

Delegated Report (Members' Briefing)		Analysis sheet		Expiry Date:		03/09/2010	
				Consultation Expiry Date:		10/08/2010	
Officer				Application Number(s)			
Jenny Fisher				2010/3586/P			
Application Address				Drawing Numbers			
Flat 1 35 Richborough Road London NW2 3LX							
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Conversion of the garage, including the installation of a window in the inward facing flank wall, and the continuation of the garden elevation of an existing single storey extension to link with the garage; all to provide additional habitable space for the ground floor flat (Class C3).							
Recommendation(s):		Grant planning permission with conditions					
Application Type:		Full Planning Permission					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	10	No. of responses No. Electronic	02 00	No. of objections	01	
Summary of consultation responses:	<p>A letter of support has been received from 26b Ebbsfleet Road. Support work that brings a nice view for the environment.</p> <p>A letter from 26a Ebbsfleet Road comments that changing the garage to a dwelling space would make for greater density of housing in the immediate area. Demolishing the garden area and replacing it with a dwelling is detrimental to the area, especially in conjunction with 2010/3832/P. Parking and rubbish disposal problems.</p> <p><i>Officer comment:</i> The garden would be retained, and would not be replaced with a dwelling. The new entrance hall would replace an existing shed. The site is within a controlled parking zone. Rubbish bins are provided. 2010/3832 (an application for 28 Ebbsfleet Road) does not have any direct relevance to the assessment of this application.</p>						
Local groups comments:	None received.						
Site Description							
<p>The application premise is semi-detached and comprises 2-storeys divided into flats. It occupies a corner site at the junction of Fordwych Road and Richborough Road. Flat 1 (ground floor) is accessed from Fordwych Road. Adjacent to the Flat 1 entrance is a garage for the ground floor flat. The front door of the property provides access to the flat on the upper floor.</p> <p>A garage for no. 28 Ebbsfleet Road is adjacent to the garage on the application site.</p> <p>The site is not within a conservation area.</p>							
Relevant History							
<p><u>28 Ebbsfleet Road</u> (2010/3832/P) Currently application as yet undecided (decision due 08/09/2010) Change of use of existing single dwelling house (Class C3) to 4 residential flats (2 x 1 bed & 2 x 2 beds) including associated rear dormer extension at roof level, 2-storey rear extension and alterations to doors and windows.</p>							

Relevant policies

Replacement UDP 2006

SD6 (amenity); B1 (general design); B3 (extensions/alterations); T1 (sustainable transport)

Camden Planning Guidance 2006

LDF Core Strategy and Development Policies

As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage.

CS5 (manage impact of growth); DP26 (impact of development on occupiers and neighbours); CS14 (promote high quality places); DP24 (secure high quality design); DP17 (walking, cycling and public transport)

Assessment

Proposal

- Erection of a new wall behind the existing Fordwych Road entrance and shed, as a continuation of the internal building line of the extension, to create additional habitable space. The space would be used as a new hall for Flat 1; accessing the main living area to the right, and to the left additional habitable space that would be created by the conversion of the existing garage. The new hall would have a glazed façade overlooking the garden.
- A window overlooking the garden would be installed in the flank wall of the existing garage structure.
- Sliding doors would be installed within the wall of living space within the existing rear extension opening onto the garden.
- A recycle and refuse bin would be placed to the front of the new habitable space within the garage. The bins would not extend beyond the footprint of the existing site. Bins would be removed from their existing location within the garden.
- The external façade of the building would be as existing, but the garage door would be replaced.
- Materials would match existing.
- The garden would be retained as existing.
- The flat would be reconfigured internally; the existing 2 bedrooms would be retained.

Main issues for consideration are visual impact, amenity impact and transport

Visual impact

The majority of the proposed works would be to elevations facing onto the garden; they would not be visible from the public realm. Apart from the removal of the existing garage door and installation of rubbish bins, there would be very little alteration to the external appearance of the property when viewed from Fordwych Road. The site is not within a conservation area and, given the modest external alterations proposed, it is considered that the proposed development would be in accordance with UDP policies B1 and B3 and supporting Camden Planning Guidance (CPG).

Amenity

Proposed works would have no impact on adjoining occupiers; there would be no overlooking, or loss of daylight/sunlight.

Transport

The site has a Public Transport Accessibility Level of (PTAL) of 4 (good) and is within a Controlled Parking Zone. The site is within close walking distance of buses operating along Shoot-up-Hill, and Underground and Overground rail services along Kilburn High Road. The loss of the garage would be in general compliance with UDP policy T1 (sustainable transport), which discourages unnecessary use of the private car and encourages travel by walking, cycling and public transport.

Recommend approval with conditions

DISCLAIMER

Decision route to be decided by nominated members on Tuesday 31st August 2010. For further information see

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