

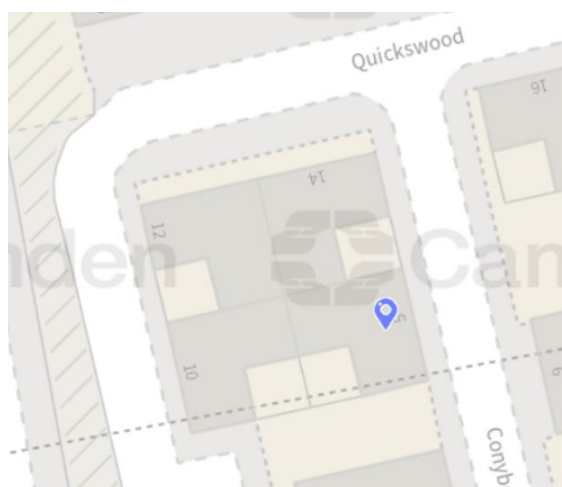
Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	20/06/2023
		N/A / attached		Consultation Expiry Date:	22/07/2023
Officer			Application Number(s)		
Leela Muthoora			2023/1873/P		
Application Address			Drawing Numbers		
5 Conybeare London NW3 3S			See decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of additional storey to the existing dwellinghouse.					
Recommendation:		Grant Prior Approval			
Application Type:		GPDO Prior Approval - Part 1 - Class AA			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	04	No. of responses	01	No. of objections	01
Summary of consultation responses:	<p>A site notice was displayed on 30 June 2023 until 22 July 2023.</p> <p>The adjoining occupiers/owners at numbers 4 Conybeare, 10, 12 and 14 Quickswood were notified of the proposals by letter on 16 June 2023.</p> <p>One objection was received from number 14 Quickswood. The following concerns were raised and can be summarised as: -</p> <ol style="list-style-type: none">1. The extension would negatively impact the amenity of neighbours in terms of loss of daylight and sunlight, in particular to the living room, the kitchen, dining area and the bedroom.2. The courtyard is small, and the extension would be overbearing and reduce the quality of external amenity space.3. The extension does not comply with Quickswood Architects design protocols. <p><u>Officer response:</u></p> <ol style="list-style-type: none">1. A daylight sunlight assessment was submitted with the application, and the results have been summarised and assessed in paragraphs 2.4 to 2.6. A site visit was made on 14 Sept 2023, and the impact of the development on amenity has been assessed in paragraphs 2.3 to 2.8.2. While the proposal would increase the facing side elevation. Any increase in overshadowing the external amenity space would not be so excessive to be grounds for refusal.3. The government has granted the permission through legislation subject to certain limitations, restrictions, and conditions, as set out in this report. The GPDO procedure allows limited assessment of the proposals, set out in paragraphs 2.2 to 2.11.					
CAAC/Local groups comments:	No responses received					

Site Description

The site is a two-storey mid-terraced dwelling house located on the west side of the road, within a planned residential estate (known as the Chalcot Estate) between Fellows Road to the north and King Henry's Road to the south, dating from the 1960s. The application site is not a listed building and is not within a Conservation Area.

The site is within a block of 'L' shaped houses, forming pairs arranged in a group of four, with the application site fronting Conybeare 12 and 14 Quickswood fronting Quickswood facing north and 10 Quickswood facing west. All four houses have built a rear first-floor extension over the original ground-floor rear extension with variations to the amount of setback from the ground-floor elevation to each one. Each house has a small garden to the rear with a side boundary wall. The group match in terms of their design, scale, form and materials.



Relevant History

There is a current application being considered at the application site; otherwise, there is no other relevant planning history relating to the site.

Application number	Development Description	Decision	Decision Date
PE9900572	Erection of first floor rear extension to dwellinghouse.	Granted	05/10/1999

The following sites in the Chalcot Estate on the north side of Adelaide Road have been approved since the permitted development rules changed in 2020.

Address	App ref	Development Description	Date
10 Huson Close	<u>2023/0800/P</u>	Erection of an additional storey on the existing dwellinghouse.	09/05/2023
20 Huson Close	<u>2022/5265/P</u>	Erection of additional storey on existing property	09/02/2023
6 Conybeare	<u>2022/2870/P</u>	Erection of single-storey roof extension and internal roof terrace to front part of building	13/12/2022
6 Quickswood	<u>2022/2981/P</u>	Erection of an additional storey to the existing dwellinghouse	30/11/2022
22 Quickswood	<u>2021/0756/P</u>	Erection of an additional storey to the existing single-family dwelling house under Class AA, Part 1, of the GPDO (2015).	23/05/2022
24 Quickswood	<u>2021/2147/P</u>	Prior approval for the erection of an additional storey (3.1m in height) on existing dwellinghouse.	10/11/2021

4 Conybeare	<u>2021/1510/P</u>	Prior approval for the erection of an additional storey (3.1m in height) on existing dwellinghouse.	18/03/2022
2 Quickswood	<u>2021/4368/P</u>	Erection of an additional storey on existing dwelling house	19/05/2022
12 Quickswood	<u>2022/0434/P</u>	Erection of an additional storey to the existing dwelling house	13/04/2022
10 Quickswood	<u>2022/0438/P</u>	Erection of an additional storey to the existing dwelling house	13/04/2022
22 Quickswood	<u>2022/2259/P</u>	The erection of an additional storey (permitted as reference 2021/0756/P dated 23/05/2022) including the insertion of two new windows to side elevation at second floor level, replacement of existing garage door at ground floor level with window, raising of roof on boundary to 7 Conybeare to form flat roof, removal of rooflights and insertion of access hatch to roof level.	19/08/2022
12 Quickswood	<u>2022/2286/P</u>	Erection of additional storey at second floor level, ground floor glazed conservatory extension to rear, and replacement of all uPVC windows with aluminium windows to dwelling house (Class C3).	18/08/2022
22 Quickswood	<u>2021/0756/P</u>	Erection of an additional storey to the existing single family dwelling house under Class AA, Part 1, of the GPDO (2015).	23/05/2022
4 Conybeare	<u>2021/1510/P</u>	Prior approval for the erection of an additional storey (3.1m in height) on existing dwellinghouse.	18/03/2022
7 Conybeare	<u>2021/4149/P</u>	Additional storey to a dwellinghouse.	31/01/2022
9 Briary Close	<u>2021/3827/P</u>	Erection of an additional storey to dwellinghouse.	26/01/2022
89 Fellows Road	<u>2021/3023/P</u>	Prior approval for the erection of an additional storey on the existing dwellinghouse	09/11/2021
87 Fellows Road	<u>2021/3024/P</u>	Prior approval for the erection of an additional storey to the existing dwellinghouse	09/11/2021
24 Quickswood	<u>2021/2147/P</u>	Erection of an additional storey to the existing dwellinghouse under Class AA, Part 1, Schedule 2 of the GPDO (2015) (as amended).	10/11/2021
4 Conybeare	<u>2020/1668/P</u>	Erection of a first floor rear extension, alteration and replacement of rear and side fenestration, increased height of fencing and alteration of parapet wall.	10/08/2021
7 Briary Close	<u>2021/2341/P</u>	Erection of an additional storey at 3rd floor level on existing dwellinghouse.	07/07/2021
12 Briary Close	<u>2020/5772/P</u>	Erection of additional storey to dwellinghouse.	29/06/2021
117 Fellows Road	<u>2021/0166/P</u>	Erection of an additional storey (2.9m in height) on the roof of the existing dwelling house	02/03/2021
9 Briary Close	<u>2020/5246/P</u>	Erection of an additional storey (2.9m in height) on the roof of the existing dwellinghouse	02/03/2021
4 Briary Close	<u>2020/5771/P</u>	Erection of an additional storey at 3rd floor level on existing dwellinghouse.	08/02/2021
89 Fellows Road	<u>2020/5564/P</u>	Prior approval for the erection of an additional storey (2.88m in height) on the existing dwellinghouse	04/02/2021
105 Fellows Rd Road	<u>2020/5611/P</u>	Erection of an additional storey 2.88m in height above existing roof level.	26/01/2021
87 Fellows Road	<u>2020/5352/P</u>	Prior approval for the erection of an additional storey (2.9m in height) on the existing dwellinghouse	05/01/2021
6 Conybeare	<u>2020/4216/P</u>	Erection of an additional storey 2.4m in height above existing roof level.	02/12/2020

Relevant policies

The Town and Country Planning (General Permitted Development) (England) (Amendment) (No. 2) Order 2020

Class AA of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended by SI 2020 No. 755)

National Planning Policy Framework (NPPF) 2023

Camden Planning Guidance

Design (2023)

Amenity (2021)

Home Improvements (2021)

Assessment

1. Proposal

- 1.1 The proposal seeks prior approval for an additional storey above the existing first floor. The additional storey would be approximately 3 meters taller than the existing roof. The proposed additional storey would increase the overall height of the building to 8.5 meters.
- 1.2 The Town and Country Planning (General Permitted Development) (England) (Amendment) (No. 2) Order 2020 (GPDO) came into force on 31st August 2020 and introduced Class AA to Part 1 of Schedule 2, which allows for the enlargement of a dwelling house consisting of the construction of up to two additional storeys (where the existing dwelling house consists of two or more storeys).
- 1.3 This is subject to several conditions listed within sub-paragraph AA.1 (a)-(k) set out in the table below, and a subsequent conditions in sub-paragraph AA.2(3)(a) relating to the need for the developer to apply to the local planning authority for prior approval as to:
- i. impact on the amenity of any adjoining premises including overlooking, privacy and the loss of light;
 - ii. the external appearance of the dwelling house, including the design and architectural features of—
 - (aa) the principal elevation of the dwelling house, and
 - (bb) any side elevation of the dwelling house that fronts a highway;
 - iii. air traffic and defence asset impacts of the development; and
 - iv. whether, as a result of the siting of the dwelling house, the development will impact on a protected view identified in the Directions Relating to Protected Vistas dated 15th March 2012 (a) issued by the Secretary of State.

2. Assessment

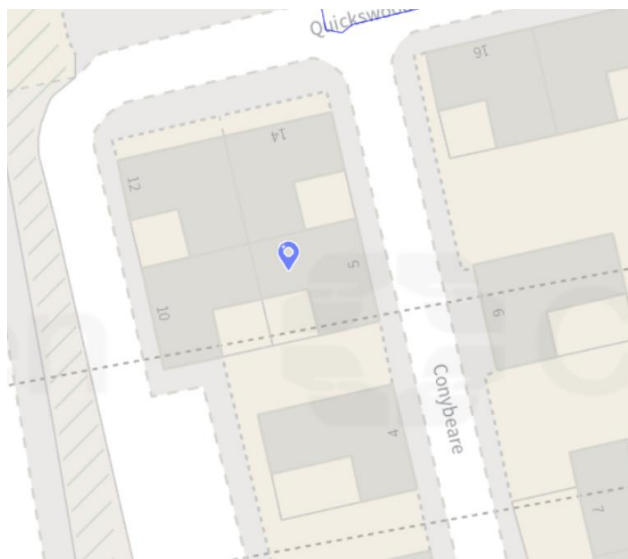
2.1 Assessment against Class AA.1 conditions:

Class AA: The enlargement, improvement or other alteration of a dwelling house		
If yes to any of the questions below the proposal is not permitted development		Yes/No
AA.1 (a)	Permission to use the dwelling house as a dwelling house has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (changes of use).	No
AA.1 (b)	The Dwelling House is located on – (i) Article 2(3) land; or (ii) A site of special scientific interest.	No No
AA.1 (c)	The dwelling house was constructed before 1st July 1948 or after 28th October 2018.	No
AA.1 (d)	The existing dwelling house has been enlarged by the addition of one or more storeys above the original dwelling house, whether in reliance on the permission granted by Class AA or otherwise.	No
AA.1 (e)	Following the development the height of the highest part of the roof of the dwelling house would exceed 18 metres.	No - approx. 8.5m
AA.1 (f)	Following the development the height of the highest part of the roof of the dwelling house would exceed the height of the highest part of the roof of the existing dwelling house by more than— (i) 3.5 metres, where the existing dwelling house consists of one storey; or (ii) 7 metres, where the existing dwelling house consists of more than one storey.	No - approx. 2.8m above roof
AA.1 (g)	The dwelling house is not detached and following the development the height of the highest part of its roof would exceed by more than 3.5 metres— (i) in the case of a semi-detached house, the height of the highest part of the roof of the building with which it shares a party wall (or, as the case may be, which has a main wall adjoining its main wall); or (ii) in the case of a terrace house, the height of the highest part of the roof of every other building in the row in which it is situated.	N/A No - approx. 3m
AA.1 (h)	The floor to ceiling height of any additional storey, measured internally, would exceed the lower of— (i) 3 metres; or (ii) the floor to ceiling height, measured internally, of any storey of the principal part of the existing dwelling house.	No - Floor to ceiling height 2.2m less than lower storeys
AA.1 (i)	Any additional storey is constructed other than on the principal part of the dwelling house.	No
AA.1 (j)	The development would include the provision of visible support structures on or attached to the exterior of the dwelling house upon completion of the development.	No
AA.1 (k)	The development would include any engineering operations other than works within the curtilage of the dwelling house to strengthen its existing walls or existing foundations.	No
Conditions. If no to any of the statements below then the proposal is not permitted development		
AA.2 (a)	The materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwelling house.	Yes - informative included on the decision
AA.2 (b)	The development must not include a window in any wall or roof slope forming a side elevation of the dwelling house.	Yes complies: no window to side
AA.2 (c)	The roof pitch of the principal part of the dwelling house following the development must be the same as the roof pitch of the existing dwelling house.	Yes: Existing & Proposed: flat roof
AA.2 (d)	Following the development, the dwelling house must be used as a dwelling house within the meaning of Class C3 of the Schedule to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the primary use as a dwelling house.	Yes - an informative included on the decision

2.2 Assessment against Class AA.2 Prior Approval criteria:

Impact on the amenity of adjoining premises in terms of overlooking, privacy and the loss of light: Condition AA.2(3)(a)(i)

2.3 The Council's GIS (Geographical Information Systems), shown in the image below, demonstrates the relationship between the adjacent and neighbouring buildings on Quickswood and Conybeare.



2.4 Given the relationship between the host property and the neighbouring properties and objections received from neighbours in respect of the impact on daylight/sunlight to neighbouring skylights and courtyard gardens; the applicant has submitted a daylight and sunlight report which assesses the impact of the proposal on numbers 10, 12, 14 and 16 Quickswood and numbers 4 and 6 Conybeare.

2.5 The parameters assessed were daylight (using the vertical sky component (VSC) calculations) and sunlight (using the annual and winter probable sunlight hours (APSH) and (WPSH) calculations). The second method is the No Sky Line (NSL) or Daylight Distribution analysis, which specifies that a significant part of the room should lie in front the NSL. This method does not consider the number and size of the windows in a room. The report follows the BRE (Building Research Establishment) guidelines and assesses windows within 90° (degrees) due south for sunlight.

2.6 The resulting development would result in no loss of daylight to habitable rooms with a proposed VSC of less than 27%. Only living room windows that face within 90° of due south need testing under BRE guidelines, although all windows were included in the interest of transparency. Where less than 0.8 times its former value, a comparison of “before” and “after” levels of VSC needs to be calculated. Good daylighting can still be achieved if levels are within 0.8 of their former value. 79 windows serving 31 habitable rooms were assessed, and the results show two windows do not fully comply with the guidance but both are served by other windows that do achieve the target and would retain good daylight and sunlight annually and during winter months. Therefore, the proposals would not have significant detrimental effect on the neighbours’ enjoyment of daylight and sunlight, as far as to refuse the prior approval.

2.7 The courtyard garden area of 14 Quickswood is to the north of the site. The existing side elevation is two storeys and partially overshadows the garden. The proposal would result in no further detrimental effect on overshadowing neighbouring rear gardens in so far as to refuse the prior approval.

2.8 The additional storey would include front and rear windows and be positioned at the same distance from neighbouring properties as the existing ones. Given the existing separation

distances, they would not have a harmful impact on neighbouring amenity, in terms of loss of privacy or overlooking, to any greater extent than the existing arrangement.

- 2.9 Given the surrounding context, siting, and orientation, the proposed additional storey would have limited impact on the daylight and sunlight received by neighbouring properties and have minimal impact in terms of overlooking or overbearing impacts.

Design and architectural features of the principal and side elevation Condition AA.2(3)(a)(ii)

- 2.10 The proposal seeks to extend the main part of the building by one storey to create two additional bedrooms and two additional bathrooms. The proposed additional storey would be positioned on the building's principal front and rear elevations and would not extend beyond the existing building line. The proposed floor to ceiling height would be approximately 2.2m high.
- 2.11 The proposed additional storey would match the existing building material palette and detailing with white painted render, brickwork, timber weatherboard. The proposed windows would match the style and fenestration pattern of the existing, aligned with the windows located on the lower floors. As the additional storey will reflect the design of the existing building, the proposal is considered appropriate in design terms.

2.12 Air traffic and defence asset impacts –

Condition AA.2 (3)(a)(iii) states air traffic and defence asset impacts of the development. Given the development location, there would be no impact on air traffic or defence assets.

2.11. Impact on protected views

Condition AA.2(3)(a)(iv) states whether, as a result of the siting of the dwelling house, the development will impact a protected view identified in the Directions Relating to Protected Vistas dated 15th March 2012 (a) issued by the Secretary of State. The site does not fall within any views identified by the London View Management Framework.

3. Conclusion-

The Council has considered the responses from the consultation process and the guidance in the National Planning Policy Framework 2023, as required by paragraph AA.3 regarding procedure.

The additional storey is permitted under Class AA of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended by No.2 Order 2020).

Recommendation: Grant prior approval