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| Delegated Report | | Analysis sheet | | Expiry Date: | | 04/10/2006 | |
| | | N/A / attached | | Consultation Expiry Date: | | 07/09/2006 | |
| Officer | | | | Application Number(s) | | | |
| Victoria Lewis | | | | 2006/3672/P | | | |
| Application Address | | | | Drawing Numbers | | | |
| Flat 1 40 Ainger Road London NW3 3AT | | | | See decision | | | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | | Date: | | |
| | | | | | | | |
| Proposal(s) | | | | | | | |
| Demolition of existing rear infill extension and replacement with a two-storey rear extension at the residential 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 | 36 | No. of responses | 01 | No. of objections | 00 |
| Summary of consultation responses: | | Response received from Thames Water that there are public sewers crossing the site therefore no building is permitted within 3 metres of the sewer without approval from Thames Water (informative recommended). | | | | | |
| CAAC/Local groups* comments: <small>*Please Specify</small> | | Site not located in a Conservation Area. | | | | | |

Site Description

3-storey property with attic and basement located on the western side of Ainger Road. The property is subdivided to form 4 flats. There are extensions to the rear at basement and ground floor level.

Relevant History

91/00711/P - Widening of the existing front dormer windows and the erection of a steel guard rail over the existing rear dormer windows - GRANTED

84/00319/P - Change of use and works of conversion to form a self-contained maisonette on the ground/basement floor and a self-contained flat on each of the first second and attic floors including the formation of a rear dormer - 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.

SD6 – Amenity for occupiers and neighbours

B1 – General design principles

B3 – Alterations and extensions

Supplementary Planning Guidance – section 2 (July 2002)

Assessment

Overview

Planning permission is sought for the erection of a 2-storey rear extension, spanning basement and ground floor levels. It would have a flat roof and would be predominantly glazed. At ground floor level the extension would open out onto a terrace.

The proposal would involve removal of an existing basement and ground floor extension. At basement level the depth of projection would be as existing where bedroom 2 is proposed; where bedroom 1 is proposed the depth of projection would be 0.9m less than existing. At ground floor level the extension would be 0.7m deeper than existing on the boundary with 39 Ainger Road, lining up with the basement extension. The overall height of the extension would be 0.3m higher than existing where it projects beyond the rear of the adjoining property.

It is also proposed to replace an existing window at basement level with glazed, sliding doors set within aluminium frames and a pair of French doors at ground floor level would be replaced with a new obscure glazed window set within a timber frame.

Design

Supplementary planning guidance states that single-storey extensions are preferable to higher developments and that full width extensions will be strongly discouraged, unless partially solid and partially glazed to reduce the overall impression of bulk. Given that the proposal is essentially to rebuild an existing 2-storey rear extension to very similar dimensions, there are no objections to the proposal in principle. The proposed extension would be of a simple, contemporary design which would remain subservient to the original dwelling and the large amount of glazing would allow views through to the rear of the property.

The loss of a sash window at basement level to provide the glazed doors is regrettable, however, there is a variety of different windows to the rear elevation of the property, and the proposed doors and new obscure glazed window would be in keeping with the rebuilt extension.

Amenity

Given that the proposed dimensions would be very similar to the existing extension, there are no concerns regarding loss of light, overshadowing or loss of privacy to the adjoining properties. The proposed terrace at ground floor level would be in the same position as the existing extension, therefore there would be no greater level of overlooking than is presently the case.

The rooflight to the proposed extension would be located 2.4 metres from the rear wall of the property which is considered to be sufficient to ensure no adverse impact in terms of light spillage to the upper flat. Overall it is not considered that this impact would be any greater than existing.

Recommendation

That planning permission be granted.

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