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| Delegated Report | | Analysis sheet | Expiry Date: | 21/08/2014 |
| | | N/A | Consultation Expiry Date: | 8/08/2014 |
| Officer | | | Application Number(s) | |
| David Fowler | | | 2014/3943/P | |
| Application Address | | | Drawing Numbers | |
| 21A Lowfield Road London NW6 2PP | | | See draft decision notice | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | |
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| Proposal(s) | | | | |
| Single storey rear extension with two roof lights. | | | | |
| Recommendation(s): | | Grant permission | | |
| Application Type: | | Full Planning Permission | | |

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|------------------------------------|--|-----------|------------------|-----------|-------------------|-----------|
| Conditions or Reasons for Refusal: | Refer to Draft Decision Notice | | | | | |
| Informatives: | | | | | | |
| Consultations | | | | | | |
| Adjoining Occupiers: | No. notified | 14 | No. of responses | 02 | No. of objections | 02 |
| Summary of consultation responses: | <p>2 letters of objection were received on the following grounds:</p> <ul style="list-style-type: none"> - light pollution from roof lights - guarantee sought that there will be no works before 7.30 am Monday to Friday, 10am on a Saturday and no work on a Sunday - internal layout of neighbour's flat is shown incorrect on plans - objection to pitched roof as neighbour wants to extend on top in future - disruption to neighbours | | | | | |
| CAAC/Local groups comments: | None; no local CAAC active at present. | | | | | |

Site Description

The application site is located on the western side of Lowfield Road. The property in question is located on the lower ground floor of a building consisting of a lower ground, ground and 2 upper storeys. The building is mid-terrace.

At the rear of the property is a shallow 2-storey outrigger which covers just under a half of the width of the building (and is mirrored on the adjacent building at 19 Lowfield Road).

To the rear of the site is the rear of residential properties fronting Linstead Street and Netherwood Street.

Relevant History

21 Lowfield Road

6893 - Conversion into two 2-room flats and one 4-room maisonette. Approved 08/10/1969.

Other properties in the terrace

29A Lowfield Road

2011/4100/P - Erection of a two storey rear extension to existing ground and first floor flat (Class C3). Approved 10/10/2011.

39 Lowfield Road

8702758 - Erection of a rear extension at first floor level and the provision of a bay window at rear ground floor level as shown on drawings No.CRP1 and 2. Approved 12/08/1987.

41 Lowfield Road

34626 - Change of use and works of conversion to form a self-contained flat at basement level and a self-contained maisonette on the ground/first/second floors, including the widening of the existing basement and ground floor rear extensions and the erection of an external staircase linking the ground floor with the rear garden. Approved 09/11/1982.

Relevant policies

National Planning Policy Framework (2012)

The London Plan (2011)

LDF Core Strategy and Development Policies (2010)

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(CPG) (2010)

CPG1 (Design)

CPG6 (Amenity)

Assessment

Proposal

Planning permission is sought for the erection of a single storey rear extension with 2 roof lights. The rear extension would be at lower ground floor level and would be full width.

The proposed single storey rear extension would extend the existing kitchen/living/dining room.

Design and Conservation

Polices CS14, DP24 and CPG1 (Design) alterations should consider the character and proportions of the existing building, and the character, setting, context and form of neighbouring buildings. CPG1 states that rear extensions should be subordinate to the building extended in terms of location, form, scale, proportions and dimensions.

The proposed single storey rear extension would not be visible from the public realm. Although the extension would be full width, the proposed depth would be 2.6m from the rear building line, reducing to 1.6m from the rear of the outrigger. The proposed extension is therefore considered to be proportionate, and the limited height of the extension would allow it to remain subordinate to the existing four-storey building.

A number of other properties along the terrace have rear extensions, including numbers 29, 39 and 41 and the proposed extension would therefore not appear out of place.

The detailed design of the extension is considered to be appropriate. The rear window to the extension would relate to the windows above in terms of design and would be timber, matching those on the upper storeys.

Amenity Impact

Given the angle of the roof slope, the proposed velux rooflights there would be no material overlooking impact into windows on the property above. Light pollution from these rooflights would similarly not be direct given the angle and it is not considered that they would cause a material amenity impact in terms of light either.

The impact of the proposals on daylight of sunlight would be limited. The limited scale of the extension, and the location and height of existing boundary treatments mean that the proposals would also have a negligible impact on outlook from adjacent properties.

Other Issues

The objection regarding the neighbour's future proposal to extend on top of the extension proposed under this application is not a planning issue.

Recommendation: Grant permission.