

Delegated Report		Analysis sheet		Expiry Date:		10/08/2010	
		N/A / attached		Consultation Expiry Date:		22/07/2010	
Officer				Application Number(s)			
Rob Willis				2010/3019/P			
Application Address				Drawing Numbers			
8 Ulysses Road London NW6 1EE				See Decision Notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of single storey rear extension (class C3).							
Recommendation:		Grant planning permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	04	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		None received					
CAAC/Local groups comments:		None received					
Site Description							
The application site relates a two storey Victorian terraced house that is used a single residential dwelling. It is not listed and is not situated in a conservation area.							
Relevant History							
See decision notice							
Relevant policies							
Replacement Unitary Development Plan 2006							
SD6 Amenity for occupiers and neighbours							
B1 General design principles							
B3 Alterations and extensions							
LDF Core Strategy and Development Policies							
<i>As the draft LDF Core Strategy and Development Policies documents have now been published, they</i>							

are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage.

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

DP24 Securing high quality design

DP26 Managing the impact of development on occupiers and neighbours

Assessment

The application site currently includes a three storey rear closet wing to the main building. The proposal is for a single storey side extension with sloping roof, which will fill in the gap between no. 8 Ulysses Road and the boundary with the adjacent property, no. 6 Ulysses Road. It is considered that the proposals, or a very similar proposal, is likely to be lawful under permitted development rights set out in the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008.

Design

Policy B3 states that extensions and alterations should be subordinate to the original building in terms of scale and situation. The proposals achieve this, being single storey in scale, and with the roof slope helping to soften its appearance. The proposals also broadly respect the form and character of the original building, maintaining existing building lines, with materials to match the existing building as closely as possible.

Amenity

Camden UDP Policy SD6 sets out a range of issues that will be considered in protecting the amenity of neighbours. These include visual privacy and overlooking, sunlight and daylight levels, and artificial light levels.

Where it meets the boundary, the proposed extension would be higher than the existing party wall with the adjacent property at no.6, which could lead to the loss of some natural light to lower windows and garden area to the side of the adjacent premises. However it is considered any loss of light would not be sufficient to warrant refusal of planning permission, given that the proposed extension wall would only be slightly above the height of the existing boundary wall, and given that the existing three storey rear extension to no.8 has a significantly greater impact on the availability of light at this location.

The proposed rear extension includes the installation of rooflights into the sloping roof. These rooflights will face upwards towards the upper windows of the neighbouring property, no 6 Ulysses Road. This would enable views into the upper windows of the adjacent property, although these views would be limited given the angle of view.

Conclusion

The overall design of the proposed rear extension is considered to be acceptable by virtue of its modest size, sensitive approach to existing building form and building lines, and use of matching materials. The proposed extension is also considered to be acceptable in terms of impact on the amenity of the neighbouring dwelling.

Recommend approval.

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