

Delegated Report		Analysis sheet	Expiry Date:	28/10/2013
		N/A	Consultation Expiry Date:	30/09/2013
Officer			Application Number(s)	
Seonaid Carr			2013/5051/P	
Application Address			Drawing Numbers	
135 Fordwych Road London NW2 3ND			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Change of use from Single dwelling house into 6 self-contained flats (3 x studios, 2 x 1 bed and 1 x 3).				
Recommendation(s):		Refuse permission		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	6	No. of responses	09	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	<p>Nine objections have been received a summary of which is provided below:</p> <ul style="list-style-type: none"> • Overdevelopment and occupation from a single dwelling to six flats will put additional pressure on existing services and parking and further change the nature of the neighbourhood; • The application indicated the provision of both social housing and disability access, there appears to be no evidence the applicant is a registered social landlord or a housing association that the maintenance of the building will be adequately met; • Roof extension has not used bricks that match the existing brickwork as stipulated in the 2008 application; • All windows on front elevation only open at the top and therefore do not offer any alternative means of escape; • Flat 5 bedroom only have one velux window at a high level which will not meet the means of escape requirements for a second floor habitable room; • Ground floor bedroom 1 and 3 are shown in recently added extensions, two new windows have been added to the side elevation that both overlook No.133 and reduce natural light; • The dining/living of Flat 1 will have inadequate daylight and ventilation with the one existing window at the front; • Conversion will not meet building regulations; • It is not possible to provide two off-street car parking spaced will retaining adequate access to the front door; • Internal floor areas of each unit above ground floor is not in compliance with Mayor of London Development Plan; • The development does not provide vertical access to the upper floor units for ambulant and disables access; • Proposal for bin enclosures is insufficient to comply with the waste management facilities set out by Mayor of London; • Add additional pressure on already strained resources. 					
CAAC/Local groups comments:	N/A					

Site Description

The application site relates to a three storey property located to the north east side of Fordwych Road. Fordwych Road is a predominantly residential area.

The property has previously been extended by way of a rear dormer extension and single storey ground floor extensions.

The site is not located within a conservation area and the property is not listed.

Relevant History

2008/3340/P - Certificate of lawfulness for proposed rear dormer roof extension and the insertion of three rooflights on the front roofslope. Application granted.

Relevant policies

The National Planning Policy Framework (2012)

The London Plan (2011)

LDF Core Strategy and Development Policies(2010)

CS4 Areas of more limited change

CS5 Managing the impact of growth and development

CS6 Providing quality homes

CS11 Promoting sustainable and efficient travel

CS14 Promoting high quality places and conserving our heritage

DP2 Making full use of Camden's capacity for housing

DP5 Homes of different sizes

DP6 Lifetime homes and wheelchair homes

DP16 The Transport Implications of Development

DP17 Walking, cycling and public transport

DP18 Parking standards and limiting the availability of car parking

DP22 Promoting sustainable design and construction

DP24 Securing high quality design

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011

CPG1 Design

CPG6 Amenity

CPG7 Transport

Assessment

Proposal

Change of use from single dwelling house into 6 self-contained units (3 x studios, 2 x 1 bed and 1 x 3 bed). The development proposes a three bed unit to the ground floor level with three studios and two one bed throughout the remainder of the property.

The house has previously been extended by way of a loft conversion and rear extension however these appear to have been completed as permitted development. As such they do not form part of the assessment for this application.

Land Use

As the property is already in C3 residential use, there is no objection to the nature of the proposed land use. However the assessment revolves around the proposed mix of units and standard of accommodation.

Policy DP5 seeks to ensure development contributes towards an inclusive and balanced community by securing a range of self-contained homes of different sizes. All residential development should contribute to meeting the priorities set out in the dwelling size priorities table including the conversion of existing residential floorspace. The proposed development is seeking the provision of three studios, two one beds and one three bed. Within the table that forms part of DP5, 1 bed and studio units are in low demand for market housing with three bed units being in medium demand. The highest priority is for two bed units and the policy expects that 40% of new flats should be 2 bedroom units. Whilst the policy acknowledges that not be appropriate for every development to meet the aims set out in the priorities table, each development should contribute towards the creation of a mixed and inclusive communities. Furthermore the policy specifically states that the Council will resist development for self-contained general needs housing that contain only one-bedroom and studio flats.

The proposal would fail to meet the requirements of the priorities table with 83% of the development providing 1 bed/studio units and no 2 bed units being provided at all. A building of this size would be able to accommodate a lesser number of units that would accord with the priorities table. As such objection is raised on grounds of the proposed mix as this fails to contribute to a mixed and inclusive community.

In terms of the standard of accommodation, all units would meet the required space standards as set out in CPG2, furthermore all units bar two would meet the London Plan space standards. The two units that fall short would do so be less than 1sqm as such it is considered this would not warrant a refusal with regard to room sizes.

In terms of daylight and sunlight, all units would be dual aspect and served by multiple windows as such it is considered future occupiers would experience a good level of daylight and sunlight. In respect of outlook for the same reasons it is considered future occupiers would experience a good level of outlook and would have a good level of privacy.

Transport

The site is located within a PTAL of 4 with good access to public transport. Within the application form the applicant has stated there is no provision of car parking on site, the proposed plans have marked 2 car parking spaces on the hard standing to the front of the dwelling as existing. However it is considered only one car would be able to park within the forecourt area with the remaining area being re-landscaped to restrict the area for parking.

Given the development would increase the number of occupiers within the unit and it has not been

identified that the existing occupiers would be returning, should permission be granted the development would be sought as car capped with no more than one car parking space on the site, as there is an existing means of access and a single parking space to the front of the dwelling. It is therefore considered the provision of two car parkings spaces is excessive.

No information has been provided with regard to cycle parking, as such the development would fail to contribute towards sustainable modes of transport. However given the area of hardstanding to the front it would be possible for a cycle store to be constructed within this area, such details would be secured via condition if permission were granted.

Lifetime Homes

The applicant has not provided a Lifetime Homes statement, it has been shown on the proposed plans that there would be a ramp installed to the front entrance and some of the bathrooms could be wheelchair accessible. However they have not demonstrated fully how the development would accord with the Lifetime Homes standards, contrary to DP6 and permission should be refused the basis that it would fail to contribute to the boroughs housing stock which is suitable for people with mobility difficulties.

Sustainability

The application is for the provision of 6 units, a net addition of 5 units, no information has been provided with regard to the sustainability of the development as such the application should be refused on the grounds that the applicant has failed to demonstrate the new units would be of a sustainable design and construction and contribute to tackling climate change.

Section 106 contributions

Education

CPG8 specifies that development which creates more than 5 units is liable to make a financial contribution towards educational infrastructure. Only units of 2 bed or more are liable to pay a contribution. Given the property is an existing unit and the proposed would provide one family sized unit with the remaining being studio/1 beds there would be no net increase in family sized accommodation. Therefore it is not considered reasonable to request a contribution towards educational infrastructure in this instance.

Public open space

Due to the number of units proposed and increased level of occupancy at the property, there would be a requirement for the applicant to make a financial contribution towards improving existing open space. The figure would be dependent on the number of bedrooms per unit and would be secured via a Section 106.

Recommendation: Refuse permission