

Camden Square Conservation Area Advisory Committee

Date: 24 April 2025

Planning application Reference: 2025/0786/P

Proposal: Erection of a single storey rear extension.

Summary: Any approval should be conditional on clear evidence demonstrating that the development has no impact on potential rights of light and privacy of neighbouring buildings.

Comments:

1. The drawings are technically adequate, although slightly limited in their scope.
 - 1.1. The (partial) plans and elevations of the neighbouring buildings have not been shown - in particular the location and size of the windows to adjacent properties. As such it is difficult to ascertain the effect on daylight on these windows
2. The proposed extension is 5m in length from the rear wall of the house, and the remaining garden length 6.5m. This seems a little overly large in this dimension. The height is modestly kept to below 3m (in line with permitted development parameters).
3. Scale of the openings appears appropriate and relates to nearby buildings
4. Whilst there are some other extensions along this row of terraces, although not immediately adjacent, this proposal would be the largest.
5. It is difficult to say whether the proposal maintains a levels of privacy to be expected in a densely-knit urban environment as no neighbouring buildings have been shown on the drawings.
6. It is equally difficult to assess whether acceptable levels of light and direct sun are maintained.
 - 6.1. The rear elevations/part plans of the neighbouring buildings should have been shown on the drawings
 - 6.2. A daylight study (even of the most rudimentary/diagrammatic kind) should have been provided.

Secretary: 

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7. Whilst the proposal follows similar examples of extensions to neighbouring houses, it would be the largest in the terrace and as such could impact on privacy and overshadowing of neighbouring properties.
8. It is recommended any approval is conditional on
 - 8.1. Neighbouring buildings being shown on the drawings to ascertain any potential rights of light and privacy issues and
 - 8.2. A daylight study being produced.

Signed:

Date: 24 April 2025

David Blagbrough

Chair

Camden Square CAAC

Secretary