

Delegated Report Members Briefing		Analysis sheet		Expiry Date: 28/07/2010	
		N/A		Consultation Expiry Date: 08/07/2010	
Officer John Sheehy			Application Number 2010/2597/P		
Application Address 98b Sumatra Road London NW6 1PP			Drawing Numbers Refer to draft decision		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal Erection of a 2 storey with basement dwellinghouse in place of an existing garage.					
Recommendation:		Grant conditional permission subject to a Section 106 Agreement			
Application Type:		Full Planning Permission			
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice			
Informatives:					
Consultations					
Adjoining Occupiers:		No. notified 38	No. of responses 5	No. of objections 5	No. electronic 3
Summary of consultation responses:		Site Notice displayed from 16 th of June to 7 th of July. The following neighbouring occupiers commented on the application: 66 Dennington Park Road Flat 3; 68 Dennington Park Road Ground Floor Flat, Flat A, Flat 2; and 41a Pandora Road. In summary the following points were made: <ul style="list-style-type: none"> Impact on sunlight, daylight and outlook from gardens and habitable rooms within properties on Dennington Park Road due to size and location of building; Loss of privacy to properties on Dennington Park Road; Ultra modern design of this proposed property is not in keeping with the architectural harmony of the surrounding area; Proposal would reduce parking in Sumatra Road by the loss of the existing garage and brings more residents with cars to these congested local streets; In the event that this application is approved that the proposed window to the top floor study area has a condition applied by your department for the use of "obscure glass" only; "I have lived in West Hampstead for 14 years and don't believe we need any more properties built as it is already a busy and congested place"; and Noise and disruption during construction. 			
CAAC/Local groups comments:		No response to date.			
Site Description The application relates to a site located on the northern side of Sumatra Road containing a single storey garage set back from the pavement edge. Originally the site was part of the rear of the garden to 68 Dennington Park Road but according to maps the garage was built in the 1930s. The surrounding streets were developed in the early twentieth century with 98 Sumatra Road (immediately to the west of the site) developed slightly later. The area is residential in character with terraced housing 2/3 storeys in height particularly					

prevalent. Many of the properties in the surrounding streets have accommodation at basement level.

The site is not located in a Conservation Area.

Relevant History

December 2009 Application for conversion of existing side garage into a single dwelling house and erection of two additional storeys withdrawn by the applicant, ref. 2009/4375/P.

Relevant policies

Camden Development Plan 2006

SD6 Amenity for occupiers and neighbours

B1 General design principles

N5 Biodiversity

N8 Trees

H1 New housing

H7 Lifetime homes

T3 Pedestrians and cycling

T8 Car-free housing

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.

CS6 Providing quality homes

DP2 Making full use of Camden's capacity for housing

DP6 Lifetime homes

DP19 Managing the impact of parking

DP26 Managing the impact of development on occupiers and neighbours

DP24 Securing high quality design

Assessment

Proposal: erection of a 2 storey with basement house containing 1 bedroom following demolition of an existing single-storey garage.

The application follows the withdrawal in December 2009 of an application for a three-storey house on the site. The current proposal differs significantly from the withdrawn application, being lower in height and having a contemporary architectural treatment (previously a traditional design approach was proposed).

The footprint of the proposed house would be 5.0m x 4.4m. It would be 5.7m in height (above ground).

Assessment

The application has been assessed against the policies and guidance relating to design, housing, transport and all other material planning considerations.

Design

The proposed building would cover the same footprint as the existing single storey garage but would be two storeys in height and include a basement below. This is a former end-of-garden site. Given the location immediately next to the much larger and bulkier 98 Sumatra Road - a former school building now in residential use - there is no objection in principle to an intensification of the use of the site. The visual break between the terraces at Dennington Park Road and Pandora Road has already been significantly infilled by number 98,. An appropriately-scaled additional building at 98B would not necessarily add to this impact in a harmful manner: there would still be a large enough visual break between the two parallel terraces.

Given the small footprint of the building, its height and scale would need to be subordinate to both number 98 and the neighbouring terraced houses in order to integrate successfully with its immediate context. The proposed two storey structure is of the scale of a small studio or mews building which would be appropriate in its context and subordinate to adjacent larger buildings.

A modern design approach has been taken for the building which is acceptable in principle on this site. The building would stand on its own and would be of a different scale to the surrounding buildings. In the previous application a more traditional design approach was taken which used the details from the buildings in the surrounding area, however this was unsuccessful.

The constraints of the site (small plot size and potential overlooking into neighbouring properties) has dictated the proposed design which consists of a simple box like form and single aspect outlook to the front. Given the small plot size a large degree of modulation to the basic cubic form is not possible without producing an unusable floor area.

The front elevation is almost totally glazed but the large expanses of glazing are broken up by timber panels. This breaks up the mass of the building into much smaller components and creates an appropriate human scale for a residential building.

Interest into the side elevation is provided by the slit window which is recessed into the building. This has been designed to minimise overlooking into neighbouring properties but although provides an interesting feature into what would otherwise be an unrelieved façade. High level glass perforations are also added to the side and rear elevations which provide natural light but also break up the facades.

Red brick will be the main external material which is also the predominant building material of the surrounding streets. Unpainted timber will also be used for the screens and front door which is considered complimentary to the red brick and reflects the more modern appearance of the building (as opposed to painted timber which was the original material on the surrounding buildings but in many cases has been changed for plastic or metal).

The front boundary treatment is proposed to be a timber fence with refuse storage. This section of Sumatra Road is defined by a strong red brick wall (the existing garage is open to the street and has no gate). The design of the front boundary area, including the balustrade around the lightwell and the layout of the refuse storage area, is reserved by condition to ensure that the detailed design of this element of the proposal is strictly controlled.

The open basement may expose a significant amount of the basement level of the building to views from the street, adding bulk to the appearance of the building. The lightwell would be enclosed with a planted canopy grid: this would allow light to penetrate to the basement but shield it in views from the street.

In order to afford some control over further alterations and extensions to the building a condition withdrawing permitted development rights has been included in the decision notice.

The proposed scheme is generally considered to address the concerns raised by the previous application and is acceptable in terms of design.

Quality of the proposed housing

The following accommodation is proposed:

<u>One-bedroom house</u>	
Bedroom 1:	11m ²
Total floorspace:	53.6m²

Camden Planning Guidance states that new self-contained dwellings should satisfy the following minimum areas for overall floorspace (excluding communal lobbies and staircases):

Number of persons	1	2	3	4	5	6
Minimum floorspace (m ²)	32	48	61	75	84	93

Camden Planning Guidance also requires first and double bedrooms to measure a minimum of 11.0m². The proposed development is fully compliant with Camden Planning Guidance with regard to overall size of flats and the size of the bedroom.

The house would be single aspect however this would be a south-facing aspect and would therefore have good outlook. The stairs and secondary space would be located to the rear and the living spaces towards the front of each floor. The window of the basement bedroom would measure 6.25sqm. This is greater than 10% of the area of the room it would serve, as required under Camden Planning Guidance. Only a small proportion of the window would clear an angle of 30° angle with the horizontal to the opposite wall of the lightwell. This may be inadequate if the basement was to provide a separate dwelling unit as there would be insufficient daylight/

sunlight penetrating to the basement bedroom. However, the habitable accommodation located in the basement would be within a house with upper floor accommodation of a high standard. In addition, there are numerous examples of residential units with basement habitable rooms in the surrounding area.

The proposed unit is considered to provide a good standard of residential accommodation in terms of layout, room sizes, sunlight, daylight and ventilation. The proposal is consistent with UDP Policy H1 and the Residential Development Standards contained in Camden Planning Guidance.

Lifetime Homes

All new homes should comply with Lifetime Homes criteria as far as possible. The applicants have submitted a Lifetime Homes assessment which addresses some of the 16 points of the criteria. The constraints of the site are such that not all of the criteria can be met, but the measures proposed are considered acceptable in this instance.

Transport and Parking

Camden's Parking Standards for cycles (Appendix 6 of the Unitary Development Plan), state that 1 parking space is required per residential unit. The proposal is for 1 residential unit therefore 1 cycle parking space has been provided within a cycle locker at ground floor level near the entrance to the property. The location is considered to be acceptable. Design details are required by condition.

The site has a Public Transport Accessibility Level of (PTAL) of 5 (very good) and is within a Controlled Parking Zone. Fortune Green (CA-P (a)) CPZ operates Mon-Fri 08:30-18:30 and has a ratio of parking permits to available parking bays of 1.02:1. This means that more parking permits have been issued than the number of spaces available: the CPZ is therefore highly stressed. The proposed house would occupy the site of a former garage, however it would not displace parking onto the highway as the garage is not currently used for car-parking. The new house is secured as car-free. This obligation is secured via a Section 106 Legal Agreement.

The Section 106 Legal Agreement also secures a financial contribution to remove the existing crossover.

Impact on neighbour amenity

Privacy

Other than replicating the established southern views across Sumatra Road, the proposed building would not result in direct views into the habitable rooms of neighbouring properties. The south-facing upper floor side window to the property would overlook a small area at the end of the rear garden of 68 Dennington Park Road. This rear garden is already overlooked by adjacent houses and it is not considered to be reasonable or justifiable to require that this be obscure glazed and fixed shut to a height of 1.70m internally.

Sunlight and daylight

The impact of development on sunlight and daylight to neighbouring habitable rooms is a key consideration in assessing the acceptability of a planning application. The buildings to the east on Dennington Park Road and on the southern side of Sumatra Road have residential accommodation at basement level and on the upper floors. The applicant has submitted drawings indicating that the 25° angle taken from the basement accommodation of these properties would not be breached by the proposed house. A Sunlight/ Daylight Study prepared by Accon Environmental Consultants has assessed the application in relation to its impact on 68 Dennington Park Road and 143 Sumatra Road. The proposal was measured in terms of the Vertical Sky Component and Daylight Distribution for daylight to rooms within adjacent properties. The report demonstrated that BRE Guidelines for sunlight and daylight in relation to habitable rooms would be met.

The impact of development on access to sunlight and daylight of garden spaces is also an important consideration. BRE Guidelines state that no more than 40% and preferably no more than 25% of any garden should be prevented from receiving any sunlight at all on 21st of March. This proposed additional floor would reduce the amount of sunlight and daylight reaching the rear gardens of 66 and 68 Dennington Park Road. However, given the width and length of the affected gardens, as well as the modest scale of the proposed house, the proposal would safeguard sunlight and daylight to rear gardens of 66 and 68 Dennington Park Road in line with the above guidance.

The proposal would not have a detrimental impact on the amenity of neighbouring occupiers and would be consistent with policy SD6.

Outlook/ Overbearing

The proposed house would be 1 storey taller than the existing garage. It is recognised that, in some cases, new buildings, in addition to existing buildings, can harm outlook and may result in an increased sense of enclosure to properties and garden areas.

In this case the proposed house would be 1 storey taller than the existing garage. It is noted that modulation has been introduced to the side walls in the form of perforation at high level to let daylight in and a curve would be introduced to the side wall to allow a south-facing window to be installed. The cumulative impact of the proposed house, due to its scale, siting and design is not considered to result in an overbearing effect on neighbouring properties or gardens.

Trees

It is likely the Sycamore to the rear of the existing garage will have to be removed or significantly reduced to implement the development. The tree is not a particularly good specimen (multi-stemmed, growing in very close proximity to the building, limited impact on the character of the area) and is not considered to meet the tree preservation order criteria. No objections would be raised to the removal/reduction of this tree.

A green roof is to be incorporated into the design of the building to enhance the ecological value of the development in line with policy N5 (Biodiversity) and also London Plan policy 4A.11 (Living roofs and walls) and to provide sustainable drainage in line with policy SD9b (Resource and energy use- water). Full details for this green roof including plant species and soil depth shall be submitted pursuant to a condition attached to the Decision Notice.

Other issues

As well as the green roof, the building would also have a solar panel on the roof and sustainable drainage, energy and lighting systems.

Recommendation: grant conditional permission subject to a Section 106 Legal Agreement.

DISCLAIMER

Decision route to be decided by nominated members on Monday 23rd August 2010. For further information see

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