

Delegated Report		Analysis sheet		Expiry Date:		03/07/2012	
		N/A		Consultation Expiry Date:		05/06/2012	
Officer				Application Number(s)			
Ben Le Mare				2012/2178/P			
Application Address				Drawing Numbers			
20 Solent Road London NW6 1TU				Refer to decision notice.			
PO 3/4	Area Team Signature		C&UD	Authorised Officer Signature			
Proposal(s)							
Erection of single-storey rear extension to residential flat (Class C3).							
Recommendation(s):		Grant conditional planning permission.					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	04	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		No responses have been received to date.					
Local groups comments:		None.					

Site Description

The site is a two-storey mid terraced property located on the eastern side of Solent Road. The property has been sub-divided into 2 separate flats. The building is not listed nor located in conservation area.

Relevant History

18 Solent Road

2009/2707/P - Erection of UPVC conservatory at rear ground floor in connection with existing single-family dwellinghouse (Class C3) – Granted 21/07/2009

20 Solent Road (the application site)

None.

24 Solent Road

2011/2354/P - Erection of a rear and side extension to dwelling house (Class C3) – Granted 20/07/2011

Relevant policies

National Planning Policy Framework (2012)

On 27th March 2012 the Government published the National Planning Policy Framework (NPPF). The policies contained in the NPPF are material considerations which should be taken into account (from 27th March 2012) in determining planning applications. The NPPF replaces a number of national planning policy documents (listed at Annex 3 of the NPPF).

The London Plan (2011):

Policy 7.6 (Architecture)

Local Development Framework (2010):

Core Strategy

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

The Proposal

Planning permission is sought for the erection of single-storey rear extension to residential flat (Class C3).

Planning Considerations

The main planning considerations associated with the proposed development have been identified as design / visual impact and residential amenity. These issues are addressed below in the context of planning policy and other material considerations.

Design / Visual Impact

The proposed extension would measure 4.7m (w) x 5.5m (l) x 2.9m (h) (total area of approx. 18.5m²) and enfolds around the building's rear wing at ground floor level. The extension would facilitate the provision of an additional bedroom, resulting in the creation of a 2-bedroom property which is supported by Camden's housing policies.

Whilst the proposed extension would span the full width of the property, it allows for the existing bay window on the side elevation of the wing to be retained. A recent site visit identified that the rear of No.16 Solent Road has a very similar design of extension (seemingly built under permitted development). The rear elevations of other properties in the area also have either brick or glazed single storey extensions around their rear wings.

The proposal is not considered to be visually dominant or cause harm to the character and appearance of the host building or the area. Furthermore, it would not be visible from any public views and would therefore have no impact on the character of the surrounding streetscene.

In light of the above considerations, the proposal is in line with guidance set out in CPG6 and policy DP24 of the LDF.

Residential Amenity

The proposed extension does not have any windows on the side elevations and the bi-folding would face down the rear garden which ensures that there would be no loss of privacy to the occupiers of neighbouring properties. Whilst the proposal would result in a minor loss of outlook by the occupiers of No.22 Solent Road, this is not considered to be significant enough to harm amenity or the enjoyment of their property.

The proposal is considered not to harm residential amenity and is therefore in accordance with the guidance set out in CPG6 and Policy DP26 of the LDF.

Recommendation

Grant conditional planning permission.

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