

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	10/10/2011
		N/A / attached		Consultation Expiry Date:	15/09/11
Officer			Application Number(s)		
Connie Petrou			2011/4071/P		
Application Address			Drawing Numbers		
54 Rochester Road London NW1 9JL			See decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Revisions including alterations and additions to the lower and upper ground floor extensions approved under planning permission granted on 6/7/2011 (Ref. 2011/1721/P) for (Erection of a glazed infill extension at ground floor level and solid two storey side return set back at first floor level (following demolition of existing rear extension and shed) to dwelling house (Class C3).					
Recommendation(s):		Grant			
Application Type:		Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	09	No. of responses	01	No. of objections	01
			No. Electronic	00		
Summary of consultation responses:	<p>Site notice displayed 19/08/11 Press notice 25/08/11</p> <p>No. 53 Rochester Road</p> <ul style="list-style-type: none"> The proposal will result in a loss of sunlight and daylight every morning for at least four hours No one from Camden has come to this house to see the impact of these plans. This is a conservation area and there is no precedent for an extension that extends both right across and further out than No 53. <p>Officer response - A site visit was undertaken by an officer on the 22/02/11 when the first application 2011//0186/P was submitted. The subsequent applications have been dealt with by the same officer and therefore no additional site visit was considered necessary.</p> <p>With regard to design and amenity issues see paragraphs 2.3 and 3.2.</p>					
CAAC/Local groups* comments: *Please Specify	No response					

Site Description

The application site comprises a three-storey (lower ground, ground and first floor) terraced single dwellinghouse located on the south side of Rochester Road, close to the junction with Rochester Terrace (to the east). The property forms part of a terrace at this point, primarily No's 48-55 Rochester Road. The general character of the immediate area is predominantly residential at this point.

Although the property is not listed, it is located within Rochester Conservation Area. No's 48-55 Rochester Road are identified as making a positive contribution to the character and appearance of the conservation area.

Relevant History

54 Rochester Road

(2011/1721/P) Erection of a glazed infill extension at ground floor level and solid two storey side return set back at first floor level (following demolition of existing rear extension and shed) to dwelling house (Class C3). (Approved 07/06/11)

54 Rochester Road

(2011/0186/P) - Erection of a full width two storey part glazed part solid rear extension, following demolition of existing rear extension and shed, to single dwelling house (Class C3) (Refused 10/03/2011)

54 Rochester Road

CTP/G12/22/8/25655(R) — Erection of a two storey rear extension to dwelling house. (Granted 21/11/1977). It would appear from the site visit undertaken on 22/2/2011 and the drawings submitted that this permission was only partly implemented. The property has only a single storey extension.

53 Rochester Road

There is no planning history indicating when the extension to this property was granted.

55 Rochester Road

There is no planning history indicating when the extension to this property was granted.

Relevant policies

LDF Core Strategy

CS1 – Distribution of growth

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving heritage / conservation areas

LDF Development Policies

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage / conservation areas

DP26 - Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011

Rochester Conservation Area Statement – Adopted 2003

Assessment

1.0 Background

1.1 Planning permission was granted on 07/06/11 (ref. 2011/1721/P) for a two storey brick extension (set back at raised ground floor level) on the existing footprint and depth of the single storey extension and a new fully glazed single storey extension with glass roof to infill the space between no. 53 and the proposed brick wing.

1.3 The current application proposes to introduce a modest glass infill extension at the raised ground floor level between no. 53 and the proposed brick wing. This element of the proposal was not considered acceptable in the refused application (2011/1721/P) due to its excessive bulk and mass. The glass element was double height and extended almost as far out as the side return, thus over dominating the rear elevation and not maintaining a clear articulation between the solid wings. The current proposal involves a significant reduction in the depth of the glass infill to match that of the glass-timber infill at no. 53. This amendment is in line with the advice provided by offices over the course of previous applications.

1.4 Minor alterations have been proposed to the detailed design including the introduction of timber weatherboarding and folding glass doors on the ground floor infill extension.

1.5 The considerations material to the assessment of this application are as follows:

- The effect of the proposed extension on the architectural integrity of the property and the character and appearance of the CA.
- The effect of the proposed works on the existing amenities of the neighbouring residential occupiers in terms of potential loss of received daylight, sunlight, outlook and privacy.

2.0 Visual Impact

2.1 No's 48-55 Rochester Road are identified in the Rochester Conservation Area Statement as making a positive contribution to the character and appearance of the conservation area.

2.2 The proposed infill at raised ground floor level is approximately 1.85m in depth, 2.55m in width and has a maximum height of 2.6m. The design is contemporary in nature with a lightweight finish comprising double height glazed windows with a glazed sloping roof. The infill is set back from the upper closet wing extension of no. 54 by approximately 0.2m.

2.3 The Camden Planning Guidance states that only in exceptional circumstances will conservatories be allowed on upper levels. It should be noted that the terrace contains a number of historic infill extensions above ground level including that at no.53 which is a timber-glass infill. The glass infill extension proposed as part of this application is considered to respect the existing pattern of rear extensions, maintaining an articulation between both solid wings on either side, and given it has been set back in line with the infill at no.53 continues to appear subordinate to the host property.

2.4. The proposed changes to detailed design including the use of timber on the ground floor extension are minor in nature and are considered to acceptable in design terms.

2.5 The property would retain a rear amenity space of a satisfactory size after extending. Overall, the proposed alterations are considered to preserve the character and appearance of the building and the conservation area.

3.0 Residential Amenity

3.1 Policy DP26 of the LDF Development Policies relates to neighbour amenity and states that 'The Council will protect the quality of life of occupiers and neighbours by only granting planning permission for development that does not cause harm to amenity'. The factors to consider include:

visual privacy and overlooking; overshadowing and outlook; sunlight, daylight and artificial light levels.

3.2 Given the infill extension does not extend further than the solid side return of no. 53 and the fact that the properties benefit from a south facing garden, the proposed extension is not considered to adversely impact on the amenity of neighbouring property no. 53 in terms of daylight, sunlight, overlooking or privacy.

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/>