

Delegated Report		Analysis sheet		Expiry Date:		23/08/2007	
		N/A / attached		Consultation Expiry Date:		31/7/2007	
Officer				Application Number(s)			
Hugh Miller				2007/2371/P			
Application Address				Drawing Numbers			
67A Burghley Road London NW5 1UH				Drawing No. BR 01 E			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of a single storey rear extension to ground floor flat.							
Recommendation(s):		Grant					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	05	No. of responses	03	No. of objections	01
				No. electronic	00		
Summary of consultation responses:		No 69 Burghley Road: No objection provided the party wall was not raised in height, which plans were showing. Revised plans have been submitted and showing lowering of the proposed party wall height and the neighbour has withdrawn objection (see letter dated 28/9/2007). <u>No.65 –Letter of support</u> Support the proposal; it will help to retain families in the area.					
CAAC/Local groups* comments: <small>*Please Specify</small>		N/A					

Site Description

A 3-storey terraced property situated on the west side of Burghley Road, north of the junction with Lady Somerset Road. The property has a 2-storey closet wing with pitched roof. It is converted into self-contained flats. It is not in a conservation area.

Relevant History

March 1975 Pp granted for the change of use to three self-contained flats, including works of conversion, and the erection of a second floor bathroom extension.

Relevant policies

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 taken as a whole together with other material considerations.

RUDP2006:

B1 –General design principles

B3- Alterations & extensions

SD6 - Amenity for occupiers & neighbours,

CPG -2006:

Section 19 –Extensions, alterations & conservatories

Assessment

The main issues are i) design, ii) the impact on the appearance of the building & iii) neighbour amenity

The application proposes the following:

- ✓ Erection of a single-storey extension to rear of property

Design

The side yard area between the common boundary with no.69 and the host building measures approx 2.4m width x 6.2m depth (14.88sqm). The height of the common boundary measures approx. 2.0m near to the rear windows to the main house. The proposed extension would incorporate and raise the common brick boundary wall and would have rooflights, part solid roof and glazed timber framed folding doors at the rear. The proposal has been revised to reduce the party wall height from the original proposed 3064mm to 2605mm and add another roof light. The proposed extension is considered acceptable as follows:

- ✓ the proposal is of a narrow width, and comprising brick walls, rooflights roof and glazed timber framed folding doors at the rear,
- ✓ the proposed would be subordinate in term of its size, height, footprint and use of materials and it would not have a detrimental impact on the appearance of the building.
- ✓ projecting approx. 600mm above the height of the common boundary wall, the extension would not be visually dominant and in terms of its bulk be subordinate to the main building.
- ✓ the infill is at the rear and not visible from the public realm and together with its relatively small size and scale, would not be visually bulky and in compliance with B1 and B3, also CPG rear extension guidelines.
- ✓ the existing windows at no.69 at ground level rear are orientated due south. There is an identical gap of 2.4m between the common boundary wall and the windows at no.69 and the height of the extension, which has a flat surface, would only project 605mm above the existing boundary wall. There would be no serious loss of daylight or outlook from the neighbouring window at no.69 as a result. Moreover, the small-pitched section of the roof is of a shallow depth and is not large enough to impact on neighbour amenity at no.69. The rooflight within the pitched roof could lead to some light pollution and a condition is attached requiring the fitting of obscure glazing. No loss of privacy or overlooking would be caused from the proposed rooflights. The proposal accords with SD6.
- ✓ the installation of new timber framed glazed doors to replace existing casement windows of the existing rear wing at the rear ground level is acceptable.

Approval is recommended