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| Delegated Report | | Analysis sheet | | Expiry Date: | | 20/12/2023 | |
| | | N/A / attached | | Consultation Expiry Date: | | 21/01/2023 | |
| Officer | | | | Application Number(s) | | | |
| Obote Hope | | | | 2022/5011/P | | | |
| Application Address | | | | Drawing Numbers | | | |
| 36 Munster Square London NW1 3PR | | | | | | | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | | | | |
| | | | | | | | |
| Proposal(s) | | | | | | | |
| Erection of a single storey rear ground floor extension. | | | | | | | |
| Recommendation(s): | | Refused | | | | | |
| Application Type: | | Householder Application | | | | | |
| Conditions or Reasons for Refusal: | | Refer to Draft Decision Notice | | | | | |
| Informatives: | | | | | | | |
| Consultations | | | | | | | |
| Adjoining Occupiers: | No. notified | 00 | No. of responses | 00 | No. of objections | 00 | |
| | | | No. electronic | 00 | | | |
| Summary of consultation responses: | A site notice was displayed on 28/12/2022 and expired on 21/01/2023 No responses from neighbouring occupiers were received. | | | | | | |
| CAAC/Local groups* comments: | The site is not within a Conservation area or Neighbourhood Plan area | | | | | | |

Site Description

This host building is a 4 storey block of flats located to the south of Munster Square and the estate is bounded to the east of Stanhope Street.

The existing gardens covers approximately 18sqm which backs onto the community gardens with play area to the rear. The rear gardens of the neighbouring properties are relatively undeveloped (some have garden sheds) land that retains it open character with predominantly metal railings along the side boundary.

Relevant History

N/A

Relevant policies

National planning Policy Framework 2023

The London Plan (2021)

Camden Local Plan 2017

A1 Managing the impact of development

A3 Biodiversity

CC1 Adapting to climate change

D1 Design

Camden Planning Guidance

CPG Design (January 2021)

CPG Home Improvement (January 2021)

CPG Amenity (January 2021)

CPG Biodiversity (March 2018)

Assessment

1.0 PROPOSAL

1.1 The proposal is for the erection of a single storey rear extension to the rear host building.

ASSESSMENT

The material considerations for this application are summarised as follows:

- Design
- Sustainability and biodiversity
- Neighbouring amenity impact

2.0 Design and Heritage

2.1 Local Plan Policies D1 (Design) is aimed at achieving the highest standard of design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area.

2.2 Camden planning guidance states that rear extensions should be subordinate to the original building and should be set back from the main building; they should respect the original style and proportions of the building; respect architectural features and the historic pattern of development. An extension should not cause loss of amenity to adjacent properties and should allow for the retention of a reasonable sized garden.

2.3 The proposed extension would be constructed using brick, with full height windows and a door which leads into the rear garden. The extension would be built with 4 x windows to the flank elevations, 2 x full height windows to the east and another 2 windows to the west. The roof would include 2 x protruding rooflights on the flat roof and the proposed elevation drawing indicates that the extension would be approximately 1.6m higher than the rear garden fence and would be less than 189mm below the existing first floor window.

2.4 The extension would measure 2.5m in depth, 4.3m in width and 2.6m in height, this would result in 7.7sqm of the rear garden space being retained. Cumulatively, the proposed extension is excessive in scale and would not be 'subordinate' to the original building. Moreover, the extension would occupy approximately 10.7sqm of the rear garden space, which is more than half of the existing space and is therefore unacceptable that majority of the outdoor amenity would be lost. If the proposal was otherwise acceptable a condition would be attached for the materials of the proposed extension should be submitted and approved.

3.0 Sustainability and Biodiversity

3.1 Policy CC1 requires new development to protect existing green spaces and promote new appropriate green infrastructure, not increasing, and wherever possible reducing, surface water run off through increasing permeable surfaces. The planning policy document also requires new development to incorporate bio-diverse roofs, combination green and blue roofs and green walls where appropriate. Whilst planning policy guidance (CPG) Biodiversity requires all proposals to demonstrate opportunities to enhance or create new benefits for wildlife.

3.2 The proposal offers no sustainability and biodiversity benefits and fails to incorporate any green infrastructure. As such, the proposal fails to improve the biodiversity, sustainability and overall visual appearance of the site for existing and future occupier. As such, this forms another reason for refusal.

4.0 Amenity

4.1 Local Plan Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting planning permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, and implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development. Policy A4 seeks to ensure that residents are not adversely affected by virtue of noise or vibrations. Neighbourhood Plan Policy DH1 also refers to the need to protect residential amenity.

4.2 As stated above, the proposed extension is very close to the rear boundary of the neighbouring properties no's 35 and 37 Munster Square and if this extension were permitted, it would run majority of the length and the full width of the rear boundaries with the neighbouring garden. Given that the existing garden is relatively small combined with the gardens to the rear consist of metal fencing, the additional height along the rear boundary (albeit single storey) would result in an unacceptable sense of enclosure and give rise to an overbearing physical impact that would cause loss of outlook for the occupants.

4.3 Notwithstanding the above, the proposed rear extension is likely to have an adverse impact on the amenity of other residents of the building namely to no. 35 in terms of daylight. The application lacks a daylight/sunlight report to demonstrate that the proposal would be in accordance with BRE guidelines. No calculations have been provided to demonstrate that the proposed rear extension would not have a detrimental impact on adjoining ground floor windows and in accordance with the BRE guidelines in order to assess whether further daylight analysis is required a '45 degree test' should be applied to assess the proposed extension on neighbouring windows on plan and elevation drawings. This has been undertaken by the case officer and this confirms that the ground floor windows would fail the 45 degree test, as such, further daylight analysis is required in order to fully assessment the daylight impacts on the neighbouring property. As such, the proposal, in the absence of a daylight study to suggest the proposal would likely result in loss of daylight to the neighbouring unit.

5.0 Recommendation

1. Refuse planning permission on the ground that the development, by way of its size and siting would represent an excessive addition to the building which would result in excessive site coverage which would be harmful to the character and appearance of the site, contrary to policy D1 of the Camden Local Plan 2017.
2. Refuse planning permission on the grounds that the development fails to demonstrate, in the absence of a sunlight daylight report, that the proposed development would not harm the amenity of adjoining occupier and the proposed rear extension would increase the rear boundary enclosure with no's 35 and 37 to an unacceptable degree, that would result in loss of outlook and an overbearing physical impact to the neighbouring occupiers contrary to Policy (Managing the impact of growth and development) of the London Borough of Camden Local Plan 2017 of the Camden Local Plan 2017.
3. Refuse planning permission on the grounds that the proposed rear extension would contribute to a loss of biodiversity which fails to protect existing green spaces and promote new appropriate green infrastructure. Thus, the proposal would be contrary to contrary to policy CC1 (Adapting to climate change) of the Camden Local Plan 2017.