

Delegated Report		Analysis sheet		Expiry Date:		17/05/2010	
		N/A / attached		Consultation Expiry Date:		03/05/2010	
Officer				Application Number(s)			
Rob Tulloch				2010/1063/P			
Application Address				Drawing Numbers			
36 Fordwych Road London NW2 3TG				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of a single storey rear extension and internal alterations for conversion of one self-contained flat and 8 non self-contained bedsits to one self-contained flat and 7 non self-contained bedsits.							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	21	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		21 neighbours were consulted and a site notice displayed from 09/04/2010. No responses were received.					
CAAC/Local groups* comments: *Please Specify		No responses received.					

Site Description

The site is a Victorian three storey semi-detached house on the eastern side of Fordwych Road. It is currently sub-divided into a one bedroom flat on the ground floor and eight bedsits over ground, first and second floors. It does not lie within a conservation area.

Relevant History

No relevant history.

Relevant policies

Replacement Unitary Development Plan 2006

SD6 – Amenity for occupiers and neighbours
H6 – Protection of houses in multiple occupation
B1 – General design principles
B3 – Alterations and extensions

Camden Planning Guidance 2006

Extensions and alterations

LDF Core Strategy and Development Policies

DP9 - Student housing, bedsits and other housing with shared facilities
DP24 - Securing high quality design
DP26 - Managing the impact of development on occupiers and neighbours

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 a single storey extension at rear ground floor level and the reconfiguration of the eight bedsits to provide each one with a shower and cooking facilities. This would lead to the loss of one bed sitting unit. The main issues for consideration are the loss of a bed sitting unit and the impact of the extension in terms of visual and residential amenity.

Land use

The current layout of the property is as a self-contained flat at rear ground floor and eight bedsits, two on the ground floor, four on the first floor, and two on the second floor. Six of the bedsits have cooking facilities, but they all share toilets and a shower located on the first floor.

To bring the bedsits up to Environmental Health standards it is proposed to provide cooking facilities and a shower for each bedsit. They would continue to be non self-contained as they would still have to share the toilets and a bath on the first floor.

The smallest bedsit (Room 7 on the first floor) would merge with another bedsit on the first floor to create a larger bedsit, but this would involve the loss of one unit. Policy H6 (Protection of houses in multiple occupation) states that the Council will not grant planning permission for a change of use or conversion that would result in the loss of housing in multiple occupation of an acceptable standard, i.e. which complies with, or is capable of reaching, the appropriate standards under environmental health legislation, unless it is replaced by permanently available affordable housing.

Due to the extremely small size of Room 7 (2.1 metres by 3.6 metres) it is sub-standard and it is not considered that it could be brought up to an acceptable standard any other than by merging it with another bedsit. As such the proposal complies with policy SD6 as it involves the loss of a sub-standard unit that is not capable of reaching appropriate standards.

Rear extension

A small, dilapidated single storey extension is appended to the rear of the existing closet wing. It is proposed to replace the extension with one of the same dimensions, 4.3 metres deep x 4 metres wide x 3.1 metres high.

Design

The existing extension is in poor condition and constructed in timber and corrugated iron. The proposed extension would be constructed in second hand stock brick to match the existing building. The design is simple with windows to the side and rear and its size would allow for the retention of a reasonably sized garden. As such the extension would comply with policies B1 (General design principles) and B3 (Alterations and extensions) of the UDP and Camden Planning Guidance 2006.

The proposal extension does not incorporate an external door so it is proposed to replace a window in the side elevation of the closet wing with a door and window. These alterations would not harm the appearance of the property.

Residential amenity

The proposed extension would be the same dimensions as the existing extension with windows at the side and rear. Due to its size, location, and the fact it borders similarly sized extension at no.34 Fordwych Road it is not considered that it would cause any additional loss of daylight or sunlight to neighbouring properties or any additional overlooking. Therefore the proposal is considered to comply with policy SD6 (Amenity for occupiers and neighbours) of the UDP.

Recommendation

Grant Planning Permission

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