

Delegated Report		Analysis sheet		Expiry Date:		29/12/2010	
		N/A		Consultation Expiry Date:		13/12/2010	
Officer				Application Number(s)			
Rob Tulloch				2010/5685/P			
Application Address				Drawing Numbers			
37 Minster Road London NW2 3SH				See draft decision notice.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Retrospective application for the erection of a first floor level rear extension in connection with the existing single-family dwellinghouse (Class C3).							
Recommendation(s):		Grant Permission					
Application Type:		Householder Application					
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:		A site notice was displayed from 10/11/10 to 01/12/10. No responses were received.					
Local group comments:		Gondar Gardens & Agamemnon Road Residents Association No reply to date.					
Site Description							
This site is a two storey detached house on the south side of Minster Road. It does not lie within a conservation area.							

Relevant History

EN10/0199 Erection of an additional storey at first floor level, to single storey ground floor rear extension. Closed - not expedient to take action 01/11/2010.

2005/1686/P Certificate of Lawfulness (Proposed) for the erection of a single storey rear extension to existing dwelling house. Granted 28/06/2005

2005/0143/P Certificate of Lawfulness for the existing use as a single family dwellinghouse. Granted 02/03/2005

8401024 Change of use to form one two-bedroom flat and one four-bedroom maisonette including works of conversion the formation of a dormer at the side and a balcony at the rear at roof level and an external stair from garden to first floor level at the rear. Granted 22/08/1984

Relevant policies

LDF 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

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2006

Assessment

The proposal is for the retention of a rear first floor extension. The main issues are the impact of the extension on the appearance of the building and its setting, and on the amenity of adjoining occupiers.

Design

The original house featured a staggered rear elevation with two storey outrigger, half the width of the house and 2.2m deep. A certificate of lawfulness was granted in 2005 for a single storey infill extension (reference 2005/1686/P). An additional extension has recently been constructed on top of this.

The first floor extension has the same footprint as the ground floor extension and fills the gap between the original outrigger and the boundary. It measures 2.2m (d) x 3.8m (w) and its eaves are the same height as the two storey outrigger, although it has a shallow mono-pitched roof as opposed to the hipped roof of the outrigger.

The extension has aluminium sliding doors with a Juliet balcony at first floor level similar to the existing rear fenestration, and is constructed in stock brick of a slightly lighter colour than the existing house to match the existing ground floor extension. The materials and design are considered to be appropriate.

Generally extensions should be subordinate to the host building, respect the original design and proportions of the building and allow for the retention of a reasonably sized garden. Camden Planning Guidance states that taller extensions should respect existing building heights in order to be subordinate to the original building and should have a shallow depth to compensate for any increase in visual mass and bulk, overshadowing and overlooking.

The existing house is large enough to accommodate a two storey extension and a depth of 2.2m makes it a shallow addition. It does not extend beyond the rear elevation of the house or beyond existing neighbouring building lines. The rear of the buildings in this part of Minster Road have been

variously altered and the extension does not appear as an incongruous element that would harm the character of the building or its setting. As such it is considered to be subordinate to the host building and of an acceptable design and in line with policies DP24 and CS14.

Amenity

The extension is adjacent to the windowless flank wall of No. 39 Minster Road which extends slightly further back than No. 37. As such it is not considered that the extension would affect daylight or sunlight to No. 39. As there is already an element of overlooking into neighbouring gardens from existing upper floor windows, it is not considered that the first floor extension which includes sliding doors would not significantly increase overlooking.

Enforcement

The extension was completed in April 2010 and an enforcement complaint was received and investigated. The extension would not be permitted development as the extension would be within 2m of the boundary of the curtilage of the dwellinghouse with its eaves exceeding 3m in height, and it would have more than one storey and extend beyond a wall forming a side elevation of the original house contrary to Part 1 Class A 1(g) & (h)(ii) of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

However it was considered that the extension did not impact detrimentally on the character of the property, nor impact adversely on the amenity of the neighbouring property in terms of loss of daylight, overlooking or loss of privacy. The complaint was closed as it was not deemed expedient to enforce against the works since they did not conflict with planning policy.

Recommendation: Grant Planning Permission

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