

Delegated Report		Analysis sheet		Expiry Date:		16/07/2014	
		N/A		Consultation Expiry Date:		17/06/2014	
Officer				Application Number(s)			
Tessa Craig				2014/3360/P			
Application Address				Drawing Numbers			
60 Solent Road London NW6 1TX				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Single storey side infill and rear extension at rear ground floor level.							
Recommendation(s):		Grant Planning Permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	08	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Eight neighbours were notified of the proposal by post, no responses were received.					
CAAC/Local groups* comments: *Please Specify		n/a					

Site Description

The site is located on the eastern side of Solent Road and is occupied by a two-storey, terraced single-family dwelling. The roof of the building has been altered from its original form, including a change in original roof covering from slate to concrete tiles and removal of the original front hipped roof form over the front bay.

The site is neither located within any designated conservation area, nor is the building statutorily Listed.

Relevant History

2006/4682/P- The erection of a single storey rear extension and the provision of a rear roof terrace to the single dwellinghouse (Certificate of Lawfulness). Granted, 14/11/2006.

2014/0622/P- Roof extension over front bay, roof lights to front roof slope, rear roof extension, roof light and replacement slates to side facing roof slope and replacement of rear window. Granted, 08/04/2014.

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 2011

CPG1 (Design)

CPG6 (Amenity)

The London Plan (2011)

The NPPF 2012

Assessment

Proposal

Planning permission is sought for a side infill and rear extension which includes a courtyard space forming a gap between the rear wall of the main property and the side infill extension. The extension will be 1.5m wide in the side infill area and full width at the rear where an existing flat roof projection will be replaced by the proposed extension. The extension will be 7.2m deep in the side infill area and 2.7m off the original rear wall where the extension replaces an existing projection. The extension will be 2.9m high and includes a glass roof for the section which in fills the side return. The side infill will include a window facing the house where the courtyard space is located, and a small window on the side elevation facing the courtyard space and the rear elevation features two timber framed double French doors which were included as part of a requested revision (replacing sliding aluminium doors).

Assessment

Design

The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy DP24 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used.

The proposed side and rear extension are considered a sympathetic addition to the property matching the materials of the main dwelling and not extending beyond the depth of the existing part width projecting (to be removed). Adequate garden space will be retained and the extension will be a subservient addition to the property.

Amenity

Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG6 seeks for developments to be "designed to protect the privacy of both new and existing dwellings to a reasonable degree."

The proposed extension is considered acceptable in terms of amenity, no overlooking or loss of privacy will result from the addition. The neighbours adjacent to the infill extension (62 Solent Road) are located on land slightly higher than the subject site. There are no concerns in terms of amenity.

Recommendation

Grant planning permission.