

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		01/08/2006	
		N/A / attached		Consultation Expiry Date:		17/07/2006	
Officer				Application Number(s)			
Matthew Durling				2006/1637/P			
Application Address				Drawing Numbers			
227 Fordwych Road London NW2 3NH				See decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date		
Proposal(s)							
Change of use of single-family dwellinghouse into three self-contained units, plus erection of a balustrade on the two-storey rear extension to facilitate use of the flat roof as a terrace.							
Recommendation(s):		Grant planning permission subject to a section 106 legal agreement					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	09	No. of responses	01	No. of objections	01
Summary of consultation responses:		<p><u>One letter of objection received:</u></p> <ul style="list-style-type: none"> Properties rented on short term leases with constantly changing tenants affects the local community, the area has gone from a family community to one where no one knows anyone; <i>Response: this is a non-material planning consideration. The Council is unable to control whether private properties are sold or let.</i> The area is being overdeveloped, providing smaller units where there is a need for family-sized accommodation; <i>Response: the proposed conversion provides an appropriate mix of unit sizes, including a family-sized unit and is compliant with planning guidance on minimum room and space standards.</i> Proposal would exacerbate the existing parking and congestion problems; <i>Response: two of the three units proposed will be designated as car-free, and will not be eligible for residential parking permits, thereby not worsening the existing parking situation.</i> 					
Local groups comments:		None received.					

Site Description

A 2-storey semi-detached property located on the eastern side of Fordwych Road, near to its junction with Ebbsfleet Road. The property does not lie within a conservation area.

Relevant History

06/06/2006: A certificate of existing lawful development (reference 2006/1638/P) issued for the retention of a roof extension to the rear roofslope, a dormer window to the side roofslope, plus a single storey extension to the rear of the property.

Relevant policies

Replacement UDP 2006

SD6 Amenity for neighbours and occupiers

H8 Mix of units

B1 General design principles

B3 Alterations and extensions

T3 Pedestrians and cycling

T8 Car free housing and car capped housing

Supplementary Planning Guidance; section 2.1

Assessment

Proposal:

The application seeks retrospective permission for the change of use of a single dwellinghouse to three self-contained units, together with the erection of a balustrade to facilitate the use of a terrace.

Revision:

- The balustrade to the roof terrace has been revised;
- The floor plans have been amended.

Assessment:

The change of use from a single dwellinghouse to three self-contained units is considered acceptable in land use policy terms. The change of use and formation of 1 x 3-bedroom, family-sized unit, 1 x 2-bedroom unit and 1 x 1-bedroom unit is compliant with policy H8 (Mix of units), particularly in the retention of a family sized unit.

The units are also compliant with Supplementary Planning Guidance relating to minimum recommended room and space sizes. The family-sized unit (measuring 74m²) is located on the ground floor and benefits from direct access to a private garden and the 2-bedroom unit (measuring 68.5m²) benefits from direct access to a roof terrace. The 1-bedroom unit measures 35m².

The use of the flat roof of the two-storey rear extension as a terrace is considered to be acceptable in principle. The original application sought to erect a timber privacy screen on all three sides of the terrace to prevent overlooking of the neighbouring properties. This timber screening was however considered to be an unacceptable and obtrusive feature and further to a site visit to ascertain the extent of overlooking has been revised. The roof terrace will not facilitate overlooking of either of the adjoining properties (nos. 225 and 229 Fordwych Road) and will allow only very acute views of the living space of the first floor accommodation. The rear of the property is bounded by a railway line. It is not considered that any of these views warrant the erection of privacy screens and therefore the proposed balustrade has been revised to simple iron railings, which will be fixed to the top of the existing parapet wall on the side elevations and the decking to the rear.

In accordance with policy T8, the 1- and 2-bedroom units occupying the first and second floors of the building will be designated as car-free. These units will not be eligible for an on-street parking permits to ensure that the development will not place an increased demand on residential on-street car parking in the locality. This is subject to a section 106 legal agreement.

The applicant has also made provision for a bicycle storage area to the side of the property. This is welcomed by the Council and is in accordance with policy T3 of the RUPD 2006.

Recommend approval, subject to a section 106 legal agreement.

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