

Delegated Report		Analysis sheet		Expiry Date:		28/07/2014	
		N/A		Consultation Expiry Date:		07/07/2014	
Officer				Application Number(s)			
Sam Watts				2014/3584/P			
Application Address				Drawing Numbers			
19 Somali Road London NW2 3RN				See decision notice.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Demolition of existing store building and construct new single storey rear extension							
Recommendation(s):		Grant conditional planning permission.					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	07	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		No responses received.					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

The site consists of a semi-detached dwelling located on the south side of Somali Road. The site is not located in a conservation area nor is it listed.

Relevant History

2005/1900/P - Erection of garden outbuilding for ancillary use to the main house. – **Granted**
02/06/2005

Relevant policies

LDF Core Strategy and Development Policies

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

DP24 (Securing high quality design)

DP25 (Conserving Camden's Heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance

CPG1 (Design) (2013)

CPG6 (Amenity) (2011)

The London Plan (2011)

The NPPF 2012

Assessment

Proposal:

The application seeks permission for a single storey rear extension with a sloping roof and rooflight following the removal of the existing store building and the installation of timber decking following the removal of the existing garden steps

Design:

Camden Planning Guidance advises that:

- Alterations should always take into account the character and design of the property and its surroundings.
- Windows, doors and materials should complement the existing building.
- Rear extensions should be secondary to the building being extended.
- Rear extensions should respect and preserve the historic pattern and established townscape of the surrounding area.

The extension would not be seen from the front elevation and as such would have no detrimental impact on the streetscene. The extension would also be subordinate to the existing building and would not result in a significant visual mass or bulky appearance. Furthermore there is already an extension with a similar depth and a roof terrace at the neighbouring property, number 109.

Following from this, the bricks that will be used will be the same as the existing. This will both complement the colour and texture of the materials of the existing building and not have a dominant impact on its' character. As such, the proposal in accordance with CPG1 and policies DP24 and 25 and would also have no detrimental impact on the character or architectural design of the existing building. The proposed doors and windows would also complement the existing building and the materials used would contribute to maintaining the character and appearance of the building design.

The decking would also have no detrimental impacts on the design of the building and is therefore seen to comply with CPG1 and policy DP24.

Amenity:

The proposal would not be likely to raise any significant amenity issues in terms of loss of daylight, sunlight, outlook or privacy. No openings are proposed on any of the side elevations which would lead to any loss of privacy and the height of the proposed extension is not seen to lead to any substantial loss of light or overbearing impact to any of the neighbouring properties. The proposal is therefore considered to comply with both policy DP26 and CPG6.

Amenity Space:

The proposed extension would allow for the retention of a reasonable sized garden for use by occupants of the house.

Recommendation: Grant conditional planning permission.