

Delegated Report		Analysis sheet		Expiry Date:		20/04/2012	
		N/A		Consultation Expiry Date:		19/03/2012	
Officer				Application Number(s)			
Nicola Tulley				2012/0679/P			
Application Address				Drawing Numbers			
11 GLENBROOK ROAD LONDON NW6 1TN				See draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of roof extension in rear roofslope with external stair to new roof terrace at rear second floor level created by raising the height of the rear wing and installing balustrading, and installation of 3 rooflights in front roofslope all in connection with the existing dwellinghouse (Class C3).							
Recommendation(s):		Approve planning permission with conditions					
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:		Three neighbouring owners/occupiers have been consulted. One letter of support has been received from Number 12 Glenbrook Road.					
CAAC/Local groups* comments: *Please Specify		No local groups have been identified.					

Site Description

The subject site relates to a two storey terraced dwelling-house fronting Glenbrook Road. The surrounding area is predominately residential with similar two storey terraced dwellings which feature two storey rear projections. The site is not located within a designated area nor does it relate to a listed building.

Relevant History

Subject site

No relevant planning history.

10 Glenbrook Road

2003/0329/P, Planning permission granted for: Alterations to existing first floor flat roof area, in connection with the formation of a rear roof terrace. There was an existing door which would provide access to the existing flat roof at first floor level. The proposed staircase and roof terrace was deemed visually acceptable with similar terraces in the locality and not considered to harm neighbouring amenities.

12 Glenbrook Road

8804226: Planning permission granted for: Retention of a rear extension roof terrace with screen and parapet wall and dormer window as shown on one unnumbered drawing as amended by work on site.

Relevant policies

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

LDF Core Strategy and Development Policies

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

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance

CPG1 Design

CPG6 Amenity

National Planning Policy Framework 2012

Assessment

The subject site relates to a two storey terraced dwelling-house located on Glenbrook Road, the applicant is seeking planning permission for a full width dormer window extension with staircase and balustrade for the provision of a roof terrace at part first and second floor levels.

Amendments: Initially the roof terrace proposed encompassed the full extent of the first floor roof; such works would have created a sheer façade to the rear projection adding undue bulk. Amended drawings were received, details below.

Rear dormer window

Design guidance CPG1 states that dormer windows should be set down 500mm from the ridge and that full length dormers will be discouraged. The proposed rear dormer window would encompass the full length and height of the roof, approximately 4.4m long 2.3m in height and 3.5m deep. The front face of the proposed dormer window would feature two windows that match the detailing and materials of windows below and one pair of double opening doors to provide access to the first floor roof terrace. Site inspection confirmed that there are full length and height dormers in the immediate locality, at Numbers 7, 8, 9, 10 and 15 Glenbrook Road. In addition, the majority of the connecting terrace, Solent Road, is characterised by full length and height rear dormer windows. The majority of full width dormer windows in the locality are likely constructed under permitted development, where it is not connected to a balcony or terrace (the applicant advises that a full width dormer will soon be constructed at the neighbouring house at no.12 under permitted development- no record of a CLD application exists on the Council's record for this, however it is not mandatory for a CLD application to be submitted for development that is 'p.d.').

Due to the small depth of gardens along Glenbrook Road, views of the main roofplane and the roof of the two storey projection are restricted. Although contrary to adopted policy, the roofscape of the terrace and surrounding roofscape has been much altered with a number of full width dormer windows, as such the proposed full width rear dormer window would not cause additional harm as it has become a common feature of the roofscape in the locality.

Roof terrace and stair

The roof terrace proposed would be located above the existing first floor roof of the two storey rear projection: 5.5m long and 2.6m wide. The roof terrace proposed would be set in by 0.85m from the rear and 0.35m from the side to ensure a sheer face is not created at this level and to reduce the sense of overlooking into adjoining gardens. A number of roof terraces have been formed at this level which may be due to the limited rear gardens space. An additional roof terrace at the subject site is not considered detrimental to the character and appearance of the locality.

Access to the proposed roof terrace would be via an external staircase, attached to the rear dormer window. Design guidance CPG1 notes that development should not cut the roof, the proposed stair would provide access from the dormer window to the first floor roof. However, again there are a number of similar structures in the locality (e.g. at 10 Glenbrook Road) and in the circumstances the proposed stair is considered acceptable.

In view of the siting of the roof terrace and restricted depth of gardens, the proposed should not be detrimental to neighbouring amenity.

Rooflights

Three rooflights are proposed within the front roofslope to provide natural daylighting into the newly created bedroom and bathroom. These rooflights would be sited within the upper plane of the roofslope and should not therefore be highly

visible from the street-scene. A condition shall be attached to ensure the rooflights sit flush with the existing roofslope.

Conclusion

Given the significant development of roofs in the immediate locality, the proposed rear dormer window and roof terrace is not considered to harm the character and appearance of the existing building or roofscape. The proposals are thus deemed acceptable in relation to policies: CS14 and DP24 of Camden's LDF 2010.

Recommendation: Approval with conditions.

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