

Delegated Report		Analysis sheet		Expiry Date:		23/07/2014	
		N/A		Consultation Expiry Date:		23/06/2014	
Officer				Application Number(s)			
Sam Watts				2014/3189/P			
Application Address				Drawing Numbers			
4B Holmdale Road London NW6 1BP				See decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Single storey rear extension and replacement of door with window at rear ground floor.							
Recommendation(s):		Grant conditional planning permission.					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	13	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 lower ground floor and ground floor maisonette located in a terraced dwelling with habitable roofspace located on the west side of Holmdale Road. The site is not located in a conservation area nor is it listed.

Relevant History

2014/1987/P: Installation of sliding doors to rear elevation. **Granted 06/06/2014**

Relevant policies06/

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

Assessment

Proposal:

The proposal is for a single storey side rear extension to the lower ground floor and the insertion of a new window to the ground floor rear elevation. The extension would be 3 metres deep, 5.7m wide and 3.3m high at its highest. The materials used to construct the extension and new window would also match those of the existing building. The only exception would be that the new sliding doors would be grey aluminium instead of UPVC.

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.

The bricks that would be used would complement the colour and texture of the materials in the existing building and would not dominate the existing building, and as such are in accordance with CPG1 and would also have no detrimental impact on the character or architectural design of the existing building. The proposed window would also complement the existing building and the materials used would contribute to maintaining the character and appearance of the building design.

The development is therefore seen to comply with policy DP24 and guidance in CPG1.

Amenity:

A site visit has demonstrated that there is already a large wall and a trellis separating number 4B from the neighbouring properties. As the extension would only extend approximately 80cm higher than the wall at its highest point and the roof would be sloping, overshadowing would be kept to a minimum. The proposal would also not lead to any overbearing impact or cause any additional overlooking as there are no additional windows proposed on any of the side elevations. The proposal is therefore considered to comply with both policy DP26 and guidance in CPG6.

Recommendation: Grant planning permission.