

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		17/10/2014	
		N/A / attached		<b>Consultation Expiry Date:</b>		01/10/2014	
<b>Officer</b>				<b>Application Number(s)</b>			
Olivier Nelson				2014/5644/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
25 Fordwych Road London NW2 3TN				See attached			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Extension to the side/rear of the ground floor flat including demolition of the conservatory							
<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	20	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		No responses were received.					
<b>CAAC/Local groups* comments:</b>		N/A					

## Site Description

The application site is located on the southern side of Fordwych Road and comprises a two storey semi-detached building. The building is currently divided into flats. The application property is the ground floor flat known as 25A Fordwych Road. Currently to the rear of the property there is a modest conservatory. The property is not located within a Conservation Area.

## Relevant History

2014/2660/P - Extension to the rear of the ground floor flat to follow the line of the existing building on the public highway to the rear including demolition of the conservatory and paving of the area.

**Withdrawn 14/07/2014**

Planning permission (ref: PWX0002177), was granted on 26/04/2000 for: The erection of a conservatory.

Planning permission (ref: 9005092), was granted on 04/07/1990 for: Erection of a single storey rear extension at ground floor level.

## Relevant policies

**National Planning Policy Framework 2012**

**London Plan 2011**

**Camden LDF Core Strategy 2010**

**CS5 Managing the impact of growth and development**

**CS14 Promoting high quality places and conserving our heritage**

**Camden Development Policies 2010**

**DP22 Promoting sustainable design and construction**

**DP24 Securing high quality design**

**DP26 Managing the impact of development on occupiers and neighbours**

**Camden Planning Guidance (updated 2013)**

**CPG1 Design**

**CPG2 Housing**

**CPG3 Sustainability**

**CPG6 Amenity**

## **Assessment**

### **Proposal**

The application is for a ground floor rear extension which would replace the existing conservatory to the rear of the property and would adjoin onto the existing outrigger. The extension to the rear of the outrigger would extend 2.2m, it would wraparound to the outrigger and the total depth would be 8.6m. The width from the outrigger would be 2.5m. The extension would have a maximum height of 2.8m from ridge level. The side extension would provide additional living space which would allow for the relocation of the kitchen and dining area. The proposal would see new glazing added to the side elevation which faces onto no. 23 Fordwych Road. The glazing which is below 1.7m from the finished floor level would be made of frosted glass.

### **Principle of development**

Alterations and additions are considered to be acceptable in principle subject to an assessment of their design, amenity impacts and sustainability.

### **Design**

The proposed side/rear extension is considered to be of an acceptable design, and have an acceptable impact on the appearance of the building and the character of the area, for the following reasons:

- The extension is considered to be of a scale which is generally in keeping with the size of the existing building. In particular the height has been kept to a minimum at 2.8m high.
- The proposal states that the development would be finished in brickwork similar to the existing property.
- The proposal would maintain 50% of the rear garden as amenity space.
- The proposal would not result in the loss of any significant planting or vegetation.

For the reasons listed above the proposed development is considered to be consistent with policies CS14 and DP24 of the London Borough of Camden's Local Development Framework as well as CPG 1.

### **Residential Amenity**

The proposed side/rear extension is considered to have an acceptable impact on the amenity of adjoining and nearby properties for the following reasons:

- The height of the proposal has been kept to a minimum in relation to adjoining properties. The existing conservatory has a ridge height of 3m and the proposal would be 2.8m high. The side extension would be set 1.8m away from the boundary with no. 23. As such the proposal is not considered likely to result in loss of light, loss of outlook or a sense of enclosure.
- The proposal includes side windows which would be partially obscured glazed at levels which are lower than 1.7 above finished floor level. This level of glazing is considered sufficient in order to reduce overlooking opportunities to neighbouring properties.
- The roof may be accessible from the first floor flat. Use of the roof as a terrace would not be acceptable as it may impact on the privacy afforded to adjoining properties.
- The proposed building works are not considered to be so difficult as to necessitate a construction management plan. An informative will be added to remind the applicant of the standard hours of construction.

For the reason listed above the proposal is considered to be in accordance with Development Policy DP26 of the London Borough of Camden's Local Development Framework.

**Sustainability**

LDF Policy DP22 requires developments to incorporate sustainable design and construction measures. The proposal will include new walls and doors/windows with a high degree of thermal insulation. Given the minor scale of the works this is considered to be a sufficient contribution to the sustainability of the building.

**Recommendation**

Grant planning permission