

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	07/09/2009
		N/A / attached		Consultation Expiry Date:	02/09/2009
Officer			Application Number(s)		
Elaine Quigley			2009/2226/P		
Application Address			Drawing Numbers		
5 Estelle Road London NW3 2JX			See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of second floor rear extension to replace existing conservatory to existing dwelling (Class C3).					
Recommendation(s):		Grant planning permission subject to conditions			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	18	No. of responses	01	No. of objections	01
			No. electronic	00		
Summary of consultation responses:	<p>1 letter of objection received from adjoining resident at no. 7 Estelle Road raising the following concerns:</p> <ul style="list-style-type: none"> Increased sense of enclosure See paragraph 1.9 Loss of light to bathroom, kitchen and study See paragraph 1.10 Loss of space between the buildings See paragraph 1.9 Proposal would add to already fully developed living space resulting in overcrowding and overbuilt property See paragraph 1.4 and 1.14 Similar extension should not set precedent for this proposal See paragraph 1.3 and 1.4 Additional bedroom could result in increase in noise to backyard See paragraph 1.12 and 1.13 					
CAAC/Local groups* comments: *Please Specify	<p>Mansfield CAAC – objects Against Camden policy and guidance. The extension is on second floor within 1m of the main roof gutter and is not an acceptable form of extension. See paragraph 1.4</p>					

Site Description

The application site is located on the west side of Estelle Road in close proximity to the junction with Mansfield Road that lies to the south. The site comprises a three storey mid-terrace single family dwelling. The site is surrounded by similar terraced properties that are in residential use.

The building is not listed however the site lies within the Mansfield Conservation Area.

Relevant History

Adjoining properties

7 Estelle Road

27/02/1974 – Planning permission **granted** for the change of use of the second and third floors of 7, Estelle Road, N.W.3 into a maisonette, involving works of conversion, and the erection of a second floor extension to provide a bathroom, and the provision of new dormer windows at the front and the rear of the property (ref no: 17751).

Relevant policies

Replacement Unitary Development Plan 2006

SD6 Amenity of the occupiers and neighbours

B1 General design principles

B3 Alterations and extensions

B7 Conservation areas

Camden Planning Guidance 2006

Conservation areas

Construction and demolition

Daylight and sunlight

Extensions, alterations and conservatories

Light

Overlooking and privacy

Mansfield Conservation Area Appraisal and Management Plan 2008 (CAAM)

All original buildings in the conservation area make a positive contribution to the character and appearance of the conservation area unless otherwise listed. No. 5 is therefore considered as making a positive contribution to the character and appearance of the conservation area.

Assessment

Proposal

1.1 Planning permission is sought for erection of second floor rear extension to replace an existing conservatory. The existing conservatory projects out 1.1m from the rear elevation and is set 0.9m below the eaves of the roof. The proposed extension would measure 3.5m (length) by 3.2m (depth) by 2.3m (height). It would be set down from the eaves of the roof by 0.9m and would incorporate a monopitch roof. The agent has advised that all external materials would match the existing building. Railings would be retained around the remainder of the second floor flat roof so that this area can continue to be used as a terrace.

1.2 The main issues to consider as part of the application are:

- the impact upon the appearance of the host building and character and appearance of the Conservation Area
- the impact on residential amenity

Impact on the building and the Conservation Area

1.3 Many of the surrounding buildings on Estelle Road contain two storey rear extensions and they vary in their size, design and form. There are examples of recently constructed and recently approved second floor extensions, including no. 3 (approved 13/11/2003), no.7 (approved 27/02/1974), and no. 9 in (29/04/1993). Although these are not considered to set precedence, they nevertheless form a pattern of development that includes second floor extensions to the properties within this side of the street, which must be considered in determining this application.

1.4 The CPG states that extensions should be subordinate to the original building and that they should not rise higher than one full storey below roof eaves level, or above the general height of neighbouring extensions. The extension proposed here would terminate 0.9m below eaves level. It would not rise any higher than the brick built extension at the adjoining property at no. 7 (granted pp in 27/02/1974). The height of the extension is therefore considered acceptable in terms of its impact on the character and appearance of the building and its impact on the character and appearance of the conservation area.

1.5 The agent has advised that the design and external appearance of the extension would match the materials of the existing building. The brick built extension would be more in keeping with the other predominantly solid extensions at nos. 7 and 9. Materials proposed (brick) are acceptable. It is not clear if the windows in the existing house at timber framed or upvc. A condition would be attached requiring the sliding doors to be timber framed. It is considered that the proposed extension would comply with the Mansfield Conservation Area Statement.

Impact on the residential amenity

1.6 The proposed extension would extend across the full width of the first floor rear addition. There is an existing sloping party wall that separates the application site with no. 3 Estelle Road at second floor level. The majority of the proposed extension would be contained behind this party wall. It would already restrict the outlook from the upper floor windows in no. 3 towards the west. In terms of loss of light, outlook or privacy the proposal would not have an adverse impact on the amenity of this property.

1.7 A letter has been received from the adjoining property at no. 7 Estelle Road raising concerns relating to loss of light, sense of enclosure, overcrowding of the property and additional noise generation. These issues would be dealt with in the following paragraphs of the report.

1.8 It is considered that a reasonable outlook would normally be maintained if an extension is set back behind a line drawn at 45 degrees from habitable windows in the rear of the adjoining properties. The proposal would not break this line when drawn from the windows in the main rear elevation of the adjoining properties at no. 7 Estelle Road and will therefore be considered acceptable.

1.9 The proposal would retain a separation distance of 2.5m between the side elevation of the new extension and the boundary with the adjoining property at no. 7. It is acknowledged that the solid form of an extension may create a feeling of enclosure when viewed from the windows in the main rear elevation of this property. However given the separation distance between the windows and the side elevation of the proposed extension it would not be considered so detrimental to amenity of the properties to sustain a reason for refusal.

1.10 There is a window in the ground and first floor side elevation of the three storey element to the rear of no. 7 Estelle Road. The rooms that are served by these windows would already experience some loss of light from the existing two storey rear element of the application property. The proposal may result in some additional loss of daylight to these windows during the morning. However the proposal would not be considered to result

in a significant loss of daylight or sunlight to these windows and would therefore be considered acceptable.

1.11 The proposed extension would not include the installation of any windows in the side elevation. There would not be any additional loss of privacy or increased overlooking as a result of the proposal. As the extension would be designed to incorporate a flat roof a condition would be attached to ensure that it would not be used as a roof terrace.

1.12 Concern has been raised regarding potential for additional noise from a bedroom. The proposal would have to comply with Building Regulations regarding the internal insulation of the extension. An informative would be attached to any permission regarding the need to contact Building Control.

1.13 The proposed extension would include the installation of sliding doors that provide access to the existing roof terrace. The existing conservatory allows access to the roof terrace. The use of the roof terrace would not create any additional noise generation than could already be experienced by the existing situation.

1.14 Concern has been raised that the proposal would result in potential overcrowding and an overbuilt property. The proposed extension would provide additional floor space for the existing single family dwelling. It would not result in any additional residential units and would not result in overcrowding.

Conclusion

1.12 The proposal would be considered acceptable subject to conditions

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