

DISCLAIMER

Decision route to be decided by nominated members on Monday 17th December 2007. 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:	17/12/2007
		N/A / attached	Consultation Expiry Date:	10/12/2007
Officer			Application Number(s)	
Cassie Plumridge			2007/5423/P	
Application Address			Drawing Numbers	
Flat 2 7 Fawley Road London NW6 1SL			Site Location Plan 070505.01; 070505.02.	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of side and rear extension at ground floor level to the rear ground and first floor maisonette.				
Recommendation(s):		Grant planning permission, subject to conditions		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	18	No. of responses No. electronic	02 00	No. of objections	02
Summary of consultation responses:	<p>An objection was received from Flat B, 5 Fawley Road, and in summary the following concerns were raised:</p> <ul style="list-style-type: none"> <i>Impact on trees.</i> <u>Response:</u> Please see comments within the assessment section of the report. 					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p>The West End Green CAAC objected to the application, and in summary raised the following concerns:</p> <ul style="list-style-type: none"> <i>Loss of garden.</i> <u>Response:</u> Please see comments within the assessment section of the report. <i>Undesirable precedent.</i> <u>Response:</u> Please see comments within the assessment section of the report. <i>It will obscure the adjacent property.</i> <u>Response:</u> Please see comments within the assessment section of the report. 					
Site Description						
<p>The subject site is located on the northern side of Fawley Road and is occupied by a three storey building divided into flats. The site falls within the West End Green Parsifal Road Conservation Area; it is noted the Conservation Area Statement does not identify buildings that make a positive contribution to the Conservation Area. The adjoining property to the west, No. 5 Fawley Road, has a Sycamore within the rear garden, near the boundary with the subject site. The Sycamore is protected by a TPO.</p>						
Relevant History						
None.						
Relevant policies						
<p>Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. However it should be noted that recommendations are based on assessment of the proposals against the development plan <u>taken as a whole</u> together with other material considerations.</p> <p>Camden's Revised Replacement Unitary Development Plan 2004</p> <ul style="list-style-type: none"> S1 & S2 – Strategic Policy on Sustainable Development SD1 – Quality of Life SD6 – Amenity for Occupiers & Neighbours B1 – General Design Principles B3 – Alterations & Extensions 						

- B7 – Conservation Areas
- N8 – Ancient Woodlands and trees

Camden Planning Guidance 2006

West End Green Conservation Area Statement

Assessment

PROPOSAL:

The subject application seeks planning permission for the erection of a rear extension at lower ground and upper ground floor level.

DISCUSSION:

Design

The application seeks permission for 2 extensions at ground floor level. The first extension extends Bedroom 1, infilling the gap between the projecting wing on the subject site and the built form on the adjoining property (No. 9 Fawley Road). The second extension extends the single storey rear projecting wing of building, with the terrace above, an additional 3 metres.

The first extension which extends Bedroom 1 is a modest addition that would infill the gap between the projecting wing on the subject site and the built form on the adjoining property (No. 9 Fawley Road). The garden rises to the rear, and this is a sunken area in relation to the height of the rear section of the garden. The works will be in brick to match the existing which is assist in integrating the development with the host building. The works are a modest addition, which is considered suitable for support.

The second extension extends the single storey rear projecting wing of building, with the terrace above, an additional 3 metres. While it is acknowledged that this will reduce the garden area of the ground floor rear flat, it will still allow for a good sized rear garden that will allow for a functional area, still capable to accommodating vegetation. The extension will cover an existing hard paved area. There are a variety of rear extensions along this row of buildings, and the proposed extension is not considered to unreasonable extend beyond the building line of the adjoining properties. The proposed extension will have a brick finish, matching the existing materials on the rear elevation which will assist in integrating the development with the rear elevation. The proposed extension of the single storey wing is considered to be suitable for support.

The ground floor additions are considered acceptable in design terms, as they would be subservient to the parent building, would respect the original design of the building and is unlikely to have any negative impact on the character and appearance of the surrounding area.

Trees

The adjoining property to the west, No. 5 Fawley Road, has a Sycamore within the rear garden, near the boundary with the subject site. The Sycamore is protected by a TPO. In order to ensure that the rear extension does not impact on the health of this tree, a condition will be placed on the permission requesting details of the foundations of the extensions and other excavations associated with the development. A condition will also be attached to require an arboricultural report to be submitted to demonstrate that the carrying out of the works will not damage the tree.

Amenity

The lower ground floor extension to Bedroom 1 adjoins built form on the adjoining property (No. 9 Fawley Road), and therefore would not be visible from No. 9 Fawley Road. This addition is not considered to impact on the amenity of the adjoining property.

The rear extension is setback from the adjoining boundaries, is modest in depth (3 metres) and modest in height (3.5 metres), and therefore is not considered to impact on the amenity of the adjoining properties. The addition would extend the existing terrace above the proposed extension; views from the terrace are not considered to be significantly different from the views from the existing terrace, and as such it is not considered necessary to require screening.

The works would not adversely impact on the amenity of the adjacent properties with regard to access to sunlight, daylight, overlooking, visual bulk or sense of enclosure, and thus is considered to be consistent with Policy SD6 of the UDP.

Summary

The proposal works are considered to be respectful of the character and appearance of the surrounding conservation area, and in no way detrimental to the amenity of surrounding properties. The works are considered to have appropriate regard for relevant policies of the Replacement UDP 2006 (Policies S1, S2, SD1, SD6, N8, B1, B3 and B7).

RECOMMENDATION: Grant Planning Permission, subject to conditions.