

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>31/05/2007</b>
		N/A / attached		<b>Consultation Expiry Date:</b>	17/05/2007
<b>Officer</b>			<b>Application Number(s)</b>		
Conor McDonagh			2007/0481/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
90A Savernake Road London NW3 2JR			Site Location Plan; 001 B; 002 B; 003 B; 004 A; 005 A; Covering letter dated 2 April 2007; Photo sheets x5.		
<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 a single storey side extension to residential flat (Use Class C3) and enlargement of ground floor window an insertion of new window to side elevation.					
<b>Recommendation(s):</b>		<b>Grant Planning Permission</b>			
<b>Application Type:</b>		<b>Full Planning Permission</b>			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	No. notified	09	No. of responses	01	No. of objections	01
			No. Electronic	01		
Summary of consultation responses:	<p>90B Savernake Road <b>Objects</b></p> <ul style="list-style-type: none"> <li>Disputes that no notice was served under certificate B <i>Officer's response: Certificate B has been signed in the application forms.</i></li> <li>The extensions roof will meet the upper flats elevation. <i>Officer's response: The proposed extension will not impact upon the amenities of neighbouring properties.</i></li> <li>The construction process of the extension could impede access to the rear garden. <i>Officer's response: This access will not be effected, civil matter between lease holders.</i></li> <li>The extension appears to encompass the space shared by both lease holders under the stairs providing access to flat B's rear garden. <i>Officer's response: Civil matter between both lease holders.</i></li> <li>A partition wall is planned in the communal ground floor corridor this has not been agreed. <i>Officer's response: Civil matter between both lease holders.</i></li> </ul>					
CAAC/Local groups* comments: *Please Specify	Mansfield CAAC No response.					

## Site Description

The application site is comprised by a three storey semi-detached property located to the north of Savernake Road. The property has been sub-divided into two flats with flat A occupying the ground floor having access to its own 4 metre deep private garden. This garden is bound by 3 metre hedge to the north, a 1.8 metre brick wall to the west and the 2.5 metre high elevation of an out building to the east.

The site is located with Mansfield Conservation Area.

## Relevant History

**20572** Change of use to one self-contained flat and one self-contained maisonette, including works of conversion and the erection of an external staircase. **Approved** 25/06/1975.

## 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 Unitary Development Plan 2006

B1 – General design principles

B3 – Alterations and extensions

B7 – Conservation Areas, Character and Appearance

SD6 – Amenity for occupiers and neighbours

### Camden Planning Guidance 2006

Extensions, alterations and conservatories (page 81).

## Assessment

### Overview

**Original:** The applicant seeks to demolish the existing 1.3 metre deep conservatory structure to the rear of to the existing 5 metre deep rear 2 storey projection and erect a single storey part rear/part side extension. This extension will be no deeper at the rear and will be 3.5 metres wide to the side and have a mono-pitch roof being 2.8 metres high to the eaves and 4.1 metres high to the ridge. A 1.7 metre wide outdoor recess/courtyard is formed between the extension and main body of the house. An existing ground floor window on the eastern flank wall of the property will also be enlarged.

**Revised:** The width of the extension was reduced by 500 mm and the recess/courtyard is to become part of the extensions internal space. An additional window will be formed in the eastern flank wall next to the proposed enlarged window.

This application needs to be assessed in terms of design and amenity and the impact upon the character and appearance of the conservation area.

### Design

In terms of design the original extension was considered to be too wide in that it significantly projected beyond the existing eastern flank wall of the house and therefore unacceptable in design terms. Following a width reduction of 500 mm in the revised plans the single storey extension would now appear adequately subordinate to the existing 3 storey massing of the host property. The construction materials are also sympathetic to the existing. With regard to location, the extension is not visible from any public realm and would not impact upon the character or appearance of the conservation area. Furthermore, the property has no important elevation features which the extension could potentially harm at this ground floor level.

The proposed window enlargement and new window is only a minor alteration to the original house which is also acceptable in design terms given that the new windows will be of the same material and style.

### Amenity

Given the relatively low height of the proposed extension coupled with the 1.8 – 3 metre high boundaries enclosing the rear garden, then the development will not impact upon any neighbouring light, outlook or privacy. The extension will cover approximately 16.25 sqm of the existing garden serving the flat, however a 1400 mm minimum gap is left between the extension and the west boundary for ease of access and the 4 metre deep residual garden is still more than adequate to serve a two bed flat.

### Conclusion

The development is now acceptable both in terms of design and amenity and given its small scale and enclosed location it will cause no harm to the character or appearance of the conservation area.

Permission should be **granted**.