

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	29/07/2010
		N/A / attached		Consultation Expiry Date:	09/07/2010
Officer			Application Number(s)		
Carlos Martin			2010/2650/P		
Application Address			Drawing Numbers		
86A Maygrove Road London NW6 2ED			Refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of single storey rear extension to existing ground floor flat (Class C3).					
Recommendation(s):		Grant			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	16	No. of responses	01	No. of objections	01
			No. Electronic	01		
Summary of consultation responses:	<p>1 objection from adjoining neighbours at no. 88 based on the grounds of:</p> <p>(1) Loss of privacy as a result of proposed window.</p> <p>(2) Loss of light to side return area and side windows.</p> <p>Officer’s response:</p> <p>(1) The application has been amended to remove all the proposed windows to the side. The only openings proposed for the extension now are the set of folding doors facing the rear, which would not overlook no. 88.</p> <p>(2) The amendments to the proposal also involved reducing its width and introducing a sloping roof section in order to reduce its potential impact on the adjoining property in terms of light and sense of enclosure. The properties along this side of Maygrove Road benefit from generous sized rear gardens and it is not considered that the impact of the proposed one-storey extension in the side return of the adjoining property would be such as to warrant a refusal on these grounds only. Being only one-storey its impact on the side windows of the adjoining property would be limited in terms of loss of light.</p>					
CAAC/Local groups* comments: *Please Specify	None					

Site Description

The application site relates to a three-storey terrace property located on the south side of Maygrove Road. The property is divided into flats, is not listed and does not fall within any conservation area.

Relevant History

1979: Pp (G3/6/36/27191) **granted** for change of use to two self-contained dwelling units, including works of conversion and formation of a roof terrace on the existing rear extension.

Relevant policies

Replacement Unitary Development Plan 2006

SD6 Amenity for occupiers and neighbours

B1 General design principles

B3 Alterations and extensions

Camden Planning Guidance 2006

19 Extensions, alterations and conservatories

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.

DP24 Securing high quality design

DP26 Managing the impact of development on occupiers and neighbours

CS14 Promoting high quality places and conserving our heritage

Assessment

Planning permission is sought for the erection of single storey rear extension to existing ground floor flat (Class C3).

The proposed extension would be 3.9 m wide by 3.9 m deep and would be located at the rear of the existing back-addition and adjoining the neighbouring property at no. 84. The extension would feature a set of folding doors to access the rear garden area and a partly sloping roof. Matching bricks would be used for its construction.

Design

The proposed extension would be single storey and although it is wider than the existing back-addition, the extension would be subordinate to the host building. It has a flat roof and would be constructed in bricks to match existing. Given that the property is not located within a conservation area, the extension can be considered acceptable in design terms.

Amenity

The property would maintain a good sized rear amenity area after extending. No impact is expected on the adjoining property at no. 84, as this property has a higher and deeper extension adjoining the proposed one at no. 86. Concerns have been raised regarding the impact of the proposed extension in terms of loss of light on the adjoining property at no. 88. However, the proposed extension is only one-storey and approximately 0.5 m wider than the existing back addition and it would not result in a significant loss of light to no. 88.

Recommendation: Grant

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/>