

Delegated Report		Analysis sheet	Expiry Date:	24/08/2012
		N/A	Consultation Expiry Date:	02/08/2012
Officer			Application Number(s)	
Sam Fowler			2012/3188/P	
Application Address			Drawing Numbers	
16 Fortune Green Road London NW6 1UE			Refer to draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of single-storey rear extension in connection with existing ground floor flat (Class C3).				
Recommendation(s):	Refuse planning permission			
Application Type:	Full Planning Permission			
Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				

Consultations

Adjoining Occupiers:	No. notified	30	No. of responses	02	No. of objections	02
			No. electronic	01		
Summary of consultation responses:	Site notice displayed from 06/07/2012 until 27/07/2012. Advertised in the Ham and High Newspaper 12/07/2012 until 02/08/2012. Two letters of representation were received, raising objections in respect of the following: <ul style="list-style-type: none">- significant reduction of daylight and sunlight to room at neighbouring property;- the proposal will overshadow the neighbour's outdoor area and spoil outlook;- design and layout would result in an over large and unsightly extension, harmful to views;					
CAAC/Local groups* comments: *Please Specify	No response received					

Site Description

The site is located on the northern side of Fortune Green Road. The application site is a mid-terrace 3 storey building in use as 3 residential flats. This application relates to the ground floor unit. The property stands in the West End Green Conservation Area and is identified as making a neutral contribution to its character and appearance. The property has a large three storey rear projection, mirrored on no. 14 Fortune Green Road. It is noted that other dwellings to the northwest of the site have undertaken rear extensions.

Relevant History

There is no planning history relevant to this application

Relevant policies

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 2006 and 2011

West End Green Conservation Area Character Appraisal and Management Strategy

Assessment

Proposal:

The proposal seeks permission for the construction of a single storey rear extension.

The proposed development would wrap around the side and rear of an existing three storey rear projection, and would be the full width of the property (6.1m). It would be 5.2m in depth along the boundary of no. 18 Fortune Green Road, where it would then wraparound to be 2.5m in depth off the rear of the three storey rear projection.

It would be 2.2m in height to a pitched roof along the boundary of no. 18 Fortune Green Road. It would then rise in height to 3.1m, and be finished in a flat roof. A small court yard would be created between the extension and rear wall of the dwelling.

Assessment:

The main issues to be considered are the design impact on character of the proposal and the potential impact on neighbouring amenity.

Design / Impact on character:

Development plan policy DP22 (Securing high quality design) of the Council's LDF require all developments to be of a high standard design and take into consideration the character, setting, context, form and scale of the host building and surrounding properties.

Policy DP24 which requires new development to meet a high standard of design which respects the setting, context, and the proportions and character of the existing building and Policy DP25 which requires new development to both preserve and enhance the character and appearance of conservation areas.

Camden's Design Guidance states that rear extensions should be:

- secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing;
- respect and preserve the original design and proportions of the building, including its architectural period and style;
- retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area.
- The width of rear extensions should respect the rhythm of existing rear extensions.

In a review of neighbouring properties, rear extensions have been made at ground floor level to the width of the three storey rear projection element, but not the full width of the property, thus retaining a visual gap between pairs of dwellings. By constructing a full width rear extension the proposal would be creating a development that would fail to respect the character and appearance of the existing building, as well as similar buildings in the surrounding conservation area. Therefore the proposed development is considered to be contrary to the above guidance. This is because overall the proposed extension is not considered to be subservient to the parent building, does not respect the proportions of the original building, nor does it respect the rhythm of existing extensions. Therefore, it is considered to be contrary to Policies DP24 and DP25 of Camden's LDF 2010 and also fails to comply with Camden's Design Guidance and policies contained within the Hampstead Conservation Area Statement.

Impact on amenity:

The only neighbours to be affected are Nos. 14 and 18 Fortune Green Road, sited on either flank of the application site. The proposal would be contained within the site boundaries and inside of the existing party walls on both sides.

There would be no potential for overlooking to neighbouring properties. Although no roof terrace is proposed or indicated on the drawings, a condition could be imposed restricting the roof from being

used as a balcony / terrace. It is also noted at the time of the site visit that a door at first floor level has already been boarded up, as shown on the plan.

Insofar as no. 14 Fortune Green Road, it is considered that there would not be any detrimental impact to the residential amenity of this building. The depth, and the height, of the rear extension is relatively modest, and it would not cause a loss of sunlight/daylight to this property.

With regard to no. 18, it is noted that a longer length of bulk would be sited along the shared flank boundary of this property. The development has been proposed with a roof that pitches away from the neighbouring properties at no. 18. The proposal would be 2.2m in height to eaves, along the flank boundary of no. 18, and it is considered that at this height the development would not cause any undue impact on the residential amenities of the neighbouring properties.

While there would be no impact on the amenity of neighbouring occupiers, these positives do not outweigh the Council's concerns over the harm caused by the proposed character and appearance, as stated above.

Other issues:

The proposal would not cause harm to any trees in the vicinity and a sufficient degree of soft landscaping would be retained.

Community Infrastructure Levy:

The proposal would not be liable for a contribution towards the Mayor's Community Infrastructure Levy (CIL).

Conclusion:

Overall the proposal is not considered to preserve the appearance of the host building and would cause harm to the character of the wider conservation area. The development would therefore fail to comply with the aims and objectives of core policy CS14 and development plan policies DP24 and DP25 of the LDF.

The development is not considered to result in a harmful impact on the amenities of neighbouring properties and would therefore be consistent with policy DP26 of the LDF.

Recommendation:

Refuse permission subject to conditions.

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