

Delegated Report		Analysis sheet		Expiry Date:	12/09/2013
		N/A / attached		Consultation Expiry Date:	08/08/2013
Officer			Application Number(s)		
John Nicholls			2013/3744/P		
Application Address			Drawing Numbers		
21a Fordwych Road London NW2 3TN			See decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of a single storey rear extension with two rooflights at ground floor level; the relocation of an existing rear ground floor window; creation of new ground floor side entrance door within a ground floor side extension; replacement of existing garden shed and associated landscaping to residential flat (Class C3).					
Recommendation(s):		Refuse Planning Permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	13	No. of responses	01	No. of objections	00
			No. electronic	01		
Summary of consultation responses:	<p>No site or press notices were required for this application. One letter expressing comments was received and is summarised below:</p> <ol style="list-style-type: none"> 1. The proposed works will remove access to the alleyway that currently connects the rear garden with the front of the property. This may have an impact on ease of access to the external wall and roof on this side of the property for maintenance purposes. 2. There appear to be some telecommunications wires currently in the alleyway mentioned above which are required to provide e.g. internet connectivity to some of the other flats in the property. 3. There is a downpipe on the south side, near the front of the property, running down from the roof and going down to a drain in the alleyway. Easy access to the lower section of this pipe and the drain could potentially be blocked by the proposed development. Should plans be modified in order to re-route this pipe, so that the entire pipe (and drain) remains on the exterior of the property? 					
CAAC/Local groups* comments: *Please Specify	N/A					

Site Description

The application site is a ground floor flat in a four-storey semi-detached building located on the east side of Fordwych Road close to its junction with Garlinge Road

The property is not located in a conservation area.

Relevant History

8600746 - Change of use to three self-contained dwelling units including works of conversion – granted - 25/06/1986

PWX0002331 - Use of the first floor as two self-contained flats (front and rear) – granted - 20/06/2000

2008/2240/P - Erection of a side and rear dormer window and front conservation style roof light to the upper floor residential flat – Granted - 19/06/2008

2009/2136/P - Creation of rear roof terrace within pitched roof of projecting wing and French doors at second floor level to residential flat (Class C3). – Granted - 17/06/2009

2011/5727/P - Erection of a single storey rear extension to ground floor level, enlargement of existing rear ground floor window; creation of new ground floor entrance door to south side elevation; replacement of existing garden shed and associated landscaping to residential flat (Class C3) – Granted - 13/02/2012

Relevant policies

LDF Core Strategy and Development Policies

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

NPPF - 2012

Assessment

Proposal

The proposal is for the erection of a large (6.5m deep) single storey rear extension with two rooflights as well as the relocation of an existing rear ground floor window; and the creation of a new ground floor side entrance door within a ground floor side extension and the replacement of an existing garden shed and associated landscaping to residential flat.

In 2012, an application for a smaller side and rear extension along with alterations to the size of the shed was approved, Ref: 2011/5727/P.

The previous proposal involved various additions including a ground floor side extension to the closet wing which was angled like a bay and ran nearly the length of the closet wing extension. This extended both bedrooms within the closet wing and created space for a larger bathroom with built in W.C. and another small en-suite to the master bedroom. A small glazed rear extension (1.1m deep and 2.7m wide) was also proposed on the rear elevation of the closet wing.

An covered veranda area previously with corrugated plastic covered part of the rear patio immediately adjacent the main rear elevation (and between closet wing and neighbouring side boundary) was proposed to be converted into a properly glazed conservatory area measuring 3.8m deep off the rear elevation and 3.7m wide narrowing to 2.6m where it met the closet wing side extension. New windows and sliding doors would match the timber windows on the side extension.

To the side of the property, the boundary wall was proposed to be raised to 2.35m high and covered to meet the roof of proposed new conservatory. A new kitchen door in the flank wall would effectively create an alternative external access. The new side door access to the property would be set behind the front building line by 2.9m and so wouldn't really be visible from the street.

Finally, the existing shed measuring 2.5m to the top of the ridge and 2.7m x 2.1m in floor area was to be replaced by a larger 3.75m x 5.5m shed which fitted tightly into the corner of the garden and run partially along the rear fence with an angled front wall which will have sliding glass doors fitted. The overall ridge height will be 2.66m rising from 2.09m at eaves/fence level.

The overall scheme is slightly lower than that previously approved in 2012.

Amendments

The proposed rear conservatory extension has been reduced from 6.5m to 5m deep, and the design of its rear elevation simplified to form one set of sliding doors with one fan light above. The proposed solid side boundary wall has been returned to being glazed.

The previously proposed triangular shaped shed is now rectangular and measures 4m x 3m and is now proposed to be used as a gym. No amenities appear to be supplied to this building. There is a small side store which measures 1.35m x 2.5m.

The overall height of the shed/gym measures 2.5m to the top of the roof pitch, and the store only 2m in height.

Design

Policy DP24 requires all development to be of the highest standard and should respect character, setting, context and the character and proportions of the existing building.

Camden Planning Guidance CPG1: design states that rear extension should be secondary to the building in terms of location, form, scale, proportions dimensions and detailing, respect and preserve

the original design and proportions of the building and nor should it cause a loss of amenity to adjacent properties.

The differences in the schemes are mainly the size of the proposed rear extension which nearly doubles in length from 3.8m to 5m and changes from being a lightweight conservatory to a more solid extension and the roof changed from being 3.25m high with a lightweight glazed roof to a timber roof with rooflights measuring 2.9m.

The side infill now has a sloping roof along its length and rooflight arrangement. This is no higher than the previously approved scheme and so the Council has no objections. The rear elevation of the proposed extension has been tidied up and simplified and is considered an improvement on the previous scheme and as such there are no objections.

The previously proposed closet wing side extension effectively remains internally but is now subsumed by the large rear and side extension which is also amended slightly to locate windows in bedrooms and bathrooms as appropriate. There are no concerns in design terms with any of these changes.

The amended shed design is also considered to be acceptable as this will be stained timber. Therefore this is also considered to be acceptable.

Amenity

There are no amenity concerns raised by this proposal now that the proposed flank wall of the conservatory element has been changed back to being glazed on the boundary wall.

Objections raised include the lack of access along the side alley, and the downpipes and wires on the flank elevation disappearing into the side extension. The previous approval blocked this access as only this flat has garden access. The wires and pipes on the flank wall which will be caught by the infill are not a planning matter that can be considered and these matters should be discussed between applicant and other leaseholders and freeholder to ensure a compromise solution between the flats.

Recommendation: Grant Planning Permission