

Delegated Report		Analysis sheet		Expiry Date:		11/02/2011	
		N/A / attached		Consultation Expiry Date:		28/01/2011	
Officer				Application Number			
Aysegul Olcar-Chamberlin				2010/6741/P			
Application Address				Drawing Numbers			
13 Westcroft Close London NW2 2RP				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal							
Erection of single storey rear extension with green roof above to maisonette (Class C3).							
Recommendation:		Grant Planning Permission					
Application Type:		Councils Own Permission Under Regulation 3					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	06	No. of responses No. electronic	00 00	No. of objections	00
Summary of consultation responses:		<p>No response from the adjoining properties has been received.</p> <p>Cllr Russell Ealing supports the application and made the following comments:</p> <ul style="list-style-type: none"> The extension to the house will improve the quality of life of the occupiers. The proposal would help to improve the Council's housing stock of larger homes in general. The proposed green roof will add insulation and biodiversity. The proposal would be in sympathy with policies CS15 (encouraging biodiversity), DP2 (Promoting sustainable design and construction), DP5 (Homes of different sizes) and DP22 (Promoting sustainable design and construction). 					
Local groups comments:		None received.					
Site Description							
<p>The application site is a ground and first floor maisonette in a 4-storey 1980s residential block on the east side of Westcroft Close in a designated Kilburn neighbourhood renewal area. The residential block is owned by Camden Council. The main entrance doors of the residential units are located on the Westbere Road frontage of the building. The rear gardens of the lower level maisonettes are on the Westcroft Close frontage of the building, and are surrounded by brick walls with timber fencing on top. The site is not in a conservation area.</p>							
Relevant History							
None for the application site.							
<p>The Council has recently received planning applications for rear extensions to Council-owned properties at nos. 38 and 49 Westcroft Close (refs: 2011/0079/P and 2011/0051/P respectively) which have not been determined yet. The applications to nos. 38 and 49 and this planning application are intended to be carried out under a social housing scheme project to provide additional living space for families living in overcrowded conditions.</p>							
Relevant policies							
LDF Core Strategy and Development Policies							
Core Strategy							

CS5 – Managing the impact of growth and development
CS14 – Promoting high quality places and conserving our heritage
CS15 – Protecting and improving our parks and open spaces & encouraging biodiversity

Development Policies

DP24 – Securing high quality design
DP26 - Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2006

Assessment

Proposal

Following the officer concerns, the proposal has been amended since it was originally submitted. The depth of the proposed single storey rear extension has been reduced by approximately 1.5m and the existing boundary treatment on Westcroft Close is now retained.

The proposed rear extension would provide an additional bedroom (with a floor area of 7.7sqm) to the ground and first floor maisonette. The proposed rear extension would have a width of 2.8m, a depth of 3.8m and a height of 3m with a green flat roof. It would have rendered finishing and timber doors and windows.

Design and Appearance

The existing building is not considered to have any particular architectural merit. The proposed extension would take up slightly more than half width of the existing maisonette and would be set back by approximately 1.5m from the street. Although the proposed rear extension would be on the street frontage of the building, it would be largely screened by the high rear boundary fencing and its detailing and materials would respect the existing building. Only the top section of the extension, which would be approximately 1m above the fencing, would be visible from the street.

It is considered that the bulk, height, form and materials of the extension would be subordinate to the existing building and would not significantly change the street elevation of the building. The proposed extension is acceptable in design terms as it would have appropriate materials, size, bulk and design and in accordance with the aims of policies CS14 and DP24.

Other Issues

The existing garden does not have much biodiversity value as most of it has been paved with concrete blocks. The proposed extension would cover an area of approximately 10sqm (less than half of the garden) and would leave a usable garden area of 14sqm. It is considered that the proposed green roof of the extension could provide habitat for wildlife and reduce the rate of water run off; therefore it would compensate the loss of that much garden space.

Residential Amenity

The proposal would not significantly reduce the daylight, outlook and privacy to the adjoining residential properties.

The fencing on both sides of the garden shared with the adjoining properties is 2m high. The proposed extension would only be 1m above the fencing. The separation distance between the proposed extension and adjoining maisonette on the south side would be 2.2m. The overlooking to that adjoining property from the proposed window and door on the south side elevation of the extension would be prevented by the existing fencing. Given the separation distance and the height of the extension, the proposal would not be likely to affect daylight to that property.

However, the proposed extension could block some daylight to the immediately adjacent window which serves the living room of the adjoining property on the north side. However, given the adjoining property's living room is mainly served by glazed patio doors, the reduction in the daylight to that living room would be minimal and would not warrant a reason for refusal.

The proposal is considered to comply with the aims of LDF policies CS5 and DP26.

Recommendation: **Grant conditional planning permission.**

DISCLAIMER

Decision route to be decided by nominated members on Monday 7th February 2011. For further information see

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