

Delegated Report		Analysis sheet		Expiry Date:		13/10/2010	
		N/A / attached		Consultation Expiry Date:		16/09/2010	
Officer				Application Number(s)			
Carlos Martin				2010/4442/P			
Application Address				Drawing Numbers			
14 Weavers Way London NW1 0XE				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of a single storey rear extension to replace existing conservatory to residential dwelling (Class C3).							
Recommendation(s):		Grant					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	07	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		No response					
CAAC/Local groups* comments: <small>*Please Specify</small>		None. Not in CA.					
Site Description							
The application site relates to a two-storey terrace single dwelling house located on the west side of Weavers Way. The site is not listed and does not fall within any conservation area. The property has been previously extended with a conservatory and is in a predominantly residential area.							
Relevant History							
2010/2377/P: withdrawn application for the erection of a single storey rear extension to replace existing conservatory to residential dwelling (Class C3).							
28/07/1995: PP (9501016) refused for the erection of two storey extension to the front.							
13/08/1992: PP (9200640) granted for the erection of a conservatory at rear ground floor level.							
Relevant policies							
Replacement Unitary Development Plan 2006 SD6 Amenity for occupiers and neighbours B1 General design principles B3 Alterations and extensions							
Camden Planning Guidance 2006 19 Extensions, alterations and conservatories							

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.

LDF Core Strategy

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

Development Policies Development Plan

DP24 Securing high quality design

DP26 Managing the impact of development on occupiers and neighbours

Assessment

Introduction

Planning permission is sought for the erection of a single storey rear extension to replace an existing conservatory to a residential dwelling (Class C3).

The proposal is a resubmission of a previously withdrawn application for a similar extension. The new proposal has been reduced in height and set away from the side boundary.

The proposed extension would be 4.2m deep and 6.5m wide and would feature a very gently sloping roof of a maximum height of 2.7m approximately. The extension would feature two rooflights, one double and one single window on the rear elevation and a set of full-height doors on the side (south) elevation. The proposed materials are bricks, tiles and window frames to match existing.

Design

The proposed extension would be subservient to the host building given its size and proportions and, as it would be positioned at the rear, it would be concealed from public view. The proposed materials would match the existing and would be in keeping with the character and design of the building and neighbouring buildings. The proposal is therefore considered acceptable on design grounds.

Amenity

The proposal would provide an additional bedroom to the property, thus converting the house into a family size unit, which would keep a reasonable sized rear amenity space after extending. Therefore, the proposal is considered acceptable in terms of amenity for its occupiers.

The proposed extension would have an appropriate height and design and is unlikely to result in any significant loss of amenity to adjoining properties. The extension would be 2.7 m high and would be set 0.5 m away from the boundary with the adjoining property at no. 12, thus reducing its impact in terms of loss of light and outlook and increased sense of enclosure. The existing boundary fence prevents direct overlooking to neighbouring properties from the extension's windows and therefore the proposal is not considered to result in an unreasonable loss of amenity for the neighbours to the rear.

Recommendation: Grant.

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