

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		14/07/2014	
		N/A		<b>Consultation Expiry Date:</b>		10/06/2014	
<b>Officer</b>				<b>Application Number(s)</b>			
Tessa Craig				2014/3336/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
20 Elsworthy Rise London NW3 3SH				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 rear extension							
<b>Recommendation(s):</b>		Grant planning permission					
<b>Application Type:</b>		Householder Application					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	04	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		Four 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 application site is part of the Chalcot Estate and is located on the west side of Elsworthy Rise. The building comprises ground floor with integral garage and two upper floors. The site does not lie within a conservation area.

## Relevant History

None.

### Examples of similar proposals in Estate

53B Elsworthy Road – 2013/7018/P- Alterations to existing dwellinghouse (Class C3), including excavation to create a new basement level of accommodation, erection of a ground floor rear extension, alterations to front entrance and to rear dormer, and installation of rooflights. Granted, 24/12/2013.

24 Elliott Square - 2013/6721/P- Erection of ground floor rear extension, alterations to fenestrations including replacement of doors and windows to dwelling (Class C3). Granted, 16/01/2014.

16 Elliot Square - 2011/1935/P- Erection of a single storey rear ground floor extension with rooflight to residential dwelling (class C3). Granted, 14/07/2011.

22 Elsworthy Road - PE9700975R1- The erection of a single storey extension to rear and side of house at ground floor level. Granted, 05/05/1998.

## Relevant policies

### **LDF Core Strategy:**

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving our heritage

### **LDF Development Policies:**

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

### **Camden Planning Guidance 2011:**

CPG1: Design

CPG6: Amenity

## Assessment

### Proposal

Planning permission is sought for a single storey rear extension to be 3.2m deep, 5.8m wide (full width) and 3m high. The extension will be flat roofed and include three sliding doors in the rear elevation. The materials are to be white render and a felt roof with aluminium framed doors.

### Assessment

The main planning issues associated with the proposal are **a]** the design/visual impact on the host building and the estate and **b]** impact on residential amenity.

### Design

CPG1 (Design) requires that rear extensions should be subordinate in size to the host building; should respect existing architectural features and the established grain of the surrounding area and not cause a loss of amenity to adjacent properties. It also states that extensions which are higher than one storey below roof eaves/parapet level will be discouraged.

In terms of design, the principle of extending this type of property at ground floor level has already been established throughout this estate. The proposal has considered the Chalcot Estate Design Guidelines (in development).

The application proposes to erect a single storey rear extension at ground floor level. The extension would be constructed in white render with aluminium doors. The proposed extension would not be higher than the neighbours' ground floor extension and therefore continues to respect the existing architectural features.

The proposed flat roofed ground floor extension is considered to respect the architectural character of the original building and of the surrounding area as it is on balance considered to remain subservient to the main building. In light of this it is considered that the proposed addition complies with Camden Planning Guidance and Policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the LDF.

### Residential Amenity

There are no concerns regarding loss of sunlight, daylight or outlook due to the positioning of the extension. In light of the above, the proposed ground floor rear extension is not considered to adversely impact upon neighbour amenity in terms of overlooking, loss of privacy, loss of sunlight or daylight and complies with Camden Planning Guidance and Policy DP26 of the LDF.

### Recommendation

Grant Planning Permission