

DISCLAIMER

Decision route to be decided by nominated members on Monday 15th February 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:	26/01/2010
		N/A / attached	Consultation Expiry Date:	12/02/2010
Officer			Application Number(s)	
Sara Whelan			2009/5451/P	
Application Address			Drawing Numbers	
4 Brecon Mews London N7 0BN			Draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of a two storey side extension with roof terrace to existing dwellinghouse (C3).				
Recommendation(s):		Grant full planning permission		
Application Type:		Householder Application		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	07	No. of responses	02	No. of objections	01
			No. Electronic	01		
Summary of consultation responses:	<p>7 neighbouring properties were consulted and a site notice was displayed 22 January 2009 – 12 February 2010</p> <p>One objection has been received from 9A Hargrave Place raising the following points;</p> <ul style="list-style-type: none"> - The first floor patio will directly overlook the bedroom of our flat - This will cause an invasion of privacy - The balcony is inappropriate and will cause nuisance to our tenants <p>One letter of support has been received from 5 Brecon Mews stating;</p> <ul style="list-style-type: none"> - The development will have little or no negative impact on the built environment of Brecon News - The development should be welcomed 					
CAAC/Local groups* comments: *Please Specify	None required to be consulted					
Site Description						
<p>The application site comprises an end of terrace single family dwellinghouse within a 1980's gated mews development of seven units surrounding a paved parking area. All the units are of similar design and materials. The site does not lie in a conservation area nor is it close to any listed buildings. To the rear of the application site is an industrial unit and in front is a communal parking area.</p>						
Relevant History						
<p>2009/2653/P Additions and alterations to include a two storey side extension, a green roof and balustrading in connection with its use as a terrace, to existing dwelling house – withdrawn (29/07/2009) due to officer's concerns on bulk and design.</p>						
Relevant policies						
<p>SD1 – Quality of life – Community safety SD6 – Amenity for occupiers and neighbours B1 – General design principles B3 – Alterations and extensions</p> <p>Camden Planning Guidance (July 2006)</p>						

Assessment

The main planning considerations are;

- Impact upon the character and appearance of the area
- Impact upon residential amenity of the surrounding area

Impact upon the character and appearance of the area

The application site comprises an end of terrace property. There are two rows of terraced properties within the gated community of Brecon Mews. A gated pedestrian access is available onto Brecknock Road and a vehicular entrance is available from Hargrave Place. The gated development comprises two rows of terrace properties facing onto a communal parking area in the centre of the development.

The proposed two storey side extension has been reduced in size since the previously withdrawn scheme. The front building line of the extension would be set 0.8m back from the front building line of the main dwelling. It would have a flat roof which would be utilised as a roof terrace and enclosed by a 1m high balustrade. The overall height of the two storey side extension would be 7.5m high. The main dwelling is 11.2m high. The top of the railings enclosing the roof terrace would be no higher than the eaves of the main roof. Therefore the two storey side extension would appear subordinate to the main dwelling.

The row of terrace houses nos. 1-4 have a uniform appearance although Nos 4 and 3 are the dominant pair which have the foremost building line. No. 2 has a building line stepped back compared to no. 3 and no. 1 steps back again compared to the building line of no. 2. The proposed extension would be stepped back and on the opposite side of the adjoining terrace houses. The side extension would follow the pattern of staggered front building lines and the pair of properties no. 4 and 3 would remain as the dominant buildings within the row of terrace houses. The proposed side extension would, by reason of its setback front building line and height below the eaves of the existing building, appear subordinate to the original building.

The detailed design of the proposed extension would follow the architectural style and materials of the adjoining properties. It would include similar size window openings and continue the brickwork band detail in the middle of the extension. The materials would be brick and render to match the existing buildings. The use of materials and detailed design of the extension would ensure that the proposal would not result in a prominent form of development in the area.

In summary the proposed extension is considered to be subordinate to the adjoining building and the materials, to match existing would ensure that the building would not result in a prominent form of development in the area.

Impact upon residential amenity of the surrounding area

The proposed extension would have windows on the front and side elevations. The rear elevation would abut an existing industrial unit. The windows on the front of the extension would look out upon the communal parking area and 9a Hargrave Place. The distance from the proposed extension to 9a Hargrave Place is over 20m. Camden Planning Guidance states that a back to back distance to 18m

is required to mitigate impacts of overlooking. The proposed separation distance exceeds the 18m guidance and therefore the proposal is not considered to result in any detrimental impacts of overlooking.

An objection has been received from the owner of 9a Hargrave Place who are concerned about overlooking. However it must be noted that the existing windows on the front elevation of 4 Brecon Mews are located in a similar position to the proposed windows and therefore achieve the same views. Considering the existing windows on the front elevation of 4 Brecon Mews, it is not considered that any further impacts of overlooking would occur compared to the existing situation.

The proposed extension would be located in the current position of a small private garden. It is unfortunate that this private outdoor space would be lost. However it is noted that the flat roof of the extension would be utilised as a terrace. It is considered that the proposed roof terrace and remaining area of garden space would provide sufficient amenity space for no. 4 Brecon Mews.

The proposed roof terrace would have no further impacts of overlooking than the existing balcony or windows of the existing property. The roof terrace would be utilised by one family. It would be located adjacent to an industrial unit, 20m from the properties opposite and in the corner of Brecon Mews. It is not considered that any detrimental impacts of noise or disturbance would occur from the proposed roof terrace.

Conclusion

It is considered that the proposed two storey rear extension would appear subordinate when read in line with the main dwelling and would not result in a prominent form of development. The extension would have no detrimental impacts upon the residential amenity of the surrounding properties.