

Delegated Report		Analysis sheet		Expiry Date:		05/05/2010	
		N/A / attached		Consultation Expiry Date:		15/04/2010	
Officer				Application Number(s)			
Rob Tulloch				2010/1060/P			
Application Address				Drawing Numbers			
Ground Floor Flat 7 Ulysses Road London NW6 1ED				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of single-storey rear and side extension at ground floor level flat (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	01	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		No. 5 Ulysses Road supports the application.					
CAAC/Local groups* comments: *Please Specify		None received.					

Site Description

The application refers to a 2 storey terrace on the south side of Ulysses Road. It is currently divided into flats. It is not located listed and is not situated in a conservation area.

Relevant History

2009/2805/P Erection of single-storey rear ground floor level extension with glass roof and sliding doors and replacement of door in side elevation with brickwork all in connection with existing ground floor level flat. Granted 02/09/2009.

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

Extensions and alterations

LDF Core Strategy and Development Policies

DP24 Securing high quality design

DP26 Managing the impact of development on occupiers and neighbours

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

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 side and rear extension to the ground floor flat. The main issues are the design of the extension and its impact on the amenity of adjoining occupiers.

Design

The extension would wrap around the closet wing of the property, it would be virtually full width (4.9 metres) and have a maximum depth of approximately 6.8 metres, projecting approximately 2.5 metres from the rear wall of the closet wing. This would leave a small void between the rear of the extension and the main rear elevation of the building.

The flank walls of the extension would be constructed in brick with folding doors taking up most of the rear elevation. It would have a hipped glazed roof.

Permission was granted in 2009 for a rear extension which did not wrap around the side of the closet wing measuring (h x w x d) 2.7 metres x 4.6 metres x 2.6 metres mean. So the previously approved scheme is of a similar width and height.

Policy B3 of the Unitary Development Plan (2006) and Camden Planning Guidance (2006) state that rear extensions should be subordinate in size to the host building, should respect existing architectural features and should respect the established grain of the surrounding area.

Although the proposed extension is full-width, given the scale of the original dwellinghouse and the size of the plot it is considered to be subordinate to the original building. Furthermore the proposed folding doors and glass roof help give a more lightweight appearance to the new structure. The

extension will still allow for a generous amount of garden space and it will not be visible from public vantage points. It is therefore considered that the proposed rear addition is sympathetic to the original building and respects the existing architectural features of the building. In light of this, the proposed rear extension is considered to accord with Policies B1 and B3 of the Unitary Development Plan 2006 and Camden Planning Guidance 2006.

Amenity

The extension's is not considered to raise any issues concerning amenity to the adjoining houses or the flats above. It is considered that due the existing fencing and trellis which serves as the boundary between the no. 9 and no. 7 no significant harm will be caused in amenity terms.

The extension will also run along side no.5 for approximately 6.8 metres with its eaves approximately 1 metre above the party wall. Again, this would rise above the party wall by approximately 1 metre, but this is not considered to harm the amenity of no. 5 in terms of loss of daylight or sunlight, and no. 5 have written in to support the application. The impact on the above flats is not considered to be harmful. As such 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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