

Delegated Report		Analysis sheet		Expiry Date:		23/05/2025			
		N/A		Consultation Expiry Date:		12/04/2024			
Officer				Application Number(s)					
Matthew Kitchener				2025/1082/P					
Application Address				Drawing Numbers					
46 Fairfax Road London NW6 4HA				See draft decision notice					
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature			
Proposal(s)									
Conversion of existing garage into habitable room with replacement of the existing garage door with window and extension to side at first and second floor levels above the existing garage.									
Recommendation(s):		Refuse planning permission							
Application Type:		Householder Planning Application							
Informatives:									
Consultations									
Adjoining Occupiers:		No. of responses		00		No. of objections		00	
Summary of consultation responses:		<p>A site notice was displayed 19/03/2025 which expired 12/04/2025.</p> <p>No comments were received from neighbours during the determination process.</p>							
Other responses:		None.							

Site Description

The proposal involves the conversion of existing garage into habitable room with replacement of the existing garage door with window and extension to side at first and second floor levels above the existing garage.

Relevant History

Application Site:

2024/5345/P - Erection of a part second storey side extension; conversion of the existing garage into a living room with replacement of the existing garage door to window – **Withdrawn 27/01/2025**
Withdrawn due to design, excessive massing, and potential amenity impact of proposed development on neighbouring gardens.

34 Fairfax Road

2011/0739/P - Erection of a two storey side extension above a garage that would be incorporated in with the additional habitable space created, installation of windows within the side extension and to the front at ground floor level of what was formerly the garage and erection of a full width single storey extension to the rear to residential dwelling (Class C3) – **Approved 19/04/2011**

Relevant policies

National Planning Policy Framework 2024

The London Plan 2021

Camden Local Plan 2017

D1 - Design

A1 – Managing the Impact of Development

Submission Draft Camden Local Plan 2025

Camden Planning Guidance

CPG Design (2021)

CPG Home Improvements (2021)

Assessment

1.0. Proposal

1.1 The proposal involves the conversion of the existing attached garage into a habitable room by means of the replacement of the existing garage door with window and extend to the side of the dwelling at first and second floor levels above the existing garage.

1.2 The main planning considerations for the proposal are:

- Design
- Amenity

2.0 Design

- 2.1 A Submission Draft Camden Local Plan (updated to take account of consultation responses) was reported to Cabinet on 2 April 2025 and the Council on 7 April 2025. The Council resolved to agree the Submission Draft Local Plan for publication and submission to the government for examination (following a further period of consultation). The Submission Draft is a significant material consideration in the determination of planning applications but still has limited weight at this stage.
- 2.2 Local Plan policy D1 (Design) states that the Council will seek to secure high quality design in development. The Council will require that development that respects local context and character.
- 2.3 The CPG for 'Home Improvements' states that side extensions should be set back from the front elevation and be secondary to the building being extended, in relation to its location, form, footprint, scale, proportions, dimensions and detailing.
- 2.4 The application property is a three-storey (including a floor within the mansard style roof) end of terrace dwelling with an attached garage to the side which is set back from the front elevation. It is proposed to convert the garage to a habitable room and to erect a partial width two-storey side extension above the garage.
- 2.5 The extension to the side of the dwelling and above the garage measures approximately 4.0m wide and 4.0 deep. The ridge height matches that of the existing dwelling with the roof form and appearance also replicating the existing dwelling. The garage below the extension measures 5.0m wide and is 7.0m deep. The proposed extension is therefore only 1.0m less in width than the garage below and is over half the depth of the garage. Although the extension is set back from the front elevation of the property due to its siting on top of the side existing garage, the height and bulk of the extension does not help reduce its impact in relation to the height of the existing dwelling. The existing dwelling is approximately 5.7m wide and the width of the proposed extension would be 4.0m. The comparative width of the extension in relation to the width of the existing dwellinghouse would result in an extension that appears large in relation to its host and when combined with the height to match the existing dwelling the extension does not appear as a secondary addition to the building to be extended. The proposed extension appears as a dominant addition contrary to Policy D1 of the Camden Local Plan.
- 2.6 The width, depth and height of the extension results in a design that is not subservient to the original dwellinghouse. The extension does not appear secondary to the host building due to its height, form, proportions, dimensions and massing. The proposal is therefore contrary to Policy D1 of the Camden Local Plan.
- 2.7 A neighbouring property, 34 Fairfax Road also benefits from a garage conversion with a two-storey side extension over however this extension is smaller in size and has a roof form lower than the existing dwelling in order that the extension appears subservient in relation to the existing property and reflects the secondary nature of the extension. The eaves height and the roof height of the extension were both set down lower than that of the existing property by approximately 0.5m. The extension width was 3.5m as was the depth and this resulted in a smaller bulk than the proposed extension at No. 46.

- 2.8 The proposal to convert the garage by means of replacing the existing garage door with a window and wall below would not result in detriment to the character or appearance of the property. The loss of the garage is supported by Policy T2 (Parking and Car Free Development) of the Camden Local Plan.

3. Amenity

- 3.1 Policy A1 aims to protect the quality of life of occupiers and neighbours. This includes such factors as visual privacy, outlook, sunlight, daylight, overshadowing and artificial light levels.
- 3.2 The rear wall of the proposed extension would result in a separation distance of approximately 9.0m with the nearest property to the rear (34 Belsize Road). The existing gaps between the terrace and the properties to the rear range between 11.5m at the closest point to the south end of the terrace at the rear of No. 34 and 16.5m to the rear of No. 36. Camden's CPG states that proposals for rear extensions should respect and duly consider the amenity of adjacent occupiers with regard to daylight, sunlight, outlook, light pollution/ spillage, and privacy, and that the projection of rear extensions would not cause a sense of enclosure to the adjacent occupiers. A resulting gap of only 9.0m is considered to be unacceptable and would result in the proposal having a detrimental impact on the outlook from the property at the rear due the extension's size, height and location in relation to the back-to-back distance between the properties.
- 3.3 No windows are proposed in the rear of the extension at ground and first floor however windows are proposed in the mansard roof at the rear. These windows would allow views towards properties to the rear, replicating the existing views from the rear of the host dwelling. Therefore the extension would not have a detrimental impact in terms of overlooking. Due to the location and size of the extension, it is considered that the proposal would result in harm to the amenities of neighbouring occupiers by means of a loss of outlook contrary to policy A1 of the Camden Local Plan.

5. Recommendation:

Refuse Planning Permission for the following reasons:

1. The proposed extension by reason of its height, form, proportions, dimensions and massing would result in a dominant and incongruous addition to the building which is harmful to the streetscene, contrary to Policy D1 of the Camden Local Plan 2017, and the National Planning Policy Framework 2024.
2. The proposed extension by reason of its height, form, proportions, dimensions and location would cause detriment to the amenity of the neighbouring properties at the rear due to loss of outlook, contrary to Policy A1 of the Camden Local Plan 2017, and the National Planning Policy Framework 2024.
