Delegated Re	port	Anal	ysis sł	neet	Expiry Date:		16/02/2009		
		N/A			Consu Expiry		11/02/2009		
Officer Bethany Arbery					Application Number(s) 2008/5220/P				
Application Address 160 Fordwych Road				Drawing Numbe	Drawing Numbers				
London				Refer to draft de	Refer to draft decision notice.				
NW2 3NY									
PO 3/4 Area Team Signature C			&UD	Authorised Offic	Authorised Officer Signature				
Proposal(s)									
Erection of rear first floor level extension to provide 1-bedroom self-contained flat (Class C3).									
Recommendation(s):	Refuse permission.								
Application Type:	Full Planning Permission								
Conditions or Reasons for Refusal:	Refer to Draft Decision Notice								
Informatives:									
Consultations									
Adjoining Occupiers:	No. notified		23	No. of responses	02	No of c	bjections	02	
	No. notinou		20				bjeetierie	02	
				No. electronic	01				
Summary of consultation responses:	 Adjoining owners/occupiers The owner of two of Flat 2 (ground) and 5 (first floor), 160 Fordwych Road and the occupier of 12 Rondu Road has raised objection to the proposal on the following grounds: Loss of light; Loss of outlook; Loss of privacy; The large Sycamore tree already creates a lot of shade, the extension will worsen this; The proposal is not for a new unit, but to provide additional floorspace to an wildbare flot product. 								
	 existing flat; and The applicant has not been forthcoming with providing information. 								
Local groups comments:	Local Groups No reply to date.								

Site Description

The application site is 160 Fordwych Road which is located on the south-west side of the street. The property is a detached building comprising ground, first floor and roof storey. The applicant states on their application form that the building is in residential use as 3×1 -bedroom flats and 3×3 studios this corresponds with the planning records which indicate that the lawful use is as 6 self-contained flats. The property is not listed and is not located within a conservation area.

Relevant History

2008/3200/P

An application was submitted on 18/08/08 for the Erection of a first floor rear extension to provide an additional one-bedroom self contained flat to the existing residential building. The application was withdrawn on 13/10/08 as it was not possible to gain access to the site to make a full assessment of the proposal.

2005/2346/P

A certificate of lawfulness of existing use was issued on 07/09/05 for use of existing property as 6 x residential units.

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 Unitary Development Plan 2006

- S1/S2 Sustainable Development
- SD1 Quality of life
- SD6 Amenity for occupiers and neighbours
- H1 New housing
- H7 Lifetime homes standards
- B1 General design principles
- B3 Alterations and extensions
- N8 Ancient woodlands and trees
- T3 Pedestrians and cycling
- T7 Off-street parking, city car clubs and city bike schemes
- T8 Car free housing and car capped housing
- T9 Impact of parking

Camden Planning Guidance 2006

Assessment

The applicant accidently submitted drawings of an alternative proposal for the site which showed the provision of additional habitable floorspace to the existing ground floor unit. The applicant clarified that the proposal was intended to be for a new unit, as indicated on their application form, and supplied the correct drawings. The notification letters to consultees clearly stated that the proposal was for the creation of a new self-contained flat. Unfortunately, both the superseded and proposed drawings were made available on the website which has lead to some confusion for consultees.

Proposal

Planning permission is sought for the erection of a rear first floor level extension. The extension is to provide a new 1-bedroom self-contained flat. The unit would be accessed from Rondu Road, by an external staircase from the rear garden. The proposed extension is to have a pitched roof, with hipped end and two dormer windows facing onto Rondu Road.

Land Use

Policy H1 of the Unitary Development Plan (2006) seeks to encourage the provision of new residential floorspace and units. The proposal which seeks to provide additional residential floorspace in the form of a

new unit is considered to be acceptable in land use terms, subject to it providing an acceptable standard of accommodation.

Design

This is already a substantial sized property which appears to have been extended to the rear in the past. Policy B3 states that extensions to existing buildings should be subordinate and not dominate the original building. In this instance the proposed rear first floor level extension combined with the existing rear ground floor level extension will overwhelm the existing building. There are no other properties in the street which have extensions of this scale. The extension would be larger than anything else in the immediate area.

The urban grain in this part of the Borough is of semi-detached pairs set within generous plots providing small front and larger rear gardens. The rear gardens provide a sense of space between parallel and perpendicular rows of houses. Significant extensions in the rear gardens can blur the division between different terraces and reduce the breathing space between them. The proposed rear first floor level extension will significantly reduce the gap between the terrace on Fordwych Road and those which are perpendicular to it on Skardu and Rondu Road.

It is considered that the proposed extension would have an adverse impact on the character and appearance of the building, the streetscape and the local area generally and is therefore unacceptable in design terms.

Amenity

The proposed extension is likely to have a significant impact on the amenity of the occupiers of the existing building and the neighbouring building No. 162. There are windows on the rear elevation of the application site which serve other flats within the building. There are also windows on the rear and flank elevation of the projecting wing of the neighbouring residential property No. 162 (a single-family dwellinghouse). Those windows on the flank elevation of the projecting wing of No. 162 are south facing. It is considered that the proposed extension would result in a loss of daylight and outlook to other flats within No. 160 and a loss of daylight, sunlight and outlook to No. 162.

To the rear of the site is 12 Rondu Road. This property has windows on its side elevation which face towards the rear of 160/162 Fordwych Road. Those at ground floor level are already partially obscured by a high level timber fence, those at first floor are both obscure glazed. By virtue of their position in the elevation, existing obstructions and the nature of the glazing the side windows of 12 Rondu will not suffer a loss of light as a result of the proposed extension. 12 Rondu Road also has windows on the side of the front projecting bay windows, but these do not directly face towards the site so although there may be some loss of light this will be minimal and the remaining windows on the bay window will continue to illuminate and provide outlook to the room. The occupier of this property has raised concern about the potential loss of light to their conservatory, given the position of the proposed extension to this structure and the extent of glazing drawing light from the opposite direction of the application site it is considered that there will be no adverse impact on light to this part of the property.

The proposal includes the addition of new windows on all 3 elevations of the extension. Those facing onto Rondu Road are a street width away from windows on the building opposite; this is considered to be sufficient to prevent any increase in overlooking. There are two windows on the rear elevation facing towards 12 Rondu Road, these are no closer than the existing ground floor windows and face towards the obscure glazed windows. On the internal elevation it is proposed to install a door at first floor level, this is shown as half glazed, but the level of overlooking from this towards No. 162 is no more intrusive than from the existing window openings on this elevation at first floor level.

The proposed new residential unit is to be accessed via an external staircase from the rear garden. The rear garden of the property is solely used at the moment by the ground floor flat. The ground floor flat has a number of clear glazed windows which face into the garden. It would be necessary for the occupier of the proposed unit to walk past these windows in order to gain access to it; this would be to the detriment of the privacy of the existing occupier of the ground floor level property.

Standard of Accommodation

The proposed extension will provide a 1-bedroom flat. Camden Planning Guidance (2006) states that a 1bedroom unit should provide at least 48sqm of floorspace. The applicant's design and access statement says that the new unit is 36sqm; however, the drawings indicate that it is closer to 28sqm. At 28sqm the accommodation is quite substantially undersized, it is even below what would be expected for a studio flat. It is considered that the proposed accommodation would by virtue of its size (floorspace) provide a sub-standard level of accommodation. The unit would receive adequate natural light and ventilation. Were permission to be granted an informative should be attached to the decision encouraging the applicant to meet as many of the lifetime homes standards as possible, in line with Policy H7.

Transport Issues

The proposal includes the provision of one new residential unit on site. The Council in line with Policy T8 expects new residential accommodation located within town centres or in areas which are easily accessible by public transport to be designated as car free. In this case the application site is located in an area which has a good PTAL rating (PTAL 5) and in addition both Fordwych and Rondu Road suffer from parking stress. We would therefore expect the new residential unit to be designated car free. In the event that planning permission was to be refused the lack of a legal agreement to secure this should form a reason for refusal.

Policy T3 requires the provision of an additional cycle space for the new unit. The proposal does make any alterations to the ground floor layout of the accommodation and therefore it would not be possible to incorporate a bike storage space within the property at ground floor level. However, the property benefits from a good sized rear garden, which could easily accommodate a cycle space. In the event that planning permission was to be granted a condition would be attached requiring the submission of further details of bike storage.

Trees

There are a number of trees located within the application site. It is not proposed to fell any of these trees, nor is any work to be carried out within the root protection area. In the event that planning permission was to be granted conditions would be attached to the permission to ensure adequate protection of these trees during construction.

Recommendation: Refuse permission.

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