

Delegated Report		Analysis sheet		Expiry Date:		30/07/2014	
		N/A / attached		Consultation Expiry Date:		27/06/2014	
Officer				Application Number(s)			
Obote Hope				2014/3389/P			
Application Address				Drawing Numbers			
71 Minster Road London NW2 3SJ							
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date		
Proposal(s)							
Demolition of existing conservatory and erection of single storey rear extension.							
Recommendation(s):		Grant Planning Consent					
Application Type:		Householder Planning Permission					
Conditions or Reasons for Refusal:		No site notice was displayed No press notice was published					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	08	No. of responses	00	No. of objections	00
Summary of consultation responses:		No comment received					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

No 71 is a 2-storey semi-detached property situated on the east side of Minster Road Rd, south of the Menelik Road. The property is located within a small cul-de-sac of 2 dwellings.

The application building is not located in a conservation area.

Relevant History

8501218 – Planning permission **granted** 02/10/1985 for: Change of use and works of conversion to form three self-contained flats as shown on drawing No.0143/1B.

8500782 - Application for Certificate of Established Use of the property as three separate non self-contained flats.*(No plans submitted). **Withdrawn**

Relevant policies

National Planning Policy Framework 2012

London Plan 2011

LDF Core Strategy and Development Policies 2010

CS 5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving our heritage

Development Policies

DP24 – Securing high quality design

DP22 – Promoting sustainable design and construction

DP25 – Conserving Camden's Heritage

DP26 – Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2013

1-Design & appearance

6-Amenity

Assessment

1.1 Planning permission is sought for the erection of a single storey extension, following the demolition of existing conservatory to the rear elevation of dwelling house and the installation of 4 x rooflights.

1.2 The main issues under consideration are:

- design
- Impact on residential amenities

Design

1.3 Policies CS14 and DP24 are of relevance, as is CPG1. The design guidance on rear extensions in chapter 4. Rear extensions should be subordinate to the original building in terms of scale and situation and should be designed to:

- be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing
- not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking, and sense of enclosure; allow for the retention of a reasonable sized garden

1.4 These policies are reinforced by the advice set out in CPG1 (Design). With regard to rear extensions (para. 4.10), CPG1 states that these should be designed to be *'secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing'*, as well as *'respecting and preserving the original design and proportions of the building, including its architectural period and style'*.

1.5 The proposed extension would be erected following the demolition of existing conservatory that measures approximately 6.2m in width x 2.9m in depth x 2.9m in height located to the rear of the property, the property is a corner site and the existing extension protrudes the rear boundary wall by approximately 0.6m.

1.6 The proposed rear extension would measure approximately 3.7m in depth x 8.8m in width x height varying from the boundary wall that rises to 3.5m in height. The extension would be constructed using matching materials to match the aesthetics of the host building .i.e. brick, rooftiles and timber framed windows and doors to match the existing. There would be 1x new window and 1 x sliding door that would be installed to the side elevation. However, there are already windows located at ground and first floor level.

1.7 Permission is also being sought for the installation of 4 x rooflights to the roof of the proposed extension and would measure approximately 1.6m in depth x 0.8m in width and 0.8 in width x 0.8 depth along the proposed rear elevation.

1.8 Given that the proposed extension would be located to the rear of the property and would replace an existing conservatory and be approximately 1.1m of additional depth it is considered that the proposed extension would be a subordinate addition. In assessing the application, the proposed extension would not be overly obtrusive or have significant impact upon the appearance of the host building or wider area, and as such, the proposed extension is proposed in accordance to DP24 and CS14 of the LDF.

1.9 It is considered that the proposed single storey extension would be subordinate to the host building in bulk and appearance as it would be level with the rear boundary wall and elevates to 0.5m towards the rear of the building. Given the building is not located within any designated conservation area, coupled with the position of the rear extension on the plot as well as the low position of the proposed extension at ground floor level, the extension is proposed in accordance with para 4.13 of CPG1. It is not considered that the glazing associated with the rooflights would not have any significant impact upon the visual amenity of the host building or wider area and are therefore considered acceptable.

2.0 Amenity

2.1 The 3.4m height of the proposed extension is considered to be appropriate to protect the amenity of neighbouring occupants, given the height of the existing building which it replaces as well as the boundary treatment of the site. It is not considered that the amenity of neighbouring occupants would be adversely affected by the proposed extension.

2.1 The proposed extension would not have detrimental impact on the loss of privacy, loss of outlook or adding to the sense of enclosure. Therefore, the proposed extension would broadly meet planning policies DP 26 and CS 5 of the LDF.

Recommendation:

Grant planning permission