

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>04/09/2014</b>	
		N/A		<b>Consultation Expiry Date:</b>		<b>01/08/2014</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Tessa Craig				2014/4236/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
57 Cotleigh Road London NW6 2NN				See decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Single storey side extension and installation of new door to ground floor rear elevation.							
<b>Recommendation(s):</b>		Grant planning permission					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	26	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		Twenty six neighbours were notified of the proposal by post. No responses were received.					
<b>CAAC/Local groups* comments:</b> *Please Specify		n/a					

## **Site Description**

The subject property is located on the south side of Cotleigh Road near the intersection with Kingsgate Road and is an end of terrace property which is not listed and nor does it sit within a conservation area.

## **Relevant History**

2006/2808/P- Erection of a dormer window in the rear roof slope, alterations to rear second floor level roof including installation of balustrading and screening on western elevation to create a terrace and infilling of rear ground floor level window all in connection with existing part ground and first floor level maisonette (Class C3). Granted, 04/09/2006.

## **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 which will be 5m deep by 2.2m wide and will leave a courtyard space closest to the rear wall to act as a lightwell. The extension will be 3.5m high nearest to the house with a sloped roof 2.3m high at the boundary wall. Additionally, the proposal includes removal of windows in the rear elevation and replacement with four sliding folding timber doors. The extension will be stock brick with timber frames and glazed panels, with a glazed roof.

### **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.

CPG1 design guidance recommends alterations take into account the character and design of the property and surroundings, windows, doors and materials should complement the existing building, and rear extensions should be secondary to the main building.

The proposed side infill extension is considered a sympathetic addition to the property which will be subordinate to the host building. The use of timber and stock brick will match the main dwelling. The proposal is considered acceptable in design terms.

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" and that the Council will "aim to minimise the impact of the loss of daylight caused by a development on the amenity of existing occupiers."

There is adequate separation between the subject property and the neighbouring property at 55 Cotleigh adjacent to the extension, such that the impact on amenity is considered acceptable. A timber fence screens views between the two sites reducing overlooking and loss of privacy and the lightweight design and orientation of the extension mean the impact on daylight/sunlight is considered acceptable.

### **Recommendation**

Grant planning permission.