

DISCLAIMER

Decision route to be decided by nominated members on Tuesday 25th March 2008. 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:	20/03/2008
		N/A	Consultation Expiry Date:	12/03/2008
Officer			Application Number(s)	
Joe Purcell			2007/5587/P	
Application Address			Drawing Numbers	
19 Middlefield London NW8 6ND			Refer to draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of two storey side extension to the single dwellinghouse.				
Recommendation(s):		Grant Conditional Permission		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	03	No. of responses	02	No. of objections	01
			No. electronic	00		
Summary of consultation responses:	<p>A site notice was displayed from 20/02/08 to 12/03/08.</p> <p>A letter of objection was received from the occupier of 13 Middlefield on the following grounds:</p> <ul style="list-style-type: none"> • Loss of parking • Loss of light in to dining room of neighbouring property. <p>A letter of support was received from the occupier of 21 Middlefield who states that the side extension is identical to that at No. 21 and would be a good match and balance nicely.</p>					
Local groups comments:	<p>TFL</p> <p>No objection. No loading or unloading of construction materials shall be undertaken on Finchley Road. The footway and carriageway must not be blocked or obstructed.</p>					

Site Description

The application site is a two storey detached dwelling house located on the eastern side of Middlefield Road off Finchley Road. The property is not listed, located in a conservation area or had any previous extensions.

Relevant History

No relevant planning history.

Relevant policies

Sets 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 Replacement UDP 2006

S1/S2 – Sustainable development

SD6 – Amenity for occupiers and neighbours

B1 – General design principles

B3 – Alterations and extensions

T9 – Impact of parking

Camden Planning Guidance 2006

Residential development standards

Extensions, alterations and conservatories

Assessment

Proposal: The applicant seeks planning permission for a two storey side extension that would involve demolition of the existing single-storey garage structure. The side extension would be set back 1m from the front building line, would be 0.7m lower than the existing ridgeline and measure 2.8m in width. The rear section of the extension has a flat roof, rather than a pitched roof as proposed on the front section, which is to be greened. The principle material considerations are the design of the extension, affect on neighbours amenity and the loss of an off-road parking space.

Design: It is considered that the proposed extension is acceptable in design terms. The proposed extension is two-storey and terminates at eaves level. Given the style and form of the building it reads as an integral part of the building rather than an extension. Overall in terms of its size whilst it is quite significant in size it remains subordinate to the existing house. No. 21 has a similar sized two storey extension which terminates at eaves level. The proposed extension does project further forward than that at No. 21, but ultimately this does not make it appear substantially more bulky. The proposed extension has the same architectural design and materials as the existing house. It is considered to comply with policies B1 and B3 of the Camden UDP. A green roof is also proposed to comply with the Council's relevant sustainability policies.

Amenity: An objection has been received from 13 Middlefield opposite the site stating that the extension would lead to a loss of light. It is considered that the extension would not lead to a loss of light at this address, the extension is only 4.5m higher than the existing garage, but is still over 15m away across the road to the side elevation of 13 Middlefield. It's considered the extension would cause no loss of amenity to this property. It is also considered that there would be no loss of amenity to the adjacent property, 17 Middlefield, as this property has no openings in its flank elevation and the proposed side extension would be only project slightly beyond their front building line and there should be no loss in daylight/sunlight.

Parking: Its proposed in the design and access statement that a parking space would be retained, the Local planning Authority do not see how this is able as the extensions front elevation would be 2m from the road, 4.8m would be required from the front of the elevation to the road if a designated off road parking space was to be retained. Although an off-road parking space is not retained the property is located in a cul de sac with no through traffic. On road parking is light in the cul-de-sac and there is space for two cars in front of the application site. It is considered that the loss of an off-road parking space would not have a detrimental impact on the flow of traffic in the area.

Conclusion: Grant conditional permission.