

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		04/05/2012	
		N/A / attached		Consultation Expiry Date:		03/04/2012	
Officer				Application Number(s)			
Neil Zaayman				2012/1383/P			
Application Address				Drawing Numbers			
Flat ground & basement Floor 10 Kylemore Road London NW6 2PT				Refer to decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of single-storey rear lower ground floor level extension and excavation to increase depth of existing basement and create enlarged front lightwell, alterations to fenestration at rear lower ground floor level, erection of replacement timber fence to rear and timber cover to bin store in front garden all in connection with existing flat (Class C3).							
Recommendation(s):		Grant permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	13	No. of responses	00	No. of objections	00
				No. Electronic	00		
Summary of consultation responses:		Letters were sent to 13 neighbouring properties with one letter received, raising concerns in respect of the existing basement at No. 10 Kylemore Road which has already caused damp to No 12's basement and ground floor. The neighbour is asking for reassurance that the excavation will be accompanied by an adequate damp-proofing system to safeguard neighbouring properties.					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

The subject site is a two storey terraced property located on Kylemore Road, in close proximity to the junction of Sheriff Road. The surrounding area is predominately residential with similar terraced type housing.

The subject site is not located within a conservation area, nor does it relate to a listed building.

Relevant History

Application site:

32405(R1): Alterations in connection with the formation of a self-contained ground floor flat, including the erection of a single-storey rear extension (1981) – **Granted**.

2012/0034/P: Erection of dormer window in rear roofslope, creation of roof terrace enclosed by wooden trellis and balustrading at rear second floor level and installation of 2 rooflights on front roofslope all in connection with existing residential flat (Class C3) – **Granted**.

27 Kylemore Road:

2009/1066/P: Erection of a single storey rear extension (to replace existing) with roof terrace above to dwelling house – **Granted**.

Relevant policies

LDF Core Strategy and Development Policies 2010

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)
DP26 (Managing the impact of development on occupiers and neighbours)
DP27 (Basements and lightwells)

Camden Planning Guidance 2011

CPG1 (Design)
CPG4 (Basements and lightwells)
CPG6 (Amenity)

National Planning Policy Framework (March 2012)

Assessment

Proposal:

The proposal is for the erection of single-storey rear lower ground floor level extension and excavation to increase depth of existing basement and create enlarged front lightwell, alterations to fenestration at rear lower ground floor level, erection of replacement timber fence to rear and timber cover to bin store in the front garden.

The current lower ground floor rear extension would be increased in width to measure a total of 5m wide, the full width of the application site. It would have a flat roof with maximum height of 3m with a frameless double glazed rooflight above. The extension would have a depth of 3.2m. In order to provide more head height, the proposal also involves excavating the basement by a further 350mm to provide a head height of 2.1m.

To the front, the existing lightwell will be increased from 800mm x 800mm to 1.5m x 1.5m. Within the lightwell would be new PPC aluminium framed double glazed sliding / folding doors. The lightwell will be covered by a steel grating.

Within the front garden area would also be a new timber slatted cover to the bin storage area measuring approximately 1.2m x 800mm.

The proposal would also provide a new timber fence to the rear.

Assessment:

The main issues for consideration are the design and impact on character and the potential impact on neighbouring amenity.

Design / Impact on character:

The proposal would replace the existing rear extensions and have a similar depth of 3.2m. The development would however extend the full width of the application site up to the boundary with both neighbours at Nos. 8 and 12 Kylemore Road. According to Paragraph 4.14 of the Camden Planning Guidance (CPG1 – Design), the width of rear extensions should be designed so that they are not visible from the street and should respect the rhythm of existing rear extensions.

In this instance, the proposal is to the rear of a row of terrace dwellings. The application site does not fall within a Conservation Area nor is the building listed. As such, although officers acknowledge the proposal would upset the rhythm of existing rear extensions, it is not considered that it would cause harm to the appearance of the host building or character of the area to a degree that would justify refusal. In addition, the extension would be fairly low level with a maximum height of 3.1m and its projection above a 2m high boundary fence would therefore not be significant.

The proposal would retain a reasonable amount of rear garden space (5m wide by 5.4m in width which amounts to approximately 27sq.m) in accordance with the guidance of CPG1. Viewed against the backdrop of a 3-storey rear elevation and in light of the existing extension, it is not considered that the proposal would significantly increase the development proportion on the site.

The replacement fence towards the rear, again, would be an upgrade of the current situation, provided the fence is not higher than 2m.

There would be a new glazed bay window to the rear, facing No. 8 Kylemore Road. This is considered to be an upgrade of the current situation and therefore acceptable on design grounds.

The lightwell towards the front would not be excessive in size (1.5m by 1.5m) and it would be below ground level. The site has a low-level boundary wall with dense vegetation to the front which would further reduce views from the street as the lightwell would be approximately 2m set-back from the front boundary wall. The majority of the front garden area would be retained and the enlarged lightwell is therefore considered acceptable. Similarly, the front boundary wall would screen the majority of the proposed timber bin store and this part of the proposal is not considered harmful to the character and appearance of the main dwelling or surrounding area.

The proposal is therefore considered to be acceptable in design terms and compliant with the overall aims and objectives of policy DP24 of the LDF.

Impact on amenity:

The proposal would be south of the neighbour at No. 8. Notwithstanding, the proposal would not extend along the entire boundary of No. 8 and would retain a degree of separation between the main rear elevation and the point where the extension is proposed. This area would therefore remain unchanged in terms of its impact on residential amenity.

Where the extension is proposed, it would have a maximum height of 3.1m which would not project significantly above the proposed boundary fence. There are no low-level windows in the southern elevation of No. 8 that would suffer from a loss of light as a result of the extension. At a maximum of 3.2m in depth, it is not considered that the proposal would cause any undue harm to the amenities currently enjoyed by the occupiers of No. 8 Kylemore Road in terms of overshadowing.

No additional flank windows are proposed and overlooking would therefore not be a concern.

The lightwell and changes to the front garden area would have no harmful impact on the amenities of neighbours.

Basement:

With regards to lowering of the basement, the proposal is not for a basement extension but would only involve lowering the existing basement by 350mm. As such, a Basement Impact Assessment is not required in this instance.

Concerns were raised by neighbours in respect of rising damp currently experienced. Whilst this is not a planning consideration, officers are of the opinion that compliance with the relevant Building Regulations required to undertake the works, the installation of adequate damp-proofing will be required. Officers also recommend that a qualified engineer is appointment prior to commencement of works to the basement to oversee the proposed excavation. The proposal will potentially deal with the current damp issues and improved the current situation on the site to the benefit of future occupiers and neighbours alike.

Appointing a qualified engineer can be secured by means of an appropriate planning condition.

Community Infrastructure Levy (CIL):

The proposal would result in a minor net increase in floorspace of approximately 4sq.m. Officers also took into account the recent permission granted (Ref: 2012/0034/P) however, this application was granted on 13th February 2012, prior to 1st April 2012 after which contributions to CIL are required. As such, the proposal would not trigger a requirement to contribute to the Mayor's CIL.

Conclusion:

The proposals are considered acceptable in terms of their design and would not harm the character of the host building or street scene. It is not considered that there would be any harm to neighbouring amenity as a result of the proposal. The development overall accords with the aims and objectives of policies DP24 and DP26 of the LDF.

Recommendation:

Grant permission, subject to conditions.

DISCLAIMER

Decision route to be decided by nominated members on Monday 30th April 2012. For further information see

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