

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>13/04/2012</b>
		N/A / attached		<b>Consultation Expiry Date:</b>	15/03/2012
<b>Officer</b>			<b>Application Number(s)</b>		
Carlos Martin			2011/4119/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
Basement Flat 31 Dennington Park Road London NW6 1BB			Refer to draft decision notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Erection of a summer house in the rear garden following removal of existing sheds to residential flat (Class C3).					
<b>Recommendation(s):</b>		Grant			
<b>Application Type:</b>		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	No. notified	19	No. of responses	04	No. of objections	04
			No. Electronic	03		
Summary of consultation responses:	<p>4 objections from flats 1 and 2 at 31 Dennington Park Road, 29 Dennington Park Road and 1 on behalf of the freeholder of the property 31 Dennington Park Road Residents Limited, based on the following grounds:</p> <ol style="list-style-type: none"> <li>1. The proposed summerhouse is too big and would take a third of the existing garden.</li> <li>2. Impact on views and light.</li> <li>3. The summerhouse will be used as a bedroom, which will create noise and disturbance for neighbours.</li> <li>4. It will affect property values.</li> <li>5. Proposal will set a precedent for further development in the area.</li> <li>6. The current lease states that leasers will not make structural alterations without consent from the lessor.</li> <li>7. The construction work will be extremely disturbing.</li> <li>8. Loss of privacy for no. 29 Dennington Park Road.</li> <li>9. Light pollution from evening use of the summerhouse.</li> </ol> <p><u>Officer's comments</u></p> <ol style="list-style-type: none"> <li>1. The proposal has been amended and its total footprint reduced from 14.6 sq m originally proposed to 9.9 sq m. The existing sheds combined cover an area of approximately 5.1 sq m (2.72 + 2.38). Therefore the net increase totals approximately 5 sq m, which is not considered excessive for a garden of approximately 80 sq. m.</li> <li>2. The proposed summerhouse would have a maximum height of 2.5 m and being located at the far end of the garden, it would not cause any significant loss of light on neighbouring properties. The summerhouse would feature a green roof and a green screen, which will help to integrate it in the garden and, as the proposal involves removing the existing sheds and debris deposit, the visual amenity of the garden would be improved.</li> <li>3. The proposed summerhouse would be built in wood, which does not appear to indicate that it could be used as a bedroom during the winter months.</li> <li>4. The potential impact on property values of a proposal is not a planning matter. However, given that the visual amenity of the rear garden would be improved, property values might not be affected.</li> <li>5. The erection of timber structures in rear gardens is a common form of development in the borough. Future applications in the area will be assessed on their own merits, taking into consideration the policy framework of the time.</li> <li>6. The granting of planning permission does not override any other permission that the applicants may need to carry out the development.</li> <li>7. Nuisance from building works is not a valid ground of objection. However, building hours will be controlled by condition, ensuring that noisy works do not take place at unsociable hours.</li> <li>8. The originally proposed side window facing no. 29 Dennington Park Road has been removed from the scheme while the front windows will be covered by a privacy green screen, which will mitigate any loss of privacy on neighbouring properties.</li> <li>9. The glazing areas of the summerhouse would be covered by a green screen, which will reduce any impact in terms of light pollution.</li> </ol>					
CAAC/Local groups* comments: *Please Specify	None; not in CA.					

## Site Description

The applications site relates to a four-storey mid-terrace property located on the east side of Dennington Park Road. The property is divided into flats. The site is not listed and is not located within any conservation area. Similar properties adjoin at either side.

## Relevant History

**14430:** pp **granted** for the conversion of 31 Dennington Park Road to provide 4 self-contained flats. 19/02/1973

## Relevant policies

### LDF Core Strategy and Development Policies

CS1 – Distribution of growth

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving our heritage

DP24 – Securing high quality design

DP26 – Managing the impact of development on occupiers and neighbours

### Camden Panning Guidance

## Assessment

### 1.0 Proposal

- 1.1 The proposed summerhouse would be built in timber and would feature a single timber door and a set of full-height timber framed windows at the front. It would cover an area of approx. 10 sq m. and would be located at the far end of the existing garden. A privacy screen made of trellis and greenery would be located in front of the summerhouse. The proposal involves removing the existing sheds and an existing debris deposit which covers an area of approx. 14 sq. m and reaches a height of 1.1m.
- 1.2 The proposal has been amended following neighbours concerns and officers' advice. The footprint of the summerhouse has been reduced by nearly a third of its original total area; two windows have been removed along with an internal w/c; and a green roof incorporated.

### 2.0 Main planning considerations

- 2.1 The main planning issues to be considered are: the impact of the proposal in terms of design and the impact of the proposal on the amenity of neighbours.

### 3.0 Design

- 3.1 The proposed summerhouse would be of an average size and scale and would retain a reasonably sized garden where mature vegetation could be sustained. The proposed materials are considered appropriate for a back garden development and the proposed green roof and green screen would assist to integrate the structure in the garden, minimising its visual impact. The removal of the existing old sheds and debris deposit is welcome in design terms.
- 3.2 There are large mature trees on the neighbouring garden at the back and it would appear that the summerhouse would be located within their root zones. Although the area is not a conservation area, the existing trees are considered to be important visual elements, which also increase biodiversity. Their protection is therefore desirable and details of the foundations of the summerhouse along with a tree protection plan should be requested by condition. The summerhouse would be a lightweight wood construction and could be built without deep foundations. Details of the proposed green roof should also be requested by condition to ensure its long term viability.

### 4.0 Amenity

- 4.1 The location and size of the proposed structure and the existing fences around the perimeter of the garden would ensure that the proposed summerhouse does not have any significant impact in terms of loss of light or increase sense of enclosure for neighbouring properties.
- 4.2 Concerns have been raised with regards to its potential impact on loss of privacy to rear windows of the upper floor flats of 31 Dennington Park Road, especially given that the ground level of the rear garden is raised by approx. 1.5m above basement level. The summerhouse would feature a window facing these flats and a number of windows would be affected by loss of privacy given that the distance between the new and existing windows is well below 9m. However, the proposed screening would block any views from the summerhouse.

The screening would be made of trellis and vegetation, which do not fully ensure a satisfactory level of privacy given that the vegetation could dry out exposing views from the summerhouse. Therefore, it is considered that a condition requesting a frosted glass privacy screening located behind the trellis, on the summerhouse side should be included in any permission. The glass would not be visible as long as the trellis and vegetation are well maintained and it would ensure that privacy is kept at a satisfactory level in the event of a loss of vegetation. The applicants have confirmed that they would be happy to accept such a condition.

#### **5.0 Recommendation:**

5.3 In summary, it is considered that the proposal would broadly comply with relevant design and amenity policies subject to the aforementioned conditions and consequently approval is recommended.

#### **DISCLAIMER**

**Decision route to be decided by nominated members on Tuesday 10<sup>th</sup> April 2012. For further information see**

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