

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		13/05/2010	
		N/A / attached		Consultation Expiry Date:		20/04/2010	
Officer				Application Number(s)			
Jonathan Markwell				2010/1232/P			
Application Address				Drawing Numbers			
88 Savernake Road London NW3 2JR				Please see decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of an enlarged front dormer roof extension to second and third floor maisonette (Class C3).							
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	11	No. of responses	00	No. of objections	00
				No. Electronic	00		
Summary of consultation responses:		A site notice was erected on 24/03/2010, expiring on 14/04/2010. No responses were received.					
CAAC/Local groups* comments: <small>*Please Specify</small>		Mansfield CAAC comments that "We generally object strongly to any increase in the size of front dormers which pre-exist the formation of the CA". Officer response: Please see section 2 of the assessment section of the report.					
Site Description							
The application site is a semi-detached property located on the north side of Savernake Road, close to the junction with Rona Road (to the south). The property is split into three self-contained residential units, namely separate flats at ground and first floor level and a maisonette at second and third floor level (within the roofspace). This application concerns only the upper floor maisonette, which includes an existing roof terrace at second floor level (part of the original part with two storey rear return) and existing front and rear dormer roof extensions (as approved in 1980 – see relevant history section below). This part of Savernake Road comprises pairs of semi-detached properties that are three storeys in							

height, with pitched roofs that comprise a variety of front and rear dormers. Front dormers on this side of Savernake Road are evident, from a site visit undertaken on 26/04/2010 at No's 16, 22, 34, 40, 58, 60, 66, 72, 76, 82, 86, 88 (the host property), 100, 102, 104, 106 and 110.

Although the building is not listed, it is located within Mansfield Conservation Area. Within the conservation area statement it is noted that, owing to the uniformity of the standard building type, all original buildings in the area make a positive contribution to the character and appearance of the conservation area. As such, the application site is a positive contributor to the area.

Relevant History

88 Savernake Road

30092 - Change of use to from two 2-bedroom flats and one 3-bedroom maisonette, including works of conversion and the formation of front and rear roof dormers. Granted 09/05/1980.

2009/2450/P - Erection of an enlarged rear dormer roof extension, rooflight on rear roofslope and installation of new window on rear elevation at second floor level for second and third floor maisonette (Class C3). Granted 28/09/2009.

Relevant policies

London Borough of Camden Replacement Unitary Development Plan 2006

SD6 – Amenity for occupiers and neighbours

B1 – General design principles

B3 – Alterations and extensions

B7 – Conservation areas

Camden Planning Guidance 2006

Mansfield Conservation Area Appraisal & Management Statement (Adopted December 2008).

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.

Draft LDF Core Strategy

CS1 – Distribution of growth

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving our heritage

Draft Development Policies

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

Assessment

1. Introduction

1.1 Planning permission is sought for the erection of an enlarged front dormer roof extension to the second and third floor maisonette. The depth of the proposed dormer will be set back 0.5m from the eaves of the property, whereas the existing dormer is set back 0.7m from the eaves. There is a marginal decrease in the width of the dormer (from 3.25m to 3.05m) and no change in the distance from the hip. As such, the proposed dormer will provide an additional 1.15m² of residential floorspace (0.5m x 2.3m) within a bedroom at third floor level. For clarification, the existing rooflight on the front roofslope shall be retained and unaltered.

2. Design

2.1 Within the Mansfield Conservation Area Management Strategy it is noted that "A number of streets include many buildings whose roof space has already been converted for habitable accommodation resulting in the installation of rooflights and front dormer windows. In these streets roof alterations and extensions can still harm the character and appearance of the conservation area and each proposal will be considered on its own merits". Given the presence of front dormers elsewhere along this side of Savernake Road (see site description above), this application is considered within this context.

2.2 The proposed dormer is only marginally larger than that existing at the property, with the depth to eaves level decreasing in order to provide an enlarged internal space at this point. This part of Savernake Road comprises pairs of semi-detached buildings and it was noted on the site visit undertaken on 26/04/2010 that the existing dormer at the neighbouring No. 86 is greater in depth to that existing at the host building. In addition, the proposed dormer accords with CPG 2006, which recommends that dormers should maintain a gap of 0.5m to the hip/ridge/eaves of the roof. Moreover, the proposed materials are shown to match the existing and the position of the dormer is similar to the existing. In overall terms it is therefore considered that the proposed dormer represents a modest increase in the size of the existing dormer, is appropriate in design terms and is not considered to cause harm to the character and appearance of the conservation area.

3. Amenity

3.1 The proposed enlarged front dormer is not considered to exacerbate any existing amenity issues for neighbouring occupiers. Given the position at roof level, there is not considered to be any overlooking/loss of privacy, outlook, sunlight/daylight or noise/disturbance issues that would impinge significantly on neighbouring or nearby occupiers.

3.2 With regard to the amenity of current and future occupiers of the maisonette, the enlarged front dormer is considered to improve the quality of residential accommodation within the property. There is considered to be sufficient outlook and access to sunlight and daylight from the proposed dormer. The floor to ceiling height remains unaltered at 2.25m at this part of the building, which is considered to be appropriate.

4. Recommendation

4.1 Grant Planning Permission

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