

Delegated Report		Analysis sheet		Expiry Date:	19/12/2013
		N/A / attached		Consultation Expiry Date:	14/11/2013
Officer			Application Number(s)		
Hugh Miller			2013/6736/P		
Application Address			Drawing Numbers		
191 Brecknock Road London N19 5AB			See decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of a glazed extension as replacement of existing rear extension at first floor level to maisonette (Class C3).					
Recommendation(s):		Grant planning permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	22	No. of responses	02	No. of objections	01
			No. electronic	00		
Summary of consultation responses:	<p><u>1 x Letter of Support received.</u></p> <p><u>189 Brecknock Road</u></p> <ul style="list-style-type: none"> I have seen the plans and approve of this development in principle. The important factor will be the detailed design, which does not seem to be part of the planning process. <p><u>1 x Letter of Objection received – 193 Brecknock Road.</u></p> <ul style="list-style-type: none"> Concern about loss of day/sunlight Concerned that it would have a deleterious impact on the value of my property. <p>Officer Comment: Please see amenity paras 3.1- 3.4 below</p>					
CAAC/Local groups* comments: *Please Specify	n/a					

Site Description

A 3-storey terraced property with 2-storey closet wing located on the south side of Brecknock Road, west of the junction with Lady Margaret Road and north of Raveley Street. The building comprises 2 x self-contained flats. The building is not within a conservation area; neither is it listed.

Relevant History

May 1980 – PP Granted - Change of use to 2 self-contained dwelling units, including works of conversion and the erection of a conservatory at rear 1st floor level and an extension at rear ground floor level; ref. 29908

Relevant policies

LDF Core Strategy and Development Policies

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving heritage / conservation areas

Development Policies

DP24 - Securing high quality design

DP26 - Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011/ 2013

CPG 1 Design

Assessment

1.0 Proposal

- ✓ Erection of a conservatory at rear 1st floor level as replacement for the existing conservatory to maisonette (Class C3).

1.1 There are two issues under consideration, the design and impact on amenity.

2.0 Design

2.1 At the rear, the host building forms a group, nos. 179 – 189 Brecknock Road with gable-end roof 2-storey closet wings alongside with 3-storey flat roof closet wings between nos.195-201. The rear gardens are at an upper level equivalent to 1st floor level of the host building. There is an existing shallow depth conservatory extension that abuts the closet wing, east side. It comprises an internal staircase access to the external timber decked patio area. The decked patio area includes a step access into the rear garden. On the north side, the garden is also accessed via the steps from the lower garden level.

2.2 The existing extension has dimensions of 1.4m (d) x 4.4m (w) x 2.9m (H). The replacement extension measures 3.5m (d) x 4.2m (w) x 2.9 & 3.0m (h), 14.7sqm floor area. At approximately 7.82sqm the proposed extension would double in its overall size. Essentially, the proposed conservatory extension would incorporate the uncovered patio floor space as it exists by an increase in its depth with marginal increase in the height. The utilisation of the patio avoids further loss of any further garden amenity space. The walls of the proposed extension would comprise timber framed glazed with painted finish plus timber framed clear double glazed roof on a slope.

2.3 Owing to internal constraints at the upper-ground floor level as existing, (bathroom, kitchen layout, staircase) the extension would continue to project forward of the roof eaves and the closet wing north elevation. The proposed extension continues to be of light-weight appearance and owing to the above issues it is considered that on balance the extension is acceptable in this instance. Other than the

increase in footprint, the proposal would be of similar appearance to the existing and in terms of design, scale and proportion also use of materials the proposed is considered acceptable and be in accordance with DP24.

3.0 Amenity

3.1 The closet wing at no.193 has a window orientated due west to a habitable room, which provides views of part of no.191 rear garden, through partly obscure semi-mature shrubbery located alongside this common boundary / party wall.

3.2 The proposed extension would setback approximately 350mm from the boundary including installation of obscure glazed, to minimise the impact on occupier(s) within the closet wing. It is accepted that the extensions increased depth would obscure some view to the neighbouring occupier however, it is not considered that the extension would cause additional significant harm to outlook or views and is acceptable.

3.3 The rear windows of the terraced group are orientated due west as is no.193 Brecknock Road. It is located approximately 1.2m from the common/party wall and is considered sufficiently far not suffer from loss of sun/daylight and is acceptable.

3.4 The value of the property is not a material consideration relevant to the determination of the application.

The proposal is in accordance with DP26.

Recommendation: Grant planning permission