

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	14/02/2014
		N/A		<b>Consultation Expiry Date:</b>	17/01/2014
<b>Officer</b>			<b>Application Number(s)</b>		
Rachel Miller			2013/7680/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
29 Prince of Wales Road London NW5 3LH			See decision		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Erection of a 3 storey side extension including installation of 3x sash windows to front elevation and erection of roof extension including dormer windows at front and rear.					
<b>Recommendation(s):</b>		Grant conditional planning permission			
<b>Application Type:</b>		Householder Application			

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>19</b>	No. of responses	<b>02</b>	No. of objections	<b>02</b>
			No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>	<p>Site notice displayed from 27/12/2013 until 17/01/2014</p> <p>Two letters of objection received with the following comments:</p> <ol style="list-style-type: none"> <li>1. The extension would be more than double the size of the current property.</li> <li>2. The extension would be invasive to the neighbouring properties and surrounding neighbourhood</li> <li>3. The large extensions would be harmful and would represent a loss of garden/green area in the neighbourhood.</li> <li>4. The large basement could lead to dangerous subsidence or alter underground watercourses that could lead to flooding.</li> <li>5. No objection to the mansard loft extension</li> <li>6. Excavation of the basement would increase construction time, dust and disruption</li> <li>7. Excavation of the front garden would damage the visual appearance of all four villas</li> <li>8. The subsoil beneath the houses is gravel on the floor plain. The proposed excavation into underlying London Clay might interrupt established natural flow of surface water through subsoil.</li> <li>9. The first floor extension beyond the rear building line will block light from adjacent rear garden and south facing patio.</li> </ol> <p>Officer response  1, 2 and 3 see assessment section below  5 Noted  4, 6, 7, 8 – refer to basement which is not the subject of this application  9 – there is no first floor extension as part of this application</p>					
<b>CAAC/Local groups* comments:</b> *Please Specify	Not applicable					

## Site Description

The site comprises a three storey semi-detached, single family dwellinghouse. The site is not listed and is not located within a conservation area.

The site is located on the south side of Prince of Wales Road.

## Relevant History

2013/1305/P - Erection of a mansard roof extension to existing dwelling house (Class C3). Approved on 1<sup>st</sup> May 2013.

2013/7537/P - Excavation of single storey basement extension under the footprint of existing dwelling house. Certificate of lawfulness for a proposed development granted on 20<sup>th</sup> January 2014

2013/7775/P – Erection of single storey rear extension. Certificate of lawfulness for a proposed development granted on 29<sup>th</sup> January 2014

2013/7684/P - Erection of a 2 storey rear extension. Pending decision

## Relevant policies

LDF Core Strategy and Development Policies

CS1 – Distribution of growth

CS6 – Providing quality homes

CS14 – Promoting high quality places and conserving our heritage

DP2 – Making full use of Camden's capacity for housing

DP24 - Securing high quality design

DP26 – Managing the impact of development on occupiers and neighbours

Camden Planning Guidance

CPG1: Design 2013

CPG6: Amenity 2011

London Plan 2011

NPPF 2012

## Assessment

This application seeks permission to extend the existing residential building with a three storey side extension with 3x sash windows to front elevation. The extension would be erected on top of the existing ground floor side addition which is a feature of this row of houses on Prince of Wales Road and would be set back from the front boundary of the house. At roof level the dormer window given permission on 02/04/2013 would be extended with grey slates and timber windows to match. The proposed extension would be constructed using London stock brick to match existing with timber windows.

### Design

Policy DP24 states that the Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider the character, setting, context and the form and scale of neighbouring buildings; the character and proportions of the existing building; and the quality of materials to be used.

CPG1 - Design states that extensions should be subordinate to the original building in terms of scale and situation; should respect and preserve the original design and proportions of the building, including its architectural period and style. CPG1 also states that side extensions should be set back from the main building.

The adjoining property (number 27 Prince of Wales Road) has a side extension similar to the extension proposed. Whilst the extension would not normally be permitted, it is considered appropriate considering that the proposals would replicate the other side of the semi-detached pair, at number 27 Prince of Wales Road. Also given that the gap between the application site and number 31 Prince of Wales Road is isolated within what is otherwise a continuous terrace it is considered that the alterations would be appropriate. The extension would be set back from the front building line and would appear subordinate to the existing building. The proposed materials would match the existing which is considered would preserve integrity of terrace as a whole. There are no objections to the roof extension. The principle of this was approved under reference 2013/1305/P on 1<sup>st</sup> May 2013.

### Amenity

Concern has been raised by neighbouring properties about a loss of light and the size of the extension. The proposed extension would be located above the existing single storey side addition. There are no windows on the flank wall of number 31 Prince of Wales therefore there would be no overlooking or loss of privacy issues. The extension would not protrude further than the existing rear boundary line therefore would not have an adverse impact on number 31 in terms of loss of light. Due to the location of the extension, adjacent to number 31, there would be no impact on number 27 Prince of Wales Road.

### Recommendation

It is recommended that the application is approved subject to conditions.