

Delegated Report		Analysis sheet		Expiry Date:		13/09/2013	
		N/A / attached		Consultation Expiry Date:		04/09/2013	
Officer				Application Number(s)			
Carlos Martin				2013/4213/P			
Application Address				Drawing Numbers			
2 Menelik Road London NW2 3RP				Refer to draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Installation of two dormers at front and two at rear of roof to existing flat, including raising the height of the roof (Class C3)							
Recommendation(s):		Grant					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	06	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		No response.					
CAAC/Local groups* comments: <small>*Please Specify</small>		None; not in CA.					
Site Description							
The application site relates to a two-storey plus attic and basement semi-detached corner property located on the junction of Menelik Road and Westbere Road. The property is divided into flats, it is not listed and does not form part of any conservation area.							
Relevant History							
2013/2973/P: Replacement of existing window with new double doors to Menelik Road elevation of ground floor flat (Class C3). Granted							
Applications withdrawn : 2013/3992/P for "Erection of single storey rear extension (Class C3) " and							

2013/4078/P "Erection of 4x dormer windows on existing back addition of residential dwelling (Class C3)."

2005/1220/P: Erection of a single-storey side extension (fronting Westbere Road), plus excavation of the garden to form a new basement with 2 x front lightwells, a new dormer window to the main rear roofslope, 2 x rooflights to the front roofslope and 1 x to the side roofslope and 1 off-street parking space, in connection with the conversion of the single-family dwelling house into 4 x self-contained flats. Granted

2004/2813/P: The erection of a new 2-storey plus basement detached house with 1 x off-street car parking space in rear garden of 2 Menelik Road fronting Westbere Road. Refused.

Relevant policies

National Planning Policy Framework 2012

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

Assessment

Proposal

Planning permission is sought for the erection of four dormers over the roof of the existing rear-addition, including raising the height of the roof by approx half a meter. Two dormers would be located on the front roof slope, facing Westbere Road, and two would be located at the rear.

The proposal is a resubmission of a previously withdrawn application and has been amended at officers' request to reduce the depth and height of the dormers and incorporate obscure glazing on the rear ones.

Design

Policies CS14 and DP24 seek to ensure all development is of the highest quality design and considers the character, setting, context and form of neighbouring buildings and the character and proportions of the existing building. The proposed dormers would broadly comply with the advice of Camden Planning Guidance for roof extensions. They would be of a modest size and would remain within the lines of the existing roof; well below the ridge and above eaves level. Thus, the dormers would respect the existing form of the roof and would not be overdominant. The dormers are therefore not considered to have an adverse impact on either the appearance of the building or the character and appearance of the area.

No objection is raised to the proposed height increase, as the extension would still appear subordinate to the host building.

Amenity

Given the nature of the proposed development it would not impact on the neighbouring residents' amenity in respect of daylight, sunlight or outlook. No significant impact is expected in terms of loss of privacy given the proposed obscure glazing to the rear and as such no objection is raised on amenity terms.

Conclusion

It is concluded that the proposed development would be an acceptable form of works that would accord with the relevant policies of the Local Development Framework and in this regard no objection is raised.

Recommendation: Grant conditional permission