

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 5 June 2018	Classification For General Release	
Report of Director of Planning		Ward(s) involved Harrow Road	
Subject of Report	52 Oakington Road, London, W9 2DH		
Proposal	Erection of mansard roof extension at second floor level.		
Agent	Hugo Tugman		
On behalf of	Mr S Daniel		
Registered Number	17/08399/FULL	Date amended/ completed	19 September 2017
Date Application Received	19 September 2017		
Historic Building Grade	Unlisted		
Conservation Area	Outside		

## 1. RECOMMENDATION

Grant conditional permission.

## 2. SUMMARY

Permission is sought for the erection of a mansard roof extension to form a new second floor to the single family dwelling house. The building is set back from the main building line, but is not a listed building or located within a conservation area.

The key considerations are:

- The impact of the proposed extension on the character and appearance of the property and surrounding area
- The impact on the amenity of neighbouring residents

The proposed development would be consistent with relevant design and amenity policies in the Unitary Development Plan (UDP) and Westminster's City Plan (the City Plan) and as such the application is recommended for approval subject to conditions set out in the draft decision letter.

### 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



**Front elevations (top); View from the existing roof towards Oakington Road (bottom left);  
View from existing roof to rear gardens of 76-82 (evens) Elgin Avenue (bottom right)**



**View from the existing roof towards the rear gardens of 50-54 (evens) Edbrooke Road (top left); View from the existing roof towards rear gardens of Oakington Road (top right); Views from the garden of no. 74 Elgin Avenue towards 52 Oakington Road (bottom left and bottom right)**



## 5. CONSULTATIONS

### NORTH PADDINGTON SOCIETY

Any response to be reported verbally.

### ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 38

Total No. of replies: 2

No. of objections: 2 objections from the same address in relation to loss of light

No. in support: 0

### PRESS ADVERTISEMENT / SITE NOTICE:

Yes

## 6. BACKGROUND INFORMATION

### 6.1 The Application Site

The application relates to a 2-storey detached single dwelling house located on the southwest side of Oakington Road. The property is unlisted and not located within a conservation area. The property is of an unusual distinct design, in plan form appearing 'triangular' in shape, and different from surrounding properties as it occupies an infill site at the end of Oakington Road. Due to the property being an infill development, it is in close proximity to the rear of the properties on Edbrooke Road, Elgin Avenue and adjacent to 50 Oakington Road.

### 6.2 Recent Relevant History

#### 17/08396/FULL

Erection of two single storey side extensions at ground floor level and associated alterations.

Application Permitted 14 November 2017

#### 03/01118/FULL

Installation of timber clad gate from the pavement with internal access door.

Permitted Development 20 February 2003

#### PT/TP/18714

Redevelopment to provide 2-storey mews house with part mansard roof extension.

Granted 26 October 1989

## 7. THE PROPOSAL

Planning permission is sought for the erection of a mansard roof to the house to create a second floor. The original plans submitted for this application also included a proposed terrace area with an associated privacy screen. However, due to officer concerns with the terrace and in relation to the design impact of the privacy screen, this element of the proposal has now been omitted from the application.

The proposed mansard roof is to be set back from the front of the house, and sited adjacent to neighbouring rear gardens on 76-82 Elgin Avenue; 50-54 Edbrooke and those adjacent at Oakington Road.

The proposed mansard roof includes dormer windows to the front (northeast elevation) and also to the side (southeast elevation), facing the rear gardens of neighbouring properties on Oakington Road and obliquely to Edbrooke Road. Two of the proposed front elevation dormers are to have doors which are proposed to have glazed Juliet balconies, and the glass to be installed in the side facing dormer windows is to be obscure glazed and fixed shut. The proposed roof is to be clad with natural slate; the windows and doors to the dormers are to be weathered zinc-clad; and the Juliette balconies to the front are to be steel framed glass.

The planning history for the site reveals that the original planning permission for the house, granted on 26 October 1989 included a mansard roof (reference no PT/TP/18714) of a similar siting and scale to that proposed in the current scheme, but has not been implemented.

The applicant has submitted some section drawings to demonstrate the impact of the proposed mansard roof on adjoining gardens.

## **8. DETAILED CONSIDERATIONS**

### **8.1 Land Use**

The provision of additional floor space to the existing family dwelling house is in line with the City Councils policies H3 of the UDP (January 2007) and S14 of the City Plan (November 2016).

### **8.2 Townscape and Design**

52 Oakington Road is a 2-storey detached single family dwelling house, of a distinct character and design, built after being granted planning permission in October 1989. The original planning permission included a mansard roof extension, however this element was never built. The current application proposes a mansard roof extension of a similar siting and scale to that approved by the October 1989 permission.

The property is of an unusual distinct design, in plan form appearing 'triangular' in shape, and different from surrounding properties as it occupies an infill site at the end of Oakington Road.

UDP policy DES6 states that planning permission may be refused for roof level alterations to existing buildings where they would affect either the architectural character of unity of a building or group of buildings or where they would be visually intrusive or unsightly when seen in longer public or private views from ground or upper levels.

It is considered that the proposed mansard roof in this case is acceptable in design terms as it is set back from the street, and will therefore not be visually intrusive within

the street scene, and respects the host property. It respects the style and details of the existing building and does not dominate the building. The proposed materials, dormer design and fenestration details are appropriate and are in keeping with the host property.

Given the above, the works are considered in accordance with Policies DES 1, DES5 and DES 6, in the UDP and policy and in the City Plan.

### 8.3 Residential Amenity

Policies S29 in the City Plan and ENV13 in the UDP relate to protecting amenities, daylight and sunlight, and environmental quality. Part (D) of ENV13 states that the City Council will resist proposals which result in a material loss of daylight/sunlight, particularly to existing dwellings. Part (E) of ENV13 goes on to state that developments should not result in a significant increase in sense of enclosure, overlooking, or cause unacceptable overshadowing, particularly to gardens, public open space or on adjoining buildings, whether in residential or public use.

It should be highlighted that the original application for the house at 52 Oakington Road included a mansard roof extension of a similar scale to that proposed in this current application. However, the mansard roof was never built. The surrounding properties are older than the application property, and would have been in situ at the time of the previous application in 1989.

The original plans for the application included a terrace and screen, which have been omitted from the revised scheme now under consideration, due to concerns in relation to design, privacy and overlooking.

#### Sunlight and Daylight

Two objections (from the same address) have been received from a neighbour located to the north of the application site, on grounds of loss of light to their garden, kitchen and lounge. The applicant has provided sections through the closest neighbouring properties on Elgin Avenue and Edbrooke Road which show the relationship of the proposed mansard roof extension and these properties.

50 Oakington Road is the nearest property to the development site, however this has no windows in the elevation which face onto the proposed extension. As the site is located to the north of this property and as there are no windows, it is not considered that they will be considerably negatively affected by the proposals.

There is an existing screen and significant planting which runs along the northern boundary where the mansard is proposed. Due to the nature of the mansard, with a pitched roof, set in from the roof edge behind a short parapet, it is not considered that it will have a significant impact in terms of loss of light to the properties to the north, particularly given the presence of this existing terrace and planting.

In relation to the properties to the south west the aforementioned screen runs down and around the northern most part of the roof, however the rest of the roof does not have the screen. While these properties may see a small loss of light, due to their orientation with the site, existing greenery and the nature of the proposed pitched roof, it is not

considered that any loss would be so significant as to justify refusal. No objection has been received from these occupiers.

### **Sense of Enclosure**

As noted above, there is existing vegetation that surrounds the property along the boundaries with adjoining gardens at 76-78 Elgin Avenue and at 52-54 Edbrooke Road and a screen around part of the roof. Similarly to above, given the existing vegetation, roof structures, nature of the roof extension with a pitched roof and the separation of the application site from neighbouring windows it is not considered that the proposals will have such a negative impact in terms of loss of light as to justify refusal.

### **Privacy**

The revised proposal no longer includes the proposed use of the roof as a terrace, and the glazing to the proposed side facing dormer extensions are to be obscure glazed. Instead of a terrace, Juliette balconies are proposed to two of the front dormers facing onto the flat roof.

The proposed mansard roof extension is to be sited away from a second floor side elevation habitable room window on the adjoining property at no. 50 Oakington Avenue. Due to the oblique angle and a distance of over 8.0 metres, it is considered that there would not be an adverse impact on this property in terms of privacy. The other two side elevations of the mansard extension, facing the gardens of Elgin Avenue and Edbrooke Road are not proposed to have any dormers or fenestration.

Subject to conditions not permitting the use of the roof as a terrace and the glazing to the side facing dormers to be obscured, the proposed mansard roof extension would not have an adverse impact on neighbouring properties in terms of privacy.

### **Amenity Conclusion**

In order to ensure that the impact of the mansard is minimised a further condition is recommended to ensure that the existing screen which runs around part of the roof is removed prior to commencement of works. Subject to the aforementioned conditions the proposal is considered acceptable in amenity terms and is in accordance with Policies ENV6 and ENV13 in the UDP and S29 and S32 in the City Plan

## **8.4 Transportation/Parking**

No change to existing arrangements.

## **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**

Not applicable.



### 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. The proposals are of insufficient scale to trigger a Community Infrastructure Payment.

### 8.11 Environmental Impact Assessment

Not applicable to a development of this scale.

### 8.12 Other Issues

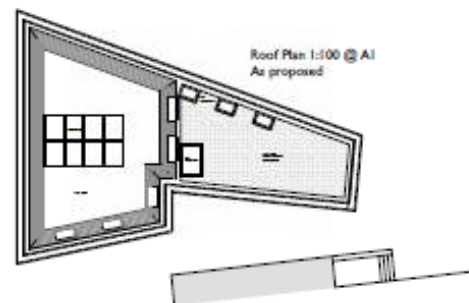
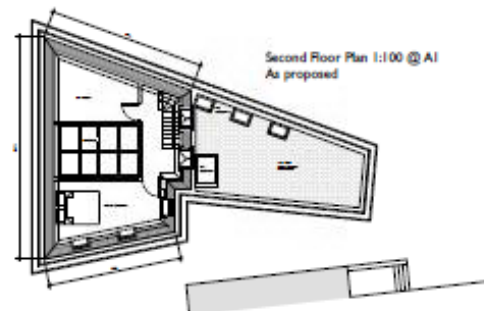
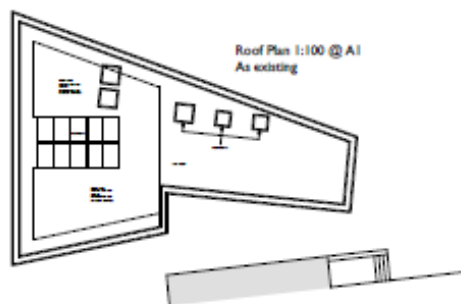
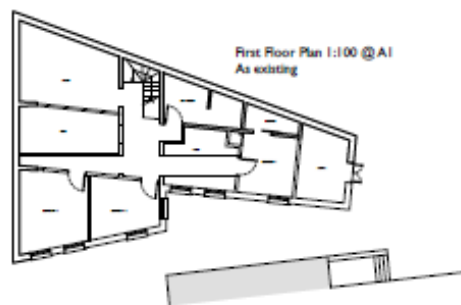
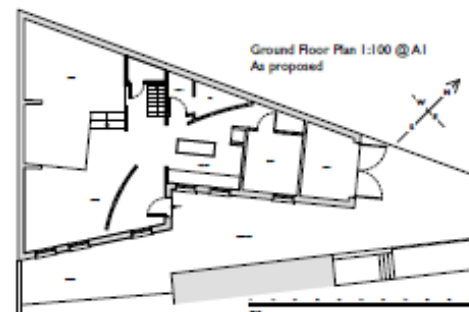
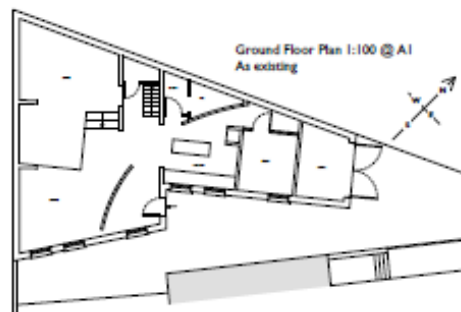
None

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

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: **RUPERT HANDLEY** BY EMAIL AT [rhandley@westminster.gov.uk](mailto:rhandley@westminster.gov.uk).

## 9. KEY DRAWINGS





Existing and proposed floor plans

**DRAFT DECISION LETTER**

**Address:** 52 Oakington Road, London, W9 2DH,

**Proposal:** Erection of mansard roof extension at second floor level.

**Plan Nos:** Site Location Plan; PA0917SFE Revision A; PA0917SFP Revision A;  
PA0218SPSS Revision B; For Information: Design and Access Statement;

**Case Officer:** Avani Raven

**Direct Tel. No.** 020 7641 2857

**Recommended Condition(s) and Reason(s) or Reason(s) for Refusal:**

- 1 The development hereby permitted shall be carried out in accordance with the drawings and other documents listed on this decision letter, and any drawings approved subsequently by the City Council as local planning authority pursuant to any conditions on this decision letter.

Reason:

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

- 2 Except for piling, excavation and demolition work, you must carry out any building work which can be heard at the boundary of the site only:
- o between 08.00 and 18.00 Monday to Friday;
  - o between 08.00 and 13.00 on Saturday; and
  - o not at all on Sundays, bank holidays and public holidays.

You must carry out piling, excavation and demolition work only:

- o between 08.00 and 18.00 Monday to Friday; and
- o not at all on Saturdays, Sundays, bank holidays and public holidays.

Noisy work must not take place outside these hours unless otherwise agreed through a Control of Pollution Act 1974 section 61 prior consent in special circumstances (for example, to meet police traffic restrictions, in an emergency or in the interests of public safety). (C11AB)

Reason:

To protect the environment of neighbouring occupiers. This is as set out in S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R11AC)

- 3 All new work to the outside of the building must match existing original work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the drawings we have approved or are required by conditions to this permission. (C26AA)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the

character and appearance of the area. This is as set out in S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both of our Unitary Development Plan that we adopted in January 2007. (R26AD)

- 4 Notwithstanding details shown on the approved drawings the new windows and doors hereby permitted shall have white painted timber frames and maintained as such.

**Reason:**

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of the area. This is as set out in S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both of our Unitary Development Plan that we adopted in January 2007. (R26AD)

- 5 You must not use the roof of the building or the mansard roof extension for sitting out or for any other purpose. You can however use the roof to escape in an emergency. (C21AA)

**Reason:**

To protect the privacy and environment of people in neighbouring properties. This is as set out in S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21BC)

- 6 The glass that you put in the dormer windows in the southeast elevation of the mansard roof must not be clear glass, and you must fix it permanently shut. You must apply to us for approval of a sample of the glass (at least 300mm square). You must not start work on the relevant part of the development until we have approved the sample. You must then fit the type of glass we have approved and must not change it without our permission. (C21DB)

**Reason:**

To protect the privacy and environment of people in neighbouring properties, as set out in S29 of Westminster's City Plan (November 2016) and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21AC)

- 7 Prior to the commencement of development, you must remove the timber screen around the roof.

**Reason:**

To improve the environment of people in neighbouring properties, as set out in S29 of Westminster's City Plan (November 2016) and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21AC)

**Informative(s):**

- 1 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. We have

made available detailed advice in the form of our statutory policies in Westminster's City Plan (November 2016), Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.

- 2 Under the Highways Act 1980 you must get a licence from us before you put skips or scaffolding on the road or pavement. It is an offence to break the conditions of that licence. You may also have to send us a programme of work so that we can tell your neighbours the likely timing of building activities. For more advice, please phone our Highways Licensing Team on 020 7641 2560. (I35AA)
  
- 3 You are encouraged to join the nationally recognised Considerate Constructors Scheme. This commits those sites registered with the Scheme to be considerate and good neighbours, as well as clean, respectful, safe, environmentally conscious, responsible and accountable. For more information please contact the Considerate Constructors Scheme directly on 0800 783 1423, [siteenquiries@ccscheme.org.uk](mailto:siteenquiries@ccscheme.org.uk) or visit [www.ccscheme.org.uk](http://www.ccscheme.org.uk).

Please note: the full text for informatives can be found in the Council's Conditions, Reasons & Policies handbook, copies of which can be found in the Committee Room whilst the meeting is in progress, and on the Council's website.