

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		19/01/2011	
		N/A / attached		<b>Consultation Expiry Date:</b>		17/12/2011	
<b>Officer</b>				<b>Application Number(s)</b>			
David Glasgow				2010/6071/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
47 Brecknock Road London N7 0BT				Refer Draft Decision Notice			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Erection of a side dormer extension to storage unit (Class B8) at rear							
<b>Recommendation(s):</b>		Grant Planning Permission					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		A site notice was displayed on 26/11/2010 expiring on 17/12/2010 no responses were received as a result.					
<b>CAAC/Local groups comments:</b>		N/A					

### Site Description

The site is a single storey storage building (Class B8) located to the rear of a 3 storey residential property with single storey shop to front. The building is accessed via an accessway between no 45 Brecknock Road and the subject site which is secured by a 3.0m high wrought iron gate. To either side of the site are rear gardens of neighbouring residential properties.

### Relevant History

CTP/F13/15/12/6843 - Change of use of single storey building from storage to manufacturing of nursery furniture at rear of 47 Brecknock Road, Camden. Refused 12/04/1969

CTP/F13/15/12/7860 - Change of use for a limited period of building at the rear of No. 47 Brecknock Road, Camden, from wholesale storage to manufacture of children's furniture. Granted 04/12/1969

## Relevant policies

### **LDf Core Strategy and Development Policies**

#### Relevant Policies in Camden Core Strategy

CS1 – Distribution of growth

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving our heritage

#### Relevant Policies in Camden Development Policies

DP24 – Securing high quality design

DP26 – Managing the impact of development on occupiers and neighbours

### **Camden Planning Guidance 2006**

## Assessment

### **Proposal**

It is proposed to erect a side dormer measuring 5.6m in length 1.6m in height and 2.4 m in depth on the south facing roof slope of the existing storage building. The dormer is in association with the extension of the existing internal mezzanine floor area to increase floor space associated with the storage use.

### **Design**

The rear storage building is set back approximately 25 metres from the Brecknock Road frontage with approximately 1.0m of the southern edge of the front elevation visible through the accessway between No's 47 and 45 Brecknock Road. This view is further restricted by an existing wrought iron gate between properties on the front property boundary.

The host building is not considered to have any significant architectural merit and although symmetrical it is not viewed as such due to it being almost completely screened from view by the buildings on all sides. The visible portion of the building is seen in the context of the higher roof profile of the building located to the rear of the site. As such, the portion of the roof which can be seen from Brecknock Road has no skyline profile. The proposed dormer would likewise be viewed against the background of the higher building to the rear having no impact on the skyline profile when viewed from Brecknock Road. The dormer is small in scale and subordinate to the existing building being set well below the roof ridge and well in form lower eaves and sides of the building. Due to it's the small scale and secluded location with only minimal heavily obscured views from the street, the proposed dormer it is not considered to harm the appearance of the host building or the streetscene.

### **Amenity**

#### Overlooking

The proposed dormer contains three windows which would overlook rear gardens of residential properties 45 and 43 Brecknock Road to the south. As the building is used for storage, the windows would not afford overlooking to the same extent as windows of a habitable room. Even so, it is still considered that in order to ensure adequate protection of the amenities of these neighbouring properties, that a condition be attached requiring the dormer windows be obscurely glazed.

#### Outlook

The proposed dormer would be set in 1.2 metres from the existing building edge and site boundary and maintain a height well below the existing roof ridge of the host building. This setback and low height are considered adequate to protect against an increased sense of overbearing or enclosure to the neighbouring property at number 45 Brecknock Road.

#### Sunlight/daylight

The set back from the side boundary and low height of the proposed dormer, combined with its location to the north of the neighbouring property at 45 Brecknock Road are considered sufficient to ensure there will be no loss of sunlight or daylight to windows or rear gardens of neighbouring properties as a result of the proposal.

**Recommendation** - Grant Planning Permission.

## **Disclaimer**

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