

Delegated Report		Analysis sheet		Expiry Date:		30/05/2013	
		N/A / attached		Consultation Expiry Date:		16/05/2013	
Officer				Application Number(s)			
Sally Shepherd				2013/1929/P			
Application Address				Drawing Numbers			
67 Hillway London N6 6AB				Refer to Decision Notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of a single storey rear extension to dwelling house (Class C3)							
Recommendation(s):		Grant Planning Permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	03	No. of responses	01	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		<p>A site notice was displayed from 18/04/2013 to 16/05/2013 A press notice was advertised from 25/04/2013 to 16/05/2013 Three adjoining occupiers were notified of the application in writing.</p> <p>One response was received from the occupier of no. 27 Oakeshott Avenue stating that the plans appeared to be reasonable.</p>					
CAAC/Local groups* comments: *Please Specify		The Holly Lodge CAAC was notified and no response was received.					

Site Description

The site is a two storey detached, single family dwelling on the west side of Hillway. The property is not listed but lies within the Holly Lodge Conservation Area. The property has been identified as making a positive contribution to the character and appearance of the conservation area.

Relevant History

67 Hillway:

30/09/2008 – Planning permission granted for the erection of a single storey rear extension to single family dwellinghouse (C3) (Ref: 2008/3559/P)

65 Hillway:

18/08/2010 – Planning permission granted for additions and alterations, including the replacement of existing rear conservatory with the erection of new rear conservatory with two new rooflights, extension of existing garage/storage room and replacement of existing doors, removal and replacement of existing lean-to structure to side elevation to residential dwelling (Class C3) (Ref: 2010/3065/P)

02/12/2011 – Planning permission granted for erection of a single storey side extension to dwelling house (Class C3) and associated alterations to include the extension of the existing boundary fence (Ref: 2011/4952/P)

29/06/2012 – Planning permission granted for the variation of condition 3 (development to be carried out in accordance with approved plans) of planning permission 2011/4952/P dated 02/12/2011 for the erection of a single storey side extension to dwelling house (Class C3) and associated alterations to include the extension of the existing boundary fence namely, to increase the height and length of the extension (Ref: 2012/2239/P)

71 Hillway:

13/06/2013 – Planning permission granted for the erection of a single storey rear extension (Ref: PEX0300235)

73 Hillway:

05/11/2003 – Planning permission granted for the erection of a single-storey rear extension (Ref: 8601191)

Relevant policies

National Planning Policy Framework

LDF Core Strategy and Development Policies

Core Strategy:

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

Development Policies:

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

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

Camden Planning Guidance 2011:

CPG 1 (Design)

CPG 6 (Amenity)

Holly Lodge Estate Conservation Area Appraisal and Management Strategy 2012

Assessment

Proposal

Planning permission is sought for the erection of a single storey rear extension at the property to increase the size of the kitchen and dining room. The extension would be full width and project beyond the rear of the existing garage by 2.64m and extend beyond the rear building line of the existing house by 2.49m. The extension would measure 3.5m in height. A rooflight would be installed on the northern part of the extension and a picture window measuring 1.95m x 2.40m is proposed. Glazed sliding doors are proposed across the width of the extension beyond the original house.

Amendments

Originally permission was sought for a full width, timber clad full width 'box' extension across the back of the property. It was considered that the extension did not relate well to the host property and the revised scheme was submitted.

Main planning considerations

The main planning considerations are: the impact of the proposal on the character and appearance of the building; the impact of the proposal on the conservation area and the impact on the amenity of neighbours.

Design and conservation

The overarching aim of policies CS5, CS14, DP24 and DP25 are to secure high quality design that safeguards the heritage of the Borough. CPG1 also provides detailed advice on acceptable forms of development. In respect of extensions to residential properties in general, the Council would expect development to consider the character and proportions of existing buildings. Extensions should be secondary to the host building, respecting and preserving the original design of the property and its architectural features.

It is considered that the amended proposed extension is acceptable. The proposed development pays regard to the character and proportions of the host building in terms of its scale, design and siting and it represents a sensitive development which is appropriate to the character of the host property.

The choice of materials would give the extension a lightweight and contemporary appearance which would result in a harmonious contrast with the character and materials of the existing property. The lightweight appearance is very similar to the existing contemporary extension at the neighbouring property to the south (number 65). A number of neighbouring buildings in the vicinity have rear extensions or conservatories of varying styles and the proposed extension is considered to be a suitable addition in the area which would preserve the character and appearance of the host property and the conservation area.

With regard to the footprint of the extension in the context of the parent building the proposal is considered acceptable. The existing rear garden of the property is very large (111.2sqm) and so in respect of amenity space; the proposed rear extension is acceptable and would result in the retention of a large proportion of the garden and thus meeting the guidelines in CPG 1, paragraph 4.10.

Impact on neighbouring amenity

As per Policy DP26, the Council seeks to ensure development protects the quality of life of occupiers and neighbours with regard to issues such as outlook, daylight, sunlight and sense of enclosure. The extension will block some light from the side elevation window on the conservatory at number 65; however as this window forms part of a conservatory, the full glazing across the rear of the property provides the main source of light. Existing rear extensions of a very similar height, size and scale exist at number 65 and 67 Hillway (neighbouring properties). It is therefore unlikely that the development would cause detrimental harm to the amenity enjoyed by neighbouring residents.

Recommendation: Grant Planning Permission