

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		08/03/2007	
		N/A / attached		Consultation Expiry Date:		01/03/2007	
Officer				Application Number(s)			
Victoria Lewis				2006/5742/P			
Application Address				Drawing Numbers			
24A Spencer Rise London NW5 1AP				See decision			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of a single storey rear extension to rear of flat (Class C3).							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	03	No. of responses	00	No. of objections	00
				No. Electronic	00		
Summary of consultation responses:							
CAAC/Local groups* comments: <small>*Please Specify</small>		Dartmouth Park Conservation Area Advisory Committee: We cannot comment properly without any context. From the drawings provided it seems that there is already a considerable extension at the back of this building and if the area between that and the neighbours fence is filled in with a high brick wall instead of a wooden fence an overbearing corridor will be created. For this reason we object to this proposal – response – see report.					

Site Description

The application site is a mid terrace property located in the southern side of Spencer Rise. The property has been subdivided to form two flats and has a large extension at the rear. The application relates to the ground floor flat.

The site forms part of the Dartmouth Park Conservation Area.

Relevant History

No recent history.

Planning permission for change of use from an HMO to two self-contained flats together with a ground, first and second floor rear extension was granted in 1989 (reference: 89/03354/P). In 1998 permission was granted for retention of a rear door to allow part of the roof of the extension to be used as amenity space (reference PE9800926).

Relevant policies

S1 & S2 – Sustainable development
SD6 – Amenity for occupiers and neighbours
B1 – General design principles
B3 – Alterations and extensions
B7 – Conservation areas
Camden Planning Guidance 2006
Dartmouth Park Conservation Area Statement

Assessment

Overview

Planning permission is sought for the erection of a single-storey rear extension to serve the ground floor flat. The extension would have a flat roof and would measure 2.0m wide, 4.0m deep and 3.1m high, infilling the gap between the existing rear extension and the adjoining property (22 Spencer Rise). The extension would be lit by way of a raised rooflight and glazing towards the end of the extension. The plans show a new rooflight would be inserted into the existing sitting-room area.

Design

Policy B1 of the UDP establishes general design principles. This is reinforced in relation to alterations and extensions through policy B3 of the UDP. Policy B7 seeks to preserve or enhance the character or appearance of designated conservation areas.

The proposed extension would be of limited size and although it would result in the whole of the rear elevation having been extended, it would remain subservient to the original building and an adequate sized amenity area would be retained. The use of matching brick would help the structure to blend in with the existing rear extension. It is noted that the rear of the property has been considerably extended in the past, but it is not considered that the erection of a small infill extension as proposed, would result in any significant harm to the overall appearance of the building.

There are no views of the rear of the site from the public realm therefore the character and appearance of this part of the Dartmouth Park Conservation Area would be preserved.

Amenity

Policy SD6 of the UDP seeks to ensure that development provides a satisfactory level of amenity for future occupiers of developments and does not cause harm to the amenity of existing neighbouring occupiers.

Concerns have been raised that the proposal would have an oppressive and overbearing affect on 22 Spencer Rise which has a 2-storey outshot at the rear with windows at ground and first floor level facing the application site. The proposed extension would measure 3.1 metres high and the existing boundary treatment is approximately 1.8 metres high with vegetation growing over. There is a ground floor window in the side of number 22's outshot. This is understood to serve a kitchen and be a secondary window with a further window at the end of the outshot facing down the rear garden. Given that there are two windows serving the kitchen, because the extension would measure only 1.3 metres higher than the existing boundary treatment (which could be increased to 2m in height under permitted development rights) and because the orientation of the site is such that shadow would only be cast towards the rear of this site during the morning until the sun has risen in the sky, it is considered that it would be difficult to demonstrate that there would be any significant harm to the amenities of this property.

Given the size of the proposed rooflights and glazed roof area and their proximity to windows serving the first floor flat within the property, there is a possibility for light spillage. In light of this, a condition requiring details of how this would be prevented be submitted for approval is recommended. Any views up into these windows from the rooflights would be at an oblique angle and it is not considered that any unacceptable loss of privacy would occur.

Recommendation

That permission be granted, subject to conditions.

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