

<b>Delegated Report</b> <b>(Members Briefing)</b>		Analysis sheet		Expiry Date:	20/12/2011
		N/A		Consultation Expiry Date:	24/11/2011
<b>Officer</b>			<b>Application Number(s)</b>		
Nicola Tulley			2011/5273/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
1 GLENBROOK ROAD LONDON NW6 1TW			See 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 single storey rear extension at ground floor level and creation of roof terrace at rear second floor level in connection with existing dwelling (Class C3).					
<b>Recommendation(s):</b>		Grant conditional planning permission			
<b>Application Type:</b>		Householder Application			

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>13</b>	No. of responses	<b>04</b>	No. of objections	<b>02</b>
			No. Electronic	<b>00</b>		
<b>Summary of consultation responses:</b>	<p>Thirteen neighbours were informed in writing in relation to the proposals, two letters of objection have been received from: 2 Glenbrook Road and 3 Glenbrook Road, the following issues were raised:</p> <ul style="list-style-type: none"> <li>• Objection to the 2/3 floor level extension by reason of: reduction of visual amenity; out of keeping with the local area; adverse impact upon neighbouring amenity through loss of daylight into adjacent roof terrace and habitable windows.</li> </ul> <p>Thames Water has commented on the following:          "Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system."</p>					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>	Not applicable.					

## Site Description

The subject site is a two storey end of terrace property located at the western end of Glenbrook Road towards the junction of Sumatra Road. The site as existing has a large, almost full width, rear dormer window extension.

The subject site is not within a conservation area, nor is it a listed building.

## Relevant History

2003/0329: Granted, Alterations to existing first floor flat roof area, in connection with the formation of a rear roof terrace.

8804226: Granted, 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.

P9600736: Lawful certificate granted, The erection of a rear roof extension, as shown on drawing numbers 1 to 3.

2 Glenbrook Road

8804226: Granted, 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.

39 Solent Road

2008/4708/P: Refused, Erection of second floor in-fill extension with terrace above and the installation of a window within the flank wall facing the rear of Glenbrook Road properties.

## Relevant policies

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

**LDF Core Strategy and Development Policies 2010**

Core Policies

CS5 Managing the impact of growth and development

Development Policies

DP24 Securing high quality design

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011

CPG1 Design

CPG6 Amenity

## Assessment

### Amendments:

The applicant initially proposed a rear extension which would be sited on the flat roof of the original rear projection, at 2<sup>nd</sup> and third floor levels. This has subsequently been removed and would therefore fully address the concerns raised by objectors.

### Proposals

- **Single storey rear extension to side return of rear projection;**

The proposed extension would effectively infill the majority of the side return of the original outrigger, dimensions: 2.1m in width and 7.9m in depth. The pitched roof, measures 3.375m at its highest point, and features four rooflights to provide daylighting into the deep family room created.

Development policy DP24 states that where extensions are proposed the character and proportions of the existing building should be considered. Design guidance CPG1 explains further that extensions should be subordinate to the original building in terms of scale unless specific circumstances such as site context or its design would allow an exception to this approach. Although the extension would effectively project the full length to the rear projection its impact is deemed relatively minimal, in view that the proposed extension is approximately 2.1m wide.

The side boundary of the site forms the rear boundary of properties located on Sumatra Road, namely Numbers 38 – 46. In view that the property is an end of terrace, the rear infill extension should not adversely impact the amenities of neighbouring occupiers through loss of light or outlook.

- **Single storey rear extension;**

The proposed single storey rear extension projects 1.5m in depth from the rear wall of the two storey outrigger, linking to the proposed rear infill extension with a pitched roof, 3.05m in height measured at its highest point. The front face of the extension will be finished in smooth white painted render with a pair of double opening doors; the roof will be tiled with slate to match the existing dwelling-house.

The size and scale of the proposed rear extension is sensitive to the character and appearance of the existing building. In view that the proposed does not project further than the existing single storey rear extension at Number 2 Glenbrook Road, neighbouring amenity will not be harmed. The proposed extension would be deemed acceptable in relation to policy DP24 and design guidance CPG1.

- **Second floor roof terrace and screening;**

A site visit on the 25<sup>th</sup> November 2011 noted that neighbouring properties Number 2 Glenbrook Road and 38 Sumatra Road have full length terraces at second floor level. The properties along the terrace of Glenbrook Road and properties along Sumatra Road which abut the side boundary of the subject site are characterised by short garden depths which appears to have prompted terrace development.

The proposed roof terrace would be accessed via an existing door which has been installed within the rear dormer window, cutting across the eaves to second floor level. The roof terrace would project 5.7m in length and 2.1m in width and is set in 0.75m from the roofs edge to ensure no direct overlooking would occur into neighbouring gardens. The railing matches the design and appearance of the terrace adjacent.

Although the extent of the proposed roof terrace would be large, the character and appearance of the dwelling-house in relation to its locality would not be significantly affected and is therefore deemed acceptable in relation to policy DP24 and design guidance CPG1.

### Conclusion

The proposed single storey rear extensions and rear roof terrace are deemed acceptable for the reasons above. Approval is therefore recommended.

**DISCLAIMER**

**Decision route to be decided by nominated members on Monday 19<sup>th</sup> December 2011.  
For further information see**

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