

Delegated Report		Analysis sheet		Expiry Date:		28/10/2011	
		N/A / attached		Consultation Expiry Date:		28/09/2011	
Officer				Application Number(s)			
Rob Tulloch				2011/4409/P			
Application Address				Drawing Numbers			
6 Court Close St John's Wood Park London NW8 6NN				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of a part single storey & part two storey rear extension to existing house (Class C3)							
Recommendation(s):		Grant Planning Permission					
Application Type:		Householder Application					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	2	No. of responses	00	No. of objections	00	
Summary of consultation responses:	Site notice n/a Press advert n/a						
CAAC/Local group comments:	n/a						
Site Description							
The application site comprises two 11 storey blocks of flats, Blocks A and B, and smaller terraces known as Court Close. Nos. 1-3 Court Close lie to the north of Block A with nos. 4-7 extending westwards. The site does not lie within a conservation area.							
Relevant History							
2011/2887/P Erection of a single storey ground floor rear extension to dwellinghouse (Class C3). Granted 16/08/2011							
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 Proposal

- 1.1 The proposal is for a part single/part two storey rear extension. The main issues are:
- design
 - neighbour amenity.
- 1.2 The two storey element has been revised to incorporate a flat roof rather than a pitched roof.

2 Design

- 2.1 Permission was granted on 16/08/2011 for a single storey rear extension (2011/2887/P). The current application proposes the same single storey structure with an additional extension at first floor level.
- 2.2 The proposed ground floor extension would be the same size as previously approved measuring 3.8m (d) x 5.8m (w) x 2.9m (h), and be constructed in brick with aluminium framed sliding doors and a raised roof lantern. The first floor element is smaller measuring 1.7m (d) x 3.3m (w) x 2.4m (h), also constructed in brick with an aluminium framed window to its rear. The design and materials relate to the host building and are appropriate for an extension outside a conservation area.
- 2.3 Only no. 5 Court Close does not have a rear extension, all the other properties have been altered at the rear with extensions and terraces. The proposed first floor element is relatively modest allowing for an additional bathroom, and the extension as a whole would still be subordinate to the host building, allow for the retention of a reasonably sized garden, and respect local character and context. As such the proposal is not contrary to policies CS14 and DP24 of the LDF and Camden Planning Guidance.

3 Amenity

- 3.1 The ground floor element was not considered to harm the amenity of adjoining occupiers in terms of loss of light or privacy and as this retains the same design and proportions there will be no impact on adjoining occupiers.
- 3.2 In terms of the second storey element. Although the closest neighbouring first floor window at no. 7 Court Close is approximately 1m away, the extension has been designed so it would not obtrude a line drawn at an angle of 45° from the centre of this window, so there would not be a significant loss of daylight or sunlight. There are no side windows proposed so there would be no overlooking from the extension. The new window at first floor level would be 1.7m forward of the existing window and would be to a bathroom rather than a bedroom, as such it is not considered that it would contribute to a loss of privacy.
- 3.3 Therefore, it is considered that the proposed works will not adversely impact on the amenity of the adjacent properties with regard to access to sunlight, daylight, outlook or privacy and thus is considered to be consistent with policies CS5 and DP26 of the LDF.

4 Recommendation: Grant Planning Permission

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