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| Delegated Report | | Analysis sheet | | Expiry Date: | | 17/07/2013 | |
| | | N/A / attached | | Consultation Expiry Date: | | 25/06/2013 | |
| Officer | | | | Application Number(s) | | | |
| Hilary Cuddy | | | | 2013/3039/P | | | |
| Application Address | | | | Drawing Numbers | | | |
| 19 Belsize Road London NW6 4RX | | | | Refer to decision notice | | | |
| PO 3/4 | | Area Team Signature | | C&UD | | Authorised Officer Signature | |
| | | | | | | | |
| Proposal(s) | | | | | | | |
| Rear extension to ground, first and second floor to single family dwelling (Class C3). | | | | | | | |
| Recommendation(s): | | Grant | | | | | |
| Application Type: | | Householder Application | | | | | |
| Conditions or Reasons for Refusal: | | Refer to Draft Decision Notice | | | | | |
| Informatives: | | | | | | | |
| Consultations | | | | | | | |
| Adjoining Occupiers: | | No. notified | 03 | No. of responses | 00 | No. of objections | 00 |
| | | | | No. electronic | 00 | | |
| Summary of consultation responses: | | No responses have been received as a result of the consultation. | | | | | |
| CAAC/Local groups* comments: *Please Specify | | N/A | | | | | |

Site Description

The application site consists of a three storey single dwelling located to the south east side of Belsize Road which is a predominantly residential area. The property is located within a terrace of three dwellings, which originally all shared the same architectural form and detailing. The application site is not located within a Conservation Area and the property is not listed.

Relevant History

2013/0922/P- Proposed first floor rear extension, second storey infill extension and lower ground floor conservatory extension to existing dwelling house (C3). Granted 24/03/2013

2012/6761/P- Erection of rear extensions at ground, first and second floor level and creation of terrace at rear second floor level all in connection with existing dwellinghouse (Class C3). Withdrawn 15/02/2/13.

PWX0003108-Erection of rear extension to ground and first floor level plus extended 1st floor balcony, and erection of ground floor front extension, change of use of garage to habitable room. Granted 06/03/2001.

17 Belsize Road

2013/0675/P-Rear extension to ground, first and second floor levels to dwelling house (Class C3). Granted 08/03/2013.

Relevant policies

The National Planning Policy Framework (2012)

The London Plan (2011)

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

CPG1 Design

CPG6 Amenity

Assessment

Proposal

Permission is sought for a ground floor rear extension. The extension would measure the full width of the property (5.8m), 2.5m deep and 2.4m high. To the rear the extension would have bi-folding doors in uPVC to match existing. The materials would be brick to match the host property.

Permission was granted in April of this year under reference 2013/0922/P for a conservatory to the ground floor extending 2.5m beyond the existing rear elevation, 3.2m wide and 3m high. The approved conservatory at lower ground floor level proposes polycarbonate roof with white uPVC double glazing. In addition permission was granted for a first and second floor extension.

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.

The proposal is considered to be an appropriate form of development in relation to the host building. The application site and its neighbouring terrace dwellings are not within a conservation area, nor are these buildings of any heritage or special architectural value. The proposed extension is not considered detrimental to the building or surrounding area and given it would be sited to the rear of the property it would not impact on the surrounding street scene. A similar extension but with a greater depth was approved at the neighbouring property (no 17) in 2012.

The proposed fenestration would be similar in terms of their size and proportions of the fenestration pattern at the first floor and would also be in keeping with the character of neighbouring properties. The proposed materials are considered acceptable and to respect the host building and terrace.

The proposed extension would still be in harmony with the existing building and the general pattern of the development in the area in terms of its materials, size and bulk. The proposal would not harm the appearance of the host building nor the appearance of the surrounding area. The proposal is considered to comply with policies CS14, DP24 and DP25 of the LDF and associated planning guidance.

Amenity

Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight.

The proposed alterations will not result in a loss of amenity to neighbour properties in terms of overlooking, loss of privacy or loss of sunlight/daylight and is considered to comply with DP26 and associated planning guidance.

Conclusion

It is concluded that the proposed development would be an acceptable form of development and is in accordance with policies CS5, CS14, DP24, and DP26 of the LDF.

Recommendation: Grant Planning Permission.