

Delegated Report		Analysis sheet		Expiry Date:		03/09/2014	
		N/A		Consultation Expiry Date:		07/08/2014	
Officer				Application Number(s)			
Tessa Craig				2014/4438/P			
Application Address				Drawing Numbers			
Flat ground floor flat 36 Dynham Road London NW6 2NR				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of a side return extension and rebuilding of existing rear extension.							
Recommendation(s):		Grant planning permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	16	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Sixteen neighbours were notified of the proposal by post. No comments were received.					
CAAC/Local groups* comments: *Please Specify		n/a					

Site Description

The property is located on the south side of Dynham Road and comprises a terraced property which has been subdivided into flats. The property is not listed and nor is it located within a conservation area.

Relevant History

None.

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 extension and rebuild of an existing rear extension, the extension will be 2.8m high, 5m wide (full width) and 5.6m deep from the original rear wall, with an open courtyard space forming a lightwell next to the original rear wall. The extension will be render and block work with aluminium double glazed windows and doors. Five bi-folding doors are to be located in the rear elevation.

Assessment

The main considerations in relation to this planning permission are the design and impact on amenity.

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 rear extension (to be removed and replaced). 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. There are no windows in the side elevation facing the neighbours adjacent to the infill extension (34 Dynham Road). Number 34 Dynham is also on slightly higher ground and therefore the impact on light is considered acceptable. The proposal is considered acceptable overall in terms of amenity.

Recommendation

Grant planning permission.