

Delegated Report		Analysis sheet	Expiry Date:	25/09/2014
		N/A	Consultation Expiry Date:	10/09/2014
Officer			Application Number(s)	
Rachel Miller			2014/4930/P	
Application Address			Drawing Numbers	
47 Burrard Road London NW6 1DA			See decision	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of an infill rear extension following demolition of existing conservatory, replacement window in first floor rear closest wing and 2no. roof lights to front left elevation.				
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	04	No. of responses	01	No. of objections	01
			No. electronic	00		
Summary of consultation responses:	<p>One response received with the following comments</p> <ul style="list-style-type: none"> • <i>concerns relating to light and privacy from the proposed development of the loft space.</i> • <i>the size of the loft development is considerably bigger than the one next door.</i> • <i>it will block our light from the south, particularly to the ground floor and very small garden; and the large glass windows in the roof space will clearly have an impact on our privacy.</i> <p><u>Officer response</u> The rear dormer window in the roof forms part of a separate permitted development application (ref 2014/4637/P) which was granted and does not form part of this application.</p>					
CAAC/Local groups* comments: *Please Specify	n/a					

Site Description

The site comprises a mid-terrace, single family dwellinghouse located on the northwest side of Burrard Road.

The building is not listed and is not located within a conservation area.

Relevant History

2014/4637/P – Certificate of lawfulness for a proposed roof extension. Granted, 16/09/2014.

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

CPG1 Design 2013

CPG6 Amenity 2011

London Plan 2011 and London Plan Revised Early Minor Alterations (REMA) (2013)

National Planning Policy Framework (NPPF) 2012

Assessment

Proposal

Planning permission is sought for the erection of a rear infill extension at ground floor involving the demolition of an existing part width rear conservatory extension. The extension is 4.5m wide with three sliding doors in the rear elevation, 3m in height and extends 6.8m beyond the original rear elevation. The extension includes a part width rooflight in the infill part of the rear extension. Additionally, two rooflights in the front roofslope are proposed, as well as a rooflight in the rear projecting closet wing at first floor and a replacement window in the rear elevation of the closet wing.

Revisions

The proposal has been revised since its original submission to remove a glass projecting box at first floor which was proposed to provide light to the stairwell, and a glass box projecting off the proposed dormer. Initially three rooflights in the front roof slope were proposed, which has been revised to two.

Assessment

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 rear extension relates to the scale of the building and neighbouring properties and the materials shall be sympathetic to the main building. The proposed rooflights shall be high within the roof slope, with similar rooflights granted at numbers Flat 2, 36 Burrard Road (3 in front roofslope granted in 2012) and 2 Burrard Road (2 in front roofslope granted in 2010). The proposed replacement window in the closet wing at first floor is considered acceptable given it is not visible in the public realm and it fits within the opening of the existing window. The proposal is considered acceptable in design terms.

CPG 6 (Amenity) states that:

Development should be designed to protect the privacy of both new and existing dwellings to a reasonable degree. Spaces that are overlooked lack privacy. Therefore, the location of new windows should be carefully designed to avoid overlooking. The degree of overlooking depends on the distance and the horizontal and vertical angles of view. The most sensitive areas to overlooking are:

- *Living rooms;*
- *Bedrooms;*
- *Kitchens; and*
- *The part of a garden nearest to the house.*

The proposed rear extension has sliding glass doors facing into the garden which do not overlook any neighbours. The window in the closet wing replaces an existing window and the rooflight in the extension and the two rooflights in the front roofslope are too high for occupiers to look into neighbouring sites. The proposed extension does not extend beyond the depth of the existing conservatory and the infill extension is considered acceptable as there are no windows in the side elevation and a tall boundary fence is located between numbers 47 and 49.

Recommendation

Grant planning permission.