

Delegated Report		Analysis sheet		Expiry Date:		23/05/2011	
(Members Briefing)		N/A / attached		Consultation Expiry Date:		28/04/2011	
Officer				Application Number(s)			
Fergus Freaney				2011/1080/P			
Application Address				Drawing Numbers			
23 Rochester Square London NW1 9SA				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of ground floor rear extension and installation of a roof dormer to front and enlargement of existing dormer to the rear of dwelling 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	01
				No. Electronic	00		
Summary of consultation responses:		Objection from adjoining occupier on the grounds that the development would have a negative impact on the levels of sunlight/daylight entering habitable rooms within their property.					
CAAC/Local groups* comments: *Please Specify		Camden Square CAAC – No comments received.					

Site Description

The site is located on the north east side of Rochester Square, it comprises a 3 storey plus attic semi detached family dwelling house.

The property is not listed but is located within the Camden Square Conservation Area.

Relevant History

No relevant planning history on the application site

Relevant planning history on neighbouring properties

Number 20 Rochester Square: 2006/2296/P - Enlargement and replacement of front and rear dormers to dwellinghouse (Class C3). *Approved 13/07/2006*

Relevant policies

Local Development Framework 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 2006

Camden Planning Guidance 2011

Camden Square Conservation Area Statement

Assessment

Proposal:

Permission is sought for the following works:

- Erection of a single storey rear extension with associated window box at first floor level.
- Erection of a dormer on the front roof slope to echo that on the adjoining property.
- The enlargement of an existing dormer on the rear roof slope to echo that on the adjoining property.

Revision- the application has been substantially reduced in size from a proposed two storey extension to the current single storey extension.

Assessment:

Front and rear dormers

The proposed front and rear dormers would measure approximately 2.5m in width x 1.9m in height and would be constructed from materials to match those used in the construction of the host building. The dormers are proposed to be of similar proportions to existing front and rear dormers on the adjoining property (number 24 Rochester Square).

A number of other properties on Rochester Square have similar style front dormers and it is not considered that they detract from the host buildings or the appearance of the conservation area. Numbers 23 and 24 Rochester Square form a pair of semi detached properties which were originally symmetrical in appearance. The introduction of front and rear dormers, similar to those existing at the neighbouring property, is considered to be acceptable in design terms as it will harmonise the appearance of the semi detached pair and will preserve the appearance of the conservation area.

Rear Extension

The proposed single storey rear extension would be constructed from hardwood timber framework and glazing. It measures approx 3.4m in height x 4m in depth x 6.5m in width and would replace an existing part-width leanto extension adjoining the neighbour. Crucially, in respect of the impact on the neighbour, it does not extend beyond the depth of the existing rear extension's boundary wall nor does it extend above its height. The rear extension is considered to comply with Camden Planning Guidance in that it appears secondary to the host building, respects the original design and proportions of the building and architectural features and allows for the retention of a reasonable sized garden.

In this instance a full width rear extension is considered to be acceptable, it will not be visible from the street and the predominant character of the area is one of full width rear extensions. The proposal is contemporary in nature, but is however considered to be of an appropriate style to the host building.

The materials of London stock brick, painted hardwood and glazing are appropriate and of sufficient quality for the

Camden Square Conservation Area.

At upper ground floor level a projecting window box is proposed to allow for an internal staircase to be positioned within the new extension. The window would project approximately 0.8m, it would be 2m in width by 2.2m in height. Given its modest scale, the window box is considered to be acceptable.

Amenity

The proposal is not considered to have a detrimental impact on the amenity of adjoining occupiers. The concerns raised by neighbours with regard to loss of sunlight/daylight and sense of enclosure have been addressed by the applicant by reducing the height of the proposed extension so that as discussed above, it does not project beyond the existing boundary wall in depth or height.

The introduction of dormers at the front and rear is not considered to raise any issues of overlooking or loss of privacy, the rear dormer would replace an existing smaller dormer thus the potential for overlooking would not materially increase.

Recommendation: Grant Planning Permission

DISCLAIMER

Decision route to be decided by nominated members.

For further information see

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