

**Committee Report  
Planning Committee on 7 June, 2011**

**Item No. 1/04  
Case No. 11/0378**

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**RECEIVED:** 16 February, 2011

**WARD:** Kenton

**PLANNING AREA:** Kingsbury & Kenton Consultative Forum

**LOCATION:** 475 Kenton Road, Harrow, HA3 0UN

**PROPOSAL:** Installation of side dormer window, rear dormer window, 2 front rooflights, 2 ground floor flank wall windows, one roof level flank wall window and erection of a detached single-storey outbuilding to storage facilities in garden of doctor's surgery.

**APPLICANT:** Dr A Shah

**CONTACT:** Tecon Ltd

**PLAN NO'S:**  
See Condition 2

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**RECOMMENDATION**

Grant Consent

**EXISTING**

The application site is a doctor's surgery situated within a converted semi-detached dwellinghouse on the south side of Kenton Road. The application site is not located in a conservation area nor is it locally listed.

**PROPOSAL**

Erection of side dormer window, rear dormer window, 2 front rooflights and erection of a detached single storey outbuilding to provide storage facilities in garden of doctor's surgery. Amended plans were received on 13 May 2011 reducing the size of the outbuilding.

**HISTORY**

**10/1854** - erection of side dormer window, rear dormer window, 2 front rooflights and erection of a detached single storey outbuilding to provide office and storage facilities in garden of doctors surgery (as amended by plans received 28/09/2010). Refused on 30/09/2010 for the following reasons:

- 1. The applicant has failed to demonstrate that the proposed development would meet an identifiable need for expanded medical/GP services within the predominantly residential surroundings on Kenton Road. As such, this proposal fails to comply with policy CF13 of Brent's Unitary Development Plan 2004.*
- 2. The proposed use of the outbuilding as an office and for storage purposes, and the proposed rear pram/buggy storage area would result in an intensification of activities within the rear garden, which would adversely impact upon the amenities of neighbouring properties through increased noise, disturbance and traffic. This is contrary to policies CF13 and H22 in the adopted London Borough of Brent Unitary Development Plan 2004.*

**05/3424** - Full planning permission sought for erection of first-floor rear extension, side dormer and rear dormer window, 2 front rooflights, 2 air-conditioning units to rear ground-floor flat roof, 2 rear double doors to ground floor, installation of 1 first-floor window and 3 ground-floor windows to side elevation of surgery - granted 02/02/06

**02/0541** - Full planning permission sought for the erection of a first floor rear extension m side and rear dormer windows and 2 front rooflights and erection of a garden shed - granted 28/06/02

## **POLICY CONSIDERATIONS**

### **Brent's UDP 2004**

**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.

**CF13 Primary Health Care/GP Surgeries** - The development or extension of primary health care facilities/ GP surgeries will be permitted in residential areas where there is no significant loss of residential amenity; there would be no significant highway safety and traffic problems; and, the facilities are accessible.

**SPG 5: 'Altering and extending your home'.**

## **CONSULTATION**

### **Public Consultation**

9 neighbouring properties consulted- 3 objections received raising the following points:

- 1) Existing parking problems exacerbated resulting in decline in highway safety for pedestrians and vehicles;
- 2) Loss of privacy
- 3) Blockage of access to sewage pipes;
- 4) Position of proposed window not safe due to position next to gas boiler
- 5) Flooding exacerbated due to proposed outbuilding.
- 6) Noise from waste collection.

*Officer Comment:* The objections are addressed in the *remarks* section of the report.

- The blockage of sewerage pipes is a civil matter if it occurs to a private sewer or the responsibility of the managing company if it is to a public sewer;
- The position and safety of the boiler is a matter for building regulations;
- The site is not in a location at risk from flooding and given the size of the proposed outbuilding, it will not result in a significant increase in flood risk through water runoff particularly given the soft landscaping surrounding it;
- The application does not propose to alter the existing waste collection. It would be unreasonable to impose planning conditions as this is not part of the application however an informative will be attached to advise that noisy activities should not be carried out at night.
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### **Internal Consultation**

Transportation - stated that they have no objections to the proposal as there are considered to be an adequate number of parking spaces.

## REMARKS

### *Amendments to scheme since previous refusal (10/1854)*

Following the refusal of planning permission in 2010, amendments have been made to the scheme to overcome the objection. The following amendments have been made:

1. A letter of support has been submitted with the application from Brent PCT. In addition, a petition of support with 234 signatories has been submitted with the application;
2. The size of the outbuilding has been reduced to 25 sqm and confirmation has been provided that it will be used solely for storage. The rear windows have also been removed and the building will have a timber finish.

### *Principle of extensions to the surgery*

Policy CF13 in the UDP 2004 advises that in partnership with the health care providers, the improvement of primary health care facilities is supported. The application proposes additional storage in the outbuilding (including archive files and consumables) and reconfiguration of the layout of the surgery to provide an additional consulting room on ground floor and a staff room in the roofspace.

Brent PCT has confirmed the proposed extension is essential to meet operational requirements of the practice and will provide improved facilities for disabled persons with an additional consulting room on the ground floor. There are no plans to increase the list of patients for the practice and Brent PCT has confirmed that it would not be practical for the surgery to share facilities with other practices. Therefore the proposed extension is considered to be in compliance with planning policy CF13 subject to other policy considerations.

### *Proposed extensions*

The application proposes the erection of a side dormer window, a rear dormer window and two front rooflights. Whilst this is not a residential property, given that it is a converted dwellinghouse in a predominantly residential area, it is considered appropriate to apply the design principles set out in SPG5. The side dormer window is required to provide access to the loft is adequately set up from the roof eaves (by 0.3m). The rear dormer window is mainly glazed with the proportions of the windows reflecting those in the main property. The dormer window is considered to be appropriately positioned on the roofslope and complies with the guidance set out in SPG5. The two front rooflights are modest in size and not considered to detract from the character of the property.

In terms of the amenities of adjoining residents, it is not considered that the rear dormer window will significantly impact on the existing levels of privacy. These are two storey properties where the rear gardens are overlooked and the addition of dormer window is not uncommon. The side dormer window is proposed to be obscure glazed along with the two windows proposed to be inserted at ground floor level in the flank elevation. This will protect the privacy of adjoining residents.

### *Proposed outbuilding*

The outbuilding has been significantly reduced in size from 40 sqm to 25 sqm (5.6m x 4.4m). It has a flat roof with a height of 2.4m. The use of the outbuilding for storage will not result in a significant increase in activity in the rear garden. The proposal will also involve the demolition of the existing storage sheds in the rear garden. These buildings are closer to the side boundary with No. 473 Kenton Road and have a combined area of approximately 25sqm. The proposed outbuilding is located in the rear quarter of the garden and is set in 1m from each side boundary and 3m from the rear boundary. A condition will be attached restricting the use of the outbuilding for storage purposes only in order to protect the amenity of neighbouring residents. It is considered that the proposed outbuilding will not have a detrimental impact on the privacy of neighbouring residents and is of a scale and design commonly seen in residential gardens.

### *Parking*

Transportation have been consulted on this proposal and have no objections noting that there is sufficient parking spaces in compliance with the Council's maximum parking standard. It should be noted that the proposal does not intend to facilitate an increase in the list of patients for the practice as confirmed by Brent PCT. It is acknowledged that the provision of better services may result in an increase in activity however Transportation have confirmed that this can be accommodated on the surrounding streets. With regard to parking on the footpath, this is a matter controlled by parking enforcement. The Parking Enforcement team have been advised of residents concerns that there is a problem in the area.

### *Conclusion*

The proposed development is in keeping with the relevant policies and planning guidance. Accordingly the proposal is recommended for approval subject to the conditions set out below.

**RECOMMENDATION:** Grant Consent

### **REASON FOR GRANTING**

- (1) The proposed development is in general accordance with policies contained in the:-

Brent Unitary Development Plan 2004

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

Transport: in terms of sustainability, safety and servicing needs

Community Facilities: in terms of meeting the demand for community services

### **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 and documents:

5648P502

5648P503

5648P504RevB

5648P505RevB

5648P506RevC

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

- (3) All new external work for the extensions shall be carried out in materials that match, in colour, texture and design detail those of the existing building. The external faces of the outbuilding shall be timber cladded as shown on drawing 5648/P/506 Rev C.

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

- (4) The proposed rear outbuilding shall be used for storage purposes only in relation to the use of the main building as a doctors surgery.

Reason: To protect the amenity of neighbouring residents.

- (5) The windows proposed in the flank elevation and side dormer window shall be constructed with obscure glazing and non-opening or with openings at high level only (not less than 1.8m above floor level) and shall be permanently 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 occupier(s).

- (6) The area adjacent to the outbuilding shall be landscaped in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority before any works commence on site, the landscape work to be completed during the first available planting season following completion of the development hereby approved. Any planting that is part of the approved scheme that within a period of *five* years after planting is removed, dies or becomes seriously damaged or diseased, shall be replaced in the next planting season and all planting shall be replaced in the same positions with others of a similar size and species, unless the Local Planning Authority first gives written consent to any variation.

Reason: To ensure a satisfactory standard of appearance and setting for the development and to ensure that the proposed development enhances the visual amenity of the locality, in the interests of the amenities of the occupants of the development and to provide tree planting in pursuance of section 197 of the Town and Country Planning Act 1990.

#### **INFORMATIVES:**

- (1) The applicant is advised that noisy activities should not be carried out at night, in particular the collection of refuse, as this may result in disturbance to adjoining residential occupiers.

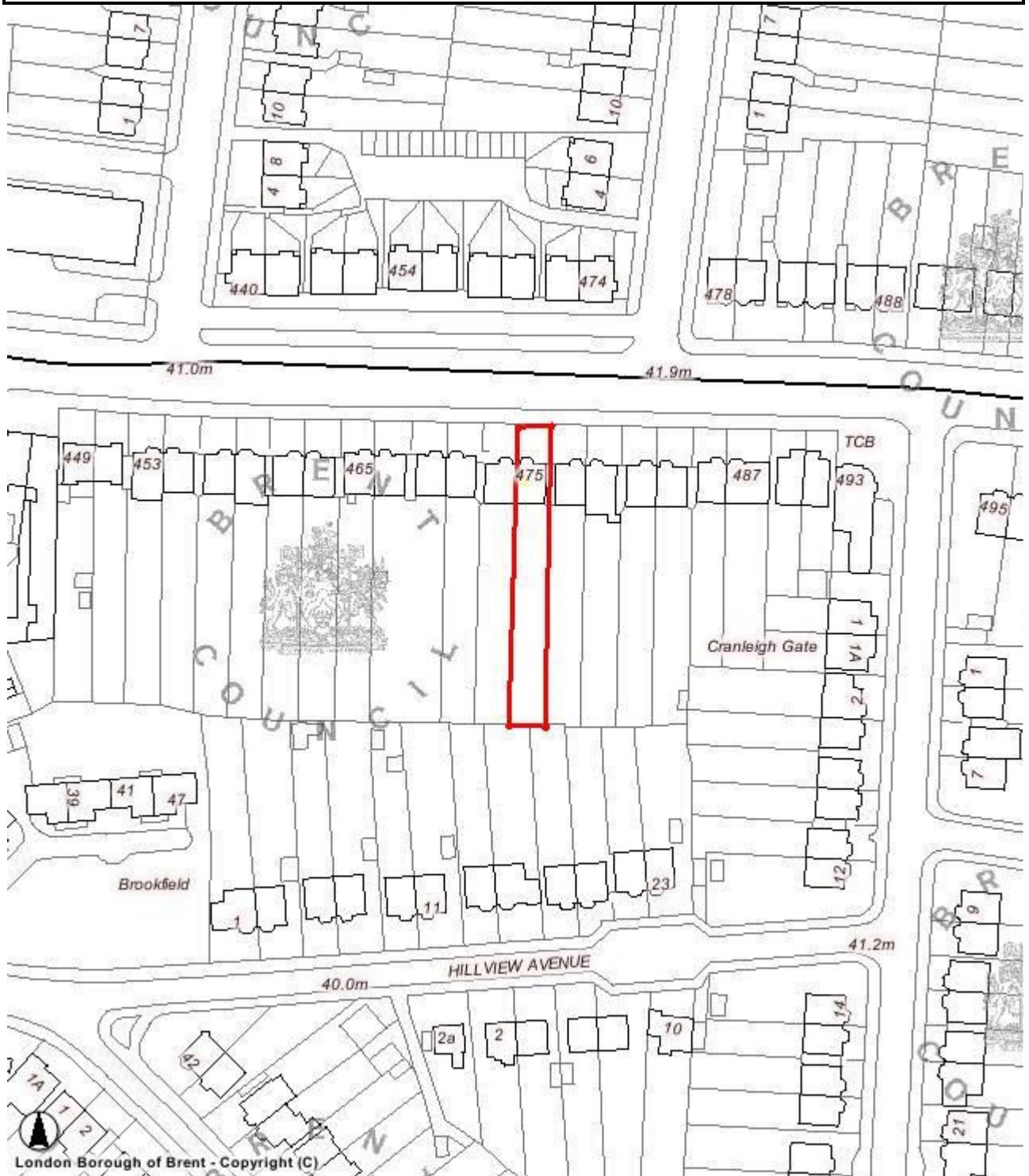
Any person wishing to inspect the above papers should contact Robin Sedgwick, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5229



# Planning Committee Map

Site address: 475 Kenton Road, Harrow, HA3 0UN

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This map is indicative only.