

Delegated Report		Analysis sheet		Expiry Date:		24/11/2009	
		N/A		Consultation Expiry Date:		29/10/2009	
Officer				Application Number(s)			
Eimear Heavey				2009/4339/P			
Application Address				Drawing Numbers			
46 Minster Road, London, NW2 3RD				Refer to draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
				Design surgery			
Proposal(s)							
Erection of a single storey extension at front of garage in association with conversion of the garage to a residential accommodation ancillary to the use of the existing ground floor flat (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	25	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Adjoining occupiers owners No reply to date					
CAAC/Local groups* comments: <small>*Please Specify</small>		The application site is not located within a Conservation Area. Local Groups No reply to date.					
Site Description							
The application site comprises a two-storey semi-detached residential property on the northwest side of Minster Road, close to its junction with Westbere Road. The property is not listed, nor is it located within a Conservation Area. It is occupied as a single family dwellinghouse.							
Relevant History							
2008/2845/P - Conversion of single garage to ancillary residential unit and erection of a rear ground floor terrace – Granted 17/08/2009 2005/5167/P - Erection of a single storey front extension to the existing garage of the dwellinghouse, excavation of the basement and erection of lower ground floor and upper ground floor extension, and works of conversion of the existing garage to form a one-bedroom self contained flat – <u>Withdrawn</u> by Council on 13/03/2006 2005/0410/P - Conversion of existing roofspace including the erection of 1 x side dormer and 2 x rear dormers to create a one bedroom self contained flat – <u>Granted</u> subject to S106 18/04/2005.							

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against. However, it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

London Borough of Camden adopted Unitary Development Plan 2006

- SD1 Quality of Life
- SD6 Amenity for occupiers and neighbours
- B1 General Design Principles
- B3 Alterations and Extensions

Camden Planning Guidance 2006

Assessment

Proposal

Planning permission is sought for the erection of a single storey extension at front of garage in association with conversion of the garage to a residential accommodation ancillary to the use of the existing ground floor flat (Class C3).

Design

Planning permission was granted in August 2009 for the conversion of the garage space as ancillary accommodation to the ground floor flat. In this instance it proposed to extend the garage to the front. The extension will be approximately 2.1metres in length x 3 metres wide x 2.3 metres high and will incorporate a mono-pitched roof. The external walls will be painted in pebble dash render to match existing and the windows and door will be white painted soft wood. The extension will enable direct access from the ancillary accommodation to the main ground floor flat, via the kitchen. The proposed extension is small scale, subordinate to the garage and does not project beyond the building line of the main dwellinghouse. It is therefore considered that the extension is acceptable in terms of Policies B1 and B3 of the UDP (2006).

Amenity

The proposed front extension does not have any windows which face the neighbouring property and therefore there will be no loss of privacy. The extension is single storey and will not result in a loss of sunlight, daylight or affect the outlook of, neighbouring properties. The proposal is therefore acceptable in terms of policy SD6 of the UDP (2006).

Conclusion

The proposed extension is small scale and will not adversely impact on the original building or on the amenity of neighbouring properties. The proposal is considered to broadly comply with the provisions of the relevant policies of the UDP (2006) and the guidelines set out in Camden Planning Guidance (2006).

Recommendation: Grant planning permission.

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