

Delegated Report		Analysis sheet		Expiry Date:		21/08/2006	
		N/A / attached		Consultation Expiry Date:		28/07/2006	
Officer				Application Number(s)			
Paul Wood				2006/2598/P			
Application Address				Drawing Numbers			
9 Gondar Gardens London NW6 1EW				Refer to decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
Alterations and extensions including the construction of a first floor side extension to the dwellinghouse (over proposed extension: permission 2004/1450/P granted 30/7/04 for demolition of garage and erection of a 2 storey extension on Gondar Gardens frontage and a single storey) extension to side of house.)							
Recommendation(s):		Refuse planning permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	07	No. of responses	06	No. of objections	06
Summary of consultation responses:		<p>Six objections have been received regarding the proposed development. A summary of the objections is as follows:</p> <ul style="list-style-type: none"> • This extension would result in an overdevelopment of the site. • Would overlook the water reservoir and possibly affect the wildlife in the reservoir. • The extension would be built right in front of a bedroom window at 30 Sarre Road (the parent property of 9 Gondar Gardens) restricting sunlight and outlook. • The extension is out of character with the nature of surrounding development. • The extension would reduce daylight to two rooms at 32B Sarre Road. • Would affect value of surrounding properties. • Residents have not been properly notified as there was no site notice displayed. • The proposal would create an obstruction at the back of 28B Sarre Road. • The proposal is submitted by a property developer and previous work on the site has been disruptive. • The extension would reduce "green areas" in the back garden. • Would increase parking pressure in the area. 					
CAAC/Local groups comments:		None consulted					

Site Description

No 9 Gondar Gardens is a two-storey dwellinghouse situated at the rear of, and adjoined to No 30 Sarre Road. Originally the site was occupied as one single dwellinghouse, No 30 Sarre Road and No 9 Gondar Gardens combined, with both front and rear gardens, however planning consent was granted in 1973 for the conversion of No 30 Sarre Road into two separate properties.

No 9 Gondar Gardens has a front garden area, in which is located a single storey studio-annexe which has permission to be used as ancillary residential accommodation the main dwellinghouse.

The area is characterised by a row of semi-detached properties with principle frontage to Sarre Road, with rear gardens that extend through to Gondar Gardens. A number of garages, outbuildings and small dwellinghouses have been erected at the end of these rear gardens, fronting onto Gondar Gardens.

Relevant History

28/06/1973: Consent granted for the erection of a single storey, double garage at the rear of 30 Sarre Road fronting Gondar Gardens (known as 9 Gondar Gardens)

11/05/1973: Conversion of No 30 Sarre Road to provide two-self-contained units)

2004/1450/P: Demolition of existing garage and the erection of a single-storey studio annexe on Gondar Gardens frontage, plus the erection of a single storey side extension to main house. Granted 30/07/2004.

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

S1/S2 – Sustainable development

B1 – General design principles

B3 – Alterations and extensions

SD1 – Quality of life

SD6 – Amenity for occupiers and neighbours

Supplementary Planning Guidance 2002

2.7 Alterations and extensions

2.8 Roofs and terraces

Assessment

Proposal: The applicant proposes the construction of a first floor side extension. The extension would be located on the north west side of the dwelling and follow the profile of the recently approved ground floor extension. The extension would have dimensions 8.6m deep, 3m wide and have a maximum height of 6.3m. The extension would have a flat roof with angled walls similar in style to a mansard slope. The side extension would enable the creation of additional habitable accommodation to the dwellinghouse.

Main considerations material to the assessment of the application are as follows:

- The effect of the proposal on the street scene of Gondar Gardens in terms of its bulk and design.
- The effect of the proposal on the prevailing character of the area.
- The effect of the proposal on neighbouring residential amenity, in terms of its impact on daylight, overlooking and outlook.

Assessment

Bulk, design and prevailing character of the area: The established character of the west side of this part of Gondar Gardens is that of single storey garages which front directly onto the public footpath, set in the rear garden of a succession of semi-detached properties that generally front Sarre

Road. The garages serve as ancillary accommodation to the large Edwardian houses on Sarre Road, and sit within a long run of deep and narrow plots. The frontage to Sarre Road is generally homogenous, while the rear streetscene, Gondar Gardens is utilitarian in character.

The setting of 9 Gondar Gardens is such that the dwelling is formed of the rear wing of the dwelling that fronts Sarre Road. Subsequently, the character of the dwelling is utilitarian in appearance, integrated into the overall design of the rear aspect of this parent dwelling and reflective in character of that of the rear aspect of other properties fronting Sarre Road. While the extension forms a side extension, it additionally extends the parent dwelling to the rear, thus consideration must be given to both policy guidance for side and rear extensions.

The proposed extension is considered unacceptable in both context and design. The bulk of the proposal is far too large creating a full width two-storey element to the rear of the parent dwelling. The extension would interrupt the generally consistent rear aspect, with a succession of voids between the semi-detached properties to the detriment of the open streetscene character. SPG guidance on side extensions notes that infilling of gaps will normally be resisted where a significant view or gap would be compromised or blocked, and the architectural symmetry or integrity of a composition would be impaired. Additionally, SPG guidance states that single storey side extensions at garden level may be permitted, such as that which has been approved, however higher extensions would be discouraged in order to retain gaps between buildings at the upper level. The proposal is contrary to the SPD Guidance.

With regard to rear extensions, the SPG notes that full width extension will strongly be discouraged as they can dominate the original building in terms of bulk and obscure original features. In addition, SPG requires that the detailed design including the location, proportions and dimensions should be subservient to the main building and respect important elevation features. The resulting extension would constitute a full width rear extension and would, through design and material finish, dominate the rear aspect to the detriment of the dwelling and streetscene.

The slate cladding materials are also objectionable and would result in an extension that appears ad hoc and without connection to the parent building or streetscene character. This would result in a visual dominance completely out of keeping with the context of the streetscene and would form an unduly assertive presence in the street. For the above reasons the extension does not accord with Policies B1 (General design principles) and B3 (Alterations and extensions) of the Replacement UDP.

Residential Amenity: It is not considered that the proposed development would lead to a loss of residential amenity for the surrounding dwellings. In particular the proposed extension would not lead to an unreasonable level of overlooking or loss of light as the extension is sufficiently setback from any habitable room windows and would not be overly high so as to cause an undue loss of daylight or outlook to adjoining properties.

Specifically, the extension is set on the opposite side of the existing dwelling to No 28 Sarre Road, thus will not impact on any residential amenity to this site. The extension would provide a light court between the parent property at No 30 Sarre Road and the proposed side extension of 9 Gondar Gardens. While there are windows on the rear wall of No 30 Sarre Road, it is noted that the ground floor window is obscure glazed and not servicing a habitable room, while the first floor window benefits from an adequate light court between the window and the extension. The raked wall would also ensure an adequate level of light enters this habitable room. With regard to the neighbouring property at No 32 Sarre Road, there is an existing inset section of this property providing a light well to the habitable room windows on the ground and first floor levels. The extension would not further reduce the light available to these windows. This has been determined by applying the 45 degree test to each window on this neighbouring property.

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

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613