

Delegated Report		Analysis sheet		Expiry Date:		05/03/2014	
		N/A / attached		Consultation Expiry Date:		04/03/2014	
Officer				Application Number(s)			
Sally Shepherd				2014/0247/P			
Application Address				Drawing Numbers			
The Lighthouse York Rise London NW5 1ST				Refer to Draft Decision Notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of rear extension at second floor level and erection of mansard roof extension to create new third floor level and replacement of front railings at second floor level.							
Recommendation(s):		Refuse Planning Permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	09	No. of responses	00	No. of objections	02
				No. electronic	00		
Summary of consultation responses:		<p>A site notice was displayed from 22/01/2014 to 12/02/2014 A press notice was published from 23/01/2014 to 13/02/2014</p> <p>Two objections were received from 12-14 York Rise:</p> <ul style="list-style-type: none"> • Extension would block out sunlight into no. 12 York Rise at the same level • Development would allow for direct overlooking into master bedroom and roof terrace • Roof of no.12 may not support builder access to carry out the works (<i>officer's response: this is not a material planning consideration</i>) • Impact on fire escape (<i>officer's response: this is not a material planning consideration and is a building control consideration</i>) 					
CAAC/Local groups* comments: *Please Specify		No response received					

Site Description

The application site comprises a three storey infill property located on the east side of York Rise close to the junction with Chetwynd Road. It was built in the late 1980s and is in residential use as a two bedroom single dwelling.

It is located in the York Rise/Chetwynd Road neighbourhood centre and sits between two retail units on the ground floor. The site is in the Dartmouth Park conservation area and is not listed.

Relevant History

8601532 – Planning permission granted on 20/11/1986 for the erection of a 2-storey extension between 69 Chetwynd Road and 12 York Rise to form a 1-bedroom maisonette and the conversion of 69 Chetwynd Road (excluding shop) into one 2-bedroom maisonette and one 1-bedroom flat.

8802010 – Planning permission granted on 25/05/1988 for revision to the planning permission granted on 26th November 1986 (ref No.8601523/R1) for the erection of a 2-storey extension between 69 Chetwynd Road and 12 York Rise to form a 1 bedroom maisonette and the conversion of 69 Chetwynd Road (excluding shop) into a 2 bedroom maisonette and 1 bedroom flat as shown on drawing no. 57/12 E.

PEX0300185 – Planning permission granted on 20/06/2003 for the erection of a first floor single storey rear extension.

12 York Rise

P9600784R3 – Planning permission granted on 15/11/1996 for erection of stair case enclosure on the roof.

Relevant policies

National Planning Policy Framework 2012
London Plan 2011

LDF Core Strategy and Development Policies

Core Strategy

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

Development Policies

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

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

Camden Planning Guidance 2013

CPG1 (Design) – Chapters 1, 2, 3, 4 & 5

CPG6 (Amenity) – Chapters 1, 6 & 7

Dartmouth Park Conservation Area Appraisal 2009 – all

Assessment

Proposal

Planning permission is sought for the following:

- Erection of a rear extension at second floor level above the existing first floor extension. The extension would project up to the roof level and would measure 2.4m (d) x 3.4m (w).
- Erection of a mansard roof extension which would be set back behind the front elevation by 1.8m and would extend over the proposed second floor extension.

Assessment

The principal considerations material to the determination of this application are summarised as follows:

- Design (visual impact of the proposal on the character and appearance of host building and conservation area)
- Amenity (impact on the amenity of adjoining occupiers)

Design

The application site is an infill development built in circa 1980 and is in use as single dwelling house. The building has been extended previously with a single storey first floor rear extension and a glazed stairwell at roof level to access the roof terrace. Camden's design guidance states that rear extensions should be secondary to the building being extended, in terms of form, scale, proportions and dimensions. The floorspace of the original building is approximately 44m² and with the existing extension, it is approx. 50m². The proposed second floor and roof extension would add an additional 18m² to the property. The cumulative impact of the existing and proposed extensions is considered to result in over-development of the property which was originally designed as a small infill development and would have a detrimental impact on the character and appearance of the host building.

Camden's design guidance states that rear extensions which are higher than one full storey below roof eaves/parapet level or that rise above the general height of neighbouring projections and nearby extensions will be strongly discouraged. The rear extension would project to the height of the eaves level with a mansard above and would therefore be contrary to Camden's design guidance. The original infill property appears to have been built to match the existing rear building line of no. 12 York Rise and the proposed rear extension and roof extension would disrupt this pattern. The second floor rear extension and third floor level above would project beyond the original building line and are considered to be inappropriate in this location and it would appear as an incongruous addition which is considered to harm the character and appearance of the host property and the wider conservation area, contrary to policies DP24 and DP25.

Amenity

Three new windows are proposed on the north elevation of the extension allowing light to the proposed kitchen. The windows are located approximately 1m away from the bedroom window of no. 12 York Rise which would result in an unacceptable amount of overlooking. However, similarly to the first floor windows, this could be overcome by the use of obscure glazing and non-openable windows and would not warrant a reason for refusal. It must be noted that, the first floor extension was not built in accordance with the approved plans as the location as the first floor windows were not consented by the council (although the extension has been there for four years and therefore benefits from deemed consent).

Two windows are proposed on the second floor rear elevation which would also serve the kitchen which could result in overlooking into the second floor rear Juliette balcony of 71 Chetwynd Road, however it would be difficult to look back into the property from the kitchen window due to the acute angle. It would therefore not be sufficient enough to warrant a reason for refusal.

The application site and no. 12 York Rise and situated back behind the building line of nos. 14-24 York Rise and are hemmed in by the rear building line of Chetwynd Road, particularly as the building line projects further backwards from no. 71. The proposed extension would significantly increase the sense of enclosure of no. 12 York Rise and reduce the outlook from the kitchen and bedroom windows at first and second floor levels which is considered to be detrimental to the amenity enjoyed by the occupiers of no. 12 York Rise.

Daylight and sunlight levels to no. 12 York Rise would be affected by the proposal, however as the extension would project to the same height as the roof extension at no. 69 Chetwynd Road which lies to the south of the site, the impact would not be considered sufficient enough to warrant a reason for refusal.

Recommendation

Refuse Planning Permission