

DISCLAIMER

Decision route to be decided by nominated members on Monday 21st January 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:	29/01/2008
		N/A / attached	Consultation Expiry Date:	24/01/2008
Officer			Application Number(s)	
Sara Whelan			2007/5774/P	
Application Address			Drawing Numbers	
80 Hillway London N6 6DP			Please see draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of a ground floor rear extension and a raised rear terrace with associated excavation to form a basement at the rear, erection of a single storey front side extension in front of garage, and erection of a roof extension comprising installation of two dormer windows, two roof lights on the rear, south and north sides to dwelling house.				
Recommendation(s):		Grant		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	02	No. of responses	00	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	No objections received from neighbours					
CAAC/Local groups* comments: *Please Specify	Holly Lodge Estate Conservation Area Advisory Committee – Objected on the following grounds; <ul style="list-style-type: none"> - The slope of the proposed side dormer is unusual and does not harmonise with the profile of the house. The ridge line should be horizontal with the northern side chamfered. - There should be screening on the south side of the rear terrace to protect the privacy of no. 78. - NB. The application form was not enclosed, we do not know the increase in volume, it may be excessive. Officer response; <ul style="list-style-type: none"> - Amended plans have been received illustrating a flat roof side dormer and a 2m high fence on the shared boundary with no. 78. These amendments have overcome the Holly Lodge Estate CAAC objections. - The proposed extensions would represent a 35% increase to the floor space of the original dwelling. It is not considered that the proposed extensions would be disproportionate in size compared to the existing dwelling. 					

Site Description

The application property is a detached dwelling, located in the Holly Lodge Estate Conservation Area. The street scene comprises detached and semi detached dwellings of similar appearance. Many houses feature bow windows, both square and semi circular, gables, extended pitches and tiled skirtings.

Relevant History

No relevant planning history

Relevant policies

SD6 – Amenity for occupiers and neighbours
B1 – General design principles
B3 – Alterations and extensions
B7 – Conservation Areas
Camden Planning Guidance 2006
Holly Lodge Estate Conservation Area Appraisal

Assessment

Overview

This application seeks full planning permission for a rear dormer window, side dormer window on northern roof plane and two roof lights in the southern roof plane. Amended plans have been received altering the side dormer from a pitched roof to a flat roof. This has over come the Holly Lodge Estate CAAC objections to the original sloping roof form.

The proposal includes a single storey side extension, this would be 6.8m deep, 2.9m wide and 3.3m high. It would have a flat roof with a front parapet wall. The roof would include two elevated roof lights, these would be screened from the street scene by the front parapet wall.

The proposed ground floor rear extension would in fill an area to the rear of the existing kitchen and dining room. The rear extensions would be no deeper than the existing garage. They would have a flat roof and be a maximum 3.1m high from the existing ground floor level.

The proposed lower ground floor (basement) extension would be 7m wide, 5.4m deep and 2.4m high. It would have a flat roof, with a terrace area and planters above. A roof light would be inserted above the store, this would be concealed within the planters. Amended plans have been received illustrating that a 2m high close board fence would be erected on the shared boundary with no. 78 Hillway. This would ensure that no detrimental impacts of overlooking would occur upon the adjacent property and has overcome objections raised by the Holly Lodge Estate CAAC.

Design

The street scene comprises a mix design of dwellings. Many properties have implemented dominant dormer windows on the front and side roof planes. The Conservation Area Statement recognises that dormer windows and extensions on single storey garages have created the impression of a terrace rather than a series of detached houses and have undermined the appearance of buildings in Hillway.

The proposed side dormer window would be set 0.5m from the eaves and 1.2m below the ridge of the main roof. It would have a flat roof. There are many examples of flat roof, dominating side dormer windows in the street scene. The proposed dormer window would appear subordinate when read in line with the existing roof. Considering the existing examples of dormer windows in the street scene and the subordinate appearance of the proposed side dormer window, it is not thought that the proposal would have any detrimental impacts upon the character and appearance of the Conservation Area.

The proposed rear dormer window would elongate the ridge of the main roof, the cheeks of the dormer window would be offset from the flank roof planes by 0.4-1.5m and the base of the dormer would be 1.2m from the eaves of the main roof. Although the rear dormer window would not be set below the ridge of the main roof, No. 72 has a rear dormer window similar to this proposal. Therefore the proposal would not be out of character with the area. The rear dormer would not be visible from the street scene, therefore it is not considered to have a material impact upon the character and appearance of the Conservation Area.

The proposed single storey side extension would be positioned to the front of an existing garage. The existing garage adjoins the flank elevation of no. 82. The front building line of the proposed extension would be set 1.1m back from the front building line of the dwelling; the window on the front elevation would be flush with the front elevation. The extension would have a flat roof. Considering that the extension would be set back from the front building line and would not include a projecting bay window, it is not thought that the proposal would appear prominent within the street scene or the Conservation Area.

The proposed ground floor rear extensions would infill an area between the existing garage, kitchen and dining room. The extensions would protrude no deeper than the existing rear building line of the application dwelling. The proposed lower ground floor rear extension would protrude maximum 4m from the rear building line of the existing garage. The flat roof of the basement extension would be utilised as a terrace area. The proposed extension would appear subordinate when read in line with the main dwelling. The adjacent dwelling, no. 78 as a similar lower ground floor extension. It is not considered that the proposed rear extensions would be out of character with the area, or have a material impact upon the character and appearance of the Conservation Area.

Amenity

The proposed side extension would project no further than the existing front building line. Therefore no detrimental impacts would occur upon the front elevation of no. 82. The proposed ground floor rear extensions would project no deeper than the existing rear building line of the dwelling. The basement extension would be at a lower level than the main habitable windows of the adjacent dwellings. Considering the low level of the basement extensions and that the ground floor extensions would be no deeper than the existing rear building line, it is not considered that any detrimental impacts of overshadowing would occur upon the adjacent dwellings.

The proposed side and rear extensions would have windows on the front and rear elevations, these windows would have no further impacts of overlooking compared to the existing situation. Amended plans have been received illustrating that the proposed terrace above the basement extension would include a 2m high close board fence on the shared boundary with no. 78. This would ensure that no detrimental impacts of overlooking would occur from the terrace upon no. 78. No. 82 is on a higher ground level compared to no. 80. In order to prevent any detrimental impacts of overlooking between no's 80 and 82 a condition would be attached requesting that a 2m high close board fence is erected on the shared boundary.

The proposed side dormer window would serve a stair case. It would face onto the south roof plane of no. 82. Considering that the windows would not serve a habitable room it is not considered that any detrimental impacts of over looking would occur upon no. 82. The proposal includes two roof lights on the north roof plane; these would be adjacent to no. 78. No. 78 has a large box dormer window facing onto no. 80. Roof lights can be inserted in this flank roof plane under the Town and Country Planning (General Permitted Development) Order1995. Therefore no conditions can be attached limiting these roof lights to be obscure glazing.

Conclusion

It is considered that the objections received from Holly Lodge Estate CAAC have been overcome by altering the design of the side dormer and including a 2m high fence on the shared boundary with no. 78. It is not considered that the proposed extension would have any detrimental impacts upon the character or appearance of the Conservation Area or result in any demonstrable harm upon the occupiers of neighbouring properties.