


<b>Delegated Report</b>		Analysis sheet		Expiry Date:	24/10/2003		
				Consultation Expiry Date:	25/09/2003		
<b>Officer</b>			<b>Application Number(s)</b>				
Nigel Granger			2003/1778/P				
<b>Application Address</b>			<b>Drawing Numbers</b>				
232 Kilburn High Road London NW6 4JP			181/01, /02, /03, /04, /05, /06, /08, /09.				
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
07	S Waddell						
<b>Proposal(s)</b>							
The erection of a 2nd floor side and rear extension over an existing two-storey side and rear extension to create a new self-contained flat.							
<b>Recommendation(s):</b>		Grant Planning Permission (Subject to Conditions and S.106 Legal Agreement for 'car free' housing).					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	27	No. of responses	00	No. of objections	00
<b>Summary of consultation responses:</b>		None received.					
<b>Local groups / Statutory Consultees comments:</b>		<u>London Borough of Brent</u> – Comment. ~ Requested that the development should be 'car-free'. ~ 'Consideration of the implications of development for the amenity of the adjoining occupiers'.					

### Site Description

The application site is located on the north-eastern side of Kilburn High Road, on the corner with Messina Avenue. The property is a four-storey end-of-terrace, with a two-storey extension which fronts Messina Avenue. The property comprises of an A3 use at ground floor and basement, with 5 x one bedroom self-contained flats above. The site is not located within a CA, yet is designated within the UDP as being within the Kilburn Major Shopping Centre. The site lies within a CPZ.

### Relevant History

1971 – p.p. for conversion of 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> floors from self-contained maisonette to 3 s/c flats.

1987 – p.p. for ground flr as A3, and 1<sup>st</sup> flr. Extension for s/c flat.

October 2002 – PWX0102129 – p.p. Refused – The erection of a mansard roof extension and a two-storey rear extension in connection with the provision of 3 x additional self-contained flats.

### Relevant policies

EN1 General environmental protection and improvement,

EN13 Design of new development,

EN14 Siting of new development,

EN19 Amenity for occupiers and neighbours,

EN21 Alterations to existing buildings,

EN22 Extensions to existing buildings,

TR16 Car-free housing developments,

TR17 Residential parking standards,

HG10 Housing density,

HG12 Visual privacy and overlooking,

HG15 Ensuring the provision of a range of housing,

HG16 Housing mix in schemes for new residential development,

HG18 Mix of units in conversions,

HG19 Mix of units in conversions,

SPG – rear and roof extensions/residential internal space standards.

## Assessment

The application is for the erection of a 2nd floor side and rear extension over an existing two-storey side and rear extension to create a new two-bedroom self-contained flat. This application follows a refusal for a two-storey extension with mansard roof extension for 3 flats, which was considerably larger than this scheme.

The principal considerations material to the determination of the application are as follows:

- The effect of the design, size and siting of the proposal on the architectural integrity of the property, and the street scene of the locale.
- The effect of the proposal on the living conditions of future occupiers of the proposal.
- The acceptability of the type of self-contained flat proposed.
- The effect of the proposal on neighbouring residential amenity, in terms of potential overlooking and daylight loss.
- The effect of the proposal on the existing levels of parking stress within the controlled parking zone.

The assessment of the application is as follows.

- It is considered that the design, size and siting of the proposal would be acceptable, as the characteristic 'gap' within the street scene has already been affected by the existing rear and side extension, and no further harm would be resulted through the addition of another storey. The proposal would be one full storey below eave height, as advised within SPG.
- The proposal is for a two-bedroom self-contained flat comprising of 3 habitable rooms. The floor area of the proposal at approx. 60m<sup>2</sup> is 1m<sup>2</sup> short of the 61m<sup>2</sup> recommended floor area as specified within SPG. This 1m<sup>2</sup> shortfall is not considered materially harmful. The room sizes approximately comply with the recommendations within SPG, and are acceptable.
- The type of unit proposed; a two-bedroom self-contained flat, comprising of three habitable rooms, is considered to be a suitable and appropriate type of unit within the context of the existing one-bed flats, and would attract a similar tenure type as those currently occupying the existing units.
- The proposal would not directly overlook any windows serving habitable rooms within 18m of the development. No demonstrable harmful loss of daylight or outlook would be resulted to windows serving principle rooms, such as living rooms, located within the adjacent rear elevation to the proposal. *the immediate adj. windows of 230 are non-habitable.*
- The proposal attracts the policy requirement of 1 off-street car parking space. The site lies within a CPZ, and is located within an area which has abundant local amenities. Messina Road would represent the location for on-street parking within the existing CPZ, however, this road has been identified as experiencing significant parking stress, to the detriment of highway safety. The above indicates that the proposal would be suitable for a 'car-free' planning obligation; to which the applicant has indicated their willingness to enter.

**Recommend Approval (Subject to Conditions and the successful conclusion of a S.106 'car-free' Planning Obligation.**