

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		27/07/2010	
		N/A / attached		<b>Consultation Expiry Date:</b>		14/07/2010	
<b>Officer</b>				<b>Application Number(s)</b>			
Rob Tulloch				2010/3093/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
72 Redington Road London NW3 7RS				See 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 a single storey rear extension and a single storey side and rear extension following the demolition of the existing garden store at upper ground floor level and associated accessway on south elevation of an existing residential dwelling (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>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>03</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		A site notice was displayed from 23/06/2010 and 3 neighbours consulted. No responses were received.					
<b>CAAC/Local groups* comments:</b> *Please Specify		Redington/Frognaal CAAC were notified but did not respond.					

## Site Description

The site is a two storey plus attic semi detached house at the northern end of Redington Road. It lies within the Redington/Frogna Conservation Area.

## Relevant History

2010/1338/P Erection of a single storey rear extension and a part one storey/part two storey side and rear extension following the demolition of the existing garden store at upper ground floor level and associated roof terrace/access way on south elevation of an existing residential dwelling (Class C3). Withdrawn, the two storey element to the side was considered unacceptable and the applicant invited to withdraw their application.

2009/2452/P Erection of roof extension including two dormer windows and roof terrace in the rear roofslope of the dwellinghouse. Granted 10/08/2009

PWX0202407 the erection of single storey side extension, replacement conservatory at the rear and front extension to garage. Granted 07/01/2003 (not implemented)

PW9703057 the erection of a double garage in front of house and conversion of existing garage to provide additional residential accommodation. Refused 20/02/1998

## Relevant policies

### Replacement Unitary Development Plan 2006

SD6 Amenity for occupiers and neighbours  
B1 General design principles  
B3 Alterations and extensions  
B7 Conservation areas  
T9 Impact of parking

### Camden Planning Guidance 2006

### Redington/Frogna Conservation Area Statement

### LDF Core Strategy and Development Policies

DP18 Parking standards and limiting the availability of car parking  
DP24 Securing high quality design  
DP25 Conserving Camden's heritage  
DP26 Managing the impact of development on occupiers and neighbours

CS5 Managing the impact of growth and development

CS11 Promoting sustainable and efficient travel

CS14 Promoting high quality places and conserving our heritage

*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.*

## Assessment

The proposal is for side and rear extensions at ground floor level. The main issues are the impact of the extensions on the street scene and conservation area, the amenity of adjoining occupiers, and transport.

## History

The previous withdrawn application, 2010/1338/P, was similar to the current one, except that it was proposed to place a new garden store on top of the proposed side extension effectively creating a part

two storey side extension. The structure would have been visible from the street and been too close to the eaves of the house, as such it would have harmed the character and appearance of the house and the conservation area.

## **Design**

### Garage conversion

The house has a single garage to the front which extends 2.3m in front of the house. It is proposed to convert this into a dining room. The proposed external changes include the insertion of a full length window to the side wall of the garage and a rooflight on top, and a door into the side of the retaining wall. The garage doors would be retained and the rooflight on the flat area of the roof would not be visible from the street. These minor alterations are not considered to harm the appearance of the house or the conservation area.

### Side extension

Extending from the front corner of the garage is a 1.7m high retaining wall running parallel with the boundary wall to no. 70, Redington Road. The area between the side of the house/retaining wall and the boundary wall has been filled with earth so that access to the rear is via this raised area reached by steps from the front garden. A small shed has been erected on top of this raised area which is higher than the boundary wall and can be seen from the street. The shed is for the storage of garden tools, but also provides security by preventing access to the rear of the property.

It is proposed to remove the built up area and shed to the side of the house and create a side infill extension which would be 1.2m higher than the existing built up area to the side. The extension would be 2.1m wide and 2.9m high, but it would be hidden because it would largely be underground. Although it would be 1.2m higher than the existing raised side area it would still be lower than the existing side boundary wall which is 2.9m at its lowest.

The extension would extend 2.8m in front of the garage, but the raised area at the front corner of the garden would remain with additional steps to lead up to the access walkway on top of the extension. As the height of the access way would be higher than existing, metal balustrading would be erected alongside the walkway extending between 1.1m and 0.5m above the boundary wall. As such, the side extension would have a limited visual impact and would not compromise the symmetry of the existing building or obstruct the view of the rear gardens from the street.

To prevent unwanted access to the rear of the property a steel gate is proposed set back 5.5m from the front elevation. The previous application was withdrawn because it was proposed to place a new tool shed on top of the extension instead. This was considered harmful to the appearance of the conservation area, and the gate is considered to have much less of an impact as it is not solid and is sufficiently set back from the front of the property.

### Rear extensions

The rear of the house currently has a small conservatory to the south measuring 3.7m (w) x 2.1m (d) x 3m (h). It is proposed to replace it with a conservatory measuring 2.9m (w) x 3.6m (d) with a mono-pitched roof rising to 3.5m. The proposed conservatory would extend to the boundary wall internally and be a continuation of the side extension, but the steps leading down from the side access walkway would obscure the fact that the extension is full width.

At the northern end of the rear elevation an additional conservatory of similar design is proposed. This would be 2.9m (w) x 3.6 (d) rising to 3.5m. It is also proposed to change the layout of the existing terrace so the steps leading up to the garden extend between the two conservatories.

The two rear extensions are considered to be subordinate to the building being extended and would allow for the retention of a reasonably sized garden in line with the Camden Planning Guidance. As

they are small in scale and at the rear of the property they would not have a detrimental impact on the character or appearance of the conservation area.

### **Amenity**

The side and rear extensions are single storey and are not considered to affect daylight or sunlight to neighbouring properties or contribute to a loss of privacy.

The existing access to the garden is between 1.2m and 1.7m below the stepped boundary wall with no. 70. so an element of overlooking already exists. The side extension would continue to allow access to the rear of the property via a walkway on the roof, but this would be 1.2m higher. As it is an access route it is not considered that the route would be used regularly and as an element of overlooking already exists it is not considered that the proposal would significantly increase overlooking.

### **Transport**

The proposal would involve the loss of a garage, but would not involve an increase in the demand for parking. As space remains for at least two cars to park off-street the proposal is unlikely to harm on street parking.

Due to the scale and kind of the development and the likely method of construction a Construction Management Plan is not required to mitigate any adverse impacts.

### **Recommendation**

Grant Planning Permission

### **Disclaimer**

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