

Delegated Report		Analysis sheet		Expiry Date:		11/09/2006	
		N/A		Consultation Expiry Date:		24/08/2006	
Officer				Application Number(s)			
John Carter				2006/3268/P			
Application Address				Drawing Numbers			
43 Agincourt Road London NW3 2PA				See decision			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
Erection of a single story rear extension following removal of existing lean to and conservatory to single family dwelling house.							
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	08	No. of responses	02	No. of objections	00
Summary of consultation responses:		One letter of support received.					
CAAC/Local groups* comments: <small>*Please Specify</small>		<p><u>Mansfield Conservation Area Conservation Advisory Committee</u> Comment only – It is hard to see the effect of the proposal on the street scene of Makeson Road since no proposed side elevation has been provided. How did this pass through admin?</p> <p><u>Officer's comment</u> <i>A side elevation has been provided. The proposal will result in very little impact of the streetscene in the revised application as there is only a very small increase in building bulk visible from the road.</i></p> <p>Extension is almost Permitted Development but rear extension is ugly. <u>Officer's comment</u> <i>The extension is not permitted development. It is considered that the revised design of the rear extension is acceptable.</i></p>					

Site Description

The property is located on the corner of Agincourt Road and Mackeson Road. The site contains an end of terrace three-storey single family dwelling. There is an existing single storey rear extension and conservatory at the rear of the building.

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

Alterations & extensions

Assessment

The applicant proposes to remove the existing rear extensions, which extend a maximum of 2.70m from the rear of the dwelling and have a combined width of 7.15m and erect a new single storey rear extension. The proposed rear extension extends 2.85m from the existing dwelling and is 7.65m in width extending the full width of the property. It is noted that the application has been revised from the proposal originally submitted. Changes to the proposal consist of a reduction in the depth of the proposed extension and amendments to the design of to include a partially glazed element.

The two key issues to consider in this application are design and residential amenity.

Design

The proposed extension replaces existing extensions of a similar bulk and in a similar location. The proposed rear extension will be partially solid and partially glazed to reduce the overall impression of bulk and to retain the rhythm of solid and void present with the design of the current extension to the property and in line with the Council's Supplementary Planning Guidance.

While the rear extension is partially visible from the public realm the appearance will be very similar to the current rear extension and is considered to be acceptable.

The depth of the proposed extension while larger than the existing extension of the site would be consistent with the rear building line of the terrace and is considered to be acceptable.

Residential Amenity

The proposed rear extension replaces existing rear extensions with similar bulk and in a similar location. While the proposed development will result in slightly more bulk on the boundary with No. 45 Agincourt Road it is not considered that the development would result in an unreasonable loss of light to rear facing windows, particularly as these windows are south facing and direct sunlight would already be restricted by No. 2 Mackeson Road.

It is not considered that the proposed development would have adverse effects in terms of residential amenity to any other dwellings.

It is recommended that planning permission be **granted**.

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