

Delegated Report		Analysis sheet		Expiry Date:		24/01/2013	
		N/A / attached		Consultation Expiry Date:		20/12/2012	
Officer				Application Number(s)			
Elizabeth Beaumont				2012/6104/P			
Application Address				Drawing Numbers			
Lower Ground floor 2 Oakford Road London, NW5 1AH				Please see decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of single storey rear infill extension and alterations to rear fenestration at lower ground floor level.							
Recommendation(s):		Grant planning permission					
Application Type:		Full Planning Permission					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	15	No. of responses	00	No. of objections	00	
			No. electronic	00			
Summary of consultation responses:		None received					
CAAC/Local groups comments:		N/A					
Site Description							
The site is located on the west side of Oakford Road. The site comprises a two storey end of terraced property with exposed lower ground floor level subdivided into flats. The application relates to the lower ground floor one-bedroom flat. The building is not listed or located within a conservation area.							
Relevant History							
None relevant							
Relevant policies							
LDF Core Strategy and Development Policies							
<u>Core strategies</u>							
CS1 (Distribution of growth)							
CS5 (Managing the impact of growth and development)							
CS14 (Promoting high quality places and conserving our heritage)							
<u>Development policies</u>							
DP24 (securing high quality design)							
DP26 (Managing the impact of development on occupiers and neighbours).							
Camden Planning Guidance 2011 – CPG 1 (Design) & CPG 2 (Housing)							
Assessment							
Proposal – Permission is sought for the erection of a rear infill extension adjacent to the existing closet wing at lower ground floor level. The extension would project to the same depth as the existing closet wing and measure 2.85m high and 2.7m wide. A step is proposed between the rear elevation of the host building and the extension to allow an openable window to ensure ventilation into the room							

currently used as a bedroom. The roof of the extension would be predominantly covered with a glazed roof light.

Revision – The scheme was revised during the course of the application in order to continue the parapet wall to hide the stepped height of the extension and to omit the use of timber panels. It is now proposed for the extension to be completed in painted render to match existing. The replacement door on the rear elevation of the existing closet wing has also been amended to omit the timber panel.

Design - There is no predominant pattern for rear extensions with the terrace of which the application property is part and there is very little planning history for such additions. There is a combination of rear extension beyond the original rear additions and a few examples of side infill extensions. The application site differs from the wider terrace as it has a two storey rather than three storey rear additions with a roof sloping front to back. Given the prevailing building pattern there is no in-principle objection to the proposed extension subject to the proposed scale, bulk and detailed design.

The proposed infill extension is small in scale, slightly set back from the rear building line and following revisions to the height it is considered to be appropriate in terms of scale and bulk. There is an existing high boundary wall with the neighbouring property and the extension would predominantly sit below this wall. The stepped height of the rear extension due to the glazed rooflight and recess between the extension and the rear elevation is concealed by the rear parapet wall.

The detailed design has been revised to propose painted render which is in-keeping with the host building. The proposed bi-fold doors and replacement door on the rear elevation are considered to be appropriate in terms of materials and design.

Amenity – There is an existing high brick wall between the application site and the majority of the extension would sit below this wall. The boundary wall is sloped therefore a small section would project above the wall however it is not considered that this would be sufficient to have a detrimental impact on the amenity of the neighbouring occupier.

A large section of the roof of the extension would be glazed and the first floor flat window on the rear elevation is very close to the extension. In order to ensure that there are no issues with lightspill a condition is recommended that the glazing should be obscured to mute any possible lightspill. It is considered that subject to this condition the proposal would not have a detrimental impact on the amenity of the neighbouring occupiers in comparison to the existing situation.

The proposed extension would block the existing window from the room currently used as a bedroom. In order to retain this layout the extension has been designed so that a slither of window on the original rear elevation is retained. The extension is then stepped to allow this window to be openable and ensure ventilation is achieved to the bedroom. To allow natural light into this room the roof of the extension is predominantly glazed.

It is considered that in spite of these measures the residential standard of the bedroom would be decreased in comparison to the existing situation. However as the layout of the ground floor flat could be easily revised to relocate the bedroom to the front room creating a large living/dining/kitchen to the rear the overall residential standards of the unit are not detrimentally affected.

It is therefore considered that the proposed extension would not have a detrimental impact on the amenity of neighbouring occupiers or the residential standards of the occupier of the unit in comparison to the existing situation.

Recommendation – Grant planning permission subject to conditions.

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