

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	31/10/2013
		N/A / attached		Consultation Expiry Date:	02/10/2013
Officer			Application Number(s)		
Carlos Martin			2013/5604/P		
Application Address			Drawing Numbers		
Flat A 156 Iverson Road London NW6 2HH			Refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s) Erection of a single storey side and rear extension to existing flat (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	12	No. of responses	03	No. of objections	03
			No. Electronic	03		
Summary of consultation responses:	<p>Site notice displayed from 11/09/2013 to 02/1/02013.</p> <p>3 objections based on the following grounds:</p> <p>The proposal would result on loss of daylight, sunlight and outlook on the adjoining property at no. 154, specifically on the kitchen, living room and bedroom at ground floor level and in the rear garden.</p> <p><u>Officers' comments</u></p> <p>See assessment section below.</p>					
CAAC/Local groups* comments: *Please Specify	None; not in CA.					

Site Description

The application site relates to a three-storey terrace property divided into flats. The application relates to the lower unit. The site is not listed and does not fall within any conservation area. Similar properties adjoin at either side.

Relevant History

9401537R1: Change of use of three upper floors from a maisonette to a one-bedroom self-contained flat as part of the first floor and a three-bedrooms self-contained maisonette on the first to third floors, plus new enlarged roof dormers at front and rear, and enlarged roof pitch of the rear extension. Granted 03/05/1996.

Relevant policies

NPPF 2012

The London Plan 2011

LDF Core Strategy and Development Policies 2010

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

DP24 Securing high quality design

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011

CPG1 (design)

CPG6 (amenity)

Proposal

1. Planning permission is sought for the erection of a single storey ground floor extension to the side and rear of the existing back-addition. The proposed extension would project 3.0m from the rear building line of the back-addition and would be 4.4m wide (0.9m from the existing side building line of the back-addition). The extension would be built with matching brickwork and tiles and would feature a set of upvc folding doors to the rear and three rooflights.
2. The proposal has been amended at officers' request to remove the originally proposed projecting roof on the rear section of the extension and to replace it with a flat roof, more in keeping with the style of the property, and to reduce the depth of the proposed extension from 3.5m to 3.0m.

Main planning issues

3. The main issues for consideration are:
 - a) The impact of the proposal on the character and appearance of the existing building and the surrounding area generally.
 - b) The impact of the proposal on the amenity of adjacent occupiers.

Design

4. The proposed extension would be single storey and its size and scale would be appropriate for the host building. By using similar materials and matching brickwork, it is considered that the proposal would not harm the overall appearance of the existing building nor the appearance of the area. The proposed upvc rear doors are considered acceptable in this location given that the property is not within any conservation area and sufficient rear garden space would be retained after extending for the growth of mature vegetation, as required by policy.

Amenity

5. Due to the location and size of the proposed extension it is considered that the proposal would not harm the amenities of neighbouring occupiers. Concerns have been raised by the occupiers of 154 Iverson Road in terms of loss of light and outlook. However, the proposed extension would be set well away from the boundary line between these two properties, ensuring the impact of the extension on no. 154 is mitigated. The existing back-addition of the application site rises two storeys, therefore, the impact of the proposed single-storey extension in the side return in terms of loss of light would be negligible. The section of the extension to the rear of the back-addition would project only 3.0m and would also be set away from the boundary line. Thus its impact is not considered such as to justify a refusal on these grounds.

Recommendation

6. The proposal complies with the relevant policies of the LDF and consequently approval is recommended.