

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	09/11/2012
		N/A	<b>Consultation Expiry Date:</b>	16/10/2012
<b>Officer</b>			<b>Application Number</b>	
Aysegul Olcar-Chamberlin			2012/3946/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
13 Ravenshaw Street London NW6 1NP			See decision notice	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal</b>				
Erection of single-storey rear extension with 3 x rooflights adjoining to existing wing all in connection with existing single-family dwellinghouse (Class C3).				
<b>Recommendation:</b>		Grant conditional planning permission		
<b>Application Type:</b>		Householder Application		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	No. notified	<b>02</b>	No. of responses	<b>01</b>	No. of objections	<b>00</b>
			No. electronic	<b>01</b>		
Summary of consultation responses:	<p>The occupiers of 11 Ravenshaw Street wanted to know the further details of the following items:</p> <ul style="list-style-type: none"> <li>• Further detailing and finish of the 'stepped backed construction;</li> <li>• Detailing of the proposed surface water disposal;</li> <li>• Acceptability of a similar extension to their property.</li> </ul> <p><i>Response: The applicant's agent confirmed that the proposed extension would not be built over the party wall. In terms of surface water disposal the gutter would be located on the side of the extension. An e-mail informing of these details were sent to the occupiers on 30/10/2012. In response to this e-mail the occupiers wanted to know whether the fencing would be reinstated or not. The occupiers made aware that requesting further details for boundary treatment would have been unreasonable because of 'permitted development rights'.</i></p>					
CAAC/Local groups comments:	None					
<b>Site Description</b>						
<p>The application site is a two storey mid-terrace single dwellinghouse on the west side of Ravensham Street. Number of properties on this terrace have been altered and extended by rear single storey and rear dormer roof extensions.</p> <p>The site is not in a conservation area.</p>						
<b>Relevant History</b>						
<p><u>9 Ravenshaw Street:</u>  <b>2009/2845/P</b> - Certificate of Lawfulness was granted on 06/08/2009 for the erection of a single storey ground floor rear extension, alterations to door and window openings in the existing rear elevation and addition on the side return and a new window on the side elevation (ref: 2009/2845/P).</p> <p><b>2009/2861/P</b> – Certificate of lawfulness was granted on 06/08/2009 for the erection of single storey ground floor extension within rear side return (extending 2m from the rear wall).</p> <p><u>11 Ravenshaw Street:</u>  <b>PWX0302190</b> - Certificate of lawfulness was granted on 14/04/2003 for the erection of a rear infill extension.</p>						
<b>Relevant policies</b>						
<b>LDF Core Strategy and Development Policies</b>						
<b>Core Strategy</b>						
CS5 – Managing the impact of growth and development						
CS14 – Promoting high quality places and conserving our heritage						

## **Development Policies**

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:** The proposal is for the erection of a single storey rear extension infilling the gap between the shared boundary wall with no 11 and the existing two storey rear closet wing. The proposed extension would have a mono-pitched roof with three rooflights and would be in line with the existing rear wing. The height of the extension would be immediately adjacent to the shared boundary with no 11 would be 2.6m raising to a height of 3m where it joins to the existing rear wing.

The proposed rear extension would add an approximately 10sqm floor area to the existing house.

During the assessment of this application further details of gutter and rain water pipe for the surface water disposal were submitted.

**Design and appearance:** The terrace where the application property is located was originally built with two storey rear wings with a gap on one side. Many of the properties on this terrace have still retained that gap. The proposal would result infilling this gap on the ground floor level but it would not be visible from the public views. The proposed extension would have matching brick work and roof tiles to the existing and aluminium doors matching to the altered rear doors on the existing rear elevation.

Given the height, bulk, positioned and detailed designed of the proposed extension the proposal is considered subordinate to the host property. The proposed rear extension would also be largely screened by the high boundary walls around the rear garden and therefore it would not be intrusive.

**Amenity:** The proposed rear extension would be unlikely to cause harm to the neighbouring amenity in terms of loss daylight, outlook or privacy. The height of the extension immediately adjacent to the shared boundary with no 11 would be approximately 0.35 higher than the existing shared boundary wall (with solid timber fencing on top). That additional height would not significantly affect the daylight an outlook to that property.

Given the proposed rear extension would not project beyond the existing rear wing it would not have any impact on the amenities of no 15.

Consequently, the proposal would not detrimentally impact the amenity of adjoining neighbours and a reasonable sized garden would also be retained and there would be no significant impact upon garden amenity.

**Other:** Given the additional floor space is less than 100sqm the CIL is not applicable in this case.

**Recommendation:** Grant conditional planning permission.

### **Disclaimer**

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