

Delegated Report		Analysis sheet		Expiry Date:		03/07/2009	
		N/A / attached		Consultation Expiry Date:		01/07/2009	
Officer				Application Number(s)			
Sharon O Connell				2009/1853/P			
Application Address				Drawing Numbers			
19 Weech Road London NW6 1DL				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of a single story glazed rear extension to residential 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	21	No. of responses	00	No. of objections	00	
			No. electronic	00			
Summary of consultation responses:		No response received.					
CAAC/Local groups* comments: <small>*Please Specify</small>		N/A					
Site Description							
The application relates to the ground floor flat of a three storey property which has been converted into flats. The property is not located within a conservation area.							
Relevant History							
19 Weech Road PWX0202258 The erection of a single storey rear extension. Granted 15/10/2002.							
18A Weech Road 2004/5417/P The erection of single-storey rear infill extension at ground floor level. Granted 10/03/2005							
16 Weech Road 2008/5812/P The replacement of an existing rear ground floor conservatory with a full width extension including two roof lights and sliding/folding doors. Granted 30/01/2009							

Relevant policies

Replacement UDP 2006

SD1 – Quality of Life

SD6 – Amenity for occupiers and neighbours

SD7A – Light Pollution

B1 – General Design Principles

B3 – Alterations and Extensions

Camden Planning Guidance 2006

Assessment

Amendments:

The following amendments to the application:

- The side wall of the extension facing 20 Weech Road has been amended to slope with the pitch of the roof;
- The side elevation of the extension above 2.263m will be glazed;
- The roof of the proposed extension will have black roof film to prevent glare and light spillage to the occupiers of the first floor flat.

Assessment:

Design

The proposed conservatory would result in extensions across the full width of the property. Camden Planning Guidance states that the width of rear extensions should respect the design of the original building and not dominate the building in terms of bulk or form. It also states that full width rear extensions should not dominate the original building in terms of bulk or form and that they will be resisted where they are visible from the street. The principle of full width extensions in this part of Weech Road has been established at numbers 16 and 18. The ground floor flat has been previously extended by the erection of a conservatory to the rear of the closet wing. The proposed conservatory would be located within the recess between the closet wing and the boundary with 20 Weech Road. The conservatory will be set back behind the line of the existing conservatory which helps to break up the overall bulk of the full width extension on the property. The proposal is a timber framed conservatory with a black roof film. It will be lightweight in appearance and is considered to be subservient to the main building and in keeping with its overall design and that of the existing conservatory. The extension is therefore considered to comply with policies B1 and B3 of the RUDP.

Amenity

The windows on the adjoining property are not located within 90 degrees of due south and therefore no impact on sunlight would occur. BRE tests show that the proposed extension would not result in a detrimental loss of daylight to the window or French doors of the adjoining property.

The side elevation of the extension facing 20 Weech Road includes a 2.263m high solid wall with the remainder being formed of glazing. The solid element of the side elevation is only marginally above the height of a boundary wall which could be constructed under permitted development. The glazed element and sloping roof reduces the overall impact of the proposal in terms of outlook for the adjoining property at number 20. The proposal is therefore considered acceptable in terms of its impact on the outlook of the occupiers of 20 Weech Road.

The applicant has amended the application to include obscure black roof film on the roof to prevent light spillage and glare to the window of the flat on the first floor. A condition has been added to ensure the roof of the conservatory is constructed with this film.

Recommendation:

Grant Planning Permission subject to conditions.

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