

Delegated Report		Analysis sheet		Expiry Date:		27/09/2006	
		N/A / attached		Consultation Expiry Date:		30/08/2006	
Officer				Application Number(s)			
Paul Wood				2006/3279/P			
Application Address				Drawing Numbers			
12 Alvanley Gardens, London NW6 1JD				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
Extensions and alterations to roof, side and rear of single dwelling house including erection of single storey and two storey side extensions, single storey rear extensions, side dormer window and 5 velux windows following demolition of side garage							
Recommendation(s):		Grant conditional 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	00	No. of objections	00	
Summary of consultation responses:	No objections have been received						
CAAC/Local groups comments:	None consulted						
Site Description							
Two-storey detached single dwellinghouse on the north east side of Alvanley Gardens. The streetscene is characterised by similar detached dwellings, largely altered with side extensions and roof alterations. The site is not located within a Conservation Area.							
Relevant History							
There is no relevant planning history							
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 <u>taken as a whole</u> together with other material considerations.							
London Borough of Camden Replacement UDP 2006							
S1/S2 – Sustainable development							
SD6 – Amenity of occupiers and neighbours							
B1 – General design principles							
B3 – Alterations and extension							
Supplementary Planning Guidance							
2.7 – Alterations and extension							
2.8 – Roofs and terraces							

Assessment

Proposal: The application proposes the following:

- Erection of a two storey side extension on the northwest elevation, setback 5.5 metres from the front of the dwelling and extending to rear wall of the original dwellinghouse. The extension would have a flat roof.
- Extension to the single storey side extension on the south east side of the dwelling to form storage shed. The extension would be set back 4.5m from the front of the original dwellinghouse.
- Erection of a single storey rear extension and a single storey rear conservatory extension
- Alterations to the roof, including the infilling of the valley roof to create additional habitable floor space in the loft and the erection of a side dormer window.
- Installation of three rooflights on the northwest roofslope, one on the southeast roofslope and one on the northeast roofslope.

Discussion:

Two storey side extension:

- The proposed two storey side extension would be set back, and designed to blend in with the original house and have a subordinate roof design, it would not overwhelm views of the original house or detract from its intrinsic design, appearance or character.
- The loss of the gap between the properties would not be significant, particularly as there is an overwhelming precedence for side extensions that now form the predominant character of the street.
- The significant setback from the front of the dwellinghouse would not compromise the established front building line.
- The use of a flat roof, which sits lower than the pitched roof of the original dwellinghouse ensures that there is a visual gap between the buildings at upper floor levels.

Single storey side extension:

- The single storey side extension would be wholly concealed from public view given the existing front boundary screening.
- The single storey extension retains a dominant visual gap between the subject property and the detached neighbouring property and is designed to be sympathetic to the original dwellinghouse.
- Again the single storey side extension is significantly setback from the front of the original dwellinghouse, ensuring that the front building line is not compromised.

Single storey rear extension:

- The single storey rear extension would extend 2.3m beyond the rear building line and would be predominantly glazed with full width glazed folding doors, a flat roof and large roof lights.
- The extension would traverse across approximately 2/3rds of the rear façade and would appear subservient to the original building.

Rear conservatory extension:

- The rear conservatory extension would be set along the recessed rear wall and would project 1.3m from this rear wall.
- The extension would be fully glazed and would sit subordinately to the original dwellinghouse and the additional rear extension.

Roof alterations: infilling of valley roof:

- There is a precedence set in the street for the infilling of valley roof notably at Nos. 2, 6, 11, 13, 14, 16 and 17 (mainly constructed through the provision of the GDPO.)
- No objection is raised regarding the infilling of the valley roof as the works would not be visible from the public realm, would be consistent with the nature of development in the surrounding area, would not compromise the architectural form of the dwelling and as such would not impact on the character and

appearance of the streetscene.

Roof alterations: side dormer window and rooflights:

- There are a number of side dormer windows evident within the roofscape of the area (mainly constructed through the provisions of the GDPO).
- No design objection is raised regarding the side dormer window proposed within this application, as no demonstrable harm can be identified.
- There is no objection to the size and siting of the 5 x proposed rooflights within the side and rear roofslopes (which in any case, would be permitted under the provisions of the General Permitted Development Order).

Amenity impacts:

- There would be no material loss of usable garden as a result of the implementation of the scheme.
- No amenity issues, in terms of loss or privacy through overlooking, overshadowing or loss of sunlight or daylight, would be experienced by neighbouring residential occupiers as the result of the implementation of the scheme.

Recommendation: Grant conditional approval

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