

DISCLAIMER

Decision route to be decided by nominated members on Monday 22nd March 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:	29/03/2010
		N/A / attached	Consultation Expiry Date:	12/03/2010
Officer		Application Number		
Anette de Klerk		2010/0738/P		
Application Address		Drawing Numbers		
19 Naseby Close London NW6 4EY		Please refer to decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of a three storey side extension, the installation of new sliding doors to the ground floor rear elevation and installation of new gate to existing boundary wall to existing dwelling house (Class C3).				
Recommendation:		Grant Planning Permission		
Application Type:		Householder Application		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	7	No. of responses	3	No. of objections	2
			No. electronic	0		
Summary of consultation responses:	<p>A site notice was displayed between 19/02/2010 – 12/03/2010. Two letters of objection were received from occupiers of neighbouring properties. The objections are summarised as follows:</p> <ul style="list-style-type: none">- The proposal is contrary to policy in that the minimal ground floor set-backs are no more than token subordination as is the overall height of the extension.- The extended building is too close to the boundary wall and crowds the amenity/feeling of space on the hill. It contrasts with 11 Martston Close as that has retained a significant strip of land down the side.- The proposed gate on the hill is out of keeping and may be problematic in its operation.- The first and second floor elevations of the extension are featureless and ugly. They breach the architectural integrity of the terrace of single fronted houses by trying to force a double fronted house into a small plot.- The house will be larger than any other house in Naseby Close which will have an unbalancing effect, particularly to the entrance to Naseby close.- Four double bedrooms could lead to more people and cars overloading Naseby Close. <p>One letter was received from the Naseby Close Residents' Association stating the following:</p> <ul style="list-style-type: none">- Given that the application is for four double bedrooms, parking space for two cars should be included within the boundary and at the front of the house.- All builders to show respect for other inhabitants of the Close, Particularly when parking in the Close. <i>(An informative will be attached to the decision notice informing the applicant about the acceptable hours of construction.</i>					
CAAC/Local groups comments:	N/A					

Site Description

The subject site is located on the corner of Naseby Close and Fairfax Road. The site accommodates a 3-storey single dwelling house at the end of a terrace of houses at the entrance to Naseby Close. The rear of the property faces onto Fairfax Road. The terrace the property forms part of is considerably lower than the level of Fairfax Road with the ground floor largely screened from view behind the boundary walls. The building is not listed nor is it located within a conservation area.

Relevant History

2009/5291/P: Additions and alterations including erection of a three storey side extension and the installation of new sliding doors to the ground floor rear elevation of existing dwelling (Class C3). Withdrawn 06/01/2010.

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
T3 Pedestrians and cyclists
T9 Impact of parking

Camden Planning Guidance 2006

Assessment

1. Proposal:

1.1 The application entails the erection of a three storey side extension to the existing property to provide additional living accommodation and the installation of new glazed sliding doors to the ground floor rear elevation. The proposal also includes the installation of a new gate into the existing boundary wall along the entrance to Naseby Close. A previous application (Ref: 2009/5291/P) for similar works was withdrawn following officer's advice, due to the harmful effect that the proposal would have on the appearance of the building and terrace. This revised application follows discussion and advice.

2. Design, Scale and Appearance:

2.1 The proposed three storey side extension will be will measure approximately 2.1m wide x 10.2m deep and will be set back by approximately 300mm from the front and rear elevation at ground floor level. At first and second floor levels the proposed side extension will be set back by 1.2m from the front and rear elevations and by 0.6m from the side boundary. The extension will be constructed using brickwork and tiles to match the existing dwelling house. Two windows are proposed to the side elevation. The proposal also entails the installation of glazed sliding doors to the rear elevation at ground floor level and the installation of a new gate to the existing boundary wall.

2.2 The impact of the proposed three storey side extension, the installation of the glazed sliding door

to the ground floor rear elevation and new gate to the existing boundary wall in relation to the character and appearance of the building and the surrounding area is considered to be minor. The size, height and design of the proposed extension when compared to the bulk and scale of the existing building would ensure that the extension appears subordinate to the main building and not as an over dominant, bulky or incongruous feature. The proposed extension will complement the existing built form. The proposal is set back from the front and rear elevations and from the side boundary at first and second floor levels and will have minimal impact on the street scene. The extension would not be dominant in views from the public realm and is of an acceptable design.

- 2.3 The glazed sliding doors to the rear at ground floor level will be completely screened by the existing boundary walls and the new gate in the boundary wall will have minimal impact visually and therefore are considered acceptable in design terms. It is therefore considered that the proposal would preserve the character and appearance of the building and surrounding area.

3. Amenity

- 3.1 The proposed three storey side extension, sliding doors and new gate in the existing boundary wall will have limited impact on the amenity of neighbours. The side elevation of the three storey extension will be approximately 11m from the side elevation of No. 1 Naseby Close and will be located behind an existing boundary wall. Given that the windows proposed to the side elevation of the proposed three storey extension will be obscurely glazed and that the new glazed sliding doors are not visible from any street level position, it is not considered that the proposed development will result in any overlooking into any habitable rooms or rear garden spaces of the properties located along Naseby Close nor would it lead to any additional noise disturbance or impact on the day/sunlight to nearby residential properties. It would therefore be consistent with the requirements of policy SD6.

4. Transport and Impact on Footpath

- 4.1 The site currently provides one off street parking space. The proposal will not affect the current level of off street parking provision. As the proposal is for the extension to a single family dwelling, there would not be additional demand for off street parking spaces or on-street car parking in the local area. In addition the proposed new gate will be inward opening and will not have any affect on pedestrian movement on the adjacent footpath. The proposed scheme therefore complies with Policies T3 and T9.

Recommendation: Grant Planning Permission