

Delegated Report		Analysis sheet		Expiry Date:		17/01/2014	
		N/A		Consultation Expiry Date:		26/12/2013	
Officer				Application Number(s)			
Emily Marriott-Brittan				2013/7536/P			
Application Address				Drawing Numbers			
72 Solent Road London NW6 1TX				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of a single storey rear extension at ground floor level							
Recommendation(s):		Grant planning permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	29	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		N/A					
CAAC/Local groups comments:		N/A					

Site Description

The subject property is located on the eastern side of Solent Road. The property is a two storey semi-detached dwelling, with a loft conversion and two storey closet wing. The attached neighbour has undertaken a single storey rear extension with pitched roof. The property is not a Listed Building or located within a conservation area.

Relevant History

Subject site:

2013/3239/P Erection of a single storey side and rear extension at ground floor level with associated terrace, to existing house (Class C3) (refused).

Neighbouring sites:

62 Solent Road

2008/0487/P: Erection of single storey rear extension to the existing single family dwellinghouse. Granted

64 Solent Road

PWX0002802: Erection of a rear single storey extension at ground level, as shown on drawing numbers; 0/61/01, 02, 03a and 04a
Granted

Relevant policies

National Planning Policy Framework 2012

The London Plan 2011

LDF Core Strategy and Development Policies 2010

Core Strategy

CS4 (Areas of more limited change)

CS5 (Managing the impact of growth and development)

CS6 (Providing quality homes)

CS14 (Promoting high quality places and conserving our heritage)

Development Policies

DP24 (Securing high quality design)

DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance 2011

4.9 to 4.15 of CPG1 – Design

Assessment

Proposal:

The proposal seeks permission for the construction of a single storey rear extension. The proposed development would extend beyond the rear wall at two points from the existing kitchen and existing patio doors. A previous application which was refused (planning reference: 2013/3239/P) proposed a full width rear extension and associated roof terrace.

Assessment:

The main issues to be considered are the design impact on character of the proposal and the potential impact on neighbouring amenity.

Design / Impact on character:

Development plan policy DP24 (Securing high quality design) of the Council's LDF require all developments to be of a high standard design and take into consideration the character, setting, context, form and scale of the host building and surrounding properties.

It states under 4.10 of Camden's Design Guidance (CPG 1 – Design) that rear extensions should be:

- secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing;
- respect and preserve the original design and proportions of the building, including its architectural period and style;
- retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area.
- The width of rear extensions should respect the rhythm of existing rear extensions.

In a review of neighbouring properties, rear extensions have been made at ground floor level to the width of the three storey rear projection element, but not the full width of the property, thus retaining a visual gap between pairs of dwellings. Two examples of this have been included above in the planning history, at no's 62 and 64 Solent Road. There is a single storey extension with roof terrace at what appears to be no. 68 Solent Road, two properties to the south of the site. No planning history could be found for this development, and the rear extension and roof terrace may have been constructed unlawfully.

The proposed extension would be built to boundary with No.70 Solent Road and will be set back from the boundary with No.74 by approximately 1.5m and with a sloped double glazed roof towards this boundary. The proposal is considered to respect the proportions of the original building and is subordinate to the host dwellinghouse and materials will be brick to match existing. The proposal does not include a roof terrace and nor is the extension built to boundary with No. 74 which is considered more appropriate and more in keeping with the other extensions in the area. Therefore it is considered to comply with Policy DP24 of Camden's LDF 2010.

Impact on amenity:

Under 4.10 of CPG1, it states that rear extension developments should be designed to "not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking, and sense of enclosure;"

It is considered that the extension which will project 1.1m past the existing rear extension at No.70 Solent Road will not have a significant impact on sunlight access or views from the rear garden. Unlike the previous application, the proposal does not include a roof terrace and is therefore unlikely to have a significant impact of the privacy of No. 70, 74 or neighbouring dwellinghouses towards the rear. The extension will be flat roofed in part (along the boundary with No. 70) with a sloping double glazed roof towards the boundary with No. 74. As there is a 1.5m set in from the boundary with No. 74

it is not considered that there would be no significant impact in terms of privacy or loss of light to this property.

Conclusion:

The proposed single storey rear extension at is considered acceptable with regards to policies CS5, CS14, DP24, DP25 and DP26 in addition to supplementary planning guidance.

Recommendation: Grant Planning Permission