

Delegated Report		Analysis sheet		Expiry Date:		22/02/2013	
		N/A		Consultation Expiry Date:		07/02/2013	
Officer				Application Number(s)			
Gideon Whittingham				2012/6832/P			
Application Address				Drawing Numbers			
9 Bromwich Avenue London N6 6QH				Refer to Decision Notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of full width rear extension replacing existing rear and side 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	02	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed from 10/01/2013 and a public notice was published in the Ham & High from 17/01/2013. Nos. 7 and 11 Bromwich Avenue were formally consulted. No response has been received to date.					
CAAC/Local groups comments:		The Holly Lodge CAAC commented: <i>"Because the neighbour to the east at 11 Bromwich Avenue will lose sunlight as a result of the rear extension, their views must be taken into account"</i>					

Site Description

The application site relates to a 3 storey semi-detached dwelling building on the north side of Bromwich Avenue, located within the Holly Lodge Conservation Area.

Relevant History

9 Bromwich Avenue:

PEX0200477 - PP Granted (17/09/2002) for the construction of a new garden shed with enclosed raised decked terrace area.

3 Bromwich Avenue:

2003/3177/P - PP Granted (23/12/2003) for the erection of a single storey rear extension.

Relevant policies

LDF Core Strategy and Development Policies

National and Regional Policy

National Planning Policy Framework 2012

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)

DP25 (Conserving Camden's heritage)

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

Camden Planning Guidance 2011:

CPG1 Design; CPG6 Amenity

Holly Lodge conservation area appraisal and management strategy (2012)

Assessment

1. Proposal:

1.1 The application proposes:

- The erection of a brick built full width rear extension, measuring approximately 3.3m in height, 6.7m in width and 3.9m in depth, providing 26sqm of additional residential accommodation located at ground floor level. The extension would be clad in painted white render, the rear facade would feature full width folding timber framed doors and the roof would comprise a single ply membrane. The rear facade would also feature a projecting canopy and the internal head height would be 2.5m.

1.2 The proposal would replace a half width rear extension, measuring approximately 3m (ridge) in height (2.4m eaves), 4m in width and 1.9m in depth, providing 26sqm of additional residential accommodation located at ground floor level, in addition to a flank wall brick extension projecting 0.5m from the building, with a depth 1.6m.

1.3 The installation of 2 single timber framed windows to the flank elevation at ground floor level would constitute permitted development. It is not therefore possible to raise objections to these works and their possible impact on grounds such as design or amenity.

1.4 The applications have, since their initial submission, been revised upon officer advice and neighbour consultation including:

- Plans showing adjoining properties windows
- Details of materials

1.5 The principal considerations material to the determination of this application are summarised as follows:

- Design
- Amenity
- Other Material Considerations

2. Design

2.1 The north side of Bromwich Avenue comprise a variety rear extensions, the majority of which are full width, albeit of varying depths and detailed designs. In terms of prevailing development, Nos.1, 3, 7, 11, 13, 15 and 21 feature full width extensions, the most recent No. 3 in 2003 (2003/3177/P). Within this context, it is considered full width rear extensions to the north side of Bromwich Avenue have adequately been established.

2.2 In terms of siting, the rear extension would covers 26sqm of a garden measuring 176sqm, approximately 15% of total rear garden space. In this respect, the proposal would retain the considerable sense of openness attributed to the rear gardens in this area.

2.3 The proposed extension, by virtue of its materials, detailing and location at ground floor level would represent a visually subordinate addition, considered appropriate in terms of style and appearance to the host building and the wider conservation area.

3. Amenity

3.1 The proposal, by virtue of its limited increase in height and depth, would not exert a materially harmful impact on the amenities of adjoining occupiers (Nos.7 and 11 Bromwich Avenue), in terms of access to sunlight, daylight, visual bulk or sense of enclosure.

Recommendation: Grant Planning Permission

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please telephone Contact Camden on (020) 7974 4444