

**Committee Report
Planning Committee on 13 October, 2010**

**Item No. 5
Case No. 10/1601**


RECEIVED: 21 June, 2010

WARD: Kenton

PLANNING AREA: Kingsbury & Kenton Consultative Forum

LOCATION: 33 Northwick Circle, Harrow, HA3 0EE

PROPOSAL: Rebuilding of side dormer window facing No. 32 Northwick Circle and installation of one rear roof light to dwellinghouse (revised description)

APPLICANT: 

CONTACT: Mr Elinoar Haseen

PLAN NO'S:
Refer to condition 2

RECOMMENDATION
Approval

EXISTING

The application site comprises a detached dwellinghouse located on Northwick Circle. The property lies within the Northwick Circle Conservation Area and is subject to the Article 4 Direction.

PROPOSAL

Rebuilding of side dormer window facing No. 32 Northwick Circle and installation of one rear roof light to dwelling house

HISTORY

E/10/0386: Enforcement investigation into the side dormer window not being built in accordance with planning permission ref: 09/3248 - on going.

09/2538: Details pursuant to condition 4 (external materials) and condition 5 (Tree Protection Plan and Construction Method Statement) of full planning permission ref: 09/3248 - Granted, 21/01/2010.

09/3248: Full Planning Permission sought for removal of rear chimney stack, erection of single storey side, part single part 2 storey rear extension, alteration to garage, side dormer window, new obscured glazed window facing 34 Northwick Circle and 2 roof lights and 2 obscured glazed windows facing 32 Northwick Circle – Granted, 02/12/2009.

POLICY CONSIDERATIONS
Brent UDP2004

BE2: Local Context & Character - Proposals should be designed with regard to their local context, making a positive contribution to the character of the area. Proposals should not cause harm to the character and/or appearance of an area, or have an unacceptable visual impact on Conservation Areas.

BE9: Architectural Quality - Requires new buildings to embody a creative and high quality design solution, specific to the sites shape, size, location and development opportunities and be of a design, scale and massing appropriate to the setting.

BE25: Development in Conservation Areas - Development proposals in conservation areas shall pay special attention to the preservation or enhancement of the character or appearance of the area; and regard shall be had for design guidance to ensure the scale and form is consistency.

BE26: Alterations and Extensions to Buildings in Conservation Areas - Alterations to elevations of buildings in conservation areas should retain the original design and materials; be sympathetic to the original design in terms of dimensions, texture and appearance; characteristic features should be retained; extensions should not alter the scale or roofline of the building detrimental to the unity or character of the conservation area; should be complementary to the original building and elevation features.

Supplementary Planning Guidance

SPG5 – Altering and Extending your Home

CONSULTATION

Consultation Period: 02/07/2010 - 23/07/2010

Site Notice Displayed: 12/07/2010 - 02/08/2010

Public Consultation

Three neighbours consulted - one letter of objection received raising the following issues:

1. Dormer window looks directly into the bedroom of the neighbouring property (No. 32 Northwick Circle) resulting in a loss of privacy.
2. Dormer as built is imposing and is not in keeping with the character and appearance of the property and wider conservation area.

A letter from another neighbouring property queried whether the windows in the flank wall facing No. 34 Northwick Circle were obscured glazed and non-opening.

External Consultation

Northwick Park Residents Association - No comments received.

Kenton Ward Councillor - Objections raised to the dormer as built on the following grounds:

3. Size of dormer window substantially overlooks the bedroom of the neighbouring property (No. 32 Northwick Circle).
4. Dormer is aesthetically detrimental to the character of the area.
5. Window is oversized and appears to exceed the allowed width and height.
6. Quality of the building is not acceptable and detracts from the rest of the area.
7. Concerns from a health and safety perspective as to the quality of the work carried out.

Points 1 to 6 of the objections raised have been addressed within the remarks section of this report.

Officers can advise that in response to point 7 that the Council's Building Control officers have been inspected the works throughout the construction period (BC Ref: BA/09/12058).

REMARKS

Site history

This application seeks planning permission for the rebuilding of a side dormer to the main roof of the application property facing No. 32 Northwick Circle and the retention of a roof light on the rear roof slope of the two storey rear extension.

Planning permission was granted for a side dormer to the application property facing No. 32 Northwick Circle on 02/12/2009. The side dormer formed part of the works approved as part of planning application ref: 09/3248 which also included the two storey rear extension.

The dormer as approved in 2009 comprised a flat roof. It was proposed at a height of 1.2m with a set up of 0.4m from the eaves of the roof. It was proposed at a width of 1.8m. The front face was predominantly glazed comprising three casements, each casement dividing the glass into six panes.

Side dormer window as built

The side dormer as built is larger than the approved dormer. It has been built with a height of 2.2m with a set up of 0.3m from the eaves of the roof. It is 2.2m wide. The front face remains predominantly glazed but the area of glazing has increased comprising three casements each divided into eight panes rather than six panes.

The applicant has advised that the dormer has been built larger than approved due to building regulations requiring a minimum 2m headroom above the loft floor landing.

Proposed alterations to the side dormer window

Your officers have visited the application site and viewed the side dormer in the context of the street and directly opposite the application property. The side dormer window has also been viewed from inside the property and the internal headroom measured. The measurements taken on site showed that the headroom is 3.47m high on the half landing of the stairs serving the loft space and 2.02m high at the loft floor level (top of the stairs). The relationship with No. 32 Northwick Circle has been observed from both inside the dormer window and from the bedroom window at No. 32 Northwick Circle.

Whilst officers recognise that a minimum headroom of 2.0m is required and the top of the dormer window when measured from the loft landing level cannot be reduced, there are concerns with the overall increase in height and additional bulk of the dormer window, which is exacerbated by the fenestration not matching the proportions of the windows below. This adverse impact is most noticeable when viewed in the streetscene. To overcome this concern, officers requested for the roof of the dormer window to be sloped downwards, removing the top fanlight within the face of the dormer. This alteration is considered to reduce the bulk of the dormer window, particularly when viewed in the context of the streetscene and better reflects the proportions of the fenestration below. The sloping roof is to be tiled with Sandtoft Clay tiles which can be laid at a shallower pitch angle to traditional plain clay tiles. Your officers recommend that details of the colour of the tile is secured by condition in order for it to blend in with the main roof.

The glazing in the front face of the dormer is to be obscured glazed and non opening. This will overcome the objection raised by No. 32 Northwick Circle concerning overlooking from the side dormer into their bedroom window.

Additional roof light on rear roof slope of two storey rear extension

A roof light has been built on the rear roof slope of the two storey rear extension. This roof light did not form part of the 2009 planning consent. The original planning consent did include a roof light on the rear roof slope of the main dwellinghouse. SPG5 permits a maximum of two roof lights on a

roof slope. The additional roof light to the rear of the property is considered acceptable as it is not considered to over-dominant the roof plane and complies with the guidance as outlined in SPG5.

Other matters

The neighbouring occupants at No. 34 Northwick Circle queried whether the windows on the flank wall of the application property facing No. 34 are to be obscured glazed. Officers can confirm that these windows were required to be obscured glazed as part of the 2009 planning consent.

Conclusions

In conclusion, the side dormer as proposed to be rebuilt and retention of the additional rear rooflight are considered to be in keeping with the character and appearance of the original dwellinghouse and are considered to not adversely impact upon neighbouring properties. As such the proposal preserved and enhances the character and appearance of the Northwick Circle Conservation.

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):

RET33 NOR/AB300A
RET33 NOR/PL301A "Proposed Rear Elevation"
RET33 NOR/PL301A "Proposed Front Elevation"
RET33 NOR/AB301A
33 NOR/PL302A
33 NOR/AB302A
33 NOR/PL400

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

- (3) The dormer window shall be constructed with obscure glazing and non-opening in accordance with the approved drawings and shall be permanently maintained in that condition thereafter unless the prior written consent of the Local Planning Authority is obtained.

Reason: To minimize interference with the privacy of the adjoining occupier(s).

- (4) A sample of the proposed roof tile for the roof of the side dormer 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

REFERENCE DOCUMENTS:

Brent's UDP 2004

SPG5 "Altering and Extending Your Home"

Three Letters from neighbouring properties and Ward Councillors

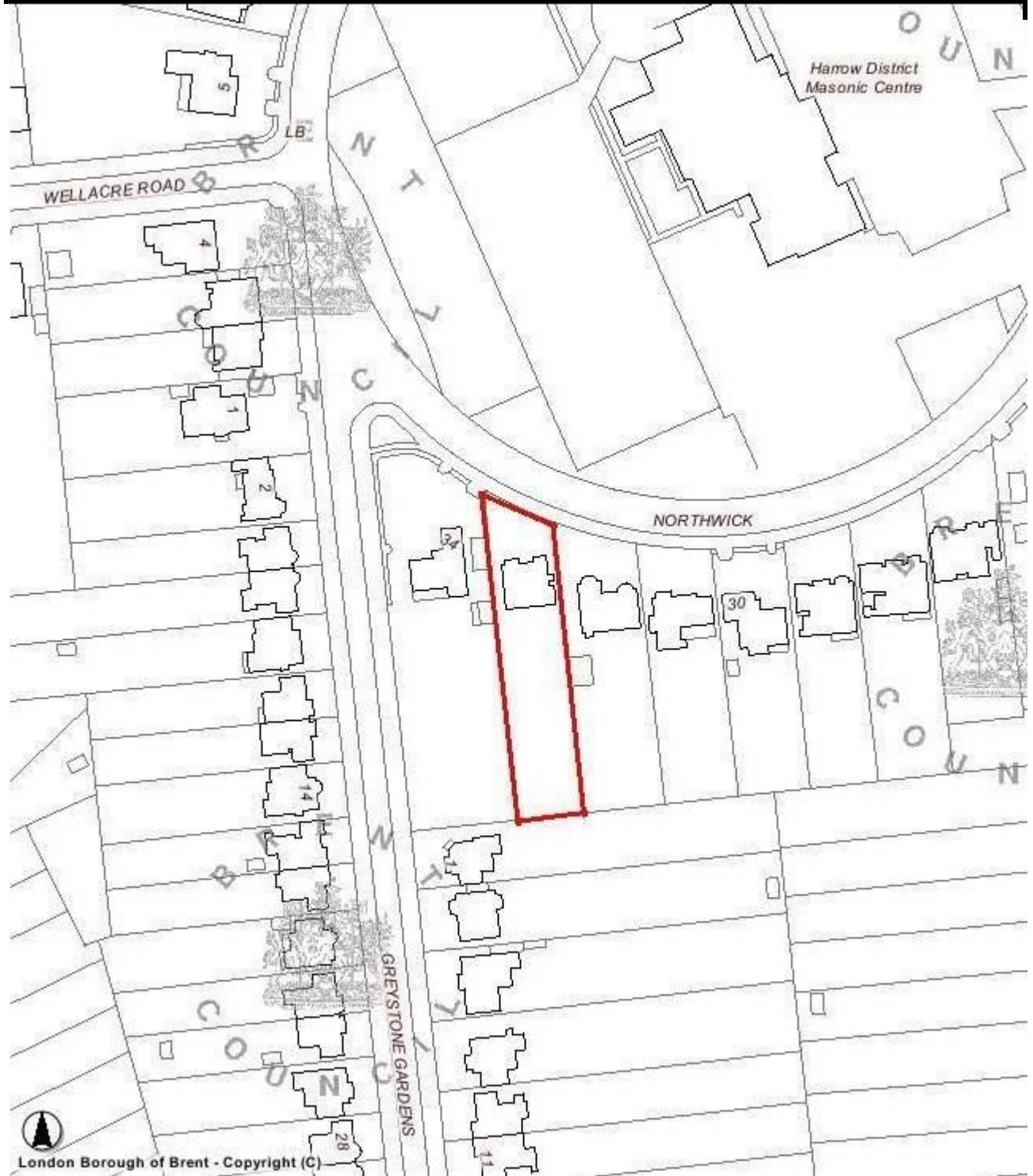
Any person wishing to inspect the above papers should contact Victoria McDonagh, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5337



Planning Committee Map

se address: 33 Northwick Circle, Harrow, HA3 DEE

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