

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		14/09/2012	
		N/A / attached		Consultation Expiry Date:		30/08/2012	
Officer				Application Number(s)			
Carlos Martin				2012/3819/P			
Application Address				Drawing Numbers			
Flat 1 62 - 64 Savernake Road London NW3 2JR				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
The erection of a single storey rear/side extension and the installation of new skylight associated with the use as residential flat (Class C3).							
Recommendation(s):		Grant					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	15	No. of responses	02	No. of objections	01
				No. Electronic	02		
Summary of consultation responses:		<p>Press notice published from 09/08/2012 to 30/08/2012. Site notice displayed from 03/08/2012 to 24/08/2012.</p> <p>1x support comment 1x objection based on the following grounds:</p> <p><i>The proposed extension would limit the light into and views from the side bedroom of no. 66A Savernake Road and the proposed large side window would look directly into this bedroom. A second bedroom with a north facing window would also be affected by loss of outlook.</i></p> <p><u>Officer's comments:</u> See amenity section of assessment below.</p>					
CAAC/Local groups* comments: <small>*Please Specify</small>		Mansfield CAAC: No objection.					

Site Description

The application relates to a three-storey semi-detached building situated on the north side of Savernake Road. The building is divided into residential flats, the application relating specifically to the garden flat.

The property is within the Mansfield Conservation Area.

Relevant History

2005/0243/P: pp granted for loft conversion with velux windows to the street elevation and dormer to rear elevation at 64 Savernake Road. 12/04/2005

PE9800624R1: pp granted for the erection of a single storey garage with a pitched roof in the rear garden for use as part studio at 62 Savernake Road. 15/02/1999

14991: pp granted for the erection of a double garage at 62 Savernake Road. 14/12/1972

Relevant policies

NPPF

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

Mansfield Conservation Area Statement

Camden Planning Guidance 2011

1. **Proposal**

2. Planning permission is sought for the erection of a side and rear extension to provide an extended kitchen and living room to the existing garden flat. The proposed extension would infill the side return, following the width of the main body of the property and would extend to the rear by approx 4.5m from the existing rear building line. The extension would be built in mid grey artificial slate cladding and would feature aluminium framed full-height and full-width glazed sliding doors to the rear and a single skylight. On its west elevation, the extension would feature a full height obscured glazed window. On its east elevation the extension would feature an obscured glazed window and a larger window with obscure glass up to a height of 1.8m from internal floor level and clear glass above.
3. The proposal has been amended to incorporate obscure glazing on the large east elevation window to address neighbours' privacy concerns.

4. **Planning considerations**

5. The main planning issues to be considered are: the impact of the proposal in terms of design and conservation and the impact of the proposal on the amenity of neighbours.

6. **Design and conservation issues**

7. The proposed rear extension is of a reasonable size and would be subordinate in scale to the existing house. Although the extension would have a contemporary appearance in terms of both materials and design, it would not be visible from the public realm and, given that there is a variety of rear extensions at the back of this terrace, it is considered that it would not unduly impact upon the character and appearance of this part of the Mansfield Conservation Area. The stark contrast between the original bricks building and the proposed extension would allow for the lay out of the original building to be read and therefore the extension is not considered to have a negative impact on the host building.
8. Ample space of the rear garden would be preserve after extending to allow fro the growth of mature vegetation. The lay out of the proposed extension, with a recessed area on its west side, has been design to avoid damaging the roots of a tree in the neighbouring garden, ensuring that the green character of the garden is preserved.

9. **Amenity**

10. Concerns have been raised by the adjoining occupiers of the ground floor flat at no. 66 Savernake Road, located to the east of the application site, in terms of loss of light, outlook and privacy and increased sense of enclosure.
11. The proposal has been amended to incorporate obscured glazing on its side elevation thus the privacy of the adjoining occupiers would be preserved and even improved, given that the existing clear glass openings would be replaced by the extension. A condition is recommended to control the glazing in the long term.
12. The extension would follow the width of the existing house and would be located approximately 2.5m away from the side extension of no. 66 and given that the proposed extension is only a single storey high, its impact in terms of loss of light would be marginal. Similarly, the 2.5m distance between the two extensions would ensure that any increase in sense of enclosure is not significant.
13. The existing boundary between both properties is formed of a solid brick wall and trellis with plants. The proposed extension would be partially hidden from the neighbours windows by this boundary and being only a single storey would ensure that any views of the sky are not affected. Thus the proposal is not considered to unduly impact the outlook of the adjoining property in an unreasonable way.

14. **Recommendation:** Grant

DISCLAIMER

Decision route to be decided by nominated members on Monday 10th September 2012.
For further information please click [here](#).