

Delegated Report		Analysis sheet		Expiry Date:		17/07/2014	
		N/A		Consultation Expiry Date:		26/06/2014	
Officer				Application Number(s)			
Sam Watts				2014/3465/P			
Application Address				Drawing Numbers			
93 Constantine Road London NW3 2LP				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of a single storey rear infill extension at ground floor level to dwelling house (Class C3).							
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	12	No. of responses	01	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Press Notice displayed from 06/06/2014-26/06/2014 Site Notice displayed from 30/05/2014 – 20/06/2014 The neighbour at number 95 stated they have no problem with the proposal.					
CAAC/Local groups* comments: *Please Specify		No response received from Mansfield CAAC.					

Site Description

The subject property is a three storey terraced dwelling located on the northern side of Constantine Road. The building is located within the Mansfield conservation area, and is noted as a positive contributor according to the Mansfield Conservation Area Appraisal and Management Strategy (2008), but is not listed.

Relevant History

None.

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)

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

Mansfield Conservation Area Appraisal and Management Strategy (2008)

Assessment

Proposal:

The proposed development outlined in the submitted documents is a single storey rear extension. The proposed extension would be 3.55m at its highest (and 2.4m high on the side adjoining the fence), 6.75m deep and 2.4m wide. The roof would be sloping and incorporate rooflights. The extension would also incorporate double doors to the rear wall.

Pre-application advice was sought and it was suggested that the proposal would not lead to any design or amenity issues.

Design:

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.

Following from this, the bricks that would be used would match the existing and as such are in accordance with CPG1 and CPG3 and would also have no detrimental impact on the character or architectural design of the existing building. The proposed doors and rooflights would complement the existing building and the materials used would contribute to maintaining the character and appearance of the building design.

It is considered that the proposal is therefore in accordance with policy DP24 which states that proposed development should take into account its character, setting and context. The proposal also conforms with DP25 which states that only development within conservation areas that preserves and enhances the character and appearance of that area should be granted.

Amenity:

The extension would be located to the east of the adjoining neighbour, number 91. A site visit has demonstrated there is a large fence with a trellis separating the two properties. As the roof would be sloping and the extension would also only be 2.4m high where it adjoins the fence, overshadowing would be kept to a minimum. Following from this, there would also be no overbearing impact or loss of privacy, as there are no windows on the side elevation which could overlook in to number 93. The extension would also have no detrimental impact on the neighbouring property at number 95. The proposal is therefore considered to comply with CPG1, CPG6 and DP26.

Recommendation: Grant planning permission.