

Delegated Report		Analysis sheet	Expiry Date:	27/11/2009
		N/A / attached	Consultation Expiry Date:	06/11/09
Officer			Application Number(s)	
Aysegul Olcar-Chamberlin			2009/4567/P	
Application Address			Drawing Numbers	
68 Sumatra Road London NW6 1PR			See draft decision	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Replacement of existing rear roof extension with a full width rear roof extension and installation of one roof light to front roof slope to residential 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	06	No. of responses	01	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	The occupiers of 19 Solent Road made no comment for the proposed development.					
CAAC/Local groups* comments: <small>*Please Specify</small>	No reply is received.					

Site Description

The application relates to a two-storey-mid-terrace single family dwellinghouse on the east side of Sumatra Road in a predominantly residential area. The site is not in a Conservation area.

Relevant History

Application Property:

PW9902064 – Planning permission was granted on 22/06/1999 for the erection of a dormer and velux rooflight in the rear roofslope and the alterations of a window to a door and a door to a window in the rear elevation,

Neighbouring Properties:

No planning records for the existing rear dormer extension at **70 Sumatra Road**. That dormer is very likely to be a 'permitted development'.

54 Sumatra Road – Planning permission was granted on 03/06/2005 for the erection of a rear dormer roof extension (full width and height) and the insertion of no. 2 rooflights to the front elevation to enlarge the top floor flat (ref: 2005/1242/P).

72 Sumatra Road – Certificate of lawfulness was granted on 24/04/2001 for the erection of rear roof dormer and installation of 2 front velux windows (ref: PWX0103187).

90 Sumatra Road – Certificate of lawfulness was granted on 07/04/2009 for the erection of a rear dormer (full width and height) and two rooflights on the front roofslope and associated works to single dwellinghouse (ref: 2009/0893/P).

Relevant policies

Replacement Camden UDP 2006

- SD6 – Amenity for Occupiers & Neighbours
- B1 – General Design Principles
- B3 – Alterations & Extensions

Camden Planning Guidance 2006

Assessment

The proposal is for the replacement of existing rear dormer roof extension with a full width rear dormer roof extension with Juliet balcony and installation of one rooflight to the front roof slope. The proposal has been amended since it was originally submitted. Instead of Juliet balcony, the proposed rear dormer would have casement windows on its rear elevation.

The proposed rear dormer extension would be 0.2m below the ridge line and would be set back by 200mm from the eaves of the original roof. A narrow roof apron would be inserted below the proposed rear dormer.

The proposed rooflight would be approximately 600mm x 600mm and would project 100mm beyond the roof plane.

It is noted that there is an ongoing construction work on site in association with the proposed development. The existing rear dormer has already been removed.

Design

The Council's planning guidance states roof extensions and alterations are likely to be acceptable where there is an established form of roof addition or alteration to a terrace or group of similar buildings and where continuing the pattern of development would help to reunite a group of buildings and townspace. Many of the properties on this terrace have existing rear dormer extensions with various sizes and detailing. The size and detailing of the proposed extension would be keeping with the appearance and size of the existing rear dormers in the area.

The Council's guidance also gives advice on the form, scale, size and positioning of dormer window extensions in relation to the roof area. Although the width, height and bulk of the proposed rear dormer extension would exceed the Council's guidance, the proposed rear dormer extension would not be visible from the public realm and would be similar to the size and bulk of the existing rear dormer extension at the adjoining property (no.70). Many of the rear dormer extensions on that side of Sumatra Road which have been erected as 'permitted development' have full width with height from eaves to nearly ridge level. Given the number of full width existing rear dormers which cover the whole rear roof slopes in the surrounding area, the size and bulk of the proposed rear dormer extension is considered to be acceptable in this case.

The fenestration detailing of the existing rear dormer extensions at the surrounding properties vary. The fenestration detailing of the proposed dormer extension would be simple and sympathetic to the existing and surrounding properties. The materials to be used in the proposed rear dormer extension would be similar to the materials of the rear dormer extension at no. 70. The proposed rear dormer would have grey coated metal casement windows and tiled finishing on the rear elevation and an asphalt roof. The proposed materials are considered to be appropriate to the age and style of the existing and adjoining buildings.

There is an existing rooflight on the front roof slope of the house. One additional small rooflight is proposed to be installed above the front gable. The proposed rooflight would be a minor alteration to the existing building and could be built as 'permitted development'. It is also noted many properties on Sumatra Road have rooflights on their front roof slopes.

The proposal is considered to be keeping in character with the existing building and the development pattern of the surrounding properties therefore it complies with policies B1 and B3.

Amenity:

Policy SD6 seeks to ensure that the amenity of occupiers of neighbouring properties is protected. It states that planning permission will not be granted for development that causes harm to the amenity of occupiers and neighbours in terms of loss of daylight, sunlight, outlook and result in overlooking.

Due to the relationship with the windows of the neighbouring properties, the proposal is unlikely to have an adverse impact on the amenities of the neighbouring properties.

Recommendation: The proposal is considered to have appropriate regard for relevant policies of the adopted UDP and the Council's Planning Guidance. Therefore, conditional planning permission should be granted.

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