

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		10/10/2011	
		N/A		Consultation Expiry Date:		09/09/2011	
Officer				Application Number(s)			
Ben Le Mare				2011/4150/P			
Application Address				Drawing Numbers			
10 Solent Road London NW6 1TU				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of a single-storey side and rear extension, replace roof tiles with slates, installation of rooflight and 3 PV solar panels on rear roofslope, alterations to windows and doors and change of use from a House in Multiple Occupation to a single-family dwellinghouse (Class C3).							
Recommendation(s):		Grant planning permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	07	No. of responses No. Electronic	03 02	No. of objections	03
Summary of consultation responses:		<p>Three letters of objection have been received from the occupiers of No.49 and 51 Narcissus Road, which raise the following concerns:</p> <ul style="list-style-type: none"> - The proposed two storey glass box extension will result in a loss of privacy and represents an overly intrusive addition on the rear elevation of the property. - The rear extension is likely to result in the tree in the rear garden of the adjoining property being cut down. This is considered to result in a loss of privacy and visual amenity in the area. 					
CAAC/Local groups comments:		None received to date.					
Site Description							
The application site is an attractive two storey terraced property, located on the east side of Solent Road near the junction with Pandora Road. The property was previously occupied as a HMO, but currently remains vacant. The site is not in a conservation area.							

Relevant History

10 Solent Road (the application site)

2010/5604/P - Change of use from HMO (house in multiple occupation) (Class C4) to dwelling house (Class C3) – granted a CLU (proposed) on 17/12/2010

24 Solent Road

2011/2354/P - Erection of a rear and side extension to dwelling house (Class C3) – granted 20/07/2011

Relevant policies

LDF Core Strategy and Development Policies

CS5 – Managing the impact of growth and development

CS13 – Tackling climate change through promoting higher environmental standards

CS14 – Promoting high quality places and conserving our heritage

DP22 – Promoting sustainable design and construction

DP23 – Water

DP24 – Securing high quality design

DP26 – Managing the impact of development on occupiers and neighbours

Camden Planning guidance Adopted 2011

CPG 1 (Design)

CPG 2 (Housing)

CPG 6 (Amenity)

Assessment

The Proposal

The application proposes to change the use of the property from a HMO to a single family dwelling (Class C3) and the erection of a wrap around single-storey side and rear extension (2.5m deep from the rear wall of the closet wing and 5.2m wide), the replacement of roof tiles with slates, the installation of a rooflight and 3 PV solar panels on rear roofslope, and alterations to windows and doors.

Assessment

The main issues raised by this application relate to the use of the property, design/visual impact, residential amenity, trees and biodiversity. These issues are addressed below in the context of planning policy and other material considerations.

Land Use

The application includes a change of use of the property from a HMO to a single family dwelling (Class C3), which was granted a Certificate of Lawful Use (proposed) under application 2010/5604/P in December 2010. A site visit on the property in September 2011 confirmed that some works were being undertaken to the internal arrangement of the property and facilities such as kitchen surfaces and bathrooms had been removed. As the property was not in an entirely habitable state it is considered that the change of use had only been part implemented.

Design/Visual Impact

The plans originally submitted with the application were amended to remove a two storey 'glass box' from the rear elevation, replacing it with a single storey glass box, measuring 3.1m in height. The plans also show a reduction in the overall length of the extension, which matches the length of the rear extension at No.24 Solent Road (identified above in the planning history). The proposed single storey extensions are therefore considered on balance to represent a subordinate addition to the property and have regard to its architectural style.

The application proposes to re-instate a bricked up window on the first floor side elevation of the property and brick up two small casement windows at first and second floor level. As the materials proposed match the existing windows and brickwork of the property they are considered to be acceptable.

The three PV solar panels and roof light which are proposed on the side roof slope of the property are considered to sit proportionally well within the top of the roof and the eaves. In addition, the proposal to replace the clay tiles with slate tiles is also regarded to be acceptable as they match design of those on the roofs of

other properties in the area.

The proposal therefore complies with Policy DP24 of the LDF.

Residential Amenity

In order to retain the privacy of the occupiers of No.8 Solent Road, a condition should be appended to the decision notice requiring for the existing and proposed bathroom windows on the side elevation of the property to be obscurely glazed.

Whilst the proposed side extension measures 2.8m in height and will therefore be higher than the existing boundary fence with No.8 it is considered not to result in a loss of sunlight/daylight of windows serving habitable rooms on the ground floor of property.

The proposal will result in a loss of outlook from windows on the side elevation of No.8, however, this is considered not significant enough to warrant refusing the application.

Based on the above considerations the proposed extensions and alterations comply with Policy DP26 of the LDF.

Trees and biodiversity

A mature tree is sited on the boundary with the application site and within close proximity to the proposed rear extension. Concerns have been raised by a local resident that the proposal will result in a loss of this tree. Whilst the site is not located within a designated conservation area and the tree does not benefit from an afforded degree of protection it is considered to contribute towards amenity and biodiversity in the area. Despite the applicant confirming that the proposal will not harm, or result in a loss of, the tree it is considered appropriate to append a condition to the decision notice requiring for details to be submitted to, and approved by, the Council before works commence on site to demonstrate how trees to be retained shall be protected during construction work.

The inclusion of a sedum roof on the proposed side extension is welcomed as this will improve the outlook of the adjoining property and the host building and encourage biodiversity in the area. It is however recommended that a condition is appended to the decision notice requiring for the submission of details of the sedum roof.

Recommendation

Grant planning permission

DISCLAIMER

Decision route to be decided by nominated members on Monday 10th October 2011.

For further information see

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