

Delegated Report (Member's Briefing)		Analysis sheet		Expiry Date:	03/11/2011
		N/A / attached		Consultation Expiry Date:	13/10/2011
Officer			Application Number(s)		
Fergus Freeney			2011/4494/P		
Application Address			Drawing Numbers		
8 Bromwich Avenue London N6 6QH			See decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of a full width rear extension at ground floor level, erection of dormer window to rear and side elevations, and installation of two rooflights to front elevation of dwelling (Class C3).					
Recommendation(s):		Grant Planning Permission			
Application Type:		Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	07	No. of responses	02	No. of objections	02
			No. electronic	02		
Summary of consultation responses:	<p>A site notice was displayed for 21 days from the 14/09/2011 and a press notice published on 22/09/2011 – 2 comments have been received. 1 letter of support, the other an objection on the grounds that:</p> <ul style="list-style-type: none"> - the extension is too large and out of keeping with other extensions on Bromwich Avenue. - The extension and patio area would remove an excessive amount of garden space. - The flank wall of the extension would negatively affect outlook from the adjoining property and increase sense of enclosure in the garden. - There would be overlooking and loss of sunlight/daylight. - The proposal will affect re-sale value of the adjoining property. <p><i>Officers Comments: The rear extension can be built under permitted development rights [Class A of Part 1 of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008] without the need for planning permission. Similarly, rooflights and patio area would be permitted by Classes C and F respectively. The council can therefore only consider the impact the proposed dormer windows would have on the amenity of adjoining neighbours.</i></p>					
CAAC/Local groups* comments: *Please Specify	<p>Holly Lodge CAAC – Objection</p> <ul style="list-style-type: none"> - The side and rear dormers are positioned too high up the roof and is excessive in size and bulk. - Object strongly to full width rear extensions - The alterations would not enhance or preserve the conservation area. 					

Site Description

The site is located on the south side of Bromwich Avenue. It comprises a 2 storey semi-detached dwellinghouse.

The property is not listed but is within the Holly Lodge Conservation Area.

Relevant History

No relevant history at application site.

Bromwich Avenue

21 Bromwich Avenue (2010/6777/P) - Erection of side and rear dormers to a dwellinghouse (Class C3).
Approved 07/02/2011

4 Bromwich Avenue (2003/2917/P) - Construction of a dormer window to side and rear elevation. *Approved 11/12/2003*

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

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011

Holly Lodge Conservation Area Statement

Assessment

1.0 Proposal:

1.1 Permission is sought for the erection of a single storey rear extension, 2x side and rear dormer windows and 2x rooflights on the front roof slope.

2.0 Assessment:

Dormers

2.1 Properties on Bromwich Avenue display a mix of roof alterations, including side dormers and hip to gable extensions.

2.2 The proposed side dormer at the application site would measure approximately 2m in width x 2.35m in height and the rear dormer would measure approximately 2.5m in width x 2.35m in height. Both would have pitched roofs and contain painted timber casement windows to match the style of the existing windows below and would also be aligned with lower windows.

2.3 Materials used in the construction of the dormers would match those used in the existing property.

2.4 The dormers would be positioned 50cm from the eaves and 25cm from the roof ridge. Although Camden Planning Guidance advises that there should be a 50cm gap on all sides of the dormer this is necessary to allow for sufficient headspace for the internal staircase and for the pitch to be maintained at roof level, it is considered that in this instance the positioning is acceptable, given the pitch of the roof, set back from the street and proximity to the neighbouring property it would not be overly prominent from the street.

2.5. Furthermore, there are a varied mix of dormers, hip to gable extensions and roof alterations on Bromwich Avenue and numerous dormers within the Holly Lodge Estate which have gained approval with similar dimensions and positioning on the roofslope; the nearest examples being 21 Bromwich Avenue and 4 Bromwich Avenue (see relevant history).

3.0 Rear extension and patio

3.1 The rear extension measures 3m in height x 3m in depth x 6.7m in width. It would be clad in timber slats.

3.2 It is considered that the extension is permitted development under Class A of Part 1 of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008.

3.4 The extension would not result in less than 50% of ground within the curtilage of the building being covered, it would be single storey and would not be more than 3m in height or project out more than 3m from the rear of the building and it would be constructed from materials which are similar in appearance of those used in the existing building.

3.5. A green roof would be installed above the rear extension; this is a welcome addition and complies with Camden Planning Guidance. However, to ensure it is implemented a condition will be added requiring that the green roof is installed and permanently retained and maintained in accordance with the approved details.

3.6 The patio area would measure approximately 3m x 7.8m (23.4sqm), Class F of Part 1 of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008 states that where the area of ground covered by hard surface exceeds 5sqm, either the hard surface shall be made of porous materials, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse. An informative will be added to remind the application of the need to comply with this condition.

4.0 Rooflights

4.1 The rooflights on the front roof slope would measure approximately 75cm in width x 80cm in height and would be flush with the roofslope.

4.2 It is considered that the rooflights would be permitted development under Class C of Part 1 of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008.

Recommendation: Grant Planning Permission

DISCLAIMER

Decision route to be decided by nominated members on Monday 31st October 2011.

For further information see

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