

Delegated Report		Analysis sheet		Expiry Date:	02/10/2006
		N/A		Consultation Expiry Date:	11/09/2006
Officer			Application Number(s)		
John Carter			2006/3132/P		
Application Address			Drawing Numbers		
13 Dartmouth Park Avenue London NW5 1JL			See decision		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:
Proposal(s)					
Insertion of glazed rooflight to mid section of main roof to single family dwellinghouse.					
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	02	No. of responses	03	No. of objections	02
Summary of consultation responses:	<p>Object to the new two storey glazed extension to the rear.</p> <p><u>Officer's Comment</u> <i>This element of the proposal has now been removed from consideration in the application.</i></p>					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p>Dartmouth Park Conservation Area Advisory Committee</p> <p>Loft Conversion – We object to the three Velux windows proposed in the rear attic. It is essential to retain the symmetry of this block and therefore be only two such windows allowed.</p> <p><u>Officer's comments</u> <i>The velux windows are permitted development and are not considered as part of this application.</i></p> <p>Rear extension – The two storey rear extension will make an extremely significant impact on the rear façade of this symmetrical terrace for very little benefit, as is evident from the plans.</p> <p><u>Officer's Comment</u> <i>This element of the proposal has now been removed from consideration in the application.</i></p>					

Site Description

No. 13 Dartmouth Park Avenue is a three storey mid terrace dwelling with basement accommodation below. The terrace is located on the western side of Dartmouth Park Avenue.

Relevant History

None

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

- 2.3 Internal arrangements
- 2.8 Roofs and terraces

Assessment

The two-storey rear extension initially proposed as part of this application has now been removed from consideration. The application therefore relates solely to the insertion of a glazed rooflight to mid section of main roof. This requires planning permission, as the ridge height on the building will be increased slightly.

The original roof of the dwelling contains a part flat section at ridge height. The applicant proposes to insert a new glazed rooflight into this part of the roof. The rooflight is 1.8m x 5.4m in area and is approximately 100mm above the existing roofline.

Given that the proposed new rooflight is set within the projected pitch line of the existing roof it will not be visible from the street of any of the surrounding properties. Overall it is considered that the design and location of the rooflight is acceptable.

The proposal is associated with the conversion of an existing storage area into habitable space. The ceiling height of the new attic room will be a maximum of 2.3m and at least half of the floor area will be greater than 1.5m. Although the proposed development does not meet the standards contained within the Council's Supplementary Planning Guidance, it is considered given that the proposal is for a bedroom and that it is part of the single family dwelling which contains a number of large living areas the proposal is considered to be acceptable.

Recommend that planning permission be **granted**.

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