

Delegated Report		Analysis sheet		Expiry Date:		07/04/2010	
		N/A		Consultation Expiry Date:		23/03/2010	
Officer				Application Number(s)			
Jennifer Walsh				2010/0539/P			
Application Address				Drawing Numbers			
Flat A 29 Courthope Road London NW3 2LE				Please refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Infill of ground floor level rear extension to side party wall at rear of dwelling house (use 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	15	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed between 26/02/2010 – 19/03/2010					
CAAC/Local groups comments:							

Site Description

The application site is a three storey mid-terrace property located on the western side of Courthope Road. Similar residential properties adjoin the subject on all sides. The site is located within the Mansfield Conservation Area but is not a Listed Building.

Relevant History

9500079: Alterations to ground floor flat including erection of glazed porch at the rear. GRANTED 04/05/1995

Relevant policies

Replacement Unitary Development Plan 2006 (UDP)

SD6 – Amenity for occupiers and neighbours

B1 – General design principles

B3 – Alterations and extensions

B7 – Conservation areas

Camden Planning Guidance 2006

Mansfield Conservation Area Statement

The following policies in the draft LDF Core Strategy and Development Policies documents have been taken

into consideration: CS1, CS5, CS14, DP24, DP25, DP26

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

Proposal

This application seeks permission for an infill single storey side extension to the existing ground floor flat. The neighbouring properties, to the north and south of the application site have similar wings which projects to this depth.

The proposal seeks to infill the existing gap between the application site and 27 Courthope Road. The extension is proposed to extend the whole depth of the existing projecting wing, a total of 6.7metres. The extension would line up with the existing original projecting wing. The rear elevation is proposed to have three sliding doors, one fixed door and one window providing outlook and access over the rear garden. The extension is proposed to be 3 metres in height. The design is to match that of the neighbouring property, with 2 rooflights and slate tiles and stock brick to match existing.

The extension at the neighbouring property (no 27) stops short of the proposed extension by 1.5metres. This is due to the host property having an extension to the existing projecting wing with a balcony on top of the flat roof. Although no planning history can be found on this addition, it is clear that it has been there for longer than 4 years. Therefore, the design is proposed to meet flush with the existing rear elevation.

There is an existing conservatory projecting 1.8m from the original rear elevation and to the side of the existing projecting wing. This is to be retained as a lightwell to provide light into the proposed bedroom. There is currently a vine covered awing to the side return which is to be removed within the proposal.

Main Issues

The main issues in regard to this case are the impact of the extension on the character and appearance of the host building and conservation area as well as the impact on the amenity of adjacent occupiers.

The impact of the extension on the character and appearance of the host building and conservation area

- It is considered that as the extension is subordinate to the main house, it is appropriate to the character of the building and preserves the appearance of the conservation area.
- The proposed extension is to the rear of the property and would not be visible from the public realm of Courthope Road. It would however, be visible from the rear elevations of surrounding buildings. Considering the extension has a flat roof and materials to match existing, it is not considered that it would have detrimental impacts upon the character and appearance of the conservation area.
- Although the proposed extension is to project 1.5metres further than the neighbouring extension, there is an existing boundary fence which is 2metres in height with dense foliage; it is considered that the additional 1.5 metre would not have a detrimental impact on the host building or the wider conservation area.
- Two rooflights are proposed on the roof of the extension. These would be hidden behind the side and front parapet wall. They are considered to be subordinate to the design and acceptable within this location. The proposed doors to the rear elevation are considered acceptable as they respect the size and the proportions of the rear elevation and are acceptable.
- It is considered that the character and appearance of the host building and the conservation area are maintained by the proposal.

2.3 The impact on the amenity of adjacent occupiers

- Due to the proposed extension being single storey and at ground floor level, it is considered that the works do not adversely impact on the amenity of the adjacent properties with regard to overlooking, visual bulk or sense of enclosure, and thus is considered to be consistent with Policy SD6 of the UDP.
- Although it is accepted that the proposed extension projects 1.5metres further than the neighbouring property, there is an existing 2 metres high party fence is covered in foliage. The door to the neighbouring extension has two stained glass panels. Due to the height of the existing fence and the materials of the neighbouring door, it is not considered that the proposal would have a detrimental impact on the neighbouring properties in terms of amenity.

Recommendation: Grant Planning Permission

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