

**Committee Report
Planning Committee on 6 April, 2011**

Case No. 11/0285

RECEIVED: 4 February, 2011
WARD: Barnhill
PLANNING AREA: Kingsbury & Kenton Consultative Forum
LOCATION: 2 Glenwood Grove, London, NW9 8HJ
PROPOSAL: Single storey rear extension to dwellinghouse
APPLICANT: Mr N Choudry
CONTACT: Mr K Ganatra
PLAN NO'S:
See condition number 2

RECOMMENDATION

Grant consent

EXISTING

The application property is a two storey semi detached dwellinghouse with two storey side extension located on the north-west side of Glenwood Grove.

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

PROPOSAL

The application is for the erection of a single storey rear extension to the dwellinghouse. The extension is proposed to extend across the width of the original house and behind the existing two storey side extension.

HISTORY

Application Site

E/11/0144 - Enforcement investigation into the erection of a building in the rear garden of 2 Glenwood Grove.

Officer Comment: The application site contains an outbuilding at the end of the rear garden, which does not have any planning history. This matter is at its initial stages of investigation. It has not yet been determined whether the building was constructed as permitted development.

E4964 7684 – Erection of 2-storey side extension - Granted 20 June 1974.

Site known as 'Rear of 62 Dunster Drive'

E/10/0482 – Enforcement investigation into the possible change of use of garage for commercial purposes.

Officer Comment: This is a previous enforcement case, initially opened in June 2010. It has recently been re-opened as notification of recent works on site has been received. The garage is located on land between 62 Dunster Drive and 1 Hill Drive, and is accessed from Hill Drive. This building was previously within the curtilage of the neighbouring property at 62 Dunster Drive and was the subject of a planning approval in 1972 (Ref: C340 33). It has since been separated off and acquired by the owner of 2 Glenwood Grove. There has been recent notification of building works carried out and concerns regarding the use of the building which is being investigated by the Enforcement Team.

POLICY CONSIDERATIONS

Brent UDP 2004

BE2 – Townscape: Local Context & Character

BE9 – Architectural Quality

SPG

SPG 5 – Altering and extending your home

CONSULTATION

Consultation period: 16th February 2011 – 8th March 2011.

4 neighbouring properties were notified. 4 letters of objection have been received (including 2 objections from the same address).

Objections raised regarding the proposal are summarised as follows:

- Loss of light and impact on privacy of 4 Glenwood Grove;
- Impact on privacy of 62 Dunster Drive and overlooking of garden;
- Impact on quiet and green neighbourhood;
- Use of extension will increase noise levels;
- Continued expansion detracts from local aesthetic;
- Extensions not necessary for size of family;
- Impact on property values;
- Possible future application to extend at two storeys to the rear;
- Extension could potentially be rented out with separate access from Hill Drive - for residential or commercial use with impact on traffic.

Officer Comment:

Matters relating to the impact on property value are not a planning consideration. The application is for a single storey rear extension and as such, possible future applications are not under consideration. Other issues raised are discussed in the *Remarks* section of the report.

Comments/objections regarding the outbuildings:

- No notification about development at the end of the garden.

Officer Comment: The outbuilding to the rear of the garden is not part of this application and is subject to enforcement investigation. This is detailed in the *History* section of this report.

REMARKS

The application site is located on the north-west side of Glenwood Grove, near to the junction with Dunster Drive and Hill Drive. The adjoining attached property is 4 Glenwood Grove, which is located at a higher level than the application property. The south-west site boundary is shared with 62 Dunster Drive, a bungalow at a lower ground level (approximately 0.6m) than the application

property. The bungalow fronts Hill Drive with the rear of the elevation facing the side boundary of 2 Glenwood Grove, and the main garden located to the side of the bungalow (adjacent to the rear garden of 2 Glenwood Grove).

Single Storey Rear Extension

The application proposes a single storey rear extension across the full width of the original rear wall of the house, and to the rear of the existing side extension. Consequently the extension would be built up to both side boundaries. The proposed extension would have a depth of 3.0m from the original rear wall of the house and a mono-pitch roof to a height of 2.6m to the eaves and 3.3m to the ridge (average height of 2.95m). No flank wall windows are proposed. The extension is considered to appear as a subservient addition to the house and would not detract from the character and appearance of the property or area.

The neighbouring dwelling at number 4 Glenwood Grove is located at a higher ground level to 2 Glenwood Grove. The proposed extension would be built up to the shared boundary. Given that the proposal complies with the guidance set out in SPG5, the impact on the adjoining property is not considered to be significant with regard to loss of light and outlook. Windows are proposed in the rear elevation however as they are at ground floor level, they are not considered to significantly reduce the currently level of privacy enjoyed by the surrounding residents.

The rear elevation of the neighbouring dwelling at number 62 Dunster Drive faces the side elevation of 2 Glenwood Grove. This property is a bungalow which is at a lower ground level than the property at 2 Glenwood Grove, by approximately 0.6m. The rear elevation of the bungalow contains the rear door to the garden and two obscure glazed windows. The bungalow is set in from the shared boundary by approximately 1m to provide a walkway. The property does not follow the same building line as number 2 Glenwood Grove, with the side wall of the bungalow projecting over 4m beyond the original rear elevation of the application property. The proposed extension, with a depth of 3m, would not extend as far into the garden as the side wall of the adjoining bungalow; the rear building line of 2 Glenwood Grove would be approximately 1m set back from the side wall of 62 Dunster Drive.

Due to the change in ground levels, the extension when viewed from the adjoining property at 62 Dunster Drive would appear as 3.2m to the eaves and 3.9m to the ridge (average height 3.55m). Whilst the elevated height of the proposal would result in the impact of the rear extension being more acute than normal, it is considered that given the unusual relationship with 62 Dunster Drive, where the extension is screened by the existing bungalow and where there are no habitable windows the elevation facing the application property, the proposal would not have a significant impact on the residential amenities of the occupiers in terms of loss of light, outlook or privacy.

The planning application for a proposed rear extension to the dwellinghouse is assessed on the basis that it is a domestic extension the private dwellinghouse. The application does not propose to increase the number of bedrooms and given its residential use, there is no justification that the proposal would give rise to noise concerns.

Outbuildings

Matters relating to the outbuilding at the of the rear garden and the use of the garage to the rear of 62 Dunster Drive are subject to current enforcement investigation. This does not preclude the issuing of a decision on this application for a residential extension.

Conclusion

The proposal is considered to comply with the Council's policies BE2 and BE9 of Brent Unitary Development Plan 2004 and in compliance with the objectives of SPG5. As such, the extension is accordingly recommended for approval subject to relevant 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:

2Glwenwoodgrove/2011/01/KG;
2Glwenwoodgrove/2011/02/KG
2Glwenwoodgrove/2011/03/KG
2Glwenwoodgrove/2011/04/KG

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 minimise interference with the privacy of the adjoining occupiers.

INFORMATIVES:

None Specified

REFERENCE DOCUMENTS:

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



Planning Committee Map

Site address: 2 Glenwood Grove, London, NW9 8HJ

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



London Borough of Brent - Copyright (C)

This map is indicative only.