

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		01/09/2010	
<b>(Members Briefing)</b>		N/A / attached		<b>Consultation Expiry Date:</b>		29/09/2010	
<b>Officer</b>				<b>Application Number(s)</b>			
David Glasgow				2010/3571/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
32 Cressy Road London NW3 2LY				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 rear dormer roof extension and ground floor rear extension to single family dwellinghouse (Class C3).							
<b>Recommendation(s):</b>		Grant Planning Permission					
<b>Application Type:</b>		Householder Application					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	11	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		A site notice was erected on 08/09/2010, expiring on 29/09/2010. No responses were received.					
<b>CAAC/Local groups* comments:</b> *Please Specify		<b>Mansfield CAAC</b> objects: "We object to the size of the rear dormer. Please advise the applicant of the SPG. The extension seems to be supported by five patio doors!!". <b>Officer response:</b> See Sections 1 and 3 below.					
<b>Site Description</b>							
The site is located on the east side of Cressy Road close to the junction with Constantine Road. The site comprises a three storey mid-terraced single family dwelling house. The building is not listed but is located within the Mansfield Conservation Area. It is considered to make a positive contribution to the character and appearance of the conservation area.							

## **Relevant History**

There is no relevant history to the application site building.

No 28 Cressy Road

2010/2550/P - Erection of a single storey side extension to existing residential dwelling (Class C3). Granted 07/07/2010.

## **Relevant policies**

### **Replacement Unitary Development Plan 2006**

B1- General design principles

B3- Alterations and extensions

B7- Conservation Areas

SD6- Amenity for occupiers and neighbours

### **Camden Panning Guidance 2006**

### **Mansfield Conservation Area Statement 2008**

### **LDF Core Strategy and Development Policies**

The Inspector's Report into the Camden Local Development Framework Core Strategy and Development Policies Development Plan documents ("DPD"s) was published on 13th September and found the policies in the DPDs to be sound. This means "considerable weight" can now be given to these LDF policies even though at this stage they have yet to be formally adopted by the Council. Where there is a conflict between UDP policies and these LDF policies the Planning Inspectorate would consider it reasonable to follow the latter. However prior to formal adoption UDP policies should still be taken into account as the Council's adopted Development Plan.

#### Core Strategy

CS1 – Distribution of growth

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving our heritage

#### Development Policies

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

## Assessment

### 1.0 Background

- 1.1 The application has been amended during the course of the application to include bi-fold timber French doors to the rear extension in place of sliding aluminium doors and the dormer has been lowered to be 0.5m below the roof ridge to comply with Camden Planning Guidance.

### 2.0 Proposal

- 2.1 It is proposed to erect a single storey infill extension on the rear return at ground floor level and a rear roof dormer. The rear extension measures approximately 1.4 metres in width, 6 metres in depth and 2.8 metres in height along the boundary wall with No. 30. The extension will include timber framed folding french doors to the rear and four velux rooflights on the lean-to roof. The proposed dormer measures 3.4 metres in width, 1.7 metres in height and 1.6 metres in depth (floor to ceiling height of 2.3m) and will comprise a lead roof with tiled side cheeks, slim line fascia and gutter detail and timber sash windows.

### 3.0 Design

#### Rear extension

- 3.1 The proposal closely replicates a recently approved rear extension at 28 Cressy Road, App No. 2010/2550/P (see relevant history above). There is also another example of a similar extension along the street for which there is no record of planning permission. It is likely that this type of extension would have been considered as permitted development prior to the recent amendments to the GPDO in 2008. Whilst the existing gaps between the rear additions remain relatively unaltered within the remainder of the terrace, there are two other examples. Furthermore, the proposed extension is considered subordinate to the host building with regards to scale and bulk. The proposed use of timber doors is considered to be in keeping with the character of the parent building. Moreover being located at rear ground floor level the extension would not be visible from the public realm and as such it is considered that it would not have a detrimental impact on the character of the building or the character and appearance of the Conservation Area.

#### Dormer

- 3.2 The principle of rear dormers is well established along the terrace with examples at No.s 28, 26 and 24 Cressy Road as well as other properties along the neighbouring terrace to the rear. The dormer would be set 0.5m below the roof ridge as prescribed by Camden's Planning Guidance and in excess of this distance from the lower eaves and sides of the roof. Owing to the prevalence of dormers along this section of the terrace, and the relatively small scale and sensitive design of the current proposal, the dormer is not considered to not to harm the character of the building, the terrace of which the building forms a part, or the wider Conservation Area.

### 4.0 Amenity

#### Loss of sunlight/daylight

- 4.1 The rear extension at a height of 2.8 metres on the boundary with No. 30 would be approximately 0.3 metres higher than the existing boundary wall and trellis. Given the height and depth of the 3 storey rear returns on both sides of the existing recesses and the existing boundary treatment being 2.5 metres in height, it is considered the proposed single storey extension would not

significantly impede sightlines from the rear and side windows of No. 30 and therefore would not significantly impinge existing levels of daylight or sunlight.

#### Loss of outlook

**4.2** The windows of the neighbouring property at No. 30 on the rear elevation and side elevation overlook the boundary wall and trellis, the side elevation of No. 32 and the garden areas of both properties. The resulting extension would reduce the gap between the properties and would be slightly higher than the existing boundary wall and trellis; however given its scale and sloping roof, it is not considered to impact upon neighbouring outlook or result in an increased sense of enclosure over and above what presently exists.

#### Overlooking

**4.3** The proposed dormer would not impact on neighbouring properties in terms of overlooking over and above what already exists from upper floor windows and neighbouring dormers.

### **5.0 Recommendation**

**5.1** Grant Planning Permission.

#### **DISCLAIMER**

**Decision route to be decided by nominated members on Monday 18<sup>th</sup> October 2010. For further information see**

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