

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	09/10/2006
		N/A / attached		Consultation Expiry Date:	08/09/2006
Officer			Application Number(s)		
Matthew Durling			2006/3682/P		
Application Address			Drawing Numbers		
104 Hawtrey Road London NW3 3SS			See decision notice.		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date
Proposal(s)					
Erection of a single-storey ground floor extension to the rear of the existing dwellinghouse.					
Recommendation(s):		Grant planning permission subject to conditions			
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	10	No. of objections	09
Summary of consultation responses:	<u>Nine letters of objection received;</u> <ul style="list-style-type: none">Size of the proposal represents gross overdevelopment of the site that is disproportionate to the existing buildings and will change the character of the area; <i>Response: the proposed development is considered to respect its site and setting. It will not be detrimental to the character of the area. See assessment.</i>The extension will change the appearance of the identical houses; <i>Response: the extension will only be visible in views from Hawtrey Road.</i>The extension will be an eyesore and spoil outlook from adjacent overlooking windows; <i>Response: The extension is considered to be well designed. It is proposed to incorporate a green roof into the development, which will mitigate any loss of outlook.</i>Property is used as offices and the development will therefore attract more staff and more cars causing further disruption to residents; <i>Response: the Council's Enforcement team have been informed and will investigate these concerns.</i>Concern that the development may affect the roots of a very large tree; <i>Response: the development will not have any impact on trees adjacent to the application site.</i>Proposal would take away yet more green areas; <i>Response: it is proposed to incorporate a green roof into the proposal. See assessment.</i>Excavation work may disrupt the foundations of the adjoining houses and the Swiss Cottage tunnels; <i>Response: this is a non-material planning consideration that will be considered by the Building Control department. An informative will be added to any decision.</i>Proposal would set a precedent for other extensions and would change the character of the estate; <i>Response: the proposal will not set a precedent for similar development in the area. The unique circumstances of this site mean the proposals are acceptable and consistent with relevant planning policy. See assessment.</i>Proposals will reduce the value of adjoining properties; <i>Response: this is a non-material planning consideration.</i>The Managing Agents have not received any correspondence or application for consent from the applicant; <i>Response: this is a non-material planning consideration to be resolved by the applicant.</i>The proposed extension would be 2.5m high, however the fences of the properties are permitted to be no higher than 1.8m; <i>Response: this is a non-material planning consideration to be resolved by the applicant.</i>By virtue of the development rising above the existing boundary fence with 102 Hawtrey Road and running the entire depth of the garden, consider the development would block light to the adjoining property; <i>Response: it is not considered the development will result in a loss of light that is detrimental to the amenities of the adjoining occupier.</i>Proposal will significantly reduce the enjoyment of the use of the adjoining garden as will create an enclosed space rather than an open garden; <i>Response: it is not considered the proposal would detrimentally harm the amenity value of the adjoining garden.</i>Concern that the roof will be used as a terrace which would affect privacy; <i>Response: the use of the roof as a terrace does not form part of this application. Use of the roof as a terrace would require planning permission, at which point issues including loss of privacy would be assessed.</i>					
	<u>One letter of 'no objection' received.</u>					
CAAC/Local groups* comments: *Please Specify	None consulted.					

Site Description

A three storey end of terrace property located on the Chalcots Park Estate. The property is not listed and the site does not lie within a conservation area.

Relevant History

No planning history.

Relevant policies

Adopted UDP 2006

SD6 Amenity for occupiers and neighbours

SD9 Resources and energy

B1 General design principles

B3 Alterations and extensions

N5 Biodiversity

Assessment

Proposal:

The proposal comprises the erection of a single storey extension to the rear of the dwellinghouse.

Assessment:

The application property forms the end of a terrace of 5 townhouses. There is a substantial area of open space adjacent to the application property that is accessible to the public. The application property is unique in that it has a substantially larger garden area than other properties, measuring approximately 87.5sqm. The additional garden area appears to be well established, and is well screened by mature vegetation on the southern boundary.

The proposed extension would extend across the full-width of the existing property and extend 7.2m to the rear (eastern) boundary of the garden. The extension would create an additional floor area of approximately 40sqm. The proposal would however retain a large garden area, of equal size and proportions to the existing gardens in the remainder of the terrace.

The extension will comprise brick walls (in brickwork to match the existing) with sliding glass doors and a small projecting canopy on the side elevation facing the garden. The contemporary nature of the extension is consistent with the design of the host building, the rear elevation of which will remain unaltered above ground floor level.

Notwithstanding the erection of some small single storey rear extensions (including to the adjoining property) there is no established pattern of similar development. The proposal is however considered to respect its site and setting. The glazed nature of the only visible elevation will give the extension a more lightweight appearance that does not add significant bulk to the existing building. It is considered to respect the existing property in terms of form, scale and proportions. The site is not located within a conservation area and the building is not considered to be of such significant architectural merit that it should be preserved.

There are views from Hawtrey Road through to the side of the application site and 106 Hawtrey Road. This is considered to be an important view that provides visual relief from the surrounding built form by way of large trees and vegetation. The proposed development will not encroach upon this view and will not cause harm to existing trees. The extension will only be marginally visible from the street and cannot be considered to cause harm to the appearance or amenity of the local area.

In terms of amenity, it is proposed to partially excavate the site to minimise the height of the extension above the existing party wall. The extension will project 400mm above the existing boundary fence with 102 Hawtrey Road. This additional height will result in a marginal increase in shadow cast across the garden, however it cannot be deemed to have a significant or detrimental affect on the overall level of light received by the adjoining property. The extension will sit 700mm below the height of the rear boundary wall.

Whilst it is not considered that the outlook from the upper floor windows of adjoining properties would be seriously compromised by the development, the applicant has proposed to incorporate a green roof into the development. A green roof will significantly reduce any visual impact of the additional built form. The addition of a green roof is considered to be appropriate in this location and is welcomed as a means of providing a new habitat, filtering air pollutants, reducing the rate of storm water run off and providing insulation for energy. It is recommended that details of the green roof be sought by condition.

The proposal would not set a precedent for similar development in the area. The unique circumstances of this site mean the proposals are acceptable and consistent with relevant planning policy. This is unlikely to be the case if an extension of a similar scale was proposed elsewhere on the estate.

Recommend approval subject to conditions.

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