

Delegated Report		Analysis sheet		Expiry Date:		25/12/2009	
		N/A		Consultation Expiry Date:		4/12/2009	
Officer				Application Number(s)			
Tania Skelli-Yaoz				2009/5173/P			
Application Address				Drawing Numbers			
51 Narcissus Road London NW6 1TL				SEE DECISION NOTICE			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of a single storey side extension at ground floor level to existing house (C3) following demolition of existing garage and garden shed.							
Recommendation(s):		Grant planning permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	24	No. of responses	00	No. of objections	00	
			No. electronic	00			
Summary of consultation responses:		n/a					
CAAC/Local groups comments:		n/a					
Site Description							
The application site is an end-of terrace period two-storey single dwelling house. The site is not listed and not in a CA. The building sits within a large garden plot, in particular to its south where it faces the rear of Pandora Road properties. The side of the house has a low-level single-storey extension which accommodates a garage and a garden shed behind it in the rear garden. The surrounding area is predominantly residential in character.							
Relevant History							
n/a							
Relevant policies							
SD1, SD6, B1, B3, H3, CPG section 19							

Assessment

Permission is sought for the erection of a single-storey side extension following the demolition of the existing single-storey garage.

Land use-

The loss of the existing garage, which accommodates off-street parking for a single car is considered acceptable. The demolition of the garage and its re-development for housing purposes is welcomed. The extension is to be used as additional living area and internally linked to the main house.

Design-

The area to the side of the house is lower than the main house. The existing s/s garage is of low-quality materials (pre-fab concrete and brick) and sits relatively low to the ground floor of the main house. The garage lies to the side boundary with the rear of the Pandora Road properties and together with a shed is proposed to be demolished.

The proposed new extension is to be some 3.3m in height (lowered from an originally submitted 3.6m) at its highest point to the front. At the rear it has a flat roof with a parapet. The extension is to fill the area where the garage previously was as well as filling the remainder of the gap between it and the main house. This is proposed at ground floor level only and retains a visible gap at higher levels so to ensure the extension remains to be seen as such and subordinate to the host house. The extension is of traditional design with timber sash windows and doors. Existing windows on the side elevation remain unobscured and preserved by the extension.

To summarise, while the new extension is higher than the existing garage, it is considered unduly dominant in the streetscape and subordinate to the host building in terms of bulk and height. It retains a gap between the buildings at higher level and is to use materials to match the host building. Accordingly, the proposal is considered acceptable and complies with policies B1, B3 and the CPG.

Amenity-

There are no new windows facing onto the rear of Pandora Road; the extension is some 1.2m higher than existing. Given the distance of the extension from the rear of the Pandora Road properties and its orientation, it is considered that no loss of amenity such as outlook, privacy or daylight and sunlight is likely as a result of this extension. Accordingly, the proposal complies with policy SD6.

It is recommended to grant planning permission.

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