

Agenda Item 04

**Supplementary Information  
 Planning Committee on 11 April, 2018**

Case No. 17/1011

Location 13 Wyndale Avenue, London, NW9 9PT  
 Description Erection of a two storey side extension with associated alterations to roof to replace gabled roof to main house with a hipped roof and reduction in size of rear dormer window, a single storey side/ rear extension, a front porch and the conversion of dwellinghouse into two self-contained flats (1 x 2-bed & 1 x 3-bed) with associated cycle parking spaces, bin stores, amenity space (revised description).

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Members have requested that further detail regarding some of the objections that have been summarised in the main report.

An expanded summary of those objections is as follows:

Issues raised	Paragraph of main report
<p>Parking</p> <ul style="list-style-type: none"> <li>• The likely level of parking (objectors expect this to be between 2 and 6 cars) can't be accommodated on the site and will result in over-spill parking within a narrow road, where cars already have to park over the kerb and footway on both sides;</li> <li>• Road is already congested with commuter parking;</li> <li>• Contractors of the property owners and building suppliers park their vehicles outside 22 and 24, resulting in raised ironworks and subsidence and damage to the pavement;</li> <li>• Site has low public transport access;</li> </ul>	<p>Para 24-28                      The proposal accords with the Council's parking standards</p>
<p>Character of property, street and area</p> <ul style="list-style-type: none"> <li>• This is a quiet road consisting of family housing, and is currently a peaceful and tranquil environment;</li> <li>• No other property has been converted to flats;</li> <li>• Extensions aren't considered to comply with SPG5;</li> <li>• Concerns regarding the design and appearance of the extensions and alterations to the building;</li> <li>• Limited space in the frontage for the additional bins and bicycles;</li> <li>• Concern that the proposal fails a number of design standards relating to the quality of accommodation;</li> </ul>	<p>Principle of conversion: para 14-16                      The Council's policies relating to flat conversions do not consider the number of conversions in a street.</p> <p>Design and compliance with SPD2 (replacement for SPG5): para 2-6                      Quality of accommodation: para 17-23</p>
<p>Other</p> <ul style="list-style-type: none"> <li>• The proposal will affect property prices;</li> <li>• They didn't object to previous extensions as they were informed it was for family occupation;</li> <li>• The approval of this proposal could result in other houses being converted into flats;</li> </ul>	<p>Effects on property prices (either positive or negative) cannot be considered in a planning application. Whether or not objections were submitted for a previous proposal also cannot. Each application must be considered on its own merit and the granting of permission for this flat conversion would not create a precedent for</p>

	another.
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These matters have been discussed in the main committee report.

**Recommendation: Remains approval subject to conditions**

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