

<b>Delegated Report</b>  (Members Briefing)		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>27/10/2011</b>
		N/A		<b>Consultation Expiry Date:</b>	<b>13/10/2011</b>
<b>Officer</b>			<b>Application Number(s)</b>		
Nicola Tulley			2011/4370/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
30 ELLERDALE ROAD LONDON NW3 6BB			Refer to 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 with balcony above, replacement of windows with doors at rear first floor, alterations to fenestration at side elevation, alterations to roof including erection of two side and one rear dormer window and three rooflights all in connection with existing dwellinghouse (Class C3).					
<b>Recommendation(s):</b>		Grant conditional permission			
<b>Application Type:</b>		Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	06	No. of responses	03	No. of objections	03
			No. Electronic	02		
Summary of consultation responses:	<p>A site notice was displayed from 14/09/2011 to 13/10/2011 and a press notice of the application was published on 22/09/2011.</p> <p>Three letters of objection have been received from the occupiers of 28 and 32 Ellerdale Road. The following issues were raised in relation to the proposals:</p> <ul style="list-style-type: none"><li>• The proposed terrace will impact upon privacy, overlooking into the rear garden and kitchen of Number 28 Ellerdale Road.</li><li>• The proposed extension will block light and views from Number 28 Ellerdale which have been developed from this property.</li><li>• The proposed extension will reduce the outlook of Number 32 Ellerdale Road as it sits at a higher elevation.</li><li>• The proposed balcony will directly overlook the garden of Number 32 Ellerdale Road.</li></ul> <p>A photo has been submitted to demonstrate the impact of the proposed extension and balcony from Number 32 Ellerdale Road. The objector was notified of the submitted revisions, 12<sup>th</sup> October 2011.</p>					
CAAC comments:	Redington/Frognal CAAC No Objection					

## Site Description

The application site is a two storey detached dwelling-house located towards the southern end of Ellerdale Road in the Redington and Frognal Conservation Area. The surrounding area is predominantly residential characterised with typically Victorian and Edwardian architecture.

The dwelling-house as existing has no previous extensions or major alterations. Neighbouring property Number 32 Ellerdale Road has an existing rear dormer window and Number 34 Ellerdale Road has an existing front dormer window, both properties have no planning records for reference. The adjacent dwelling, Number 28 Ellerdale Road, has recently been demolished and rebuilt, planning history below.

## Relevant History

### 28 Ellerdale Road

22006/1961/P & 006/1962/C

Conservation area consent and planning permission were granted for demolition of existing 2-storey dwelling-house and erection of a new lower ground floor plus 3-storey dwelling house, with integral garage.

### 30 Ellerdale Road

No relevant planning history.

## Relevant policies

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

#### LDF Core Strategy and Development Policies 2010

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

CPG1 Design

CPG6 Amenity

### Redington/Frognal conservation area appraisal and management plan

## Assessment

A site visit was carried out on 29/09/2011.

### Proposals:

- Single storey rear extension;
- First floor roof terrace with glass screen and associated alteration of first floor windows to French doors;
- Two front, two side, one rear dormer window;
- Enlargement of existing side rooflight;
- Infill of internal valley of roof; and
- Removal of ground and first floor windows on side elevation.

**Amendments:** In consideration that the property is sited on sloping ground and that the subject site does not share the same rear building line as Number 32 Ellerdale Road amendments were sought to reduce the impact of the single storey rear extension and roof terrace on the neighbouring occupiers. Final amendments received on the 11<sup>th</sup> October 2011 subsequently set in the first floor roof terrace/balcony from the boundary of Number 32 Ellerdale Road, and reduced the depth and roof form of the proposed single storey rear extension.

The combination of the proposed infill of the internal roof valley; two front dormer windows; two side dormer windows; and one rear dormer window was deemed as overdevelopment of the original roof and therefore detrimental to the character and appearance of the original dwelling-house within Redington/Frognaal conservation area. In response the proposal has been amended to reduce the depth of the side dormer windows to ensure minimal projection; the front dormer windows have been removed; and the internal valley infill has been reduced in height to ensure no projection above the original roof ridge.

### Single storey rear extension:

The proposed single storey rear extension is 1.9m in depth and approximately 7.6m wide, infilling the area between the rear flank wall and the rear two storey projection. The proposed features a pitched roof (with inset balcony/terrace) which is 3.0m to the eaves and 4.0m to the top of the pitch from ground level. The proposed materials seek to match the appearance of the original dwelling-house and whilst the double glazed sliding doors are powder coated aluminium these are deemed acceptable. The aluminium doors give the extension a sleek and contemporary feel which allows the extension to be read as a later addition to the building. A condition will be attached to ensure that all other materials match the existing dwelling-house.

Although the change in ground floor levels between the subject site and neighbouring property at Number 32 Ellerdale Road is approximately 1.2m, the removal of the proposed terrace and associated screening and the reduction in depth of the proposed extension, will ensure that the amenity of the neighbouring occupiers is not adversely impacted in terms of light or outlook. There are no windows in the side elevations facing neighbouring properties.

### Roof terrace/balcony:

The roof of the proposed single storey rear extension would form a 1.2m deep first floor balcony screened by 1.1m high obscure glazing. The proposed balcony is set in from the neighbouring boundary by 3.3m and at roof level by 1.7m. In consideration that the depth of the balcony has been significantly reduced and that it has been set in from the boundary to ensure no overlooking to the garden area closest to the dwelling-house at Number 32 Ellerdale, the proposed is considered acceptable. In design terms the terrace is relatively small and located discreetly to the rear of the property, it is clearly read as a subordinate addition.

### Alterations to windows and doors:

The formation of the first floor balcony results in the vertical enlargement of existing first floor windows to create full height windows/doors. The proposed alteration is sympathetic to the character and appearance of the dwelling-house, in accordance with policies DP24 & DP25 of the LDF.

The applicant has proposed the removal of two windows at ground and first floor and the removal of side boiler and store doors to the south elevation by reason of safety concerns. The proposed removal of windows and doors to the south elevation are not deemed detrimental to the character and appearance of the original dwelling-house and are thus deemed acceptable.

### Roof alterations and extensions:

The proposal includes infilling the internal valley of the existing roof to provide headroom for the proposed loft conversion. In consideration that the proposed lead roof, which was higher than the existing ridge, has been reduced the proposal is considered acceptable as the development will not be visible from the street-scene and

will not significantly alter the roofscape.

The proposed rear dormer window is set 0.8m below the original ridge and set up 1.2m from the eaves and centred suitably within the rear roofplane. The proposed dormer forms a small projection of 1.3m from the rear roofplane and whilst it is not aligned with windows on lower floors it is not considered detrimental to the character of the existing dwelling-house and therefore considered acceptable in relation to development policies DP24 & DP25 and CPG1.

The proposed side dormer windows are sited centrally within the side roofplane and have been reduced in depth to 1m to ensure minimal projection. Site inspection noted that the proposed side dormer windows would not be clearly visible from the street-scene and in consideration of the existing dormer windows and extensions in the locality, the development is not considered to adversely impact the local roofscape or dwelling-house. The side dormer windows face towards Number 32 Ellerdale Road but would not cause any significant overlooking to windows of this property.

The applicant has proposed to enlarge the existing side rooflight to the north elevation to 1.25m x 1.5m, although this is a significant change, the proposed rooflight will be conservation style and set within the existing roofslope to ensure no projection from the roofplane.

The amendments made to the proposal to remove the front dormer windows would have significantly reduced the proportion of daylight into proposed habitable rooms in the roofspace. As such the applicant replaced these with two rooflights within the flat roof of the infilled internal valley. The proposed rooflights are 0.8m x 0.8m and 0.8m x 1.1m, they are set flush and would not be visible from street.

**Recommendation:** Grant conditional permission.

## **DISCLAIMER**

**Decision route to be decided by nominated members on Monday 17<sup>th</sup> October 2011.**

**For further information see**

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