

Delegated Report		Analysis sheet		Expiry Date:		13/08/2012	
		N/A		Consultation Expiry Date:		26/07/2012	
Officer				Application Number(s)			
Nicola Tulley				2012/3100/P			
Application Address				Drawing Numbers			
5 West Cottages West End Lane London NW6 1RJ				See 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 to existing single-family dwelling-house (Class C3).							
Recommendation(s):		Approve planning consent					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	03	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		<p>A site notice was displayed from 03/06/2012 to 26/06/2012. A notice was placed in the Ham & High on 05/07/2012.</p> <p>No letters of comment or objection have been received to date.</p>					
CAAC/Local groups* comments: *Please Specify		West End Green CAAC was notified of the proposals. No comment has been received to date.					

Site Description

The application site relates to a two storey terraced dwelling-house located in West Cottages, accessed from a small side road from the northern end of West End Lane.

The application site is noted as a positive contributor within West End Green conservation area appraisal and management plan.

Relevant History

Application site

Full planning application, reference 2007/5427/P, was granted for: Erection of single-storey rear ground floor level extension to existing single-family dwelling-house (Class C3).

Full planning application, reference 8501883, was granted for: Erection of a single-storey rear extension with a flat roof and alterations to the front and rear dormer windows as shown on drawing No.A/101/2A.

Full planning application, reference F4/16/K/36357, was granted for: Erection of single storey rear extension and wooden rear boundary fence.

4 West Cottages

Full planning application, reference 2005/3436/P, was granted for: enlargement of the existing single storey rear extension plus provision of enlarged roof terrace with new metal balustrades, to provide additional accommodation for the dwelling-house.

Full planning application, reference 2004/2178/P, was granted for: Replacement of existing single storey rear extension and roof terrace by an enlarged extension and roof terrace, plus erection of a rear dormer window to enlarge the existing loft room.

Relevant policies

The London Plan: Spatial Development Strategy for Greater London: 2011

LDF Core Strategy and Development Policies 2010

Core Policies

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

Development Policies

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

West End Green Conservation Area Appraisal and Management Strategy 2011

Assessment

Proposal and background

The applicant has sought permission to erect a single storey rear extension at ground floor level to enlarge the kitchen of the dwelling-house. The building has already been extended at roof level with front and rear dormer windows and has an original 5.95m long single storey rear projection. Planning permission was granted on the 17th December 2007 under planning reference 2007/5427/P for a similar extension, this has however expired.

There is an existing single storey rear extension at Number 4 West Cottages adjacent (planning reference 2005/3436/P) which projects to the same depth as the proposed but is set in from the boundary by 0.4m.

Whilst this is not a renewal for planning consent, officers note that planning policies in relation to design and domestic ground floor extensions have not significantly altered since previous consent was granted under the Council's superseded Unitary Development Plan.

Design and appearance

The proposed extension would be located between the original rear extension and the boundary fence with 4 West Cottages. It would project 3.6m from the rear building line of the original dwelling-house and extend to the line of the extension approved and built at number 4 West Cottages (2005/3436/P). It would maintain the same height as the existing rear extension of approx. 2.6m. No windows would be incorporated within the flank wall on the boundary with number 4. The applicant proposes to incorporate a small window and a double door in the rear flank wall of the extension. The proposed extension would cover 43% of the existing garden area, retaining a garden area of approx. 12.7sqm.

Development Policies DP24 & DP25 seek to ensure that extensions and alterations are sympathetic to the character and appearance of the existing building in relation to its: scale; proportions; built footprint and materials. Camden Planning Guidance CPG1 'Design' provides further detailed design guidance clearly stating that extensions should remain subordinate to the original building unless there are specific circumstances of the site that would enable an exception to this approach.

The extension would be finished in render to match the existing dwelling-house with a felt roof and double glazed window and doors. There are similar examples of this finish to other buildings in this group and therefore the standard is considered acceptable. The proposed extension would consume a considerable proportion of usable rear garden space however, the internal habitable space is limited and on balance the proposed extension is deemed acceptable in relation to its size, scale, and appearance in accordance with policies: CS14; DP24 & DP25 of Camden's LDF.

There is an inaccuracy on the proposed rear elevation, showing a gap between the side of the proposed extension and the neighbouring boundary when in reality the extension would be full width. This however does not affect the judgement of the proposed single storey rear extension and the agent will be notified of this by way of informative.

Amenity

The proposed extension would not result in any loss of daylight/sunlight or loss of privacy to the neighbouring properties. The extension would be sited between the existing projecting wing of the application site and the rear extension at No. 4 which has no windows in its flank elevation. The extension does not project any further into the garden than that at No. 4 so it would not result in any impact on windows on its rear elevation.

Conclusion

The proposed single storey rear extension is considered acceptable in relation to policies: CS14; DP24; DP25 & DP26 of Camden's LDF.

Recommendation

Approve planning consent.

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