

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		12/11/2007	
<b>MEMBERS BRIEFING</b>		N/A / attached		<b>Consultation Expiry Date:</b>		24/10/2007	
<b>Officer</b>				<b>Application Number(s)</b>			
Joe Purcell				2007/4628/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
235 Fordwych Road London NW2 3LY				Site Location Plan; Drawing No. 01; 02; 03; 04; 05; 06; 07; 08.			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Erection of two rear ground floor level extensions, together with the change of use from single-family dwellinghouse to 3 self-contained flats.							
<b>Recommendation(s):</b>		Grant Planning Permission subject to a S106					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>13</b>	No. of responses No. electronic	<b>01</b> <b>01</b>	No. of objections	<b>01</b>
<b>Summary of consultation responses:</b>		<p>One objection was received from no. 233, the material objections include:</p> <ul style="list-style-type: none"> <li>• Overdevelopment of property</li> <li>• Shortage of residential property in the area because a large number of houses have been converted to flats</li> <li>• Privacy compromised by the development</li> <li>• Shortage of parking in the area - the conversion of one house to three flats would affect this further.</li> </ul> <p><i>Officer comment: see assessment</i></p>					
<b>Local groups comments:</b>		None received.					
<b>Site Description</b>							
The application site is a semi-detached property located on the north-eastern side of Fordwych Road adjacent to the junction with Ebbsfleet Road. The building does not lie within a conservation area and is in lawful use as a single-family dwellinghouse. The occupiers of the property are currently erecting a rear dormer that is being built under permitted development rights.							
<b>Relevant History</b>							
<p><b>2006/3134/P</b> Erection of a dormer window to the rear roofslope and a roof extension to the side roofslope, plus the installation of three rooflights to the front roofslope of the single dwellinghouse. <i>Granted Certificate of Lawfulness 04/09/2006</i></p> <p><b>2007/2230/P</b> Erection of rear ground floor level extension and change of use from single-family dwellinghouse to 3 self-contained flats (1 x 1-bedroom and 2 x 3-bedroom). <i>Withdrawn</i></p>							

## 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.

### Replacement UDP 2006

S1 & S2 Sustainable development  
SD6 Amenity for occupiers  
H3 Protecting existing housing  
B1 General design principles  
B3 Alterations and extensions  
T3 Pedestrians and cycling  
T8 Car free housing and car capped housing.

### Camden Planning Guidance (2006)

Conservation Areas Pg. 49  
Design Pg. 71  
Residential development standards Pg. 194

## Assessment

The applicant seeks planning permission for the conversion of 1 single-family dwelling house to 3 self-contained flats (1x 4-bedroom flat, 1x 3-bedroom flat, 1x 2bedroom flat). The external alterations include 2 rear ground floor single storey extensions that would provide room for a bedroom and dining room. The extensions would cover a footprint of 19.6m<sup>2</sup> and vary in height from 2.9m -3.2m. The materials are proposed to match that of the original building.

The principle material planning considerations include:

- Land use
- Design
- Amenity
- Parking

### Land use

The principle of the conversion from 1 single-family dwelling house to 1x 2-bed flat, 1x 3-bed flat and 1x4-bed flat raises no policy issues in terms of residential accommodation. The UDP encourages high density residential accommodation provided an acceptable standard of accommodation can be achieved without compromising amenities of future and adjoining occupiers in terms of privacy, day/sunlight, outlook and on-street parking congestion.

### Design

An objection was received regarding the proposals would lead to an over development of the property. A rear roof box dormer has recently been constructed on the site but this cannot be taken into consideration as part of this application, as the dormer was built under permitted development rights.

It is considered that the two rear extensions are of a satisfactory design; the proposed materials and windows will match those of the original building and the bulk and scale are considered acceptable and comply with relevant policies in the Camden RUDP and CPG. The extension respects the detailing, materials and appearance of the existing building.

### Amenity

The proposed conversion includes 1x 1-bed flat, 1x 3-bed flat and 1x4-bed flat and, as such, provides a satisfactory mix of accommodation types and sizes. The proposed self-contained units satisfy the minimum overall floor space and room size as specified in the CPG.

An objection was received that the proposed rear extensions would lead to a loss of privacy at no. 233 Fordwych Road; however no windows are proposed on the flank elevation looking onto 233 Fordwych and therefore the proposed extension is not considered to have any significant impact in terms of

outlook or privacy on the adjoining neighbours to this side.

### Transport

The proposed scheme would result in 2 additional units. Therefore as there is an increase in the number of units, it is recommended that 2 of the proposed units should be car-free. This is due to the proposed development being located in a controlled parking zone and Fordwych Road being listed in Camden's Planning Guidance as suffering from parking stress. The area has a Public Transport Accessibility Level (PTAL) of 4, which is good, and a large amount of public transport is available in the local area.

The Transport Planners have recommended that a condition ensuring provision for a minimum of 3 cycle storage/parking spaces to Council design specifications is attached if planning permission is granted due to the location of the site and due to the fact two of the self-contained flats would be car-free developments. There is room within the front garden for this to be achieved.

### Conclusion

The proposal is considered to comply with RUDP policies and accordingly, recommended for approval subject to a S106 Legal Agreement for a car-free scheme.