

DISCLAIMER

Decision route to be decided by nominated members on Monday 19th April 2010. For further information see

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

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	19/04/2010
		N/A / attached	Consultation Expiry Date:	13/04/2010
Officer			Application Number(s)	
Rob Tulloch			2010/1012/P	
Application Address			Drawing Numbers	
69 Redington Road, London, NW3 7RP			See decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Additions and alterations to include the erection of a single storey extension at lower ground floor level to incorporate swimming pool with roof terrace above, a single storey extension at lower ground floor level to create a garden room, a single storey conservatory at ground floor level, dormer extension on side roof slope and installation of two rooflights on roof slope, all to rear; and alterations to windows on side and rear elevations; excavation of basement level under front of dwelling; of single family dwelling (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	07	No. of responses	05	No. of objections	05
Summary of consultation responses:	<p>A site notice was displayed from 05/03/2010 and 7 neighbours were consulted 5 objections were received.</p> <p>The objections relate to the extension to house the swimming pool and the construction process and can be summarised as follows:</p> <ul style="list-style-type: none"> • The extension will be too large, taking up the majority of the garden, harming the conservation area and setting a worrying precedent • The extension will cause a loss of daylight and sunlight to adjoining occupiers • The proposed terrace is larger than existing and will cause overlooking and loss of privacy • The original extension and terrace do not benefit from planning permission • Noise and disturbance from activity on the terrace • Wall of glass screens ugly and intrusive • Unacceptable alterations to the landscape • Noise from the swimming pool plant room and the smell of chlorine will harm residential amenity • Construction of the swimming pool will affect the water table and cause subsidence and drainage problems to neighbouring properties. • Construction in general will cause problems with noise and dirt • Access to the site is constrained and construction work will take too long and cause parking problems <p><u>Officer response:</u> See report</p>					
CAAC/Local groups* comments: *Please Specify	None received.					

Site Description

The property is a substantial two storey plus attic, early 20th Century House, clad in white rough cast render. It lies on the western side of Redington Road, within the Redington Conservation Area and is listed as a building that makes a positive contribution to the conservation area.

Relevant History

2009/5719/P Additions and alterations to include the erection of a two storey rear extension at lower ground and ground floor levels with roof terrace above, a single storey side/rear conservatory at ground floor level on south side, dormer extension on side roof slope to rear, installation of two rooflights on front roof slope, alterations to windows on side and rear elevations and erection of garden wall to rear of single family dwelling (Class C3). Withdrawn.

Relevant policies

Camden Replacement Unitary Development Plan 2006

SD6 Amenity for occupiers and neighbours
B1 General design principles
B3 Alterations and extensions
B7 Conservation areas
T3 Pedestrians and cycling
T12 Works affecting highways

Camden Planning Guidance 2006

Extensions and alterations

New basement development and extensions to existing basement accommodation Guidance Note Feb 2009.

Redington/Frognaal Conservation Area Statement

LDF Core Strategy and Development Policies

DP17 Walking, cycling and public transport
DP21 Development connecting to the highway network
DP24 Securing high quality design
DP25 Conserving Camden's heritage
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 various external alterations including:

Rear (south elevation)

- Lower ground level/garden level: Erection of a single storey extension to incorporate a swimming pool, with a terrace on top, near west boundary with 71; Erection of a single storey extension at the southern end of the property for use as garden room;
- Ground floor: Erection of a conservatory to replace a roof terrace;
- Roof: Erection of a dormer to the west facing roofslope; installation of two rooflights to the rear roof slope;
- Alterations to the rear patio

Front and side (north and west elevations)

- Excavation of lower ground floor/ basement level under remainder of dwelling;
- Installation of two windows to the rear second floor level; removal of seven windows to west elevation and relocation of door.

Although the proposal originally referred to a two storey rear extension at lower ground and ground floor levels to incorporate a swimming pool, this extension is actually a single storey extension. It replaces and extends the existing single storey rear extension at lower ground floor level, and would be no higher than the existing single storey extension.

This proposal is a resubmission of a previous proposal that has been amended to address the Council's concerns over its impact on neighbour amenity, loss of garden, and detailed design.

The main issues are the effect of the proposals on the character and appearance of the building, street scene and conservation area, the impact of the proposals on the amenity of adjoining occupiers, and the impact of the development on the highway and transport network.

Visual impact

Rear lower ground floor/garden level: Erection of a single storey extension to incorporate a swimming pool, with a terrace on top

A modest single storey extension exists at rear lower ground floor level near the west boundary of the property. It extends approx 3.3 metres from the rear elevation, is 4.3 metres wide and 3.1 metres above ground level with an existing terrace on top. The terrace railings raise the visual height of the extension to 4 metres. It is proposed to demolish this extension and replace it with one which extends approximately 9 metres from the rear elevation and would be 5.5 metres wide.

The proposed extension would be approximately the same height as the existing extension/terrace for the first 3.5metres, and would step down by 1 metre in height to avoid impacting on daylight and sunlight to no.71 for the remaining projection of approx 3 metres as the garden slopes downwards. The proposal would appear as a 6 metre extension to the existing rear extension.

It would be finished in rough cast render and the rear elevation of the extension would feature a large picture window to relieve the starkness of the elevation. The design is not considered to harm the appearance of the building or conservation area, no original features would be lost and the materials

would match the existing building. Although the extension would add six metres in length to this part of the building, due to the size of the host building it is considered to be subordinate in terms of location, form, scale, proportions and dimensions. The proposal would involve a net loss of garden space of 20 square metres, but as the garden is approximately 390 square metres, it would allow for the retention of a generous garden.

As such the extension would comply with the Council's planning guidance and policies B1 (General design principles), B3 (Alterations and extensions) and B7 (Conservation areas).

Rear lower ground floor: Erection of a single storey extension at the southern end of the property for use as garden room

This extension, near the boundary with 69 would be approximately 3.5 metres high and 4.5 metres wide, and would extend from the rear of the existing side garage by approximately 3 metres. It would also be finished in materials to match the existing building. It is a small extension compared to the host building and would not encroach on any garden area, nor would it be visible from the street.

Rear ground floor: Erection of a conservatory at rear/side ground floor level

A lower ground floor extension with a terrace on top also exists facing south. It is proposed to cover this terrace with a timber framed conservatory type extension. This conservatory would have timber framed glazing 700mm above the existing level and would cover the space with a hipped roof. It would be located adjacent to a secondary façade, set back from the building line, constructed in appropriate materials and be subordinate to the main building in line with the Council's planning guidance.

Roof rear: Erection of a dormer to the west facing roofslope

A small, lead-clad dormer is proposed where the gable meets the rear roof slope. The dormer would be windowless as it is intended to house a lift over-run. Due to its small size, 1.7 metres high and 2 metres wide and the fact it is not visible from the street, it is not considered to harm the appearance of the building, street scene or conservation area.

Front : Creation of a new lower ground level/basement

The building sits on a slope with front access via ground floor which extends to lower ground floor at the rear leading to the garden. The lower ground floor occupies approximately half of the footprint of the existing building. The proposal is to excavate the lower ground floor forward into existing crawl space (which is approx 1.5m deep) so it encompasses the front half of the house as well. The existing lower ground floor slab would be continued under the front of the house. The excavation would be a single storey deep, confined to the footprint of the host building and is in accordance with the Camden's basement guidance. This part of the proposal would have no effect on the external appearance of the property, and as it does not extend beyond a front wall would be permitted development on its own. Notwithstanding this the proposals are acceptable.

Alterations to patio

The previously withdrawn application proposed enlargement of the patio. Under these proposals the existing patio would be slightly reduced in size. The brick retaining wall around the patio would be raised by 1 metre, which does not need consent.

Installation of two windows to rear second floor level; installation of two rooflights to the rear roof slope; removal of windows to north elevation and relocation of door.

The existing building has twin gables at the rear and it is proposed to insert a single window into each gable in a style and materials to match the existing fenestration. Two conservation style rooflights are proposed for the rear roofslope, seven windows are to be removed from the north elevation, and a door at ground floor level on the west elevation is to be relocated within 5 metres, closer to the front of the property.

These alterations are relatively minor, would not be visible from the street, and would not harm the appearance or character of the building or conservation area. They would also benefit from permitted development under Classes A and C of Part 1 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

Neighbour amenity

There is an existing extension at rear lower ground floor level with terrace on top, but objections have been received concerning the proposed swimming pool extension that would replace it. Some of these relate to loss of daylight/sunlight and an increase in overlooking/loss of privacy, however some of these objections appear to relate to the previous withdrawn scheme which featured a larger extension with a much larger terrace.

Loss of daylight/sunlight

Due to the location of this extension and the width of the garden the only property that would be affected by it is no. 71 Redington Road which is 2.8 metres away. The proposed extension would have a parapet 400mm higher than the existing extension with a height of 4 metres, including railings. The top of the proposed balustrade would be the same as the existing. This part of the extension will also extend from the house 300mm more than the existing extension. The extension then steps down by one metre as it extends further into the garden but would be below the existing fence between the properties and have no impact on daylight or sunlight. Therefore, there is a relatively minor increase in size which it is not considered to significantly affect sunlight or daylight to the neighbouring habitable room at lower ground floor level.

Overlooking

The existing staircase closest to the boundary with number 71 would be removed and the new terrace would be approx 300mm closer to the neighbouring property. The railings would 500mm further into the garden than the existing. The floorspace of the terrace would increase by approximately 7% (14.2 square metres to 15.3 square metres), mainly expanding southwards away from the neighbours. As there is an existing terrace, the small increase in the size of the terrace is not considered to increase overlooking or lead to a greater loss of privacy.

The proposed windows to the rear elevation are not considered to increase overlooking as the properties to the rear in Hollycroft Avenue are at least 45 metres away. The lower ground floor extension offers no potential for overlooking or loss of light to neighbours. The ground floor conservatory at the southern end are not considered to increase overlooking as it replaces a terrace, and due to its location would not cause a loss of daylight or sunlight to no. 67. No objections have been received concerning these parts of the proposal.

Transport

Concerns have been raised over the impact of demolition and construction on the amenity of adjoining occupiers and on parking in the area. The planning process cannot control problems such as dust and noise as these are controlled by the Control of Pollution Act 1974 and enforced by the Council's Regulatory Services department. However if deemed necessary a Construction Management plan (CMP) can control how a development is implemented.

Due to the scale and kind of this development, and the likely method of construction, a CMP is not required to mitigate any adverse impacts. It is anticipated that construction vehicles and materials will be able to be stored on the hardstanding on site. Additionally, the access to the rear is narrow and will require small scale diggers with a slower rate of excavation. Any occupation of the highway, such as for hoarding skips or storage of materials, will require a license from Highways Management and this, along with the existing on-street waiting and loading controls, should be sufficient to ensure the work is carried out in such a way as to not adversely affect the safety or operation of the public highway. Due to the scale and type of development proposed adverse effects are not anticipated, however construction and demolition is controlled by the Control of Pollution Act 1974.

In order to mitigate the impact of the increase in trips this development will generate, and to tie the development into the surrounding urban environment, a financial contribution will be required to repave the footway adjacent to the site and the vehicular crossover in line with policies T3 (Pedestrians and cycling) and T12 (Works affecting highways) of the Replacement Unitary Development Plan 2006. This can be secured via a Grampian condition.

Other objections:

- The original extension and terrace were constructed in the 1960's and are therefore lawful by virtue of being in place for more than 4 years.
- The swimming pool plant is located internally as shown on the submitted plans, any equipment would have to comply with British Standards, and noise and smells are controlled by the Control of Pollution Act 1974.
- The swimming pool would be between 1 and 2 metres in depth and the extension extends into a garden that slopes downwards, so deep excavation would not be required. Redington Road is not a street identified as either a "primary" or "secondary" flooding location so a Flood Risk Assessment is not required, structural stability reports and hydrology reports are not a mandatory requirement for planning applications.
- The design of the balustrade is acceptable.
- Other than works to accommodate the swimming pool extension no other significant landscape proposals are included in this submission.

Recommendation

Grant Planning Permission