

<b>CITY OF WESTMINSTER</b>			
<b>PLANNING APPLICATIONS COMMITTEE</b>	<b>Date</b> 26 April 2016	<b>Classification</b> For General Release	
<b>Report of</b> Director of Planning		<b>Ward(s) involved</b> Queen's Park	
<b>Subject of Report</b>	60A Bravington Road, London, W9 3AJ,		
<b>Proposal</b>	Erection of a rear full width single storey rear extension at lower ground floor level.		
<b>Agent</b>	Mr Cyril Manyara		
<b>On behalf of</b>	Mr Dom Martin		
<b>Registered Number</b>	16/00613/FULL	<b>Date amended/ completed</b>	4 February 2016
<b>Date Application Received</b>	25 January 2016		
<b>Historic Building Grade</b>	Unlisted		
<b>Conservation Area</b>	N/A		

## 1. RECOMMENDATION

Refuse permission – design grounds

## 2. SUMMARY

The application site comprises of a 3 storey, mid terraced unlisted building located outside a conservation area. The building is currently in use as flats with this application relating to the flat at lower ground and ground floor level.

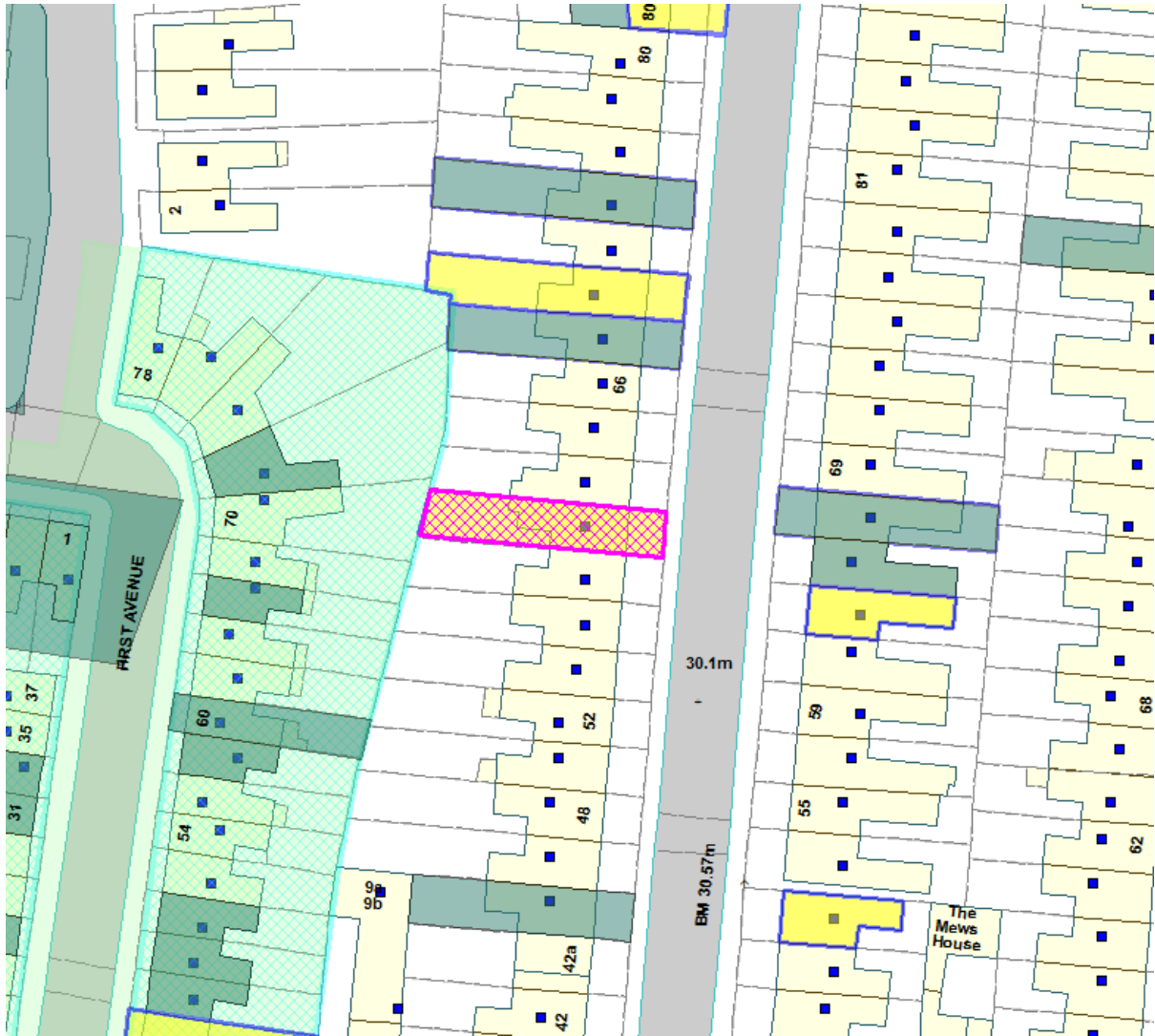
Planning permission is sought for the erection of a single storey full width rear extension at lower ground floor level.

The Key issues are:

- Impact on the appearance of the host building and townscape.
- Impact on the amenity of neighbouring residents

There have been no neighbour objections to the proposal. One comment of support has been received requesting a speeding up of the works for the benefit of the applicant and the neighbours. The proposals are considered unacceptable and contrary to Policies in Westminster's City Plan and UDP and therefore the application is recommended for refusal.

### 3. LOCATION PLAN



This production includes mapping data licensed from Ordnance Survey with the permission of the controller of Her Majesty's Stationary Office (C) Crown Copyright and/or database rights 2013. All rights reserved License Number LA 100019597

4. PHOTOGRAPHS



View North and boundary with No 62



View South and boundary with No.58

## 5. CONSULTATIONS

### WARD COUNCILLOR DIMOLDENBERG:

Supports the proposals and requests application is presented to committee.

### NORTH PADDINGTON SOCIETY:

Any response to be reported verbally

### ADJOINING OWNERS/OCCUPIERS:

No. Consulted: 13

No. of replies: 1 letter in support requesting works are done swiftly.

### PRESS ADVERTISEMENT / SITE NOTICE:

Yes

## 6. BACKGROUND INFORMATION

### 6.1 The Application Site

The application site is a lower ground and ground floor flat within a three storey mid terraced house on Bravington Road in the Queen's Park ward. The site is not listed and is not in a conservation area. 60A is accessed from the road via steps in the front garden down to the front door at lower ground floor level.

### 6.2 Recent Relevant History

#### 13/12583/FULL

Erection of single storey rear extension with rooflight and associated alterations.

Application permitted on 9<sup>th</sup> September 2014 which has been implemented in part.

#### 15/10823/NMA

Amendment to planning permission dated 09 September 2014 (RN : 13/12583/FULL), erection of single storey rear extension with rooflight and associated alterations, namely increase in depth of approved extension by 2 metres and alterations to rear fenestration. Application Refused on 9<sup>th</sup> December 2015 due to the proposals being considered as a material amendment to the approved scheme

## 7. THE PROPOSAL

The proposed works are for a full width extension at the rear of the property. The flat roofed extension will be 2 meters in depth out from the existing closet wing and at a height of approximately 3.2 meters, an increase of approximately 0.75 meters above the existing boundary wall. The western elevation is to be finished in white render with large bi-folding aluminium frame doors leading out to a patio and steps up to the existing garden level. The extended space is to be used as a kitchen and open plan living space.

## **8. DETAILED CONSIDERATIONS**

### **8.1 Land Use**

No change to the existing residential use.

### **8.2 Townscape and Design**

The rear of the terrace is uniform in that all of the buildings have a closet wing creating an L shaped building form that can be easily read from the rear of the properties and from views of the properties from surrounding private residential views.

The proposed extension would significantly change how the building is read and alter the townscape of the immediate area. The full width extension is of a size, scale and bulk that it is not subservient to the host building and would detract from the quality of the individual building and the terrace as a whole. The boxy form of the extension is not acceptable in this location and is contrary to DES1 and DES5 of the UDP. The flat roof being the whole width of the extension does not respect the closet wing of the host building and does not allow the L shaped form of the building to be read.

The materials proposed for the south elevation are not in keeping with those of the immediate area. The white render finish is in contrast to the brick of the host building and the other buildings in the terrace. The metal bi-folding doors are not in keeping with the timber framed windows and doors typical of the area.

Full width extensions have been recently approved on Bravington Road such as the one at 70A. However they have been of a lightweight nature that allowed the host building to be read as an L Shape and remained subservient to the host building unlike the proposed extension at 60A Bravington.

In summary the proposed extension is not acceptable in terms of design. The size, scale bulk, boxy form and materials mean that it is not subservient to the host building or in keeping with the immediate surroundings and therefore contrary to policies DES1 and DES5 of the UDP and S28 of the City Plan.

### **8.3 Residential Amenity**

Policy ENV13 of the UDP and S29 of the Westminster City Plan seek to protect the amenity of residents from the effects of new development with particular regard to overlooking, sense of enclosure and loss of light.

It is not considered that the additional bulk would have such a significant impact on the amenity of adjacent residents as to justify refusal, given the orientation of the site and the location of adjacent windows set back from the boundary.

Should the proposals have been considered acceptable in other terms, a condition would have been recommended for the rooflight to be opaque glass and the roof of the extension not to be accessible.

#### **8.4 Transportation/Parking**

No change to existing arrangement.

#### **8.5 Economic Considerations**

No economic considerations are applicable for a development of this size

#### **8.6 Access**

No change to existing arrangements

#### **8.7 Other UDP/Westminster Policy Considerations**

None relevant

#### **8.8 London Plan**

This application raises no strategic issues.

#### **8.9 National Policy/Guidance Considerations**

The City Plan and UDP policies referred to in the consideration of this application are considered to be consistent with the NPPF unless stated otherwise.

#### **8.10 Planning Obligations**

Planning obligations are not relevant in the determination of this application.

#### **8.11 Environmental Impact Assessment**

The environmental impacts of the proposed development are not significant and the development is of insufficient scale to warrant the submission of an Environmental Impact Assessment.

#### **8.12 Other Issues**

None relevant

### **9. BACKGROUND PAPERS**

1. Application form
2. Letter from occupier of Flat B, 58 Bravington Road, dated 20 March 2016
3. Email from Councillor Dimoldenberg, dated 28<sup>th</sup> March 2016

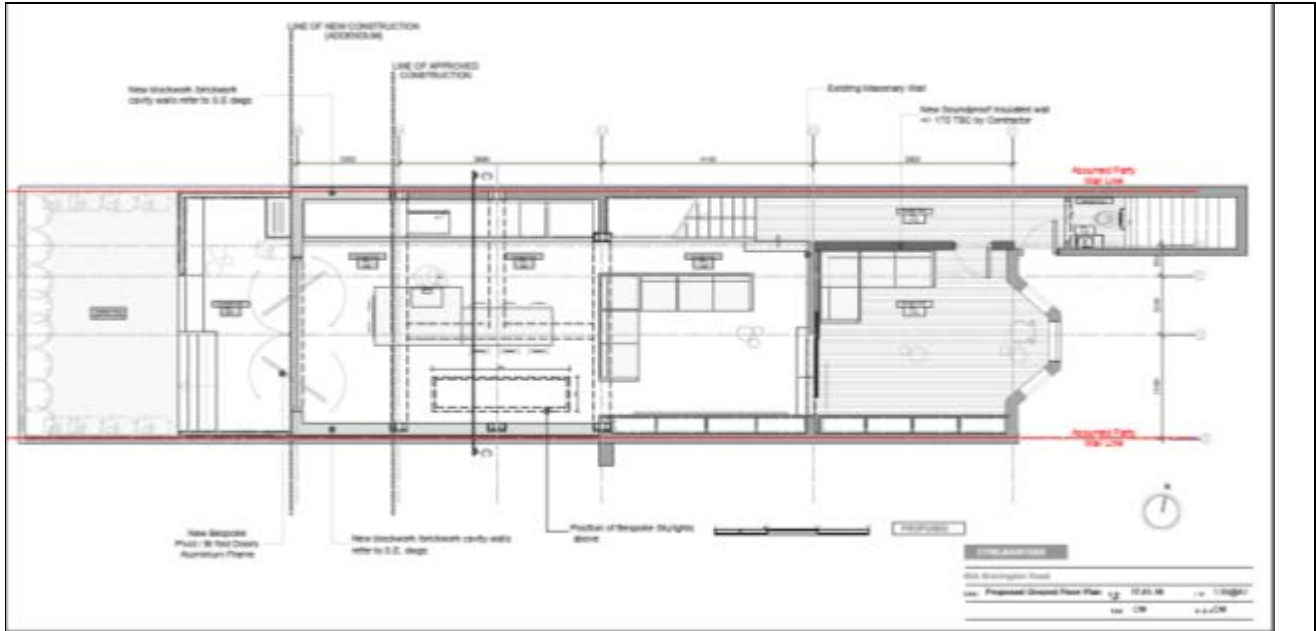
(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

Item No.
----------

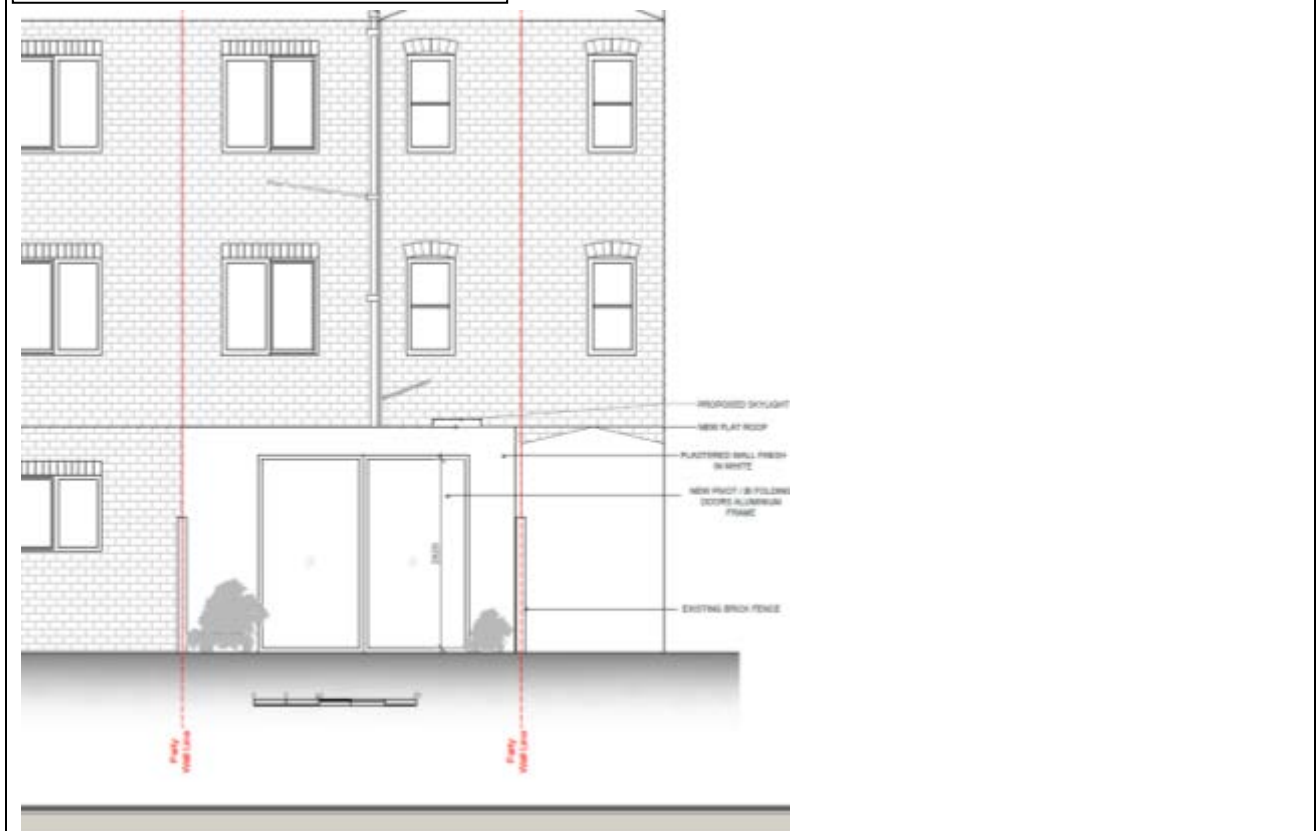
6
---

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT MAX JONES ON 020 7641 1861 OR BY EMAIL AT <a href="mailto:mjones@westminster.gov.uk">mjones@westminster.gov.uk</a>
---

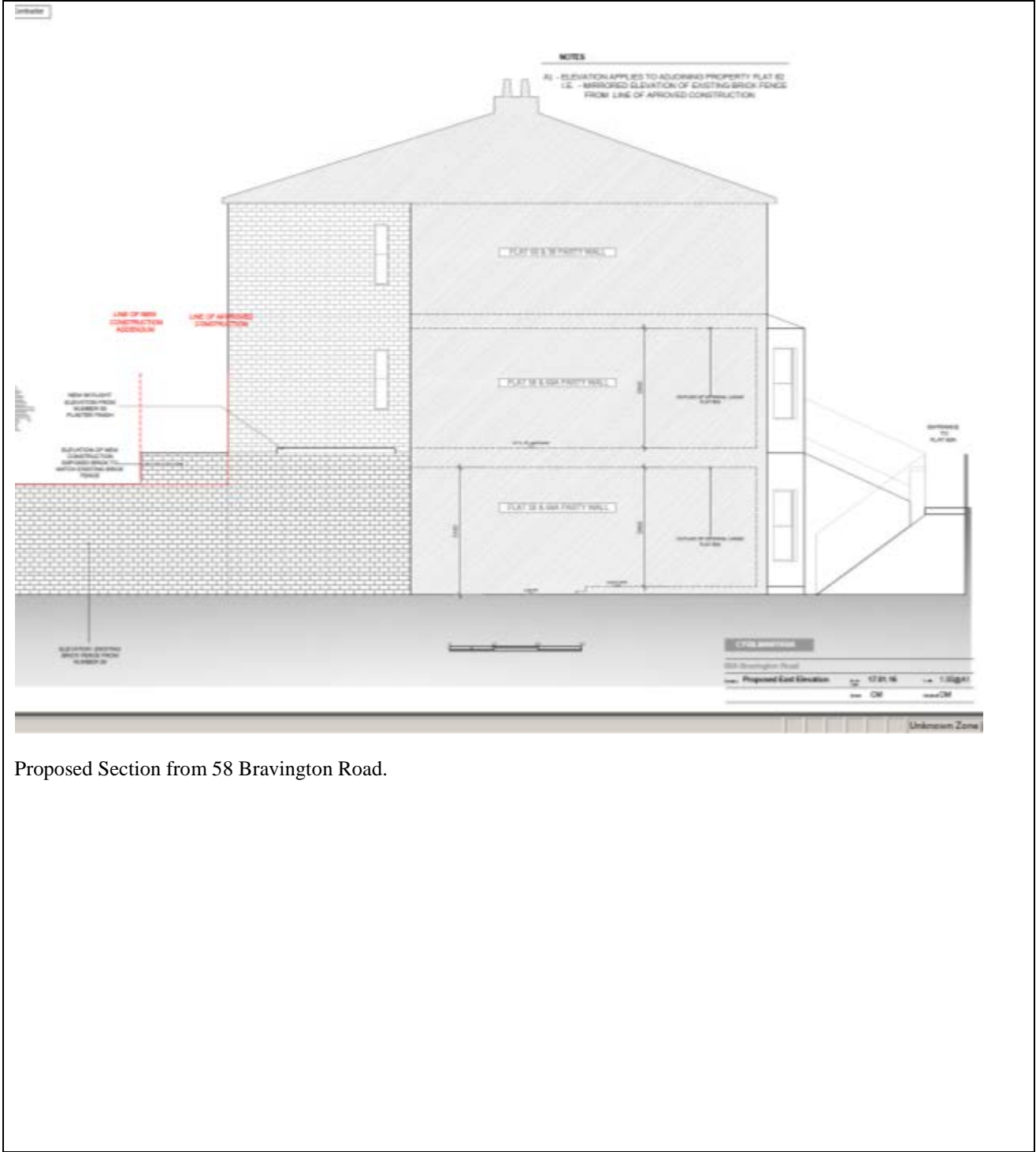
10. KEY DRAWINGS



Above. Proposed Lower ground floor plan  
 Below. Proposed Rear elevation







Proposed Section from 58 Bravington Road.

**DRAFT DECISION LETTER**

**Address:** 60A Bravington Road, London, W9 3AJ,

**Proposal:** Alteration to planning permission granted on 09 September 2014 (RN : 13/12583/FULL), for erection of single storey rear extension with roof light and associated alterations. Namely increase in depth of approved extension by 2 metres and alterations to rear fenestration.

**Reference:** 16/00613/FULL

**Plan Nos:** S/001, S/002, Existing first floor plan, Existing ground floor plan, Existing south elevation, Proposed first floor plan, Proposed ground floor plan, Proposed section CC, Proposed south elevation, Proposed east elevation, Location plan, Site plan

**Case Officer:** Max Jones

**Direct Tel. No.** 020 7641 1861

**Recommended Condition(s) and Reason(s):****Reason:**

Because of its scale, bulk, form, detailed design and materials the full-width, single storey rear extension would harm the appearance of this building and this part of the City. This would not meet S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 of our Unitary Development Plan that we adopted in January 2007. (X16BB)

**Informative**

In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way so far as practicable. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan: Strategic Policies adopted November 2013, Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service. However, we have been unable to seek solutions to problems as the principle of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.