

Delegated Report		Analysis sheet		Expiry Date:		16/05/2013	
		N/A / attached		Consultation Expiry Date:		17/04/2013	
Officer				Application Number(s)			
Miheer Mehta				2013/1094/P			
Application Address				Drawing Numbers			
Garden Flat 31 Birchington Road London NW6 4LL				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of single storey rear extension at lower ground floor.							
Recommendation(s):		Grant conditional permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
Summary of consultation responses:		Site notice was put up on 27/03/2013. Neighbour notification letters were sent on 21/03/2013. No responses received.					
CAAC/Local groups* comments: *Please Specify		None received.					

Site Description

The application site relates to a three storey over basement terraced converted house on the south east side of Birchington Road, a residential street located to the east of Kilburn High Road. The property has Council Tax banding for 3 flats including the application property.

The site is not located in a Conservation Area and the building is not listed.

Relevant History

No permission has been granted for the building as 3 flats, however there are 3 council tax bands which have been registered for more than 4 years.

Relevant policies

LDF Core Strategy and Development Policies

CS1 (Distribution of growth)

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 CPG 1 (Design)

Assessment

The Proposals

- Erection of a flat roof single storey lower ground floor extension measuring 6.9m (width) x 3m (depth), and 3m in height. It would comprise an additional bedroom and provide an extension to the existing living/dining room. It would be constructed from brick to match the existing building and would incorporate bi-folding doors to gain access to the rear garden.

Revised plans have been received:

- The existing front door has been retained as the main accessway, removing any proposed alterations to the front elevation.
- The rear dormer extension to an upper floor flat has been removed from the plan. The superseded plan had the dormer appearing larger than the existing dormer on site.
- The revised plans have now been labelled on all of the existing and proposed floorplans, clearly showing the layout of the flat.
- The revised plans have removed an internal window within the existing main rear wall.

Planning Issues

The main planning issues associated with the proposed development have been identified as design and impact on residential amenity. These issues are addressed below in the context of planning policy and other material considerations.

Design

Due to its size, height and bulk the proposed single storey extension would be considered subordinate to the host building. Although it would extend across the width of the rear elevation of the building it would not appear dominant due to the height of the host building (four storeys). The extension resembles a number of similar rear extensions within the terrace (including No.31 & 33 Birchington Road). The extension would retain approximately 77m² of rear garden, which is considered acceptable. The proposed external materials of the extension will match the existing property and therefore not detract from its appearance.

The proposal's design is considered to comply with the development standards set out in Camden CPG 1

(design) and Policies CS14 (Promoting high quality places and conserving our heritage) and DP24 (Securing high quality design) of the LDF.

Impact on residential amenity

The single storey extension's doors face directly towards the rear of the garden. Due to the existing boundary treatments (1.8m in height) there would be no loss of privacy to occupiers of neighbouring properties. The height and projection of the extension will not result in a loss of outlook or daylight to adjoining residents or those occupying the upper floors of the host building.

Due to the close proximity of the extension to the boundaries with the adjoining properties a condition would be attached to any permission to ensure that the flat roof would not be accessed and used as a roof terrace. As this may result in significant overlooking to the windows and garden areas of the adjoining properties.

There will be no identifiable harm to the living conditions of neighbouring residents and the proposal is therefore in accordance with Policy DP26 (Managing the impact of development on occupiers and neighbours) of the LDF.

Recommendation

The application should be granted approval subject to conditions.