

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		10/04/2012	
		N/A / attached		Consultation Expiry Date:		15/03/2012	
Officer				Application Number(s)			
Gideon Whittingham				2012/0747/P			
Application Address				Drawing Numbers			
44 WOODSOME ROAD LONDON NW5 1RZ				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of a single storey rear extension and alteration to rear closet wing extension of the dwellinghouse (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	02	No. of objections	01	
			No. electronic	00			

<p>Summary of consultation responses:</p>	<p>-A site notice was displayed from 23/02/12 and a public notice displayed in the local press (Ham & High) from 17/02/12.</p> <p>One representation objects to the proposal, namely from property No.35 Dartmouth Road:</p> <p>‘I object to solar panels on the front roof in a conservation area’</p> <p>This particular issue has been addressed in Section 1.2 of this report</p>
<p>CAAC/Local groups comments:</p>	<p>-The Dartmouth Park CAAC considers:</p> <p>“Too much of an already small garden is lost”</p> <p>This particular issue has been addressed in Section 3.4 of this report</p> <p>“Escaping light would impact across the rears of a number of dwellings”</p> <p>This particular issue has been addressed in Section 3.2 of this report</p> <p>“The loss of historical fabric and the inclusion of the ‘conservatory’ within the main habitable space would make it impossible, particularly given the nature of the roof, to insulate the building to modern standards”</p> <p>This particular issue has been addressed in Section 3.5 of this report</p> <p>“Solar panels on the front elevation are patently unacceptable”.</p> <p>This particular issue has been addressed in Section 1.2 of this report</p>

Site Description

This application relates to a three storey mid-terraced dwellinghouse located on the North side of Woodsome Road. The property is not listed, but is located within the Dartmouth Park Conservation Area.

Relevant History

No.36 Woodsome Road

09/06/2011 – **Pp granted** - for the erection of a rear extension at ground and first floor level following demolition of existing extension. (Ref: 2011/1966)

No.38 Woodsome Road

30/08/2011 – **Pp granted** - alterations to rear side extension including replacement of window with door and balustrade at rear first floor level to dwelling. (Ref: 2011/3018)

No.40 Woodsome Road

20/05/2005 – **Pp granted** - erection of rear dormer extension, replacement window and installation of new window to rear elevation, replacement front wall and timber waste storage to front elevation to dwelling. (Ref: 2011/1388)

Relevant policies

LDF Core Strategy and Development Policies

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)

DP25- (Conserving Camden's heritage)

DP26- (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance 2011

Dartmouth Park Conservation Area Statement

Assessment

1. Proposal:

1.1 The applicant proposes:

- The erection of a single storey infill extension, measuring approximately 2.7m in height, 2.1m in width and 5m in depth, located at rear ground floor level, replacing an existing infill extension. The proposal would be detailed with a pitched rooflight and a pair of metal framed folding doors.

- The erection of a single storey garden store, approximately 2.4m in height, 1.4m in width and 3.1m in depth, located rearward of the ground floor level closet wing. The proposal would maintain both the footprint and height of an existing garden store. Whilst the existing store is brick faced with a plastic roof, the replacement store would be timber clad and feature an asphalt roof.

- The installation of a pair of metal framed folding doors to the rear closet wing elevation, replacing an existing window located at ground floor level.

1.2 An amended plan has been submitted following Officer advice which now reflects the appropriate alterations to the appearance of the building, including the removal of a solar panel to the front roof slope.

1.3 The main issues for consideration are:

- The impact of the proposal upon the character or appearance of the building and the surrounding conservation area and;

- The impact that the proposal may have upon the amenity of the occupiers of the neighbouring properties.

2. Impact on the host building and conservation area:

2.1 The North side of Woodsome Road, namely Nos.32-68 (even) can be characterised at the rear by a variety of closet wing extensions up to second floor level, maintaining a void lightwell pattern, many of which have subsequently been in-filled by glazed extensions at ground floor level. In 2011, permissions were granted for, amongst other works, the erection of infill extensions at Nos. 36, 38 and 46 Woodsome Road. These schemes have all been implemented. Within this context, it is considered the pattern of rear infill extensions has adequately been established along this particular terrace.

2.2. With regard to design, the proposed infill extension, by virtue of its size and position would neither extend rearward beyond the existing general rear building line of any neighbouring extensions, nor would it significantly reduce garden space of amenity value. It is considered the materials and alignment of glazing would represent the proposal as a lightweight and subordinate feature, thereby preserving the character and appearance of the building and the terrace of which it forms part and of the surrounding conservation area.

2.3 Whilst not characteristic of the terrace, it is considered the proposed replacement garden store, by virtue of its retained size, position and materials proposed, represents a subordinate and sympathetic feature.

3. Neighbour amenity

3.1 It is considered that no undue harm would be caused with regard to the amenity of the neighbouring properties in terms of access to sunlight, daylight, visual bulk or sense of enclosure.

3.2 The proposed infill extension, by virtue of its recessed position and location set between closet wing extensions would not impinge upon any amenity issues such as privacy, outlook, noise, or sunlight and daylight.

3.3 It is considered, by virtue of its height and size, the proposed garden store would be of no greater detriment to any amenity issues such as privacy, outlook, noise, or sunlight and daylight than the existing stores arrangement

3.4 With regard to the use of the conservatory for residential purposes and any associated light emitted, it is considered the proposal would be of no greater detriment to the occupiers of the adjoining properties in this respect, than the existing arrangement.

3.5 Forming part of a rear garden measuring approximately 48sqm, the enlarged infill extension would cover a total of 12.5. Whilst regrettable, it is considered that this would not cause significant harm so as to warrant refusal of this application, particularly given the significant area of remaining garden space.

3.6 It is considered the proposed conservatory and materials specified would be of no greater imposition upon the parent building achieving improvements towards energy efficiency than the existing conservatory.

Recommendation: Grant planning permission

DISCLAIMER

Decision route to be decided by nominated members on Monday 26th March 2012. For further information see

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