

Delegated Report		Analysis sheet		Expiry Date:		26/09/2007	
		N/A / attached		Consultation Expiry Date:		19/09/2007	
Officer				Application Number(s)			
Joe Purcell				2007/3451/P			
Application Address				Drawing Numbers			
63 Frogna London NW3 6YA				944/S01; 02 A Existing ; 02 A Proposed; 01 A; 03 A; 01; 01 A			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of a first floor extension and a two-storey link in association with the conversion of existing 2 car garage into 1 car garage and a granny flat to the existing dwelling house.							
Recommendation(s):		Approve Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	06	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed on the 29/08/2007 expiring 19/09/2007. No objections were received.					
CAAC/Local groups* comments: *Please Specify		<u>Hampstead CAAC:</u> No objection					

Site Description

The application site contains a large two storey building with a converted attic and a single storey double garage on the western flank of the main house, the house is situated on a fairly big plot with houses of similar size surrounding. The site is situated within Hampstead Conservation Area.

Relevant History

There is no relevant planning history with regard to this application.

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.

Replacement UDP 2006

S1 & S2 Sustainable development
SD6 Amenity for occupiers and neighbours
B1 General design principles
B3 Alterations and extensions
B7 Conservation Area

Camden Planning Guidance (2006)

Design Pg. 71

Assessment

Proposal:

The applicant seeks planning permission for the creation of a granny flat that would be ancillary to the main house. The applicant proposes the granny flat to be used by his elderly mother. The works proposed include a first storey extension over the existing double garage and a two storey link between the existing main house and the extension above the garage, one of the garage spaces would be removed to make way for a disabled lift and bedroom whilst on the proposed first floor there would be the bathroom and living area, there would also be a small balcony allowing access down to the rear garden, all materials used would match that of the existing house.

Evaluation

The main issue in regard to this application is the affect in terms of daylight/sunlight and privacy the proposed granny flat would have on the neighbours at 61 Frognal. At 61 Frognal on the eastern flank of the main house there has been a ground floor extension which includes a kitchen room with a glass roof on the inside of a 0.5m parapet wall. The first storey extension of the proposed granny flat has been designed so that it is a sloping roof that does not extend the full width of the existing garage this allows the proposed roof to be far enough way from the extension at 61 Frognal and due to the orientation of the site the kitchen room in 61 Frognal would not be detrimentally affected in terms of loss of sunlight/daylight. No windows or rooflights are proposed on the elevation facing 61 Frognal so there would be no loss of privacy.

A small balcony has been proposed on the rear elevation to allow access to the existing rear garden, however this is only 1.3m higher than the existing garden level and due to the high wall and mature vegetation separating No.61 and No.63 Frognal there would be no loss of privacy to No.61 Frognal.

The Local Planning Authority considers the proposed granny flat acceptable in design terms, it sits well with the main building and due to its small size it would will not be over bearing on the site, the two garage doors are to be retained as existing and the brick work detailing would be identical to the main house.

There would be a loss of one garage parking space, however this is deemed acceptable due to the large number of car parking spaces available on the front driveway.

Conclusion

The proposed extension to form a granny flat is deemed acceptable and complies with all the relevant policies within the Camden UDP. The application is recommended for approval subject to condition.