

Delegated Report		Analysis sheet		Expiry Date:		07/07/2009	
		N/A / attached		Consultation Expiry Date:		23/06/2009	
Officer				Application Number(s)			
Jonathan Markwell				2009/1864/P			
Application Address				Drawing Numbers			
48a Falkland Road London NW5 2XA				Please see 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 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	08	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		In addition to the adjoining occupiers being formally consulted, a site notice was erected on 29/05/2009, expiring on 19/06/2009. No responses were received.					
CAAC/Local groups* comments: <small>*Please Specify</small>		None.					
Site Description							
<p>The application site comprises a five-storey (ground, first, second, third and roof level accommodation) mid-terrace building located on the south side of Falkland Road, between the junctions with Willingham Terrace (to the east) and Lady Margaret Road (to the west). The building is in residential use and has been converted into three self-contained flats. This application relates solely to the ground floor level flat.</p> <p>At ground floor level the application site, similar to all properties within this terrace and typical within Victorian properties, includes a rear closet wing. Unlike the majority of the properties within this terrace, the closet wing has previously been extended (dating from 1960s – see history section below). Except for this feature and the roof extension, the host building is similar in nature to the other terraced properties on the south side of Falkland Road. To the south of the application site is the seven-storey Wellingham Close residential flats. Car parking facilities for these flats are situated between the flats and the rear boundary lines of the Falkland Road properties. To the west of the application site, beyond the end of the terrace of residential properties on Falkland Road, is a Church and associated Church Hall.</p>							

The application site is not a listed building, nor is it located within a conservation area.

Relevant History

2529 - The erection of a single storey addition at the rear of No.48 Falkland Road, Camden to provide bathroom and toilet facilities. Granted 06/10/1966.

30221 - Continued use of the ground floor as a single bedroom self-contained flat. Granted 09/05/1980.

Relevant policies

London Borough of Camden Unitary Development Plan 2006

SD6 - Amenity for occupiers and neighbours

B1 - General design principles

B3 - Alterations and extensions

Camden Planning Guidance 2006

Assessment

Introduction

Planning permission is sought for the erection of a single storey extension to the side and rear elevation of the ground floor flat (Class C3). This constitutes an extension to the existing closet wing, which itself is not original following a permission to extend the original closet wing dating from 1966 (see relevant history above). In short, the proposal extends the existing closet wing by 1.39m in width and 1.8m in length.

The existing single storey rear extension closet wing is approximately 7.95m in length and 2.79m in width. As such it is a just over half-width rear extension on the eastern side of the rear amenity space, set 2.51m away from the boundary with No. 46 Falkland Road. It is approximately 5.1m from the rear boundary line of the property. The lean-to single pitched roof is a minimum 3.03m in height, rising to 4.195m on the boundary with No. 50 Falkland Road.

The proposed closet wing is approximately 9.75m in length and 4.18m in width. As a result, the proposed extension will be just over three-quarters width (extension will be 4.18m; total width of property is 5.3m), set 1.12m away from the boundary with No. 46 Falkland Road. It will be approximately 3.3m away from the rear boundary line of the property. The lean-to single pitched roof is a minimum 2.54m in height, rising to 4.195m on the boundary with No. 50 Falkland Road. It is also important to note that the proposed extension does not include a 1.5m long section from the rear building line of the main part of the property. The existing door access to the rear amenity area is retained and this part of the closet wing remains 2.51m from the boundary with No. 46 Falkland Road.

The proposed works facilitate an increase in the living accommodation within the ground floor flat, increasing the size of the existing kitchen and bathroom. The existing single bedroom / study will become a bedroom with en-suite and access to the rear amenity area.

Design

In terms of design, the proposal extends the existing closet wing from just over half-width to just over three-quarters width. As a result, the extension will decrease the amount of amenity space for the occupiers of the ground floor flat, extend closer to the boundary with No. 46 Falkland Road and further towards the rear building line on the boundary with No. 50 Falkland Road. Importantly however, the proposed extension is not full-width and it is considered that a sufficiently sized rear amenity space is retained for future occupiers of the ground floor flat.

Moreover, the extension has been carefully designed to align with the character of the existing rear closet wing. There are no concerns raised regarding the height of the extension (which is identical to that of the existing on the boundary of the No. 50 Falkland Road). Although the width is considered to be slightly bulky, it is considered that this is not sufficient to warrant a sustainable reason for refusal of

the application. This is owing to the extension not being full-width and being single storey at ground floor level, positioned at the rear of the property (not visible from any public highway) and outside of a conservation area. In this context the proposed extension is unlikely to be sustained within an appeal scenario given this lack of prominence and harm on the setting of the building.

In terms of materials, the applicant has confirmed that the brickwork and roof tiles will match those of the existing. The timber framed windows will be replaced with UPVC double glazed windows on the west (side) elevation and UPVC windows and doors on the south (rear) elevation. Given that the property is not located within a conservation area, the proposed materials are considered to be acceptable. In overall terms it is considered that the proposed extension is satisfactory with regard to design matters.

Amenity

With regard to amenity issues, there is potential for adverse amenity impacts for both neighbouring properties. However, it is considered that any such concerns are not sufficient to warrant the refusal of the application. With regard to the occupiers at No. 50 (to the east of the application site), there is no increase in the height of the extension on the boundary between the two buildings (4.195m). However the proposed extension does extend a greater depth of the rear amenity space, by approximately 1.8m. There are no windows on the proposed side elevation facing No. 50, eliminating an overlooking or privacy issues. The existing boundary treatment consists of a 1.5m brick wall and a further 1m of trellis (the total height of the boundary treatment is 2.5m). Consequently, the proposed extension will extend 1.695m above that of the existing boundary treatment. Moreover, No. 50 has recently erected a full width rear extension that includes a lightweight glazed and timber cladding design (following planning permission 2007/5380/P). This is set back beyond the existing rear building line of the host property by c. 3m. In this context, it is not considered that the proposed extension would impinge on levels of outlook or decrease levels of sunlight or daylight to this neighbouring property.

For the occupiers of No. 46, the proposed extension will be set 1.12m away from the boundary between the two buildings, resulting in the extension being 1.39m closer to this boundary than present. However, it is important to note that the existing boundary treatment between the two buildings consists of a 2m brick wall (1.5m wall and 0.5m trellis for part of the boundary) with vegetation rising to between 3m and 3.5m. Given this screening, the extension remaining a sufficient distance away from the boundary with No. 46 and the area closest to the rear elevation ground floor window within No. 46 not being extended, it is considered that the extension would not lead to a significant loss of light to the ground floor level of No. 46. Moreover, this south facing window is likely to continue to receive sufficient levels of daylight and sunlight as a result of the proposals.

There will be no impact for occupiers of flats within Willingham Close, to the south of the application site. There is an existing boundary wall and vegetation to the height of c. 4m and, together with the distance of 20m between the buildings, means there will adverse impacts on these flats.

For the current and future occupiers of the ground floor flat, the proposed works are considered to increase the useable space within the flat. Each room proposed is sufficient in terms of area, ventilation and access to natural light. It is considered that the existing main bedroom would continue to receive adequate amounts of natural light following the proposed extension. This is owing to the extension being 1.5m away from this window, which is a large in size and south facing. There is sufficient useable rear amenity space retained, with access from the existing kitchen door. A second access point is proposed through the proposed bedroom. As such, there will be no adverse amenity impacts for future occupiers from the proposed extension.

With regard to the impact on the occupiers of the upper floor flats within the host building, the proposed extension does not exacerbate any existing levels privacy or overlooking between the flats.

Recommendation: Grant Planning Permission

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