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| Delegated Report | | Analysis sheet | | Expiry Date: | | 13/09/2006 | |
| | | N/A / attached | | Consultation Expiry Date: | | 23/8/2006 | |
| Officer | | | | Application Number(s) | | | |
| Alex Bushell | | | | 2006/3308/P | | | |
| Application Address | | | | Drawing Numbers | | | |
| 22 Redington Road London NW3 7RG | | | | 6788/05; 6788/115; 6788/116; 6788/bay01. | | | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | | Date: | | |
| | | | | | | | |
| Proposal(s) | | | | | | | |
| The erection of a first floor front extension to form a bay window to the existing single family dwelling house. | | | | | | | |
| 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 | 03 | No. of responses | 00 | No. of objections | 00 | |
| Summary of consultation responses: | S/N Displayed - no responses | | | | | | |
| CAAC comments: | The Redington/Frognaal CAAC raises no objections | | | | | | |
| Site Description | | | | | | | |
| The application site is located on the north-eastern side of Redington Road, opposite the junction with Oakhill Avenue. The application property is a detached two-storey single dwellinghouse with attic accommodation. The site is located within the Red/Frog CA. | | | | | | | |
| Relevant History | | | | | | | |
| 31/12/2001 PWX0103935 planning permission (pp) for the change of use from existing four self contained flats back to one single dwellinghouse and the replacement of a rear ground floor by a window; | | | | | | | |
| 05/11/2003 2003/2274/P pp for the excavation of a basement to create additional ancillary accommodation for the existing dwellinghouse; | | | | | | | |
| 30/03/2004 2004/0325/P Approval of details of a method statement for protection of trees pursuant to additional condition 03 of planning permission (ref 2003/2274/P) dated 30th October 2003, for development comprising the excavation of a basement to create additional ancillary accommodation for the existing dwellinghouse; | | | | | | | |
| 28/04/2004 2004/1006/P refusal of pp for demolition of existing single storey rear conservatory and erection of new larger single storey rear extension with roof terrace area, plus landscaping works in rear garden and new side boundary wall. Refused on basis of loss of privacy from roof terrace, out of character and overlarge boundary wall and inadequate info relating to trees; | | | | | | | |
| 15/07/2004 2004/1827/P pp for the demolition of existing single storey rear conservatory and erection of new larger single storey rear extension, plus landscaping works in rear garden and new side boundary wall; | | | | | | | |

13/10/2004 2004/3352/P pp for excavations to create a double garage in the forecourt and an underground link to the house; alterations to the pedestrian access by the formation of a new step arrangement with railings; and the erection of a new boundary wall with railings and gate;

14/03/2005 2005/0262/P approval of details for facing materials and hard and soft landscaping pursuant to conditions nos.3 and 4 of the planning permission dated 15/07/2004 (2004/1827/P).

14/03/2005 2005/0264/P pp for the erection of a steel framed glass balustrade over the rear single storey ground floor extension granted on 15/07/2004 with ref: 2004/1827/P;

01/06/2005 2005/0875/P pp for landscaping of rear garden involving excavations and alterations to terracing, as a revision to planning permission dated 15.07.04 ref. 2004/1827/P for the rear extension and rear garden landscaping works;

26/04/2005 2005/0876/P pp for excavation of a basement level to create additional ancillary floorspace for the single family dwellinghouse;

11/07/2005 2005/1670/P refusal of pp for the removal of the existing 2 rear dormer windows and erection of 3 new rear dormer windows plus minor alterations at rear first floor level to single family dwelling house. Refused on basis of inappropriate design and size of dormer windows;

23/01/2006 2005/4560/P lawful development certificate for the insertion of a conservation style rooflight to rear elevation of single family dwellinghouse;

19/12/2005 2005/4567/P pp for the removal of two rear dormer windows and erection of three new rear dormer windows, erection of two new side dormers on the south east elevation, and one new side dormer on the north west elevation and insertion of a new door on the south east side elevation at ground floor level to the single family dwellinghouse;

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 UDP 2006

SD6; B1; B3; B7

Assessment

The application proposes the erection of an extension above the existing porch on the front elevation to form a first floor 'bay' window for the main bedroom. The existing house is a SFD.

The material planning considerations are as follows:

- Whilst the proposed extension would extend beyond the eaves of the main roof on the house and result in the partial loss of a characteristic soffit detail, it would nonetheless be subservient in form and would not dominate the front elevation of the house. The loss of the soffit detail is regretted; however, the building is set back some distance from the street and sits within a diverse group of buildings with limited design cohesion. Consequently the development would have a neutral impact on the area and would preserve the character and appearance of the Conservation Area; and
- The extension would be some distance away from the (large) plot boundary and would not give rise to a material loss of residential amenity.

The application is accordingly recommended for approval subject to materials to match condition.

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