

Delegated Report (Members' Briefing)		Analysis sheet		Expiry Date:		27/07/2010	
				Consultation Expiry Date:		14/07/2010	
Officer				Application Number(s)			
Jenny Fisher				2010/2883/P			
Application Address				Drawing Numbers			
4 Marston Close London NW6 4EU							
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of a single storey extension to the rear and replacement a rooflight in the main roof to single family dwelling house (Class C3)							
Recommendation(s):		Grant planning permission with conditions					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	02	No. of responses	01	No. of objections	01
				No. Electronic	00		
Summary of consultation responses:		<p>A letter of objection has been received from 6 Marston Close which states.</p> <ul style="list-style-type: none"> • Obscure view and light from garden and from home • Extension would spoil the look and feel of the gardens and all surrounding gardens as No 4 wouldn't have a garden • Disruption of building works • Affect sale value of her home due to it being an eyesore and obstructing light <p><i>Officer's comment</i> The additional 1m (h) x 3m (d) to the boundary wall between Nos. 4 and 6 would not obscure views of surrounding gardens from No.6. Impact on light is discussed in detail in the assessment of the report below. No. 4 would still have a garden, it would be 7m. in length. Disruption of building works is a non planning matter but if unreasonable can be dealt with under environmental health legislation and an informative is included to cover this.</p>					

Site Description

A three storey terrace house facing onto Marston Close which is to the rear of Fairfax Road properties. The entrance into the Close is via Fairfax Road.

The application site backs onto the rear garden of 63 Goldhurst Terrace. A mature tree is growing to the rear of the Goldhurst Terrace site close to the rear boundary with the application site. High brick walls form the boundary between the application site and its neighbours either side. On the wall between Nos. 2 and 4 a timber fence has been added with dense foliage above the fence. Plants are also growing up above the height of the wall between Nos. 6 and 4.

The site is not within a conservation area.

Relevant History

11 Marston Close

16/12/2005 (2005/4408/P) planning permission for:

Erection of a part 1 and part 3-storey flank extension to existing 3-storey single family dwelling house.

Relevant policies

Replacement Unitary Development Plan 2006

SD1 (quality of life); SD6 (amenity for occupiers and neighbours); B1 (general design principles); B3 (alterations and extensions)

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.

CS1 (distribution of growth); 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); DP29 (improving access)

Camden Planning Guidance 2006

Assessment

Proposed

- A full width rear extension 3m (d) x 3m (h). It would cover what is currently a decked area of the garden. The extension would be 1m. higher than the boundary with No. 6 and 0.8m. taller than the wall + fence along the boundary with No. 2.
- Folding double glazed upvc framed doors would form the rear elevation of the extension.
- A roof light 4m. (w) x 1m. (d) would be installed projecting 0.2m. above the roof of the proposed extension
- A rooflight 0.7m. x 1m. would be installed in the main roof of the property over the stairwell in the middle of the house.

The application has been considered for compliance with UDP policies SD6 (amenity) and B1 (general design) and B3 (extensions) and Camden Planning Guidance

Amenity

A rear garden almost 7m. in length would be retained.

The rear of No. 6 is a mirror image of No. 4 therefore a door providing access to the garden would be nearest to the boundary wall between properties. The flank wall of the proposed extension would be 1m. higher than the existing brick built boundary wall. The 45° test has been applied to the door of No. 6. The angle would be intercepted on plan but not in elevation. Given that the room is a kitchen; in addition to the door that has been tested there is also a window providing light and ventilation to the rear of the neighbouring property and the 45° angle in elevation would not be intercepted by the proposed extension; although 1.1m. of the flank wall of the proposed extension would be beyond a 45° line drawn on plan from the centre of the door, it is considered that this would not have a significant impact on daylight to the neighbouring property to the detriment of occupant's amenity.

The additional 1m (h) x 3m (d) to the boundary wall between Nos. 4 and 6 would not reduce the amount of sunlight to the rear of No. 6. Marston Close properties currently enjoy a high level of unrestricted sky because development in the immediate vicinity is no more than 3 or 4 storeys in height and gardens to the rear of Goldhurst Terrace properties are 28m. in length or more retaining a larger area of open space between dwellings.

To the other side [no. 2], the flank wall of the proposed extension would be 0.7m. higher than the timber fence that has been erected above the brick built boundary wall. Given the dense planting above the fence within the garden of No.2, it is considered that the proposed extension would have no impact on No. 2. In the event of planting die back, it is considered that although the upper section of wall would be visible over the timber fence, it would not restrict natural light to the rear of No.2.

For reasons referred to above and because No. 2 is to the south of the application site, there would be no loss of sunlight.

The proposed extension would not provide opportunities for overlooking neighbouring properties either side or to the rear (63 Goldhurst Terrace).

It is considered that the proposed development would not have an adverse impact on the amenities of adjoining occupiers and would comply with UDP policy SD6.

Design

The rear extension would be full width; they are resisted where visible from the street, if they dominate the original building or obscure original features. In this case the rear extension would not be visible from the street or anywhere other than the garden of the property itself. The rear elevation would be mainly glazed with a large rooflight, therefore lightweight in character and subservient to the original building. Materials to be UPVC. It is considered that the proposed design would compliment that of the original building. The replacement rooflight would be in the centre of the main roof and would not protrude higher than parapet walls to front and rear. It will not be visible from the ground.

It is considered that the proposed extension would not harm the appearance of the building or have an adverse impact on the area and that the proposed development complies with UDP policies B1 and B3 and Camden Planning Guidance.

DISCLAIMER

Decision route to be decided by nominated members on Monday 26th July 2010. For further information see

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