

Delegated Report		Analysis sheet		Expiry Date:		11/10/2011	
		N/A / attached		Consultation Expiry Date:		15/09/2011	
Officer				Application Number(s)			
Fergus Freeney				2011/4168/P			
Application Address				Drawing Numbers			
35 Cotleigh Road London NW6 2NN				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of a single-storey side infill extension at ground floor level to existing house (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	11	No. of responses	01	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		<p>Consultation letters were sent to adjoining neighbours – 1 comment has been received seeking confirmation that the works won't affect number 33 Cotleigh Road, with particular regard to the chimney breast.</p> <p><i><u>Officer Comment:</u> The proposal is a modest single storey side extension and will be erected within the curtilage of 35 Cotleigh Road. It is unlikely to affect the structural integrity of adjoining properties, however it will need to comply with Building Control Regulations to ensure this is the case (an informative has been added to the decision notice reminding the applicants of this). The drawings do not show any alterations to the chimneys.</i></p>					
CAAC/Local groups* comments: *Please Specify		The property is not within a conservation area and there are no statutory local groups.					

Site Description

The site is located on the south side of Cotleigh Road. It comprises a mid terrace 3 storey dwelling.

The site is not within a conservation area and is not a listed building.

Relevant History

There is no relevant history.

Relevant application on Cotleigh Road

42 Cotleigh Road (2010/1699/P) - Retention of single storey side extension at ground floor level at dwelling house (following demolition of existing rear extension). *Approved 07/06/2010*

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

Assessment

Proposal:

Permission is sought for the erection of a single storey side infill extension at the rear of the building.

Assessment:

The extension would be located within the space next to an existing 3 storey closet-wing extension; it would be single storey and extend 6.7m. The existing boundary fence is approximately 1.5m high; the eaves of the side extension would be 2.10m high at the boundary, with a pitched roof sloping up from the boundary to 3.2m in height.

The extension would be constructed from brick to match the existing building, with full width bi-folding doors introduced at the rear elevation.

The proposal is considered acceptable and complies with Camden Planning Guidance which advises that extensions should:

- be secondary to the building being extended, in terms of location, form, scale, proportions and dimensions;
- respect and preserve the original design, proportions and architectural features of the host building;
- respect and preserve the historic pattern and established townscape of the surrounding area;
- not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking and sense of enclosure;
- allow for the retention of a reasonable sized garden; and
- retain the open character of existing natural landscaping and garden amenity.

The extension is single storey with low eaves at the boundary and a modest footprint; it would not have an impact on the amenity of adjoining occupiers. The existing boundary wall is 1.5m in height, the eaves would project 0.6m above this, however the fence could conceivably be raised to 2m under permitted development rights, the eaves would be 10cm above this, with a pitched roof sloping up from the boundary so as to minimise impact.

Furthermore, as the rear of the properties are south facing there would be no loss of light to primary

windows in the south elevation, and secondary windows in the side elevation at ground floor level are only likely to see early morning direct sunlight affected to a small degree, given that the existing boundary fence could be raised to 2m without the need for planning permission and that the proposal would be only 10cm above this level with a pitched roof to minimise impact the scheme is considered acceptable.

It is considered that the proposal would not have such a detrimental impact on occupiers of the adjoining property in terms of outlook and loss of sunlight/daylight so as to warrant refusal and therefore complies with Local Development Framework policy DP26.

Recommendation: Grant Planning Permission.

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