

Delegated Report		Analysis sheet		Expiry Date:	25/11/2011	
		N/A		Consultation Expiry Date:	27/10/2011	
Officer			Application Number(s)			
Jenna Litherland			2011/4483/P			
Application Address			Drawing Numbers			
54 Achilles Road LONDON NW6 1EA			Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature			
Proposal(s)						
Erection of single-storey rear ground floor level infill extension and alterations to existing rear ground floor level extension including installation of glazing to rear elevation and roof all in connection with existing dwellinghouse (Class C3).						
Recommendation(s):		Grant conditional permission				
Application Type:		Householder Application				
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice				
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	08	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:		No representation received.				
CAAC/Local groups* comments: <small>*Please Specify</small>		N/A				
Site Description						
The application site comprises a two terraced storey single family dwellinghouse with loft accommodation. The property is located on the northeast side of Achilles Road. The property is not listed or located within a conservation area.						
Relevant History						
None relevant.						

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

Updated Camden Planning Guidance 2011

CGP1 – Design

Assessment

Planning permission is sought for the erection of a single storey rear infill extension and replacement of an existing rear extension to the closet wing. The infill extension would have a width of 2.4 metres and a depth of 5.8 metres and would have a glazed lean-to roof with a maximum height of 3.4 metres from the lower garden level. The part of the extension at the rear of the closet wing would be the same width and depth as the extension currently in place. It would also have a glazed lean-to roof with a maximum height of 2.5 metres from the upper garden level.

Design

LDF policies allow domestic extensions and alterations provided they do not harm the character and appearance of the existing property or the amenity of nearby neighbours and occupants. The impact of the development is discussed further in the report.

The proposed extensions would be at ground floor level only. The extension would infill the gap between the closet wing and the boundary wall with no. 56 however it is not considered to dominate the original building. The extension will be constructed in a brick to match that of the existing house and the proposed double doors on the rear elevation of the extension will be aluminium framed. Timber framed doors would be preferable, however as the existing window at the property are no longer timber and as the property is not located within a conservation area no objections are raised. The proposed extension is modest in scale and height and is considered to be subordinate to the host building. The proposed materials are considered acceptable.

Residential amenity

The extension will be located adjacent to the boundary with no. 56. At the boundary the extension would have a height of 0.6 metres above the existing boundary wall. The roof of the extension will be glazed and it is not considered that the extension would result in a loss of light to the ground floor rooms at no. 56. The extension includes windows and a glazed door facing into the rear garden. The garden is bounded by a brick wall and planting which would prevent overlooking of the properties to the rear. Views from the proposed window would not result in anymore overlooking than what already exists from the other rear windows at the property.

Conclusion

The proposed extensions would not harm the visual or residential amenity of the existing property of the surrounding area, nor would there be any harm to the amenity of nearby residents and occupants.

Recommendation: Grant conditional permission

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