

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		22/08/2012	
		N/A		Consultation Expiry Date:		02/08/2012	
Officer				Application Number(s)/			
Sam Fowler				2012/3401/P			
Application Address				Drawing Numbers			
2 Clorane Gardens London NW3 7PR				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of single-storey rear ground floor level extension, installation of dormer window in rear roofslope, relocation of garage door (following demolition of existing front ground floor extension), and installation of metal balustrade to rear first floor level balcony and associated landscaping all in connection with existing dwellinghouse (Class C3).							
Recommendation(s):		Grant planning permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	62	No. of responses	01	No. of objections	01
				No. Electronic	00		
Summary of consultation responses:		Advertised in Ham and high: 12/07/2012. Expired- 02/08/12 Site notice: 06/07/2012. Expired- 27/07/12 No responses were received from neighbouring properties.					
CAAC/Local groups comments:		<u>Redington/Frognaal CAAC:</u> Generally satisfied with the proposal in regards to the extensions to the property. However, concern was raised over the amount of hard landscaping that would occur in order to create the tiered layering of soil down to the base of the rear extension, between the ramp and the western flank boundary, as this would occupy too much garden space.					

Site Description

The subject property is located on the south-west side of Clorane Gardens. The main feature on the property is a semi-detached dwelling, which has undergone some extensions in the past. The building is L-shaped, and finished in red brick with a gable ended roofline. There is a small conservatory that projects from the rear of the property and is mirrored on the neighbouring property, no. 4 Clorane Gardens.

The property has a large rear garden, which is relatively flat. There are no trees within the immediate vicinity of the site or property that could be affected by the proposal.

The property is in the Redington/Frognal Conservation Area and is identified as making a positive contribution to the conservation area in the Redington/Frognal Conservation Area Statement.

Relevant History

CA\2012\ENQ\02329 – Pre-application in relation to the proposed development.

Relevant policies

LDF Core Strategy and Development Policies

CS5 (Managing the impact of growth and development)

CS6 (Providing quality homes)

CS14 (Promoting high quality places and conserving our heritage)

DP22 (Promoting sustainable design and construction)

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)

National Planning Policy Framework 2011

Redington/Frognal Conservation Area Statement 2003

Assessment

The proposal is for the creation of a lower ground floor rear extension, the installation of a rear dormer, the installation of a metal balustrade to match the neighbouring property, and the partial demolition of an existing front extension to the garage.

Revision

A lot of elements that were originally proposed at the pre-application stage have been remedied in the submission of the planning permission. Of note is that the changes to the front of the dwelling now only incorporate the removal of a front projection and the installation of a new garage door, the reduction in overall size and bulk of both the rear dormer and rear extension, as well as the inclusion of several original design features.

Design and appearance considerations

Front

The only alteration that has the potential to significantly alter the street scene would be to the front of the dwelling, and involve the demolition of the existing front projection of the garage. The existing projection was identified by both Council and the agent during the pre-application stage as being an incongruous feature that upsets the character and appearance of both the original dwelling, and the neighbouring properties. By removing the projection, and repositioning the door, it would alter the design of the dwelling to be more closely matching the attached neighbour. Therefore the development would comply with policies CS14, DP24, DP25, DP26 and DP27 of the LDF and Camden Planning Guidance.

Rear garden

In regards to the rear of the property, this is within which the majority of the works are to be undertaken. It is noted that the proposed rear extension is approximately 4.7m in depth, and is sited along the shared boundary with no. 4. However, the rear extension has been designed to be a lower ground floor extension, which would protrude by only 2.0m above the natural ground level of the property, with a flat roof. It would also feature a planted wildflower and grass roof. In designing it like this, the proposal would have a relatively modest character and appearance, and would be considered subordinate to the original dwelling.

Insofar as the rear dormer, it is also noted that this element of the development would be relatively modest, and fit well within the rear slope of the dwelling. It would be sited at least 0.7m from the shared flank boundary with no. 4, at least 1.2m from the ridgeline of the dwelling and over 1.0m from the eaves of the dwelling. Therefore it would be a relatively modest form of development sited within the rear roof slope, and would be in harmony with the character and appearance of the dwelling and would comply with Camden Planning Guidance. The windows have also been designed to match the windows design at first floor.

The final alteration to the rear elevation of the building would be the metal balustrades. These are also considered to be sympathetic to the design of the existing dwelling. They are to match the metal balustrades at no. 4, and would create a balance between the two properties.

It is noted in the objection received from the Redington/Frognaal CAAC that they have an objection to the hard landscaping that would form a tiered layering down to the rear of the proposed extension, as they believe that this would be covered in hard landscaping and effectively used as a terrace. However this is to form the rear garden, and has been design in this way to slowly incorporate the green roof into the garden from a visual perspective. This area would have soft landscaping, of planted grass and wildflower so to match the roof of the rear extension, and would not be used as a terrace. In addition to the areas of green roof to the proposed extension and soft landscaping incorporated in the proposed hard landscaped area, an additional existing soft landscaped area of garden with trees of between approximately 6 – 9m in length is therefore considered to be satisfactory.

Therefore the development would comply with policies CS14, DP24, DP25, DP26 and DP27 of the LDF and Camden Planning Guidance.

Amenity

In terms of the proposed development, it is firstly noted that the element which has the most potential to cause a detrimental impact to the residential amenity of the neighbouring property is the rear extension. At 4.7m in depth, it is considered to be a reasonably deep projection, given that it is sited along the shared boundary with no. 4 Clorane Gardens. However it would be 2.0m in height, which would match the height of the existing fence line. Therefore the development would be screened from the neighbouring property, and would not be of such a size that would cause a loss of sunlight/daylight to the neighbouring property.

The proposed rear dormer would face over the rear garden, and the metal balustrades would enclose an existing terrace. Therefore neither of these elements would give rise to a loss of privacy or overlooking. Therefore it is considered that the proposal would have no detrimental impact on the residential amenities of the neighbouring properties.

CIL

The proposal would not be liable for the Mayor of London's CIL as the additional floorspace does not exceed 100sqm or one unit of residential accommodation.

Recommendation: Grant Planning Permission

DISCLAIMER

Decision route to be decided by nominated members on Monday 20th August 2012.

For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>