

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		14/11/2007	
		N/A / attached		Consultation Expiry Date:		29/10/2007	
Officer				Application Number(s)			
Victoria Lewis				2007/4225/P			
Application Address				Drawing Numbers			
23 Ryland Road London NW5 3EA				See decision.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of a rear dormer window to single family dwelling house (C3).							
Recommendation(s):		Granted					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	08	No. of responses	01	No. of objections	01
				No. Electronic	00		
Summary of consultation responses:		<p>One representation has been received objecting to the proposal on the following grounds:</p> <p>The dormer would ruin the character of the roof and there are already some unsightly dormers at the rear of properties in the terrace. Velux windows would be preferable. The proposal would result in loss of privacy.</p> <p><u>Response</u> – The design of the dormer would be in accordance with Camden Planning Guidance 2006. There would be no greater level of overlooking than from the existing first floor rear windows.</p>					
CAAC/Local groups* comments: *Please Specify		<p>South Kentish Town CAAC:</p> <p>No response received.</p>					

Site Description

2-storey terraced house located on the eastern side of Ryland Road. The site forms part of the Inkerman Conservation Area.

Relevant History

2007/2166/P - Erection of a rear dormer window to single family dwelling house (C3). This application was WITHDRAWN owing to concerns regarding the size of the proposed dormer.

13 Ryland Road

2006/0919/P - Alterations to the existing roof slope to provide a dormer window to the rear of house – GRANTED.

16 Ryland Road

2006/4427/P - Alterations to the existing roof slope to provide a dormer window to the rear of house – GRANTED.

Relevant policies

SD6 – Amenity for occupiers and neighbours

B1 – General design principles

B3 – Alterations and extensions

B7 – Conservation areas

Camden Planning Guidance 2007

Assessment

Overview

Planning permission is sought for the erection of a flat-roofed box dormer to the rear roofslope. Materials to match existing i.e. slate to the face and cheeks of the dormer and timber window frames.

The plans show 3no. rooflights to the front roofslope. As it is in use as a single dwelling, this is considered to be permitted development by virtue of Schedule 2, Part 1, Class C of the Town and Country Planning (General Permitted Development) Order 1995.

Design

Policy B1 of the UDP establishes general design principles, B3 relates specifically to alterations and extensions to existing buildings and policy B7 seeks to preserve or enhance the character or appearance of designated conservation areas.

The proposed dormer would be centred within the roofspace, pulled in 0.7m from the party wall stacks at either side. It would be set down from the ridge and up from the eaves resulting in a subservient appearance, in accordance with information contained within Camden Planning Guidance 2006. The use of matching materials would help the structure to blend in with the original roof. It is noted that other dormers are visible from the rear of the site and permission has been granted for dormer extensions at numbers 13 and 16 Ryland Road.

Amenity

Policy SD6 of the UDP seeks to ensure an adequate standard of amenity for occupiers and neighbours.

The proposed dormer window would not result in any loss of light or overshadowing to the adjoining properties; there would be no greater level of overlooking than from the existing first floor windows.

Recommendation

That permission be granted, subject to conditions.