

Delegated Report		Analysis sheet		Expiry Date:		12/10/2006	
		N/A		Consultation Expiry Date:		21/09/2006	
Officer				Application Number(s)			
John Carter				2006/3853/P			
Application Address				Drawing Numbers			
21 Oakeshott Avenue London N6 6NT				See decision			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
Erection of a single storey timber framed conservatory to rear of single family dwelling house.							
Recommendation(s):		Refuse 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	01	No. of objections	01
Summary of consultation responses:		No responses received					
CAAC/Local groups* comments: <small>*Please Specify</small>		<u>Holly Lodge Conservation Area Advisory Committee</u> There is no indications on drawings of side elevations of property The width of the extension should be reduced <u>Officer's comments</u> <i>It is considered that the size, bulk and width of the proposed conservatory is unacceptable.</i>					

Site Description

No.21 Oakeshott Avenue is a two storey detached dwelling located on the northern side of Oakeshott Avenue and within the Holly Lodge Estate Conservation Area.

Relevant History

PEX0000454 - Installation of two dormer windows to side and rear roof slopes - Granted

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

SD6 – Amenity for occupiers and neighbours

Supplementary Planning Guidance 2002

2.7 Alterations and extensions

Camden Planning Guidance 2006

Holly Lodge Estate Conservation Area Statement

Assessment

The applicant proposes to construct a conservatory extension to the rear of the existing dwelling. The conservatory extends 3.26m from the kitchen and 4.52m from the dining room and is 6.85m in width. The proposed conservatory has a pitched roof rising to a maximum height of 4.0m.

The key issues to consider in this application are design and residential amenity.

Design

The proposed development would result in a large form of extension, which would not be subservient to the existing building form. In particular it is noted that the proposed ridge height of the extension would be greater than the first floor eave height and that the extension will be full width.

Policy B3 (extensions) states that extensions will not be granted where harm is caused to the architectural quality of the building or to the surrounding area. Council's Supplementary Planning Guidance states that full width extensions will be strongly discouraged as they can dominate the original building in terms of bulk and obscure original features. The guidance goes further to state that conservatories should rarely become a dominant feature. Further guidance about the acceptability of the conservatory can be found in the Holly Lodge Estate Conservation Area Statement. Point HL21 of the document states 'Extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the group of buildings. The acceptability of larger extensions depends on the particular site and circumstances'. Due to the bulk and massing of the conservatory it is not considered to be in harmony with the original form and character of the house and will dominate the existing dwelling. There are no relevant site circumstances, nor recent planning approvals that would imply that a conservatory of this type would be acceptable. On the basis that the conservatory would be visible from surrounding properties on Oakeshott Avenue and Robin Grove to the rear, it is also considered that harm would be caused to the character and appearance of the conservation area (policy B7).

Residential amenity

It is not considered that the proposed development would lead to a loss of residential amenity for the surrounding dwellings. In particular the proposed conservatory would not lead to an unreasonable level of loss of light as the development would not infringe a 45° line taken from the centre of any adjoining windows indicating that the loss of light to these windows would not be excessive. No increase in overlooking would result from the development.

It is recommended that planning permission be **refused**.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613