

<b>Delegated Report</b> (Member's Briefing)		Analysis sheet		Expiry Date:	29/02/2012
		N/A / attached		Consultation Expiry Date:	20/02/2012
<b>Officer</b>			<b>Application Number(s)</b>		
Fergus Freeney			2011/6429/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
Ground Floor Flat 207 Fordwych Road London NW2 3NH			See 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 single storey rear extension to existing flat (Class C3)					
<b>Recommendation(s):</b>		Grant Planning Permission			
<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	<b>12</b>	No. of responses	<b>02</b>	No. of objections	<b>02</b>
			No. electronic	<b>00</b>		
Summary of consultation responses:	<p>Letters sent to adjoining occupiers: 31/01/2012 – 21/02/2012</p> <p>Two objections received on the following grounds:</p> <ul style="list-style-type: none"> <li>- The proposal would have an overly dominant effect on the rear garden and windows of 205 Fordwych Road and be visually detrimental to the rear of the property. <u>Officer Comment:</u> Please see section 2 of the assessment below.</li> <li>- The infill extension would have a significant and unacceptable loss of light to the bedroom, and to the privacy and sunlight of the rear garden area. <u>Officer Comment:</u> The infill extension has been removed from the proposal.</li> <li>- Once the extension is built the owners may apply to create a sixth flat within the property. <u>Officer Comment:</u> The future intentions of the applicants cannot be considered as part of this application, it can only be assessed on its own merits as a rear extension to an existing flat.</li> </ul>					
CAAC/Local groups* comments: *Please Specify	No CAAC or statutory local groups.					

## Site Description

The site is located on the east side of Fordwych Road. It comprises a semi detached property which is subdivided into flats.

The property is not listed, nor is it within a conservation area.

## Relevant History

No relevant history

## 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

DP26 – Managing the impact of development on occupiers and neighbours

### Camden Planning Guidance 2011

## Assessment

### 1.0 Proposal

- 1.1 Permission is sought for the erection of single storey extension at the rear of the property.
- 1.2 The proposal has been amended to remove a proposed infill extension to the side of an existing closet wing

### 2.0 Assessment

#### Design

- 2.1 The proposed extension would project from the rear of an existing closet wing by approximately 3.5m, it would be approx 4.5m wide and 3m in height. It would be constructed from brickwork to match the existing building.
- 2.2 In terms of design the proposal is considered to be acceptable, it would be subordinate to the host building, it would respect original the design and proportions and remaining architectural features of the building and a reasonable sized garden would be retained.
- 2.3 The materials are also considered to be acceptable; the brickwork would match that used in the original building. UPVC windows are proposed at the rear of the extension, whilst this is not ideal it is not considered that this in itself is sufficient to warrant refusal given the application site is not widely overlooked nor is it within a conservation area.

#### Amenity

- 2.4 It is not considered that the proposal would have a significant detrimental impact on the amenity of adjoining occupiers. The scheme has been amended to remove an infill extension which would have affected the outlook and sense of enclosure at number 205 Fordwych Road.
- 2.5 At the boundary with 209 Fordwych Road the extension would be set back by approx 60cm reducing the impact it would have. Whilst it would project past a south facing window in a neighbouring extension it is secondary window which appears to be opaque glazed, furthermore there is currently a small shed at the application site which is faces onto. It is therefore not considered that the proposed extension would result in demonstrable harm to the sunlight/daylight or outlook of this window.

**Recommendation: Grant Planning Permission**

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