

<b>Delegated Report</b> <b>(Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>13/10/2010</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		<b>22/09/10</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
David Glasgow				2010/4361/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
5 Hillway London N6 6QB				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 replacement ground floor rear extension and new rear and side dormer roof extension to single family dwelling house (Class C3)							
<b>Recommendation(s):</b>		<b>Grant Planning Permission</b>					
<b>Application Type:</b>		<b>Full Planning Permission</b>					
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>04</b>	No. of responses No. Electronic	<b>02</b> <b>02</b>	No. of objections	<b>01</b>
<b>Summary of consultation responses:</b>		<p>A Site Notice was displayed from 27/08/2010 expiring on 22/09/2010. 2 responses from neighbouring properties were received.</p> <p>The occupier of No. 7 Hillway objected to the proposal for the following reasons:</p> <ul style="list-style-type: none"> <li>The replacement ground floor extension is wider and higher than the original extension. This means that it will be built closer to the party fence with no. 7 which will make it difficult to clear vegetation along the fence from No. 5 and so there may be further encroachment of ivy etc. from no. 5 It would be preferable if the side wall of the extension were at least one metre from the fence shared with no. 7.</li> <li>A large tree was removed from the front garden without the requisite planning permission in 2009 and perhaps the occupants do not understand the rules about removing and pruning trees which are important for environmental and privacy reasons.</li> </ul> <p><b>Officer Comment:</b> The replacement rear extension is not higher or wider than the extension it replaces with the exception of the projecting roof lights, the nearest of which is located 0.75 metres away from the shared boundary. The issue of maintaining vegetation which may or may not grow is not a material planning consideration. No trees are proposed to be removed to make way for the proposed extension and there are no TPO trees on site.</p> <ul style="list-style-type: none"> <li>It will be possible to see into the rear extension from one of the bedroom windows of no. 7 and also possibly the attic room of No. 7. If these windows can be opened noise from the kitchen/extension area will be increased for the occupants of No.7 I would ask that these windows be opaque and non openable.</li> </ul>					

	<p><b>Officers Comment:</b> See Sections 2 and 3 Below</p> <p>The occupier of 3 Hillway Commented on the application as follows:</p> <ul style="list-style-type: none"> <li>• I am very much in favour of materials that will protect and enhance the appearance of the conservation area.</li> <li>• I have no objection to the ground floor extension as long as it is not larger in volume than the existing one and provided the new south facing window is fitted with opaque glass.</li> <li>• It would be better if the south facing dormer was fitted with opaque glass.</li> </ul> <p><b>Officers Comment:</b> See Sections 2 and 3 below</p>
<p><b>CAAC/Local groups* comments:</b> *Please Specify</p>	<p><b>Holly Lodge CAAC - Comment:</b> Comments of neighbours must be taken into account. The south facing window in the side extension should have opaque glass to preserve the privacy of No. 3 Hillway - also the glazing of the south facing dormer.</p> <p><b>Officer Comment:</b> see Section 2 and 3 below.</p>

### Site Description

The site is a two storey semi-detached dwelling located on the western side of Hillway close to the junction with Bromwich Avenue at the southern end. The site is situated within the Holly Lodge estate which is made up of similar two storey semi-detached houses of varied but complimentary design. The building is not listed but is located within the Holly Lodge Estate Conservation Area.

### Relevant History

There is no relevant history to the current planning application.

### 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

#### Holly Lodge Conservation Area Statement

#### 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.

#### 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

## Assessment

### 1.0 Proposal

- 1.1** It is proposed to erect hipped roof dormers on the side and rear roof slopes of the existing dwelling house to allow for a loft conversion. It is also proposed to replace an existing single storey rear extension with an extension of the same dimensions, apart from a slightly increased depth of 0.1 metres.
- 1.2** The rear extension would measure 3.0 metres in height, 6.75 metres in width and 2.6 metres in depth.

### 2.0 Design

#### Rear Extension

- 2.1** The single storey rear extension incorporates two roof lights projecting 0.25 metres above its roof level and a glazed rear elevation with a single sliding powder coated aluminium door and a single window to the south facing side elevation. The extension is to be finished in rough white render to match the existing house. The extension will not be visible from the public realm and is therefore not considered to negatively impact upon the appearance of the host building or the conservation area.
- 2.2** The property benefits from a large 24m long rear garden. The extension will not result in measurable reduction of usable outdoor space as it replaces an extension of equal size.

#### Dormers

- 2.3** The principle of side and rear dormers is well established along Hillway with many other examples in the street including neighbouring No. 3 Hillway, approved in 2006. The size and style of the proposed dormers closely matches those at No. 3 with red clay tiles to match the existing roof, lead flashings and white painted timber casement windows and fascia. The dormers are set well within the roof slopes in excess of the 0.5 metre requirement of Camden's Planning Guidance. Due to their small scale and sensitive design the proposed dormers are not considered to harm the appearance host building, the street scene or the conservation area.

### 3.0 Amenity

- 3.1** The proposed extension will project 2.56 metres past the building line of No.7 Hillway on the shared boundary at a height of 3.0 metres. This represents a slight increase in depth of 0.1 metres over the existing rear extension. The additional 0.1 metre projection is not considered to result in any loss of amenity to adjacent properties with regard to sunlight, daylight, outlook or privacy.
- 3.2** The side dormer and the side facing kitchen window on the single storey rear extension will face onto the neighbouring property at No. 3 Hillway. A condition that the side facing window is obscure glazed and the side dormer is obscure glazed and top-opening only is recommended to ensure no loss of privacy to the occupiers of No. 3 Hillway.
- 3.3** A new side facing window is proposed on the ground floor of the main dwelling. This window does not require planning permission.

### 4.0 Conclusion

**4.1** The proposed dormers and rear extension are not considered to result in harm to the appearance of the host building or the Holly Lodge Conservation area or negatively impact the amenity of neighbouring properties and are therefore considered acceptable.

## **5.0 Recommendation**

Grant Planning Permission.

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