Lane. There is a steep level change across the site from front to back of approximately 3 metres. The ground floor level of the house is 1.3m above the external ground level directly adjacent to the rear wall of the house.

The surrounding area is predominantly residential. The property is not a listed building nor is it within a Conservation Area.

PROPOSAL

Erection of a single storey rear extension to dwellinghouse. Revised plans were received on 13/10/10 omitting a door in the flank elevation and balcony.

HISTORY

10/1279 - Erection of a single-storey rear extension and the erection of a rear balcony. *Refused 22/07/2010*

10/1270 – Certificate of lawfulness sought for the erection of a hip-to-gable-end extension and rear dormer window. *Granted 18/06/2010*

E/10/0367 - The formation of a hard surface to the front garden and the erection of an extension in rear garden of the premises. *Ongoing enforcement case.*

A site visit carried out in September 2010 by an Enforcement Officer confirmed that there are no longer works being carried out at the front of the property with regard to the hard-surfacing in the front garden. In terms of a rear extension, the original single-storey rear "outrigger" has been demolished and no further works have been carried out regarding the erection of a rear extension.

POLICY CONSIDERATIONS
Brent UDP 2004

BE2 - Townscape

BE9 – Architectural Quality

SPG

SPG 5 – Altering and extending your home

CONSULTATION

Consultation period: 20/09/2010 – 11/10/2010 - 8 neighbouring properties were notified.

1 letter of objection and 1 petition (with 21 signatories) has been received on the following grounds:

- 1) The proposed extension would be out of keeping with the character of the area.
- 2) Loss of privacy to neighbouring residents.
- 3) Loss of light to neighbouring properties.
- 4) Contrary to policy BE9 (e), would be out of keeping with the character of the property.
- 5) Impact on water works and drainage.
- 6) Loss of green space.
- 7) The property is not used by the applicant but let out.
- 8) Unauthorised paving of the front garden.

Points 1-4 are material considerations and are assessed in the Remarks section of the report. With regard to the other points:

- 5) Drainage is not a planning issue and cannot therefore be addressed under planning.
- 6) The loss of green space (in this case garden area) is not considered to be significant as the footprint of the extension is modest and does not significantly impinge on the available garden area.
- 7) This is not a material planning consideration.
- 8) This is addressed in the *History* section of the report.

Re-consultation following revised plans:

14 October 2010 - 28 October 2010. 8 neighbouring properties, including those who originally objected, were notified. No further letters have been received.

REMARKS

The application proposes a single-storey rear extension to 55 Dollis Hill Lane. An application for a single-storey rear extension was previously refused under planning reference 10/1279. The previous application proposed a single-storey extension which would be the full width of the original property and also proposed a balcony. The amended scheme, subject of this current application, is for a smaller extension which is to be set in from the boundary with the adjoining property at no. 53 by 3.0m, and no longer proposes any raised platform or balcony.

In the assessment of this application, the main planning considerations are:

- 1) The impact on the character and appearance of the dwellinghouse.
- 2) The impact on the amenity of neighbouring residents.

Character & Design

The current application proposes an extension which is to be set in from the boundary with the adjoining property at no. 53 by 3.0m. It is to have a depth of 3.0m from the original rear wall of the house. The extension is to have a flat roof. The height of the proposed extension varies due to the steep change in levels in the rear garden. At its highest point it is to be 4.5m from the ground level immediately adjacent. The height of the extension where adjacent to the original wall of the house is to be 4.0m.

The initial plans submitted for the application included a door to the side of the extension facing no. 53, and also a raised balcony. The applicants have revised the application and have now omitted the balcony and door to the side facing 53 from the proposal. No alterations are proposed to the steps leading down to the garden. The design of the proposed window in the rear elevation of the proposed extension has been amended to be more in keeping with the existing windows of the of the original dwelling.

The extension is considered to appear as a subservient addition and is of a design considered appropriate in relation to the existing property and character of the area.

Impact on neighbouring properties

The extension is to be set in 3.0m from the adjoining property at no. 53 Dollis Hill Lane. Given the separation from the boundary, it is considered that the proposed extension would not have a detrimental impact on the residential amenities of the property at no. 53 in terms of loss of light, overlooking or loss of privacy.

The extension is to be set in from the flank wall of the property at no. 57 by 1.9m. The property at no. 57 also has an original single-storey 'outrigger' at the rear adjacent to no. 57, and the proposed rear extension would project approximately 0.8m further from the rear wall at no. 57. Given the existing 'outrigger' at no. 57, separation between the houses and the scale of the extension proposed, it is not considered to have a detrimental impact on the residential amenities of this property.

Overall, it is considered that the revised proposal will not have a significant impact on the amenities of neighbouring properties in and can be supported.

Conclusion

With reference to the Council's policies BE2 and BE9 of Brent Unitary Development Plan 2004, the proposed single-storey rear extension is considered to be within the scale and character with this and adjacent properties. It is accordingly recommended for planning approval subject to the conditions.

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 drawings:

Site location plan
1023-pl-04 rev. B

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 shall be constructed in the side walls of the building, as extended, without the prior written consent of the Local Planning Authority.

Reason: To protect the privacy of the adjoining occupiers.

INFORMATIVES:

- (1) The applicant is advised that this decision does not grant planning permission for any works to the existing steps leading to the garden area.

REFERENCE DOCUMENTS:

Any person wishing to inspect the above papers should contact Avani Raven, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5016



Planning Committee Map

Site address: 55 Dollis Hill Lane, London, NW2 6JH

Reproduced from Ordnance Survey mapping data with the permission of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. London Borough of Brent, DBRE201 2005



This map is indicative only.