

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		12/10/2006	
		N/A / attached		Consultation Expiry Date:		21/09/2006	
Officer				Application Number(s)			
Victoria Lewis				2006/3857/P			
Application Address				Drawing Numbers			
8 Robin Grove London N6 6NY				See decision			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date		
Proposal(s)							
Erection of rear roof extension with dormers to rear and sides to single family dwelling house (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	04	No. of responses	01	No. of objections	01
Summary of consultation responses:	<p>The side dormer window would overlook a rear garden and result in loss of privacy</p> <p><u>Response</u></p> <p>The proposed dormer in the side elevation facing 85 Hillway would be lit by way of a rooflight and would not contain a window in the side, therefore no overlooking would occur.</p>					
CAAC/Local groups* comments: *Please Specify	<p><u>Holly Lodge CAAC</u></p> <p>Object because no existing plans have been submitted with the application. The committee await a set of existing plans and planning application form. Verbal comment that there are concerns that the extension would appear overly bulky, particularly when considering the property is currently being extended at the side. There have been a number of previous refusals for roof extensions to the property.</p> <p><u>Response</u></p> <p>Full existing and proposed plans have been submitted with the application.</p>					

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Site Description

The application relates to a two-storey detached dwellinghouse, situated on the east side of Robin Grove. The property is accessible from a pathway from Robin Grove. The site forms part of the Holly Lodge Estate Conservation Area.

The building is in occupation as a single family dwellinghouse and forms one of a group of 4 houses along Robin Grove. Building work for a side and rear extension is currently underway.

Relevant History

8 Robin Grove

1996: Planning permission **granted** for the demolition of an existing conservatory and the erection of a full width single storey conservatory at the side and rear of the dwellinghouse (application refs. C9602351 and P9602350).

2003/0350/P – Planning permission was **granted** for a replacement single storey ground floor rear conservatory, and the erection of a part brick, part glazed, 2-storey flat roof side extension on the north side of the dwellinghouse.

2004/3128/P – Planning permission was **refused** for the erection of a roof extension to the rear flat roof.

2005 /0247/P – Planning permission was **refused** for the erection of a roof extension and excavation of a cellar.

2005/1379/P – Planning permission was **refused** for construction of a roof extension and excavation of a cellar.

2005/3064/P - Planning permission was **granted** for excavation to create basement accommodation to dwellinghouse.

The above applications for roof extensions were refused on the grounds that by reason of its form, bulk, scale and design, the roof extension would be obtrusive and not subservient to the existing building, to the detriment of the appearance of the building and the character and appearance of the Holly Lodge Conservation Area.

6 Robin Grove

Planning permission **granted** in march 2004 for the erection of a single storey side extension, the raising of the roof to the rear with a dormer window and 1 side dormer window on each side elevation.

Relevant policies

SD6 – Amenity for occupiers and neighbours

B1 – General design principles

B3 – Alterations and extensions

B7 – Conservation areas

Supplementary Planning Guidance – section 2 (July 2002)

Assessment

Overview

Planning permission is sought to create an additional bedroom at second floor level by raising an existing flat roof to form a pitched roof and installation of a dormer to each side of the building (north and south facing elevations) and a dormer to the rear. Materials to match existing.

Amended Plans

The following amendments to the scheme have been sought:

- Setting roof extension back from existing rear parapet
- Setting dormers lower within the roofslope
- Hipping the roof of the dormer serving the stairwell (north elevation)
- Indicating the side dormer window to the south elevation as obscure glazed and top-opening only

Design

Following the previous refusals to grant planning permission for a roof extension the applicant was advised by way of an informative that the extension should match an extension at 6 Robin Grove, which was granted consent in 2003 and has been completed. Following the amendments to the scheme the proposal now very closely resembles the extension at number 6.

The building itself is quite concealed and is hidden from the street scene, tucked away to the rear of Robin Grove and is not widely visible. Although the raising of the rear part of the roof would alter the character of this part of the building, it has been designed to complement the existing building and is considered to be acceptable. The dormers would be set within the roofslope thereby remaining subservient, and the dormers to the side would be set well back from the front elevation.

There are numerous side dormer windows that have been permitted in the Holly Lodge Conservation Area, and have been allowed where the visibility of the buildings is greater. The revisions have produced a more sympathetic scheme which is considered to have an acceptable impact on the appearance of the building and would preserve the appearance of this part of the Holly Lodge Conservation Area.

Amenity

Concerns have been raised that the dormer to the north side of the building would overlook rear gardens to properties on Hillway. However, this dormer would serve a stairwell and the plans indicate it would be lit by a rooflight not a window, therefore no loss of privacy or overlooking would occur.

The dormer to the south elevation would have views into a dormer window at the side of number 6, therefore a condition that it is obscure glazed and top-opening only is recommended to ensure no loss of privacy to the occupiers of this property. A single bedroom is proposed at second floor level and there would still be a satisfactory outlook for the bedroom from the rear dormer. There would be no greater level of overlooking from the rear dormer than from the existing first floor rear windows and the distance to the rear site boundary is approximately 15 metres.

Recommendation

That permission is granted, subject to conditions.