

DISCLAIMER

Decision route to be decided by nominated members on Monday 05th October 2009. 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:	12/10/2009
		N/A	Consultation Expiry Date:	15/09/2009
Officer			Application Number(s)	
Eimear Heavey			2009/3915/P	
Application Address			Drawing Numbers	
34 Ingham Road, London, NW6 1DE			Refer to draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of a single storey side and rear extension to residential dwelling (Class C3)				
Recommendation(s):	Grant conditional planning permission			
Application Type:	Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice
Informatives:	

Consultations

Adjoining Occupiers:	No. notified	09	No. of responses	01	No. of objections	00
			No. Electronic	00		

Summary of consultation responses:	<p>Adjoining occupiers/owners A letter of objection was received from the occupants of 32 Ingham Road who were concerned about the height of the party wall and the fact that it would impede light entering their patio area.</p>
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<p>CAAC/Local groups* comments: *Please Specify</p>	<p>The application site is not located within a Conservation Area.</p> <p>Local Groups No reply to date.</p>
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Site Description

The application site comprises a two storey mid terrace property situated on the northern side of Ingham Road, close to its boundary with Fortune Green Road. The property is not listed nor is it located within a Conservation Area. The property is occupied as a single family dwellinghouse and this application relates to the rear of the property.

Relevant History

2009/1968/P – Certificate of Lawful Use for erection of a single storey rear extension to dwellinghouse was refused in July 2009.

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
- H1 New housing
- 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 side and rear extension to residential dwelling (Class C3).

Land Use

The proposed development is to provide additional residential floorspace to an existing unit; this is in accordance with Policy H1 of the Unitary Development Plan (2006).

Design

Policy B3 of the Unitary Development Plan (2006) and Camden Planning Guidance (2006) state that rear extensions should be subordinate in size to the host building, should respect existing architectural features and should respect the established grain of the surrounding area.

The extension is proposed for the side elevation of the existing dwellinghouse and will cover an area of approximately 19sq metres. The proposed extension will be single storey, will be approximately 2.5 sq metres in height and will wrap around the rear of the existing dwellinghouse, extending outwards approximately 2metres in to the garden. The zinc roof will slope downwards from the side elevation of the dwellinghouse and will incorporate 4 rooflights. The extension will also include folding doors to the garden area.

Although it is accepted that the proposed extension is full-width, given the scale of the original dwellinghouse and the size of the plot it is considered to be subordinate to the original building. Furthermore the proposed folding doors help give a more lightweight appearance to the new structure. The extension will still allow for a generous amount of garden space and it will not be visible from public vantage points. It is therefore considered that the proposed rear addition is sympathetic to the original building and respects the existing architectural features of the building. In light of this, the proposed rear extension is considered to accord with Policies B1 and B3 of the Unitary Development Plan 2006 and Camden Planning Guidance 2006.

Amenity

The proposed rear extension does not have any windows or doors which face the neighbouring properties and therefore it will not result in loss of privacy. An objection was received from the occupiers of 32 Ingham Road who are concerned about the height of the new extension and loss of light. However given that the fence is already 2metres in size it is considered that a further 0.5metres will not result in a significant loss of light to the neighbouring property. It is also noted that the gardens face in a northerly direction.

The proposed extension will still allow both the neighbours to enjoy and open aspect from their rear windows. The proposed development is therefore considered to accord with Policy SD6 of the Unitary Development Plan 2006 and will not result in loss of privacy, light or outlook.

Conclusion

The proposed addition is considered to be respectful of the character and appearance of the host property, unobtrusive in its surroundings and in no way detrimental to the amenity of the surrounding area. The proposal broadly complies with Policies SD1, SD6, B1 and B3 of the Unitary Development Plan 2006 and the guidelines set out in Camden's Planning Guidance (2006).

Recommendation: Grant conditional permission.