

**DISCLAIMER**

Decision route to be decided by nominated members on Monday 07<sup>th</sup> June 2010. For further information see

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

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>09/06/2010</b>
		N/A / attached	<b>Consultation Expiry Date:</b>	<b>19/05/2010</b>
<b>Officer</b>		<b>Application Number(s)</b>		
Hannah Parker		2010/1630/P		
<b>Application Address</b>		<b>Drawing Numbers</b>		
Flat 1B Ulysses Road London NW6 1ED		See Decsion 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 single storey rear extension, and a covered walkway to the rear to existing residential dwelling (Class C3)				
<b>Recommendation(s):</b>		<b>Grant 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>08</b>	No. of responses	<b>01</b>	No. of objections	<b>01</b>
			No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>	<p>8 neighbours were notified. 1 objection received from no. 3 Ulysses Road.</p> <ul style="list-style-type: none"> <li>• Concerned about proposed timings of the work</li> <li>• Noise nuisance</li> <li>• Increase in traffic and parking issues</li> <li>• Impact on privacy</li> </ul> <p><i>Councils response see assessment</i></p>					
<b>CAAC/Local groups comments:</b>	No responses to date					
<b>Site Description</b>						
<p>The subject site is on the corner of Ulysses Road and Ajax Road and contains a two-storey building used as two flats. Flat A is on the first floor, with Flat B occupying the ground floor. The building primarily addresses Ulysses Road with its side elevation fronting Ajax Road. The site is not in a Conservation Area.</p>						
<b>Relevant History</b>						
<p>1A Ulysses Road 2005/4461/P Erection of dormer window at rear roof level to provide additional residential accommodation for an existing flat. Granted 12/01/2006</p> <p>3 Ulysses Road 2005/0217/P Certificate of Lawfulness Erection of a single storey rear extension. Granted 23/02/2005</p>						
<b>Relevant policies</b>						
<p>Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. However it should be noted that recommendations are based on assessment of the propos against the development plan <u>taken as a whole</u> together with other material considerations.</p> <p><b>London Borough of Camden Unitary Development Plan (2006)</b> B1 General design principles B3 Alterations and extensions SD6 Neighbourhood Amenity</p> <p><b>LDF Core Strategy and Development Policies</b> <i>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.</i> <i>The following policies in the draft LDF Core Strategy and Development Policies documents have been taken into consideration</i> <i>CS1 Distribution of Growth</i></p>						

*CS5 Growth Areas*

*CS15 Protecting and improving our parks and open spaces and encouraging biodiversity*

*DP24 Securing High Quality Design*

*DP26 Managing the impact of the development on occupiers and neighbours*

## **Assessment**

The proposal is for a single storey rear infill extension and covered walkway to the rear of the property.

### **Background**

A new garage element of the original proposal has been omitted from the scheme following officer concerns about the transport implications. The main considerations of the assessment are: Impact on host building and Neighbourhood Amenity.

### **Impact on the host building**

The infill rear extension is located to the rear of the property. The extension is acceptable in terms of material and detailed design. It sits in the space between the rear wing and the adjoining property. The neighbouring property at no.3 already has a similar extension to which it will adjoin. The new extension extends a door's width further into the garden than the existing rear elevation. This also allows for a covered walkway to be constructed which will run alongside the existing rear wing. The appearance of this element will match the existing materials of the host building and is not considered to be contentious.

The works also will also involve the building of a new wall and gate which will be attached to the existing garages and connect to the dwelling house. This element will be visible from the public realm however, will not appear out of place in this residential setting. Overall the works are considered acceptable as they respect the proportions and are subordinate to the host building. The works are considered consistent with policies B1 and B3 of the London Borough of Camden Unitary Development Plan.

### **Neighbourhood Amenity**

No. 3 Ulysses Road has objected regarding loss of privacy. The extension runs alongside the ground floor extension at no. 3 which has a solid wall. The extension is not considered to significantly impact the amenity of the occupants of no.3. It is therefore considered that the proposed works would not adversely impact on the amenity of the neighbouring properties with regards to access to sunlight, daylight, overlooking, visual bulk or sense of enclosure and is therefore considered to be consistent with policy SD6 of the UDP.

### **Other Issues**

The issues regarding noise, dust and timing of the works are acknowledged. However, this is a relatively small scale development and is not considered large enough to warrant a construction management plan as the trips generated by the development will not be significant. An informative will be placed on this permission which details the hours that building works can be carried out on association with the Control of Pollution Act 1974. The development is not considered to affect the parking or adversely influence the traffic around the site.

**Recommendation: Grant Permission**