

Delegated Report		Analysis sheet		Expiry Date:		11/04/2012	
(Member's Briefing)		N/A / attached		Consultation Expiry Date:		22/03/2012	
Officer				Application Number(s)			
Fergus Freeney				2012/0909/P			
Application Address				Drawing Numbers			
25A Chetwynd Road London NW5 1BX				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
The erection of a single storey rear extension at ground floor level and the replacement of existing window and door with a new French door all associated with the use as residential flats (Class C3).							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	05	No. of responses	03	No. of objections	03
				No. electronic	03		
Summary of consultation responses:		Press notice: 01/03/2012 – 22/03/2012. Site notice: 24/02/2012 – 16/03/2012					
		No objections received from adjoining neighbours					
CAAC/Local groups* comments: *Please Specify		<p>Objections have been received from the Dartmouth Park CAAC and Chetwynd and Twisden Road Resident's Association on the grounds that:</p> <ul style="list-style-type: none"> - The large sliding doors and glazing are contrary to guidance and will make insulation impossible. <i>Please see section 2</i> - The garden is small and wouldn't allow a sufficient distance from a fire to be acceptable as a point of escape. <i>Officer Comment: The area to be extended is to the side of and existing closet wing; it is unlikely that this area would provide any safety in the event of a fire given its proximity to the building.</i> - The internal arrangements would not comply with building regulations. <i>Officer Comment: Internal arrangements of single flats are not a planning consideration.</i> - The alterations could allow the property to be subdivided. <i>Officer Comment: Based on the information provided there is no indication that the property will be subdivided, the application is solely for the erection of a rear extension and will be assessed on that basis. Any alteration to the number of units would require a new planning application.</i> - The large glazed roof could cause light pollution problems at the adjoining property. <i>Please see section 2.7</i> 					

Site Description

The site is located on the north side of Chetwynd Road. It comprises a three storey mid terraced property which is subdivided into flats. The site is not listed, but is within the Dartmouth Park Conservation Area.

Relevant History

No relevant history at 25 Chetwynd Road.

Relevant history on Chetwynd Road

- **9 Chetwynd Road:** 2010/2501/P - Erection of a ground floor rear/side extension to dwellinghouse (Class C3). *Approved 05/07/2010*
- **7 Chetwynd Road:** 2010/0923/P - Erection of single storey rear extension at ground floor level to single family dwelling house (Class C3). *Approved 12/04/2010*
- **15 Chetwynd Road:** 2007/4106/P - Erection of a single storey rear extension. *Approved 09/10/2007*

Relevant policies

LDF Core Strategy and Development Policies

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving our heritage

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011

Dartmouth Park Conservation Area Statement

NPPF 2012

Assessment

1.0 Proposal:

1.1 Permission is sought for the erection of a single storey infill extension at the side of an existing closet wing. The existing window and door on the rear elevation of the closet wing would also be replaced.

2.0 Assessment:

2.1 The extension would measure approximately 2.8m in height x 2.2m in width x 4.6m in depth, it would be set back from the rear building line by approximately 40cm.

2.2 The extension would be a lightweight structure constructed from bricks and aluminium framed glazing, the existing boundary wall would be raised from 1.7m to 2.4m (it should be noted that there is existing trellis on the wall which raises the boundary significantly above that shown on the 'existing' drawings).

2.3 The proposal is considered to be broadly acceptable; it would read as a lightweight, modern addition to the building and would generally respect its setting and appearance. Its impact would be further reduced as it is set back from the rear building line.

2.4 The existing UPVC window and door arrangement on the rear elevation would be replaced with a larger glazed sliding door. This is considered to be acceptable, the UPVC window/door are not considered to contribute to the host building and the existing lintel appears to have been added at a later date and is not original. The rear elevation of the property is not widely overlooked and cannot be clearly seen from the public realm.

2.5 Similar infill extensions with large glazed doorways and windows have been recently approved on Chetwynd Road (see relevant history above); it is not considered that this situation differs from those already approved schemes.

2.6 The extension is not considered to affect the area of useable outdoor amenity space, it would be located within a narrow side area which is of no significant amenity value. The remaining garden would measure approx 6m in length x 5m in width. The infill would be less than 50% of this area.

2.7 There are not considered to be amenity issues as a result of the infill extension, although the boundary wall would be increased in height the adjoining property does not benefit from direct sunlight given its positioning and there is already existing trellis on the boundary wall which raises the boundary height significantly above that shown on the 'existing' drawings. It is not considered that light pollution from the glazed roof would be so significant as to warrant refusal, the closest windows at first floor are for bathrooms and contain opaque glazing, whilst windows at second floor level would not be close enough to suffer from any the light levels emitted from a residential property. Furthermore, the applicant has stated that the roof will contain integral blinds, which would reduce any light spillage.

Recommendation: Grant Planning Permission

DISCLAIMER

Decision route to be decided by nominated members on Tuesday 10th April 2012. For further information see

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