

Delegated Report		Analysis sheet		Expiry Date:		21/08/2014	
		N/A		Consultation Expiry Date:		21/07/2014	
Officer				Application Number(s)			
Tessa Craig				2014/4010/P			
Application Address				Drawing Numbers			
52 Lady Somerset Road London NW5 1TU				Ordnance Survey, Design and Access Statement, MC/111/04, MC/111/05, MC/111/06, MC/111/07, MC/111/08, MC/111/09, MC/111/10, MC/111/11, MC/111/12, MC/111/13, MC/111/14 and MC/111/15.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of rear extension and side infill extension with raised boundary walls.							
Recommendation(s):		Grant permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	02	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Two neighbours were notified of the proposal, no responses were received.					
CAAC/Local groups* comments: *Please Specify		n/a					

Site Description

The property is located on the north side of Lady Somerset Road and is a semi-detached two storey property with an existing rear extension. The building is not listed and nor is it within a conservation area.

Relevant History

None.

Relevant policies

London Plan 2011

LDF Core Strategy and Development Policies 2010

CS1 Distribution of Growth

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

DP24 Securing High Quality Design

DP25 Conserving Camden's heritage

DP26 Managing the impact of the development on occupiers and neighbours

Planning Guidance 2013

CPG1 – Design

CPG6 – Amenity

Assessment

Proposal

Planning permission is sought to rebuild the existing rear extension, but to include a flat roof rather than pitched and a side infill extension to replace an existing storage cupboard. The depth of the extension does not extend beyond the existing extension; however the height will be 3m, an increase of 0.63m from the lowest point of the existing pitched roof. The side infill would be 13m deep and 1.3m wide, but would not extend beyond the existing depth of the rear extension and nor would it protrude beyond the depth of the storage cupboard currently located at the side of the property.

Assessment

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 replacement 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 extension and the storage cupboard on the side of the property. 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. The neighbours adjacent to the infill extension do not have windows adjacent to the infill and have a similar side extension/storage cupboard area; therefore there would be no loss of outlook or light to this property. The raised boundary walls are an increase in height of 1.3m, however there is no concern in terms of loss of outlook as there are no windows at this level on either of the neighbours' properties and no loss of light will occur. In effect the height would be the same as if the existing sloped roof were levelled off to the height of the highest part of the slope. There are no concerns in terms of amenity.

Recommendation

Grant planning permission.